



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

Agenda

Cabinet

Date: **Thursday 10 January 2019**

Time: **12.30 pm**

Place: **Chappell Room**

For any further information please contact:

Alec Dubberley

Service Manager Democratic Services

0115 901 3906

Cabinet

Membership

Chair Councillor John Clarke

Vice-Chair Councillor Michael Payne

Councillor Peter Barnes
Councillor David Ellis
Councillor Gary Gregory
Councillor Jenny Hollingsworth
Councillor Henry Wheeler

Observers: Councillor Chris Barnfather

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MINUTES CABINET

Thursday 8 November 2018

Councillor John Clarke (Chair)

Councillor Michael Payne
Councillor Peter Barnes
Councillor David Ellis

Councillor Gary Gregory
Councillor Jenny Hollingsworth
Councillor Henry Wheeler

Observers: Councillor Chris Barnfather

Officers in Attendance: K Bradford, H Barrington, A Dubberley, M Hill and D Wakelin

57 APOLOGIES FOR ABSENCE.

None received.

58 DECLARATION OF INTERESTS.

None.

59 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 11 OCTOBER 2018.

RESOLVED:

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

60 PRUDENTIAL CODE INDICATOR MONITORING 2018/19 AND QUARTERLY TREASURY ACTIVITY REPORT

The Deputy Chief Executive and Director of Finance introduced a report, which had been circulated prior to the meeting, informing Members of the performance monitoring of the 2018/19 Prudential Code Indicators, and advising Members of the quarterly treasury activity, as required by the Treasury Management Strategy.

RESOLVED:

To note the report, together with the Treasury Activity Report 2018/19 for Quarter 2, at Appendix 1, and the Prudential and Treasury Indicator Monitoring 2018/19 for Quarter 2, at Appendix 3 to the report.

61 CONSULTATION ON LOCAL GOVERNMENT REORGANISATION IN NOTTINGHAMSHIRE

The Director of Organisational Development and Democratic Services presented a report, which was circulated in advance of the meeting, seeking approval to conduct a consultation exercise to obtain the views from residents and businesses in the Borough on the appropriate local government structure in Nottinghamshire.

A draft copy of the proposed consultation document was circulated to members.

RESOLVED:

To approve, subject to budget approval, a specific consultation exercise to obtain the views of residents and businesses in the borough on the appropriate local government structure in Nottinghamshire.

62 QUARTERLY BUDGET MONITORING, PERFORMANCE DIGEST & VIREMENT REPORT

The Deputy Chief Executive and Director of Finance introduced a report providing details of the likely year end financial position as at the end of quarter 2 of the 2018/19 financial year. The Director of Organisational Development and Democratic Services provided some details of performance during the same period.

RESOLVED to:

- 1) Note the progress against Improvement Actions and Performance Indicators in the 2018/19 Gedling Plan;
- 2) Agree the amendments to the performance indicator targets set out in paragraph 2.1.7 of the report;
- 3) Approve the General Fund Revenue Budget virements included in Appendix 1 to the report;
- 4) Note the use of reserves and funds during quarter one as detailed in Appendix 2 to the report; and
- 5) Approve the changes to the capital programme included in paragraph 2.2.3 of the report.

63 FORWARD PLAN

Consideration was given to a report of the Service Manager Democratic Services, which had been circulated prior to the meeting, detailing the Executive's draft Forward Plan for the next four month period.

RESOLVED:

To note the report.

64

ANY OTHER ITEMS THE CHAIR CONSIDERS URGENT.

None.

The meeting finished at 1.20 pm

Signed by Chair:
Date:

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Report to Cabinet

Subject: Gedling Gambling Statement of Policy

Date: 10 January 2018

Author: Director of Community Health and Wellbeing

Wards Affected

All wards

Purpose

To inform Members of the responses to the consultation on the Authority's Gambling Statement of Policy and to seek Cabinet support for Council to approve the amended version of the Gambling Statement of Policy which takes into account the consultation responses.

Key Decision

This is a key decision.

Recommendation:

That Cabinet:

- **Notes the responses to the consultation on the amendments to the Gedling Gambling Statement of Policy**
- **Approve the amended Gedling Gambling Statement of Policy at Appendix 1 (which includes the amendments approved for consultation on 21st September 2018 and amendments following the consultation) to be submitted to Council for approval.**

Background

- 1.1 The Gambling Act 2005 ('the Act') requires Licensing Authorities to prepare and publish at least every three years a statement of policy that they propose to apply when exercising their gambling functions. However this policy can be reviewed at any time if there are any legislative or other significant changes during that time period.

At the Cabinet meeting on 28 June 2018 Members considered a report informing them of the requirements of the Gambling Act 2005 in relation to the review of the Authority's Gambling Statement of Policy and proposed amendments to the existing policy. The proposed amendments were suggested by officers after meetings with colleagues across the County who are all members of the Nottinghamshire Authority's Licensing Group (NALG). The Authorities across Nottinghamshire work together in this way to ensure that policies across the County are as consistent as possible.

At the meeting Members resolved to:

Approve the proposed changes to the Council's Gambling Statement of Policy to go out to consultation for a period of ten weeks in accordance with the Gambling Act and as detailed in this report.

The consultation period ended on 21 September 2018.

- 1.2 The Authority has received one response to the consultation and this was from Gosschalks Solicitors on behalf of the Association of British Bookmakers. They commented and made suggested amendments to both the proposed amendments to the Gedling Gambling Statement and the existing Statement and the suggested amendments are summarised as follows:

1. *To redraft the paragraph on page 9 relating to local risk assessment and in particular the paragraph relating to problem gambling. To state that successive prevalence surveys and health surveys have indicated that problem gambling rates are around 0.6% of the population and are possibly falling. That the figures stated are national figures and that there is no evidence of problem gambling in Gedling. To make it clear that each application will be considered on its merits.*
2. *To redraft paragraph 1.3 in the existing Statement of Principles to state the principles that are to be applied by the Licensing Authority when exercising its functions and not to address the impact of licensed premises.*
3. *To redraft the final two paragraphs of paragraph 5.1 to amend the*

reference to 'primary use' to 'appropriate gambling environment' as the phrase 'primary use' is no longer used by the Gambling Commission.

4. *At paragraph 5.2 to make it clear that the mandatory and default conditions are usually sufficient and that additional conditions will only be considered where there is a clear need for them.*

After consideration of the above, and a review of the Gambling Commission's guidance, officers would recommend the following:

With reference to point:

1. It is not felt necessary to amend this paragraph. The information is provided as a general national estimate of the problem with gambling and states that there are no local estimates available and therefore it is not known if gambling is a problem in Gedling.
2. To amend paragraph 1.3 to include the phrase *'to state the principles that are to be applied by the Licensing Authority when exercising its functions'* in addition to the existing wording.
3. That the reference to primary use be removed from the policy and that the second paragraph of point 5.1 in the policy be removed and replaced with the following:

'In relation to an application to split existing licensed premises thereby creating multiple premises, each gambling activity in each premises should be linked to the premises described. For example, in a bingo premises, the gambling activity should be bingo with gaming machines as an ancillary offer on the premises. the Act does not permit premises to be licensed for more than one gambling activity, subject to the gaming machine entitlements which various types of licence bring with them except in the case of track'.

4. This is part of the gambling licensing process and is therefore not necessary to include it in the policy and paragraph 5.2 already makes it clear that any conditions would be appropriate to each application.

Proposal

- That Member's note the consultation response and proposed changes to the policy following consultation.
- That Members approve the draft policy at Appendix 1 which includes the amendments approved for consultation on 21 September 2018 and the additional changes outlined above and that this be submitted to Council for approval.

Alternative Options

- 3.1 Members could resolve not to approve the further amendment to the policy following the consultation, however, the policy could be misleading in the use of the term 'primary use'. Members could also suggest alternative amendments to the policy, however the amendments made both prior to and post consultation have been proposed following discussion with Licensing Authorities across the County and following research by the Licensing Officer. Only one consultation response was received by the Council and that response has been fully considered and reflected, where appropriate in the proposed policy at Appendix 1.

To not support the amended policy being referred to Council for approval. However, it is a statutory requirement that the Policy be published every three years.

Financial Implications

- 4.1 There are no financial implications.

Appendices

- 5.1 Appendix 1 – The Gedling Gambling Statement of Policy including the proposed changes outlined in the report.

Background Papers

There are no background papers.

Reasons for Recommendations

The production and external consultation of the draft amended Gedling Gambling Statement Policy will ensure that this Authority complies with the requirements of the Gambling Act 2005 concerning policy consultation and national licensing

guidance.

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Gambling Act 2005

Statement of Principles

Effective from ~~31st January 2016~~ 31st January 2019 until 30 January 2022

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1. INTRODUCTION AND SCOPE

Introduction

- 1.1 Section 349(1) of the Gambling Act 2005 [“the Act”] imposes a statutory requirement upon **Gedling Borough Council** as the statutory Licensing Authority [“the Authority”] to prepare a Statement of Principles [“the Statement”] and to review it every three years. However, should the need arise, the Authority may review and alter the policy within that period.
- 1.2 In exercising their functions under Section 153 of the Act the Authority shall aim to permit the use of premises for gambling in so far as the Authority think it:
- in accordance with any relevant code of practice issued by the Gambling Commission
 - in accordance with any relevant guidance issued by the Gambling Commission
 - reasonably consistent with the licensing objectives, and
 - in accordance with the Authority’s statement of licensing principles

In exercising their functions under the Gambling Act 2005, Licensing Authorities must have regard to the licensing objectives as set out in section 1 of the Act. The three objectives are as follows:

- Preventing gambling from being a source of crime or disorder, being associated with crime or disorder or being used to support crime; and
 - Ensuring that gambling is conducted in a fair and open way; and
 - Protecting children and other vulnerable persons from being harmed or exploited by gambling.
- 1.3 The aim of the Authority in this Statement is to state the principles that are to be applied by the Licensing Authority when exercising its functions and to address the impact of licensed premises in terms of crime and disorder arising from gambling and to ensure that their location and internal layout are appropriate with a view to protecting children and vulnerable persons. The Authority is committed to partnership with all stakeholders with a view to the promotion of this aim.
- 1.4 The Authority will, in the statutory discharge of its functions, have particular regard to the principles to be applied in exercising its powers:
- under Section 157 of the Act to designate in writing a body competent to advise the Authority about the protection of children from harm;
 - under Section 158 of the Act to determine whether a person is an interested party in relation to a premises licence or in relation to an application for or in respect of a premises licence.
- 1.5 Subject to statutory provision, a review of this Statement will take place periodically and any revisions to the Statement will be made taking into account information collated over a period of time, the outcomes of related initiatives at central and local government level and following appropriate consultation.

- 1.6 Nothing in this Statement should be regarded or interpreted as any indication that any statutory requirement of gambling or other law is to be overridden.

Declaration

- 1.7 The Authority in preparation of this Statement has had due regard to;
- the Gambling Act 2005
 - the Gambling Act 2005 (Licensing Authority Policy Statement) (England and Wales) Regulations 2006
 - current guidance issued by the Gambling Commission and by the Secretary of State under Section 25 of the Act.
 - responses from those consulted on the Statement and the reviews thereof.

Consultation

- 1.8 The Gambling Act requires the Authority to consult the following on the Licensing Authority Statement of Policy or any subsequent revision:
- in England and Wales, the chief officer of police for the Authority's area
 - one or more persons who appear to the Authority to represent the interests of persons carrying on gambling businesses in the Authority's area
 - one or more persons who appear to the Authority to represent the interests of persons who are likely to be affected by the exercise of the Authority's functions under this Act.

A full list of consultees is shown in appendix 1.

Local Area Profile

- 1.9 The Borough of Gedling covers an area of 120 sq km at the heart of Nottinghamshire, with the City of Nottingham bordering to the South-West. It includes the suburban settlements of Arnold, Mapperley, Carlton, Gedling and Netherfield, ten rural parishes and the urban parish of Colwick. The Borough also shares boundaries with three other local authorities namely Rushcliffe Borough Council, Newark and Sherwood District Council and Ashfield District Council. Around 112,000 people live in the Borough in total.

The Authority recognises the wide variety of premises which will require a licence or permit which include casinos, betting shops, bingo halls, clubs and amusement arcades. Within the area there are currently at the time of publication of this policy 12 betting shops and 5 2 amusement arcades and 1 bingo hall mostly located in the main suburban areas of Arnold, Carlton and Netherfield.

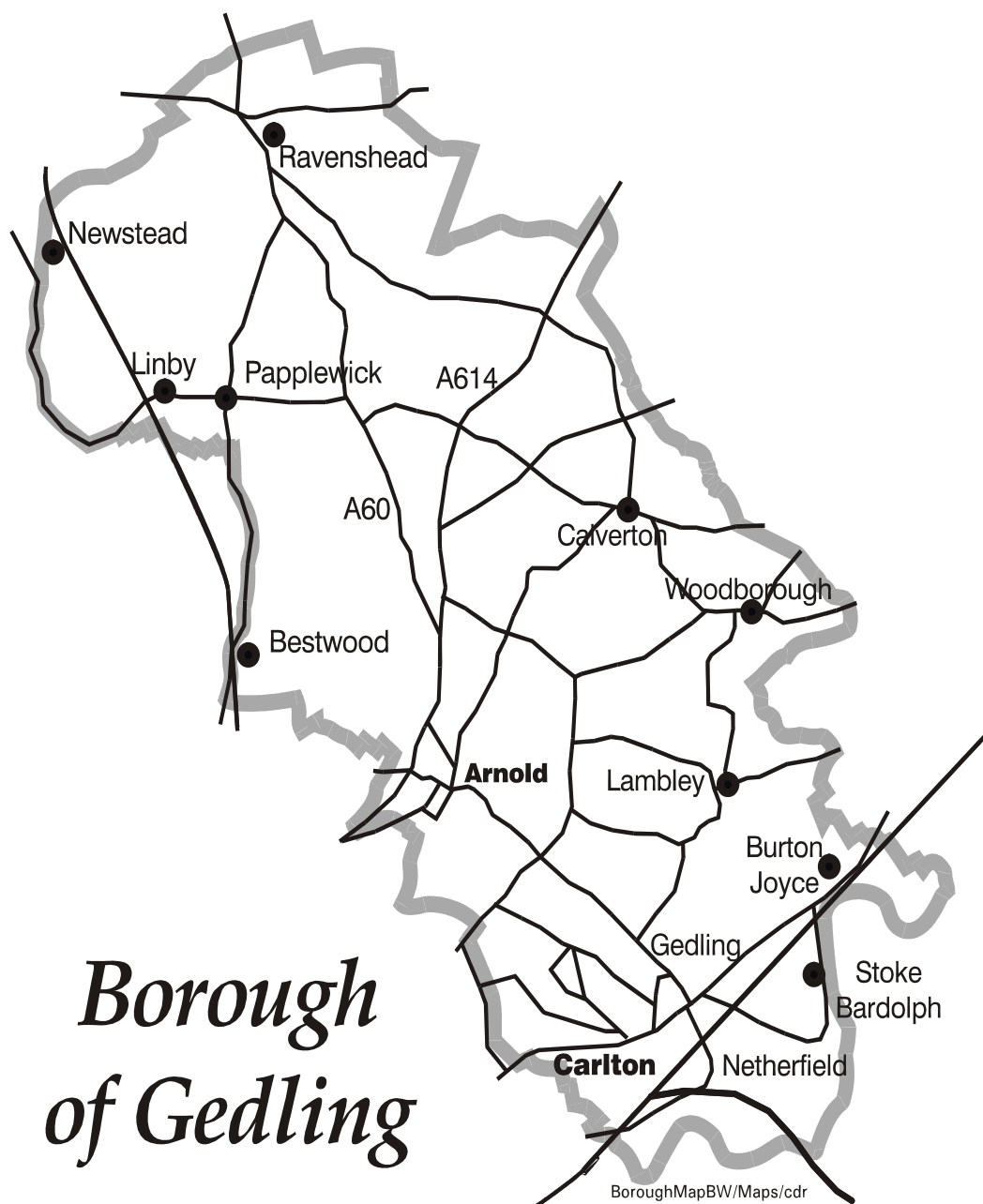
The Borough has an increasing percentage of around 7.3% of the local population that comes from black and minority ethnic (BME) backgrounds. The BME population is spread throughout the Borough and there are no distinct geographical BME communities.

Gedling Borough Council is a non-metropolitan district council providing a wide range of statutory and non-statutory services for the community.

A local area profile has been prepared based on local knowledge and taking into account a wide range of factors, data and information held by the licensing authority and its partners. It is anticipated that the local area profile will give operators and a

better awareness of the local area and the risks, which includes both potential and actual risks.

1.10 Map of Gedling area



Authorised activities

1.11 The Act gives Licensing Authorities a number of important regulatory functions in relation to gambling. Their main functions are to:

- licence premises for gambling activities;
- issue provisional statements for premises;
- consider notices given for the temporary use of premises for gambling;
- grant permits for gaming and gaming machines in clubs and miners' welfare institutes;
- regulate gaming and gaming machines in alcohol licensed premises;

- grant permits to Family Entertainment Centres for the use of certain lower stake gaming machines;
- grant permits for prize gaming;
- consider occasional use notices for betting at tracks; and
- register small societies' lotteries.

N.B. Spread betting is regulated by the Financial Services Authority.

Remote gambling, Operator Licences and Personal Licences are dealt with by the Gambling Commission.

The National Lottery is now regulated by the Gambling Commission.

In carrying out its licensing functions within the framework established by this Statement, the Authority will have particular regard to:

- maintaining a close working relationship with the responsible authorities;
- taking necessary and appropriate steps for the protection of children and other vulnerable persons;
- the need to treat each application on its own merits taking into account the individual circumstances at each premise.

Relationship with other legislation

- 1.12 In complying with the provisions of the Gambling Act 2005, whilst the Authority recognises the requirements of other legislation, this Statement is not intended to duplicate the existing legislation and regulatory orders which incur statutory obligations.
- 1.13 In particular, in making a determination in respect of any application, the Authority will not take into account irrelevant matters, such as the likelihood of the application receiving planning permission, or building regulation approval.

“Demand” for gaming premises

- 1.14 The Authority will not consider the demand for gaming premises when making decisions about applications for a premises licence under the Act.

Rights of applicants and third parties

- 1.15 This Statement does not override the right of any person to make an application under the Act and have that application considered on its individual merits.
- 1.16 Similarly this Statement does not undermine the right of any third party to make representations on an application or to seek a review of a licence where provision has been made for them to do so.

Data sharing, data security and the principles of better regulation

- 1.17 The Authority will act in accordance with the provisions of the Gambling Act 2005 in its exchange of information which includes the provision that the Data Protection Act 2018 and [the General Data Protection Regulations](#) will not be contravened. The Authority will also have regard to any guidance issued by the Gambling Commission

on this matter, as well as any relevant regulations issued by the Secretary of State under the powers provided in the Gambling Act 2005. The Authority will apply the principles of better regulation.

Equality and Diversity

- 1.18 The Authority has an Equal Opportunity Policy that underpins all aspects of the licensing service. The policy contains a statement of intent noting that,

“Gedling Borough Council seeks to create a culture of employment and direct or indirect service delivery through its Members, managers and other employees, in which people can feel confident of being treated with fairness, dignity and tolerance irrespective of their personal circumstances, background or lifestyle. Discrimination consists of conduct or words or practices that disadvantage or advantage people; we will not intentionally discriminate on grounds of disability, race, colour, ethnic or national origins, religion or belief, gender, marital status, gender reassignment, sexual orientation, unrelated criminal conviction age or trade union membership.”

In producing this Gambling Statement consultation has been undertaken to enable comments to be submitted from a wide range of organisations and individuals commensurate with equalities legislation.

2. LOCAL RISK ASSESSMENTS

- 2.1 The Gambling Commission’s Licence Conditions and Codes of Practice (LCCP) which were revised and published in February 2015, formalise the need for operators to consider local risks. Local risk assessment apply to all non-remote casino, adult gaming centre, bingo, family entertainment centre, betting and remote betting intermediary (trading room only) licences, except non-remote general betting (limited) and betting intermediary licences. This provision comes into force on 6 April 2016
- 2.2 Licensees are required to assess the local risks to the licensing objectives posed by the provision of gambling facilities at each of their premises, and have policies, procedures and control measures to mitigate those risks. In undertaking their risk assessments, they must take into account relevant matters identified in this policy statement.
- 2.3 Licensees must review (and update as necessary) their local risk assessments:
- a) to take account of significant changes in local circumstances, including those identified in a licensing authority’s statement of licensing policy;
 - b) when there are significant changes at a licensee’s premises that may affect their mitigation of local risks;
 - c) when applying for a variation of a premises licence; and
 - d) in any case, undertake a local risk assessment when applying for a new premises licence.

~~2.4 Licensees are required to undertake a local risk assessment when applying for a new premises licence. Risk assessment must also be updated:~~

~~• when applying for a variation of a premises licence~~

~~• to take account of significant changes in local circumstances, including those identified in a licensing authority’s policy statement~~

- ~~• when there are significant changes at a licensee's premises that may affect their mitigation of local risks.~~

2.45 The new social responsibility provision is supplemented by an ordinary code provision that requires licensees to share their risk assessment with licensing authorities when applying for a premises licence or applying for a variation to existing licensed premises, or otherwise at the request of the licensing authority. Both provisions take effect from 8 May 2015.

~~2.6 Where concerns do exist, perhaps prompted by new or existing risks, a licensing authority may request that the licensee share a copy of its own risk assessment which will set out the measures the licensee has in place to address specific concerns. This practice should reduce the occasions on which a premises review and the imposition of license conditions is required.~~

2.6 LRA's must be kept at licensed premises and be available for inspection by RA's. The LRA must be submitted to the LA with any new or variation application, otherwise the application has not been properly served. The LRA must also be submitted when changes in the local environment or the premises warrant a risk assessment to be conducted again.

2.7 The licensing authority have an expectation that all local risk assessments will take into account the local social profile of the area.

2.8 The council will expect the local risk assessment to consider as a minimum:

The location of services for children such as schools, playgrounds, leisure/community centres and other areas where children will gather;

The demographics of the area in relation to vulnerable groups;

Whether the premises is in an area subject to high levels of crime and/or disorder;

Local risk assessments should show how vulnerable people, including people with gambling dependencies are protected.

The 3 statutory licensing objectives for gambling include protecting children and other vulnerable persons from harm and exploitation. Licensing policies are not currently required to address public health concerns and Public Health is not a responsible authority, as in the case of alcohol, however the Gambling Commission has recognised the benefits of a Public Health whole population approach (February 2018). The Commission has identified specific groups of people who are particularly at risk:

- ethnic groups
- youth
- low IQ
- substance abuse/misuse
- poor mental health

It is estimated that there are over 370,000 problem gamblers in England. There are no local level estimates available. Gambling harm includes poor physical and mental ill-health and is associated with substance misuse problems especially alcohol and with smoking. It also contributes to debt problems, relationship breakdown and criminality. There is more

information on gambling related harm as a public health issue on the Gambling Commission website at www.gamblingcommission.gov.uk

There is less evidence available to support gambling SOLPs at a local level. Nationally there is a significant amount of gambling that takes place on the internet which reduces barriers to where people can gamble. Problem gambling is linked with areas of socio-economic deprivation, so identifying areas with potentially higher levels of gambling harm can therefore be informed by the alcohol licensing maps.

3. MAKING REPRESENTATIONS

Who can make a representation?

- 3.1 The Gambling Act allows “responsible authorities” (identified in section 157 of the Act) and “interested parties” to make representations on applications relating to **premises licences and provisional statements**. In the case of reviews that right is also given to the licensee. With regard to other forms of notification and permit, the right to object is restricted to specified bodies. The following section therefore only relates to representations in respect of **premises licences and provisional statements**.
- 3.2 Premises licences are only necessary for the types of gambling listed below and interested parties may therefore only make representations in respect of:
- Casino premises
 - Bingo premises
 - Betting premises (including tracks)
 - Adult gaming centres
 - Licensed family entertainment centres

Interested parties

- 3.3 Interested parties are defined as persons who, **in the Licensing Authority’s opinion,**
- live sufficiently close to the premises to be likely to be affected by the authorised activities
 - have business interests that might be affected by the authorised activities, or
 - represent either of the above. This could include, e.g. democratically elected persons such as Councillors or Members of Parliament
 -

Policy One

- 3.4 In determining if someone lives sufficiently close to the premises to be likely to be affected by the authorised activities or have business interests that are likely to be affected, the Authority may take any or all of the following into account:
- the proximity of their home or business to the application premises
 - the nature of their residency (e.g. private resident, resident in home for the vulnerable etc)
 - the nature of the business making the representation
 - the nature of the authorised activities to be conducted on the application premises

- the size and capacity of the application premises
- the likely catchment area for the application premises
- the routes likely to be taken to and from the application premises
- the character of the area
- the density of the built up area
- the topography of the area
- local area profile
- mitigating measures contained within the applicants risk assessments

REASON: To ensure that those who are likely to be directly affected by the proposed activities can exercise their right to be heard.

- 3.5 The Authority will interpret the phrase “business interest” widely and not merely confine the phrase to meaning those engaged in trade and commerce. It may therefore include charities, churches, medical practices, schools and other establishments and institutions.
- 3.6 Similarly a wide interpretation will be given to those categories of persons and organisations that represent residents and businesses. These may include residents and tenants associations, trade unions and other associations, as well as individuals whose role is to represent the interests of one or more residents or businesses such as a councillor, MP or legal representative.
- 3.7 It is for the Authority to determine on a case by case basis whether or not a person making a representation is an “interested party”. The Authority may ask for evidence to identify who is being represented and show that they have given Authority for representations to be made on their behalf. In cases which are not clear-cut the benefit of the doubt will usually be exercised in favour of the person making the representation.

Form and content of representation

- 3.8 The Act places a duty on the Authority to aim to permit the use of premises for gambling in so far as the Authority thinks the application is in accordance with:
- this Policy Statement; and
 - the Commission’s Guidance; and
 - local area profile and applicants risk assessments
 - the Codes of Practice; and
 - where the application is reasonably in accordance with the licensing objectives.
- 3.9 As these are the criteria against which an application is to be assessed, representations which address these issues are more likely to be accepted and given weight.
- 3.10 All representations must be made in writing and must be received by the Authority within the time limits set by the relevant regulations. For a representation to be relevant it should:
- be positively tied or linked by a causal connection to particular premises; and
 - relate to the licensing objectives; or
 - raise issues under this policy, the Commission’s Guidance or Codes of Practice.

- 3.11 Representations received outside the statutory period for making such representations or which otherwise do not comply with the Regulations will be invalid and will not be taken into consideration when the application is determined. In addition the Authority expects representations to be made in accordance with policy two.

Policy Two

3.12 A representation should indicate the following:

- (i) The name, address and a contact number for the person making the representation.**
- (ii) The capacity in which the representation is made (e.g. interested party, responsible authority, licensee) and if made as a representative should indicate who is being represented.**
- (iii) The name and address of the premises in respect of which the representation is being made.**
- (iv) The licensing objective(s) relevant to the representation.**
- (v) Why it is felt that the application;**
 - **is not reasonably consistent with the licensing objectives, or**
 - **is not in accordance with this Policy, the Commission's Guidance or the relevant Code's of Practice, or**
 - **the local risk assessments are not considered suitable and sufficient; or**
 - **otherwise should not be granted, or**
 - **should only be granted subject to certain specified conditions.**
- (vi) Details of the evidence supporting the opinion in (v).**

REASON: To ensure the representation is made by a responsible Authority or interested party and that it is relevant and directly related to the application premises.

- 3.13 A preferred form of representation is available and can be downloaded at www.gedling.gov.uk. Whilst representations which are not in the preferred form or which do not fully comply with Policy Two will not automatically be rejected, they may be less likely to comply with the law relating to representations resulting in them ultimately being rejected or given little or no weight.
- 3.14 Ordinarily where representations are received the Authority will hold a hearing, however, a hearing does not have to be held where the Authority thinks that a representation is frivolous, vexatious, or will certainly not influence the Authority's determination of the matter. It is for the licensing Authority to determine whether a representation falls within these categories, however, representations which comply with Policy Two are unlikely to do so.
- 3.15 It is in the interests of those making representations that they include as much detail and evidence as possible at the time the representation is made. The Authority will determine whether a representation should be excluded as frivolous or vexatious based on the normal interpretation of the words. A representation may therefore be excluded if it obviously lacks seriousness or merit, or is designed to be antagonistic. An example may be a representation received from a rival operator which is based solely on the fact that the new premises would compete with their own.

Irrelevant considerations

- 3.16 Whilst not intended to provide an exhaustive list the following matters cannot be taken into account and representations relating to them are likely to be discounted:
- need and demand for the relevant premises
 - issues relating to nuisance
 - traffic congestion and parking
 - likelihood of the premises receiving planning permission or building regulation approval
- 3.17 Any person seeking to operate gambling premises must first have applied for or obtained an operating licence from the Gambling Commission. The Commission will therefore have made a judgement as to the applicant's suitability to operate the proposed form of gambling and therefore this issue is not relevant to the subsequent assessment of the premises licence application. The only exception is in relation to track premises licences. In this case an operator's licence is not required and the suitability of the applicant may, in appropriate cases, be taken into consideration.

Reviews

- 3.18 A premises licence may be reviewed by the Authority of its own volition or following the receipt of an application for a review from a responsible authority or interested party. Reviews cannot be delegated to an officer of the Authority – the lowest level of delegation permitted is to a Licensing Subcommittee (Licensing Panel).
- 3.19 The Act provides that Licensing Authorities may initiate a review in relation to a particular class of premises licence or in relation to particular premises. Officers of the Council or of a responsible Authority may be involved in the initial investigations of complaints leading to a review, or may try informal mediation or dispute resolution techniques prior to a full scale review being conducted.
- 3.20 If at any time the Authority considers it necessary in their scheme of delegation they will establish a system that determines who initiates reviews, and that may include a "filter" system to prevent unwarranted reviews from being conducted.
- 3.21 In relation to a class of premises, the Authority may review the use made of premises and, in particular, the arrangements that premises licence holders may have made to comply with licence conditions. In relation to these general reviews, the Authority would most likely be acting as a result of specific concerns or complaints about particular types of premises, which would cause it to want, for example, to look at the default conditions that apply to that category of licence. In relation to particular premises, the Authority may review any matter connected to the use made of the premises if it has reason to suspect that licence conditions are not being observed, or for any other reason (such as a complaint from a third party) which gives it cause to believe that a review may be appropriate.
- 3.22 Representations and review applications will be considered by the Authority in accordance with the relevant legislation, guidance issued by the Commission, this Statement of Principles, Codes of Practice, local area profile and the premises licence holders local risk assessments.

4. LICENSING OBJECTIVES

Preventing gambling from being a source of Crime and Disorder

- 4.1 The Authority places considerable importance on the prevention of crime and disorder, and will fulfil its duty under section 17 of the Crime and Disorder Act 1998 to do all it reasonably can to prevent crime and disorder in its area. A high standard of control is therefore expected to be exercised over licensed premises.
- 4.2 The Authority will, when determining applications, consider whether the grant of a premises licence will result in an increase in crime and disorder. In considering licence applications, the Authority will particularly take into account the following:
- the design and layout of the premises;
 - the training given to staff in crime prevention measures appropriate to those premises;
 - physical security features installed in the premises. This may include matters such as the position of cash registers or the standard of CCTV that is installed;
 - where premises are subject to age restrictions, the procedures in place to conduct age verification checks;
 - the likelihood of any violence, public order or policing problem if the licence is granted.
- 4.3 Where an application is received in relation to premises in an area noted for particular problems with organised crime, part of this determination will include consultation with the police and other relevant authorities. The Authority may then consider whether specific controls, such as a requirement for the provision of door supervisors, need to be applied in order to prevent those premises being a source of crime.
- 4.4 As far as disorder is concerned, there are already powers in existing anti-social behaviour and other legislation to deal with measures designed to prevent nuisance, whether it arises as a result of noise from a building or from general disturbance once people have left a building. The Authority does not therefore intend to use the Act to deal with general nuisance issues, for example, parking problems, which can easily be dealt with using alternative powers. The Authority has no jurisdiction under the Act to deal with general nuisance issues.
- 4.5 In accordance with the Guidance, the Authority will only seek to address issues of disorder under the Act if the disorder amounts to activity which is more serious and disruptive than mere nuisance. A disturbance could be serious enough to constitute disorder if police assistance were required to deal with it. Another factor the Authority is likely to take into account is how threatening the behaviour was to those who could see or hear it, whether those people live sufficiently close to be affected or have business interests that might be affected.
- 4.6 The Authority will consult with the police and other relevant authorities when making decisions in this regard and will give due weight to any comments made by the police or other relevant authorities.

Policy Three

- 4.7 **The Authority will have particular regard to the likely impact of licensing on related crime and disorder in the district particularly when considering the**

location, impact, operation and management of all proposed licence applications.

REASON: Under the Crime and Disorder Act 1998 local authorities must have regard to the likely effect of the exercise of their functions on, and do all they can to prevent, crime and disorder in their area.

Ensuring gambling is conducted in a Fair and Open Way

- 4.8 The Gambling Commission does not expect Licensing Authorities to become concerned with ensuring that gambling is conducted in a fair and open way as this will either be a matter for the management of the gambling business (and therefore relevant to the Operating Licence), or will be in relation to the suitability and actions of an individual (and therefore relevant to the Personal Licence).
- 4.9 Both issues will be addressed by the Commission through the operating and personal licensing regime. This is achieved by:
- operating and personal licences are issued only to those who are suitable to offer gambling facilities or work in the industry;
 - easily understandable information is made available by operators to players about, for example: the rules of the game, the probability of losing or winning, and the terms and conditions on which business is conducted;
 - the rules are fair;
 - advertising is not misleading;
 - the results of events and competitions on which commercial gambling takes place are made public; and
 - machines, equipment and software used to produce the outcome of games meet standards set by the Commission and operate as advertised.
- 4.10 Because betting track operators do not need an operating licence from the Commission, the Authority may, in certain circumstances attach conditions to a licence to ensure that the betting is conducted in a fair and open way. The Authority may in these circumstances also consider the suitability of the applicant to hold a track premises licence. Such factors which the Authority may take into consideration are set out below:
- references to adduce good character
 - criminal record of the applicant
 - previous experience of operating a track betting licence
 - any other relevant information
 -

Protection of children and other vulnerable persons

Access to licensed premises

- 4.11 The access of children and young persons to those gambling premises which are adult only environments will not normally be permitted.
- 4.12 The Authority will seek to limit the advertising for premises so that gambling products are not aimed at children or advertised in such a way that makes them particularly

attractive to children (e.g. by using loud speakers that can be heard in the street).

- 4.13 The Authority will consult with the Nottinghamshire Safeguarding Children Board and the Nottinghamshire Committee for the Protection of Vulnerable Adults on any application that indicates there may be concerns over access for children or vulnerable persons.
- 4.14 The Authority will judge the merits of each separate application before deciding whether to impose conditions to protect children or vulnerable persons on particular categories of premises. This may include such requirements as:
- supervision of entrances;
 - segregation of gambling areas from areas frequented by children;
 - supervision of gaming machines in non-adult gambling specific premises.
- 4.15 The Act provides for a Code of Practice on access to casino premises by children and young persons and the Authority will work closely with the Police to ensure the appropriate enforcement of the law in these types of premises.

The Authority will pay particular attention to measures proposed by operators to protect children from harm in Adult Gaming Centres and Family Entertainment Centres. Such measures may include, but would not be limited to, the following:

- Proof of age schemes.
- CCTV
- Supervision of entrances/machine areas
- Physical separation of areas
- Specific opening hours
- Self-barring schemes
- Notices/signage
- Measures/training for staff on how to deal with suspected truanting school children on the premises and how to recognise signs of potential child sexual exploitation
- Clear Policies that outline the steps to be taken to protect children from harm
- Provision of information leaflets/helpline numbers for organisations such as GamCare.

This list is not mandatory, nor exhaustive, and is merely indicative of example measures.

Vulnerable persons

- 4.16 The Authority does not seek to prohibit particular groups of adults from gambling in the same way that it seeks to prohibit children, but it will assume for regulatory purposes, that “vulnerable persons” include:
- people who gamble more than they want to;
 - people who gamble beyond their means;
 - people who may not be able to make an informed or balanced decision about gambling due to a mental impairment, alcohol or drugs.
- 4.17 The Authority will consider in relation to a particular application whether any special considerations apply in relation to vulnerable persons but any such considerations will be balanced against the Authority’s objective to aim to permit the use of premises for gambling. (see 2.8)

5. PREMISES LICENCES

General Principles

- 5.1 In the Act, “premises” is defined as including “any place”. Section 152 therefore prevents more than one premises licence applying to any place. But a single building could be subject to more than one premises licence, provided they are for different parts of the building and different parts of the building can be reasonably regarded as being different premises. This approach has been taken to allow large, multiple unit premises such as a pleasure park, pier, track or shopping mall to obtain discrete premises licence, where safeguards are in place. However, licensing authorities should pay particular attention if there are issues about sub-divisions of a single building or plot and ensure that mandatory conditions relating to access between premises are observed.

In relation to an application to split existing licensed premises thereby creating multiple premises, each gambling activity in each premises should be linked to the premises described. For example, in a bingo premises, the gambling activity should be bingo with gaming machines as an ancillary offer on the premises. the Act does not permit premises to be licensed for more than one gambling activity, subject to the gaming machine entitlements which various types of licence bring with them except in the case of track’.

~~In relation to an application to split existing licensed premises thereby creating multiple premises, the Authority will expect the primary use of each premise to be the main business in accordance with the type of licence held. Any activities other than the primary use will be considered ancillary to the main business.~~

- 5.2 The procedure for obtaining Premises Licences is set by regulations. Should a licence be granted it will be made subject to mandatory and/or default conditions set by the Secretary of State. The Authority may choose to exclude default conditions if it thinks it appropriate and may also impose other specific conditions which are appropriate to the application.
- 5.3 The Gambling Commission plays a leading role in preventing gambling from being a source of crime and will maintain rigorous licensing procedures that aim to prevent criminals from providing facilities for gambling. With the exception of applicants for track premises anyone applying to the Authority for a premises licence will have to hold an operating licence from the Commission before a licence can be issued. The Authority will not generally therefore be concerned with the suitability of an applicant. Where concerns arise about a person’s suitability, the Authority will bring those concerns to the attention of the Commission.
- 5.4 The Authority will however be concerned with issues such as the impact of the licensed premises in terms of crime and disorder and matters such as the location of the premises and their internal layout in terms of protecting children and vulnerable persons. Such issues are discussed in more detail in the paragraphs below relating to the specific types of gambling premises.

Betting Premises and Tracks

- 5.5 Betting premises relates to those premises operating off-course betting. That is other than at a track.
- 5.6 Tracks are sites where races or other sporting events take place. Betting operators may operate self contained betting premises within track premises although they would normally only open on event days. There may be several licensed premises at any track.
- 5.7 Permitted activities include:
- off-course betting;
 - on-course betting for tracks;
 - betting by way of betting machines, and;
 - gaming machines as stipulated by regulations.
- 5.8 Factors for consideration when determining the application will be:
- location, particularly in relation to vulnerable persons;
 - suitability of the premises;
 - size of premises in relation to the number of betting machines;
 - the ability of staff to monitor the use or abuse of such machines and;
 - the provision for licence holders to ensure appropriate age limits are adhered to.
- 5.9 This is not an exhaustive list and each application will be judged on its merits. Any effective measures to support the licensing objectives will be taken into account.
- 5.10 In addition to the mandatory and default conditions attached by the Secretary of State by regulations from time to time, conditions may also be applied in support of the licensing objectives.
- 5.11 The Authority shall require an appropriately defined plan of the premises to accompany each application.
- 5.12 In relation to the licensing of tracks the Authority may require certain conditions to be imposed in support of the licensing objectives and in particular, to ensure that the environment in which track betting takes place is suitable, especially in circumstances where the track operator does not have an operating licence. Mandatory or default conditions may be attached by regulations issued by the Secretary of State.

Adult Gaming Centres (AGCs)

- 5.13 These premises must be operated by the holder of a gaming machine general operating licence from the Gambling Commission as well as a premises licence from the Authority.
- 5.14 Permitted activities include the provision of gaming machines as stipulated by regulations.
- 5.15 Factors for consideration when determining the application for an AGC will include:

- the location;
- the ability of operators to minimise illegal access by under 18's to the premises.
- Local risk assessment at the premises

- 5.16 This is not an exhaustive list and each application will be judged on its merits. Any effective measures to support the licensing objectives will be taken into account.
- 5.17 Conditions may be applied by the Authority in support of the licensing objectives if it is felt necessary. Mandatory and default conditions will be attached by regulations issued by the Secretary of State. No one under the age of 18 is permitted to enter an AGC.

Club Gaming Permits and Club Machine Permits

- 5.18 Club gaming permits authorise qualifying clubs to provide gaming machines as well as equal chance gaming and games of chance as prescribed in regulations.
- 5.19 Club machine permits allow the provision of higher category gaming machines.
- 5.20 Commercial clubs may in some circumstances operate with club machine permits but not club gaming permits.
- 5.21 The Authority may only refuse an application on the following grounds:
- (a) the applicant does not fulfill the requirements for a members' or commercial club or miners' welfare institute and therefore is not entitled to receive the type of permit for which it has applied;
 - (b) the applicant's premises are used wholly or mainly by children and/or young persons;
 - (c) an offence under the Act or a breach of a permit has been committed by the applicant while providing gaming facilities;
 - (d) a permit held by the applicant has been cancelled in the previous ten years; or
 - (e) an objection has been lodged by the Commission or the police;

and in the case of (a) or (b) must refuse the permit.

- 5.22 The Authority may grant or refuse a permit, but it may not attach conditions to a permit.

Alcohol Licensed Premises

- 5.23 The Act provides an automatic entitlement to provide two gaming machines of category C or D. The premises licence holder must notify the Authority of his or her intention and pay the prescribed fee. Although the Authority has no discretion to refuse the notification, the authorisation may be removed if gaming has taken place on the premises that breaches a condition of section 282 of the Act.
- 5.24 The Authority may also issue "licensed premises gaming machine permits" to premises in this category on application for any additional number of category C

and/or D machines. This would replace any automatic entitlement under section 282 of the Act.

5.25 The Authority must have regard to the licensing objectives and the Gambling Commission Guidance when granting these permits. Factors for consideration will include:

- location, particularly in relation to vulnerable persons;
- suitability of the premises, size of premises in relation to the number of betting machines;
- the ability of staff to monitor the use or abuse of such machines, and;
- the provision for licence holders to ensure appropriate age limits are adhered to.

5.26 This is not an exhaustive list and each application will be judged on its merits. Any effective measures to support the licensing objectives will be taken into account.

5.27 It is a condition of the automatic entitlement to make available two gaming machines (of category C or D), that any relevant provision of a code of practice under section 24 about the location and operation of a gaming machine is complied with. The Authority will take account of these provisions and the relevant codes of practice are available on the Gambling Commission website. www.gamblingcommission.gov.uk

Family Entertainment Centres

5.28 There are two classes of Family Entertainment Centres (FECs) dependent upon the type of gaming machines provided on the premises:

- FECs with category C and D machines require a Premises Licence.
- Unlicensed FECs provide only category D machines and are regulated through FEC gaming machine permits.

5.29 In determining the suitability of the location, consideration will be given to the following factors:

- proximity of premises to schools and vulnerable adult centres (e.g. a centre for gambling addicts);
- proximity to residential areas where there may be a high concentration of families with children;
- town centre or edge of town centre locations.
- hours of operation
- proposed operational management to regulate entry by children and vulnerable persons.

5.30 It should be noted that a permit cannot be issued in respect of a vessel or a vehicle.

5.31 An application for an FEC permit shall be made on the standard form obtainable from the Authority. All applicants must be 18 years of age. The Authority will require an applicant to supply appropriate premises and indemnity insurance details.

Relevant convictions will be taken into account, especially with respect to child protection issues.

Prize Gaming Permits

- 5.32 These permits cover gaming where the nature and size of the prize is not determined by the number of people playing or the amount paid for or raised by the gaming - the prize is determined by the operator before play commences.
- 5.33 Consideration will be given to the following factors:
- proximity of premises to schools and vulnerable adult centres (e.g. a centre for gambling addicts);
 - proximity to residential areas where there may be a high concentration of families with children;
 - town centre or edge of town centre locations.
- 5.34 It should be noted that a permit cannot be issued in respect of a vessel or a vehicle.
- 5.35 The applicant must be 18 years of age or over. Relevant convictions will be taken into account, especially with respect to child protection issues.

Travelling Fairs

- 5.36 Provided a travelling fair allows only category D gaming machines to be made available, and the facilities for gambling (whether by way of gaming machine or otherwise) amount together to no more than an ancillary amusement at the fair, then no application for a licence is required under the Act. The Authority will want to satisfy itself from time to time that gambling at a travelling fair is within the definition of section 286 of the Act. A guide for those wishing to operate gambling machines at travelling fairs is available on the Commission website.

Small Society Lotteries

- 5.37 Small Society lotteries are distinguished from large society lotteries by the amount of the proceeds that they generate. A lottery is small if the total value of tickets put on sale in a single lottery is £20,000 or less and the aggregate value of the tickets put on sale in a calendar year is £250,000 or less. Other lotteries are dealt with by the Gambling Commission.
- 5.38 Small society lotteries are required to be registered with the Licensing Authority in the area where their principal office is located.

Temporary Use Notices

- 5.39 There are a number of statutory limits as regards Temporary Use Notices. It is noted that it falls to the Authority to decide what constitutes a “set of premises” where Temporary Use Notices are received relating to the same building/site (see Gambling Commission’s Guidance to Licensing Authorities).

Occasional Use Notices

- 5.40 The Authority has very little discretion as regards these notices aside from ensuring that the statutory limit of eight days in a calendar year is not exceeded. The Authority will need to consider whether a Notice in respect of premises can be dealt with under the definition of a “Track”. It will also need to consider whether the Applicant is permitted to avail him/herself of the notice.

Casinos

No Casino Resolution

- 5.41 The Authority has not passed a “no Casino resolution” under Section 166 of the Gambling Act 2005, but is aware that it has the power to do so. Should the Authority decide in the future to pass such a resolution, it will update this Policy Statement with details of that resolution.

Bingo

- 5.42 The holder of a bingo operating licence will be able to apply for a bingo premises licence to provide any type of bingo game including cash and prize bingo. Commercial bingo halls will also require a bingo premises licence from the Authority. If the only type of bingo to be provided is prize bingo then this may be authorised by way of a permit.
- 5.43 If children are allowed to enter premises licensed for bingo, then controls must be in place to prevent them from participating in gambling, other than on category D machines. Where category C or above machines are available in premises to which children are admitted the Authority will expect to see that:
- all such machines are located in an area of the premises separate from the remainder of the premises by a physical barrier which is effective to prevent access other than through a designated entrance;
 - only adults (over 18s) are permitted to the area where the machines are located;
 - access to the area where the machines are located is supervised;
 - where the machines are located is arranged so that it can be observed by staff of the operator or the licence holder; and
 - at the entrance to, and inside any such an area, there are prominently displayed notices indicating that access to the area is prohibited to persons under 18.
- 5.44 The Gambling Commission has issued guidance about the need for Licensing Authorities to take into account the suitability and layout of bingo premises. Therefore plans should make clear what is being sought for authorisation under the bingo premises licence and what, if any, other areas are to be subject to a separate application for a different type of premises licence.
- 5.45 A limited number of gaming machines may also be made available at bingo licensed premises.
- 5.46 Bingo is a class of equal chance gaming and is permitted in alcohol licensed premises and in clubs provided it remains below a certain threshold as directed by the law, otherwise it will require a bingo operating licence which will have to be obtained from the Gambling Commission.

Provisional Statements

- 5.47** Developers may wish to apply to this Authority for provisional statements before entering into a contract to buy or lease property or land to judge whether a development is worth taking forward in light of the need to obtain a premises licence. There is no need to hold an operating licence in order to apply for a provisional statement.

6. INSPECTION AND ENFORCEMENT

General Statement

- 6.1 The Authority will have regard to its General/Corporate Enforcement Policy, the relevant provisions of the Act, any relevant guidance and/or codes of practice when considering taking enforcement action.
- 6.2 It is the intention of the Authority to establish and maintain enforcement protocols with other enforcement agencies.

Inspections

- 6.3 The Authority will inspect gambling premises and facilities for compliance with the Act and any licence conditions through the application of a risk based inspection programme.
- 6.4 The inspection programme will in principle operate a light touch in respect of low-risk premises whilst applying greater attention to those premises which are considered to present a higher risk.
- 6.5 In addition to programmed inspections the licensing Authority will also investigate any evidence based complaints that it receives.

Policy Four

- 6.6 The Authority will adopt a risk based assessment approach for determining the frequency of compliance inspections. The risk rating will be based broadly on the following factors:**

- **location of the premises and their impact on the surrounding area,**
- **enforcement history of the premises,**
- **nature of the licensed or permitted operation,**
- **potential to have an adverse affect on the licensing objectives, and;**
- **management record.**
- **local risk assessment at the premises**

REASON: To provide a targeted and cost efficient enforcement service which will encourage and improve operating practice, promote the licensing objectives, and drive out poor practices; whilst at the same time meet accepted best practice principles of compliance inspection.

Enforcement

- 6.7 In general the Gambling Commission will take the lead on the investigation and where appropriate, the prosecution of illegal gambling. There may be occasions on which the Authority is better placed to take the lead, particularly where there is illegal activity on a smaller scale confined to the Authority's area.
- 6.8 Where a licensed premise is situated in more than one administrative area then this Authority will liaise with the other Authority to determine the most appropriate course of action and who will lead any investigation or prosecution.
- 6.9 Part 15 of the Act gives "authorised persons" power of investigation and section 346 enables Licensing Authorities to institute criminal proceedings in respect of offences described in that section. ~~In exercising these functions the Authority will endeavour to follow the Better Regulation and Hampton principles.~~ The principles require that enforcement should be:
- **Proportionate:** regulators should only intervene when necessary; remedies should be appropriate to the risk posed, and costs identified and minimised;
 - **Accountable:** regulators must be able to justify decisions, and be subject to public scrutiny;
 - **Consistent:** rules and standards must be joined up and implemented fairly;
 - **Transparent:** regulators should be open, and keep regulations simple and user friendly; and
 - **Targeted:** regulation should be focused on the problem, and minimise side effects
- 6.10 The Authority will work closely with the Gambling Commission and exchange information on suspected illegal gambling and any proposed action that the Authority considers necessary.
- 6.11 The main enforcement and compliance role for the Authority in terms of the Gambling Act 2005 will be to ensure compliance with the Premises Licences and other permissions which it authorises. The Gambling Commission will be the enforcement body for Operator and Personal Licences. It is also worth noting that concerns about manufacture, supply or repair of gaming machines will not be dealt with by the Authority but will be notified to the Gambling Commission.
- 6.12 The Authority may institute proceedings in respect of a number of offences as identified in section 346 of the Act.
- 6.13 The Authority will avoid duplication with other regulatory regimes.

Glossary of terms

Many of the terms used in this Statement of Licensing Policy are defined in the appropriate section of the Act. Section 353 identifies various terminologies and directs the reader to the relevant section of the Act, where appropriate, for a full and complete meaning of the term.

In the interests of clarity the following terms, which are used in this statement of licensing policy, are defined below.

Terminology	Definition
“the Act”	The Gambling Act 2005 (c19)
“Authority”	This refers to the “Licensing Authority” as defined by section 2 of the Act
“authorised person”	An officer of a Licensing Authority, and an officer of an Authority other than a Licensing Authority, both of whom have been authorised for a purpose relating to premises in that Authority’s area
“authorised local Authority officer”	An officer of a Licensing Authority who is an authorised person for a purpose relating to premises in that Authority’s area
“gambling commission”	An organisation established under section 20 of the Act that is responsible for regulating gambling in Great Britain
“guidance”	“Guidance to Licensing Authorities”, issued by the Gambling Commission under section 25 of the Gambling Act 2005
“interested parties”	Defined at paragraph 2.3 of this statement of licensing principles
“mandatory condition”	A condition that must be placed on a licence by virtue of regulations
“regulations”	Refers to regulations made under the Gambling Act 2005
“responsible authorities”	Public bodies that must be notified of applications for premises licences and they also have the right to make representations in relation to those applications. They are listed in full in section 157 of the Act.

Appendix One – List of bodies and organisations consulted

Nottinghamshire Police Force
Nottinghamshire Fire & Rescue Service
The Local Safeguarding Children Board
The local Vulnerable Adult Board
Representatives of the holders of the various licences for premises in the borough who will be affected by this policy
Parish and Town Councils in the borough
Persons and businesses likely to be affected by authorised gambling within the borough
Elected councillors, Gedling Borough Council
H.M. Revenue and Customs
The British Casino Association
Casino Operators Association of the UK
Business in Sport and Leisure
Racecourse Association Limited
British Amusement Catering Trade Association
British Holiday and Home Parks Association
Association of British Bookmakers
Representatives of alcohol licensed premises in the borough
Representatives of Club Premises Certificate holders in the borough
Gamcare
APAS
Gambling Commission
Representatives of Society Lottery registrations in the borough
Bingo Association
Licensing Solicitors
British Beer and Pub Association
Licensing Magistrates' Court

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Report to Cabinet

Subject: Community Asset Transfers and Development of Community Hubs

Date: 10 January 2019

Author: Service Manager Community Relations

Wards Affected

All wards

Purpose

1.1 To inform Cabinet of progress with the community asset transfer programme.

1.2 To propose to Cabinet that:

- i. the Community Relations Service Area continue to support the development of sustainable community hubs across the Borough.
- ii. the facilitation of the Community Asset Transfer Partnership to offer good practice sharing, workshops and other capacity building opportunities is continued
- iii. alternative models to reduce the subsidy within the community centre budget portfolio are sought, where community asset transfer is not currently deemed a realistic prospect
- iv. the efficiency target for the community centre budget portfolio is amended to £45,900

Key Decision

2.1 This is not a key decision.

Background

Budget Reductions and Community Asset Transfer Policy

3.1 In March 2014, the Council made a budget decision to explore the community asset transfer of its community centre portfolio as a means to achieve necessary budget efficiencies. The first step in this asset transfer programme was the development of a community asset transfer policy which was adopted by Cabinet on 22 October 2015. This document sets out the framework for the Council to follow when it considers the transfer of its buildings or land to different forms of community ownership.

Community Ownership and Management of Assets Programme

3.2 On the back of adopting the new policy, the Community Relations Service Area has been successful in obtaining over £20,000 and 16 days free consultancy from both the Government's Community Ownership and Management of Assets (COMA) programme and Locality, the national network supporting community organisations to be strong and successful. This funding has been used to support the capacity building of local community organisations interested in our buildings and to investigate and address small scale building improvements as necessary.

3.3 Appendix A highlights how this funding and consultancy has been allocated. This has included a series of workshops for local groups on subjects ranging from facilities management to organisational governance. It has proved to be useful learning for the Council too, highlighting both the opportunities community asset transfer can offer and resources required to achieve that goal. For example, Locality advise that on average a successful and sustainable asset transfer can often take up to five years to complete.

Community Asset Transfer Resource Pack

3.4 A Community Asset Transfer Resource Pack has been produced following collaboration with our network of local voluntary organisations. The pack provides a formal submission process and guidance in line with the Community Asset Transfer Policy and has been published on the Council's website -

<http://www.gedling.gov.uk/resident/community/communityassettransfers/>.

Recognised Good Practice

3.5 During this period the Council also emerged as a good practice case study selected by the Cabinet Office. The report is available on Locality's 'My Community' website:

https://mycommunity.org.uk/case_study/gedling-borough-council-developing-

Gedling Community Asset Transfer Partnership

3.6 Following the local COMA programme our local community partners agreed to continue to network and the Gedling Community Asset Transfer Partnership was established in 2017. Initial members of the Partnership included organisations interested in Council owned buildings but these partners agreed to extend the offer to other community bodies with an interest in managing community buildings. This approach ensured learning and capacity building opportunities could be shared more widely across the local community and voluntary sector. Members of the Partnership have included:

- Stoke Bardolph Heritage Association
- Gedling Borough Arts Association/Calverton Road Arts and Community Centre CIC
- Flying High Expressive Arts
- The Ark advice service
- Carlton Brass Band
- Haywood Road Community Association
- Eagles Nest Church
- The Beacon Project
- Gedling Play Forum
- The Newstead Centre
- Phoenix Boxing Club
- Cornwater Evergreens

Outcomes from Capacity Building Work

3.7 Appendix B provides a site by site update of community asset transfer progress for each of the Council's Community Centre buildings. One building has been successfully transferred while the Community Relations Service Area is working alongside interested local organisations regarding four other sites to establish the most suitable future lease or licence arrangements.

3.8 The expansion of the work programme to include non Council owned sites has strengthened the Council's relationship and understanding of a wider network of community hubs that exist within the Borough.

3.9 Notable outcomes from this community capacity building programme for both Council and non-Council owned buildings include:

- In July 2017 the asset transfer of Arnold Hill Community Centre to Eagle's Nest Community Action, a newly established charity, on a 99 year lease. This centre now operates as Eagles Nest Community Centre.
www.encc.org.uk.

- Eagle's Nest has since further developed its model for wider community support in the Arnold area and taken up a tenancy at Arnot Hill House. The organisation is using the space to develop a "charity" hub for local community organisations that need office and meeting space to support their work.
- The opening of The Beacon community hub on Killisick estate in June 2016 using the former Baptist Church building which had previously closed. The project is run by Daybrook Baptist Church.
<https://www.beaconkillisick.org/>.
- Advising and supporting Haywood Road Community Association on their journey towards a new business plan and charitable status as they pursue a new lease for Haywood Road Community Centre.
- Advising and supporting members of Gedling Borough Arts Association to establish a new charitable organisation Calverton Road Arts and Community Centre and with the development of their emerging business plan. Officers from Community Relations Service Area are currently exploring with the group options for asset transfer of Pond Hills Lane Community Centre, which also borders Calverton Road in Arnold.
- Establishing Flying High Expressive Arts as a major user of Pond Hills Lane Community Centre and supporting them in pursuit of their own charitable status. The organisation is increasing the participation of local young people in the creative arts and has become a key player in supporting the sustainability of this centre.
- To support Gedling Play Forum in their pursuit of a longer-term lease for Wollaton Avenue Community Centre, additional support for capacity building and business planning development has been secured for the organisation, as well as an annual Service Level Agreement with the Council to support their community delivery.
- Carlton Brass Band has secured new longer-term premises in Netherfield working with Derbyshire based outdoor adventure charity Mount Cook. Planning permission has now been approved for their use of the site.
- WeRHere has received capacity building and business planning support and agreed a new Service Level Agreement with the Council to support their operations. They are negotiating a longer-term lease for their occupancy of The Lodge in Arnot Hill Park, owned by the Council.
- Supported Netherfield Forum with a successful grant application to Awards for All to develop a feasibility plan for the potential future asset transfer of the Netherfield Medical Centre to the Forum. The aim is to further expand the current community hub offer at the St. George's Centre

site which is next door.

- Providing grant funding to the Newstead Centre following the loss of a key tenant and commissioned the organisation Locality to undertake initial business planning work for the charity which runs the building. The charity is seeking to develop a sustainable operating model for the future.
- Advising Stoke Bardolph Heritage Association in their negotiations with Severn Trent Water on a new lease for managing the former Social Club Buildings in the village. Charitable status has been obtained in 2018 and future building plans identified. Severn Trent Water has now commenced lease discussions with the group.

Community Centred Wellbeing

3.10 On 6 September 2018, Cabinet adopted a new Health and Wellbeing Delivery Plan, which set out a community centred approach to improving health and wellbeing outcomes for local people. This model seeks to map and mobilise the assets within the local community, increasing people's control over their health and lives. It defines the Council, local partners and the voluntary and community sector, as having key roles to play in community capacity building.

3.11 Community centres are some of those key community hubs and assets where community, statutory and commissioned services come together to improve wellbeing options for local residents. Building resilience amongst these assets through the Council's own locality and health and wellbeing programmes, such as the SPRING social prescribing scheme, will enhance delivery of other Council priorities such as supporting the most vulnerable and reducing social isolation.

Proposal

4.1 It is proposed that Cabinet note the progress made to date regarding community asset transfer.

4.2 It is also proposed that Cabinet agree to:

- i. the Community Relations Service Area continuing to support the development of sustainable community hubs across the Borough
- ii. continuing to facilitate the Community Asset Transfer Partnership to offer good practice sharing, workshops and other capacity building opportunities
- iii. the assessment of alternative models of management to secure a reduction in the subsidy provided by the Council, where community asset transfer is currently considered as not being the most realistic option for a community centre
- iv. amend the efficiency target for the community centre budget

portfolio to £45,900 (which includes £21,700 already achieved) to reflect the recommendations in this report

Alternative Options

5.1 Withdrawing support to both existing community run hubs and local community organisations with an interest in the community asset transfer of Council buildings will reduce the opportunity to develop the long-term sustainability of community assets across the Borough. This in turn will weaken the Council's wider ambitions to integrate a community centred wellbeing model locally.

5.2 Not considering alternative options where a community asset transfer is not an immediate prospect will restrict the options to reduce the subsidy of the community centre budget portfolio.

Financial Implications

6.1 In 2014/15 Council approved a budget efficiency proposal for savings of £104,700 in the operational community centre revenue budgets to be delivered over the medium term.

6.2 In 2017/18, a saving of £21,700 was made against these budgets. This was the result of both the successful community asset transfer of Arnold Hill Community Centre and a re-structure of community centre management.

6.3 If the anticipated community asset transfer of Pond Hills Lane Community Centre and Haywood Road Community Centre are completed during 2019/20 there is a potential £19,200 saving to be achieved against these budgets with effect from 2020/21.

6.4 This leaves a remaining budget of £63,800. As no interest has been received by the Council in community asset transfer of either the Brickyard Community Centre or Westdale Lane Community Centre there remains uncertainty whether efficiencies can be achieved regarding these centres through the asset transfer programme.

6.5 Equally, Phoenix Boxing Club as tenants of Burton Road Community Centre has indicated it does not have the capacity to take on full responsibility for the running of that venue.

6.6 Killisick Community Centre currently relies on a lease with Nottinghamshire County Council to keep subsidy of that venue to a minimum. However, potential uncertainties over the future level of commissioned Children's Centre's Services puts at risk this lease remaining a sustainable source of income for the Council.

6.7 By considering future alternative models to community asset transfer regarding the management of these remaining sites, there will be an opportunity to assess growth in income potential at each venue based on marketing and consideration of alternative uses of available space. It is therefore considered appropriate to aim for a minimum £5,000 in the reduction of budget subsidy at these sites.

6.8 It is anticipated that community asset transfer is unlikely to be progressed across all community centres over the medium term. Therefore, this report recommends a change to the original approved efficiency target for the community centre budget from £104,700 to £45,900 (which includes £21,700 already achieved).

6.9 A budget reduction risk provision of £45,000 has already been included in the Medium Term Financial Plan (MTFP) for this efficiency item in recognition of the challenges of securing asset transfer over this period. This will therefore leave a further £13,800 of unmet efficiencies to be met from alternative budget areas within the Council.

6.10 Table 1 below set out the proposed efficiency savings and the amount to remove from the MTFP.

Table 1: Proposed changes to efficiencies					
	Actual 2017/18 £	Estimate 2018/19 £	Estimate 2019/20 £	Estimate 2020/21 £	Total £
Current Profile of Efficiencies	21,700	0	38,000	45,000	104,700
Arnold Hill	14,700				14,700
Staff Restructure	7,000				7,000
Total Achieved	21,700	0	0	0	21,700
MTFP Risk Provision				45,000	45,000
Remaining Target	0	0	38,000	0	38,000

Proposed Revised Efficiencies					
Haywood Rd/ Ponds Hill				19,200	19,200
Subsidy Reduction				5,000	5,000
Revised Efficiency	0	0	0	24,200	24,200

Proposed Reduction in Efficiency Target to be removed from MTFP			38,000	-24,200	13,800
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Appendices

Appendix A: Programme of External Funding and Free Consultancy to support Community Asset Transfer

Appendix B: Progress Update on Community Centre Asset Transfer

Background Papers

Community Asset Transfer Policy

Recommendation(s)

7.1 It is recommended that Cabinet:

- i. Note the progress made to date regarding community asset transfer
- ii. Agree to the Community Relations Service Area continuing to support the development of sustainable community hubs across the Borough
- iii. Agree to continuing to facilitate the Community Asset Transfer Partnership to offer good practice sharing, workshops and other capacity building opportunities
- iv. Agree to the assessment of alternative models of management to reduce the subsidy provided by the Council, where community asset transfer is currently considered as not being the most realistic option for a community centre
- v. Agree to the reduction in the efficiency target for the community centre budget portfolio to £45,900 (which includes £21,700 already achieved) and include it in the budget process for 2020/21

Reasons for Recommendations

8.1 A supportive community asset transfer programme can help build the capacity of local community organisations and help secure a sustainable future for local community facilities.

8.2 Community asset transfer might not be applicable in all circumstances; therefore assessing alternative options in the context of the local needs of the community will inform both innovative decision making and creativity in seeking operational models to reduce the current subsidies with the Council's community centre portfolio.

8.3 Sustainable local community hubs and better integration of statutory,

commissioned and voluntary sector delivery are at the heart of the community centred health and wellbeing model defined in the Gedling Health and Wellbeing Delivery Plan which was adopted by Cabinet in September 2018.

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Appendix A: Programme of External Funding and Free Consultancy to support Community Asset Transfer in Gedling

Table A: Community Ownership and Management of Assets – Phase 1: Funding, 2015/16			
Allocated to	Consultancy requested	Consultant	Amount
Arnold Hill Community Centre Pond Hills Lane Community Centre Wollaton Avenue Community Centre Burton Road Community Centre	Full Structural Surveys Asbestos Risk Assessments Drains Survey at Pond Hills Lane	JLL M&G Services Ltd	£7,835
Gedling Borough Arts Association	Capacity Building event	Jonny Gutteridge	£900
Eagle's Nest	Legal advice and incorporation	Geldards Solicitors Stephen Marshall	£350
Gedling Play Forum	Legal advice for lease negotiation	Nelsons Solicitors	£115
Total Spend	£9,200		

Table B: Community Ownership and Management of Assets – Phase 1: Free Consultancy, 2015/16			
Allocated to	Consultancy requested	Consultant	Amount
All interested community asset transfer organisations	Workshops on Trustees, staff and building management responsibilities	Locality	Free
All interested community asset transfer organisations	Workshops on lease options, subletting, transition agreements	Locality Anthony Collins Associates	Free
All interested community asset transfer organisations	Workshops on: <ul style="list-style-type: none"> Fundraising and business growth Organisational models and governance Managing a local asset 	Locality CAN Cornwater Club, Ravenshead	free
Total Spend	Free		

Table C: Community Ownership and Management of Assets Phase 2: Funding, 2016/17

Allocated to	Consultancy requested	Consultant	Amount
Eagle's Nest Gedling Borough Arts Association Gedling Play Forum Flying High Expressive Arts	Technical Support registration fees	Business in the Community Pro Help Nottingham	£720
Gedling Play Forum Gedling Borough Arts Association WeRHere	Provision of a transitional package of capacity building, business planning, marketing and resource development support	Locality Chat'bout Professional Services	£8,525
Eagle's Nest	Bid Writing Support	Fruitful Fundraising	£200
Total Spend	£9,445		

Table D: Locality Community Champions Fund, 2017/18

Allocated to	Consultancy requested	Consultant	Amount
Gedling Community Asset Transfer Partnership	Training in legionella monitoring	Sterilizing Services Ltd	£40
Gedling Community Asset Transfer Partnership	Venue Hire for sharing good practice from Eagle's Nest and The Beacon	The Beacon	£60
Gedling Community Asset Transfer Partnership	Visioning and Engagement Workshop	Locality	£500
Gedling Community Asset Transfer Partnership	Governance, Finance and Business Planning Workshop	Community Accounting Plus	£250
Gedling Community Asset Transfer Partnership	Community Centre Management Responsibilities Workshop	Gedling Borough Council	£0
Total Spend	£850		

Appendix B: Progress update on Community Centre Asset Transfer

Eagle's Nest Community Centre

Arnold Hill Community Centre was transferred to Eagles Nest Community Action in July 2017 on a 99 year lease. Under the name of Eagle's Nest Community Centre it remains fully operational and it's offer ranges from private tuition for children, yoga, baby and toddler group, Slimming World, over 60s Friendship Club, community computer skills sessions and youth theatre. The charity has reported good progress with the on-going management of this asset transferred centre. The centre has had a full refurbishment since Eagle's Nest have taken over.

Asset Transfer Completed

Pond Hills Lane Community Centre

A new charity Calverton Road Arts and Community Centre has been established and new trustees appointed. Pond Hills Lane Community Centre borders Calverton Road hence the reference to that in the name of the new charity. The Gedling Borough Arts Association remains in existence and still has a lease to manage bookings for the Arts Side of the building.

Representatives from the new charity have attended all the Community Asset Transfer Partnership workshops and Locality has been funded to run a visioning workshop specifically for the new group using externally secured funding. The charity met with Community Relations officers in December 2018 and is keen to explore asset transfer options working alongside other users of the building.

Flying High Expressive Arts has been supported to establish the community centre as its base and to obtain charitable status. It is now the major user of the site and has a key role as a user in the future sustainability of the building.

Estimated date for formal asset transfer application: March 2020

Haywood Road Community Centre

A representative from Haywood Road Community Association (HRCA) has attended all but one of the Community Asset Transfer workshops offered and recent feedback from a committee member is that this networking opportunity has proved to be really useful. Committee members have agreed a proposed programme of works to be paid for out of the £20,000 budget allocated for priority works by the Council in advance of asset transfer. Works will include toilet refurbishment, new internal access to external changing rooms and external maintenance work. It is planned for these works to be completed by the end of March 2019.

HRCA are close to gaining charitable status; this is anticipated in the New Year. Good progress has also been made with their business plan which will soon be

ready for formal submission to the Council in line with the Community Asset Transfer Policy. A special meeting of the Association is planned for 14 January 2019 at which the new Charitable Incorporated Organisation and Business Plan will be agreed.

Estimated date for formal asset transfer application: January – March 2019

Burton Road Community Centre

On-going discussions between Community Relations officers and Phoenix Boxing Club representatives have identified that the Boxing Club is reluctant to take on more responsibility for the centre. The Club currently has a licence to use the main hall as a Boxing Gym; the small community room is available for hire. Full operational responsibility currently sits with the Council and this includes caretaking, community room hire, maintenance and business rates.

Early in the 2019 officers will continue to discuss with the Club how to support their on-going developmental needs and also to agree the most sustainable solution for the building that allows the Boxing Club to continue to operate their valuable community offer at this site. This is likely to be in the form of a new licence agreement with the Boxing Club and a plan to reduce the remaining subsidy at that site.

Estimated date for new licence agreement: April 2019
Explore alternative options to reduce costs at this site.

Wollaton Avenue Community Centre

Gedling Play Forum is a registered charity that currently occupies this building on a full repairing lease, which is due to expire in July 2019. The Forum has been a key community partner in the asset transfer programme and is keen to obtain a longer term lease to enable it to access a broader range of funding opportunities.

Gedling Play Forum's manager has regularly attended Community Asset Transfer Partnership workshops. For 2018/19 a new Service Level Agreement has been agreed between the Forum and the Council. This is to finance the charity's support of the Council's community events programme and other community support activities.

Locality has supported the Play Forum in the development of a draft business plan. This was funded out the external Community Ownership and Management of Assets funding. A submission for a longer-term lease, in accordance with the Community Asset Transfer, has not yet been submitted by the Forum. In support, the Service Manager Community Relations has met with trustees to discuss the draft business plan and support is available from the Community Relations Service Area to offer on-going advice regarding business plan development.

Estimated date for new asset transfer application: April 2019

Killisick Community Centre

There is currently a lease in place with Nottinghamshire County Council for the centre's use as a Children's Centre during weekday daytime hours and one Saturday per month. The rest of the hours are available to hire and managed by the Borough Council, including every Tuesday morning when local older persons group, the Autumn Club, meet.

Officers at Nottinghamshire County Council have recently met with the Service Managers' for Property and Community Relations to discuss a possible rent reduction due to changes in the Children's Centre commissioned service. These discussions remain on-going.

To explore options to reduce costs at this site.

Brickyard Community Centre

There are currently no interested parties in this centre. At present officers have been focusing efforts on the other sites where there is active interest. Community Relations are considering a marketing plan for this site to increase its income potential in the interim.

Explore alternative options to reduce costs at this site.

Westdale Lane Community Centre

This centre is leased to the Council from Westdale Lane Baptist Church. Any future asset transfer process would involve ending the lease and responsibility moving to either Westdale Lane Baptist Church or a new leaseholder being identified. There has been no approach to the Council about community asset transfer of this building.

There has been limited liaison with the Church to date from officers, as other centres are prioritised. The Centre remains a popular and well used centre within our portfolio.

Explore alternative options to reduce costs at this site.

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Report to Cabinet

Subject: Review of Core Strategy
Date: 10th January 2019
Author: Service Manager – Planning Policy

Wards Affected All

Purpose

The purpose of this report is to inform members of the intention to commence a review of the Aligned Core Strategy which was adopted in September 2014 and to seek approval from Cabinet to bring the revised Local Development Scheme appended to this report into effect from 1st February 2019.

Key Decision

The Aligned Core Strategy forms part of the development plan for Gedling Borough and affects all wards. However, the purpose of this report is to inform members of the intention to commence a review and is not a key decision. Future stages of its preparation will require approval by Cabinet and/or Council and will be key decisions.

The only decision arising from this report is to seek approval for the revised Local Development Scheme, which is not a key decision.

Recommendations

THAT Cabinet:

- (a) Notes the intention to commence a review of the Local Plan, commencing with the review of the Core Strategy.
- (b) Approves the revised Local Development Scheme appended to this report as Appendix A and agrees that it shall come into effect on 1st February 2019.

Background

National Planning Policy Framework

It is a legal requirement of local planning authorities that they exercise their plan making functions (under s.39(2) of the Planning and Compulsory Purchase Act 2004). The local plan for Gedling Borough comprises two parts. The Aligned Core Strategy comprises part 1 of Gedling Borough Council's Local Plan and was adopted in September 2014. It sets out the strategic policy direction for future development in the Borough up to 2028 and was developed in conjunction with other authorities in the housing market area. The Local Planning Document, adopted in July 2018, comprises part 2 of the Local Plan and shapes future development in Gedling Borough by setting out in more detail how new homes, jobs and infrastructure will be planned for.

There is a legal requirement to review local plans every 5 years (Reg 10A of the Town and Country Planning (Local Planning) (England) Regulations 2012) and this is reflected in the revised National Planning Policy Framework (NPPF) which was published in July 2018. The NPPF is clear that the consequences of not reviewing local plans are that Local Plan policies can be considered out of date. Planning appeal decisions made where Local Plan policies for the supply of housing are out of date adopt a 'tilted balance', resulting in planning decisions being considered in the light of paragraph 14 of the NPPF and the presumption in favour of sustainable development. Recent action by the Government to commence the removal of plan making powers from some councils is an indication that the Government takes the issue of out of date plans very seriously.

The Councils of Greater Nottingham are advised by the Greater Nottingham Joint Planning Advisory Board which is made up of the lead planning and transport councillors from each of the Councils. The Joint Board meets regularly and has overseen the co-ordination of all of the Core Strategies within Greater Nottingham. Broxtowe, Gedling and Nottingham City Councils prepared an aligned and consistent planning strategy for their part of Greater Nottingham. The strategy is not a formal Joint Core Strategy so decisions relating to it have been made separately by each Council. Erewash and Rushcliffe Borough Councils have produced separate core strategies which are consistent apart from a small number of policies which are locally distinctive for their areas. Ashfield District Council did not prepare a separate Core Strategy, but are instead preparing a full Local Plan.

It is important that the core strategies for Greater Nottingham are reviewed to ensure a strategic planning framework remains in place, and that partners retain control over the scale and distribution of development. The principle of reviewing the Core Strategies covering Greater Nottingham was agreed by the Greater Nottingham Joint Planning Advisory Board in December 2017. The scope of the review is still under consideration.

The following timetable for undertaking the review of the Core Strategy has been agreed by the Joint Planning Advisory Board:-

- Growth Options Consultation (Regulation 18) – September 2019
- Draft Publication Consultation – March 2020
- Publication Consultation (Regulation 19) – September 2020
- Submission – January 2021
- Examination in Public – June 2021
- Adoption – December 2021

It is acknowledged by the participating authorities that the latter part of the timetable in particular is ambitious and may be challenging to achieve. However, it is important to get a Plan in place as soon as possible given the requirement to review Local Plans every 5 years and the introduction of a housing delivery test. It also signals that the councils are committed to getting a new strategic plan in place for Greater Nottingham as soon as practicable.

JPAB has recommended that partner Councils consider including the timetable in the next review of their Local Development Schemes and this matter is covered separately below. It should be noted that the core strategy forms part of the budget policy framework and will therefore be brought back to Cabinet at key stages of its preparation, in line with the timetable outlined above.

Local Planning Document

For Gedling Borough Council, the Local Planning Document allocates three housing sites which are dependent on the completion of the proposed Gedling Access Road (GAR). The supporting text to Policy LPD 64 (Housing Allocations – Urban Area and edge of Hucknall) states that the Council will closely monitor progress on the GAR to identify any slippage or risk of no delivery (paragraph 3.19). This text was required by the Inspector who examined the Local Planning Document and reads as follows: *'If the GAR cannot be delivered by Spring 2020, the Council is of the view that the risk to housing delivery both in terms of scale and location would be of such significance as to warrant an early review of the Local Plan. The trigger point for consideration of an early review would be conditional on confirmation from the promoters of the GAR that the scheme is not to be delivered by that date. Whilst such a scenario is unlikely, a decision to undertake an early review of the Local Plan would be made by December 2018 by which time work should have begun on site'*.

Monitoring of progress on the delivery of the housing allocations is included in the Authority Monitoring Report, published annually.

A briefing note dated October 2018 on the GAR has been received (attached as a Background Paper) which states that due to delays relating to the complexity of the scheme, construction works will now commence in summer 2019 and it is anticipated that the road will be completed and open to traffic before the end of 2020. This represents a slight delay, but is perhaps not so significant as to warrant a review of the Local Plan in its own right. As set out above, a review of the Aligned Core Strategy is commencing in any event, given that the Aligned Core Strategies will be considered out of date from five years after adoption (being September 2019).

Local Development Scheme

The Council is required by s.15 of the Planning and Compulsory Purchase Act to prepare and maintain a Local Development Scheme to set out the timetable for preparing the Council's Local Plan. The existing Local Development Scheme was prepared in September 2016 and covers the preparation of the Local Planning Document (part 2 of the Council's Local Plan) which is now adopted. Previous Local Development Schemes related to the preparation of the Aligned Core Strategy (part 1 of the Council's Local Plan).

Given the requirement to undertake a review of the Council's Local Plan, the Local Development Scheme has been updated and is attached as **Appendix A**. The timetable and milestones for the preparation of the review of the Core Strategy included in the document reflect those agreed through the Joint Planning Advisory Board and as set out above. The revised Local Development Scheme will be made available on the Council's website.

Alternative Options

Not to undertake a review of the Local Plan. However, this would mean that Local Plan policies as contained in the Aligned Core Strategy would shortly be considered out of date. Planning appeal decisions made where Local Plan policies for the supply of housing are out of date adopt a 'tilted balance', resulting in planning decisions being considered in the light of paragraph 14 of the NPPF and the presumption in favour of sustainable development.

Not to specify a date upon which the revised Local Development Scheme will come into effect. The production and bringing into effect of a Local Development Scheme is a statutory requirement and the existing document is out of date following the adoption of the Local Planning Document.

Financial Implications

There will be cost implications arising from the review of the Core Strategy relating to the preparation of updated evidence and the examination stage. However, it is intended that evidence will be prepared in house where possible and any costs will be shared across the participating authorities.

None relating to the approval of the Local Development Scheme.

Appendices

Appendix A – Gedling Borough Local Development Scheme 2019 - 2022

Background Papers

- Aligned Core Strategy adopted September 2014
<http://www.gedling.gov.uk/acs/>
- Local Planning Document adopted July 2018
<http://www.gedling.gov.uk/lpd/>
- Gedling Access Road Briefing Note – Update October 2018

Reasons for Recommendations

A review of the Local Plan is required to accord with the requirements of the revised NPPF and

An up to date Local Development Scheme is required to set out the timetable for the preparation of the review of the Local Plan, commencing with the review of the Core Strategy.

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GEDLING BOROUGH COUNCIL

GEDLING BOROUGH LOCAL DEVELOPMENT SCHEME 2019 - 2022

January 2019

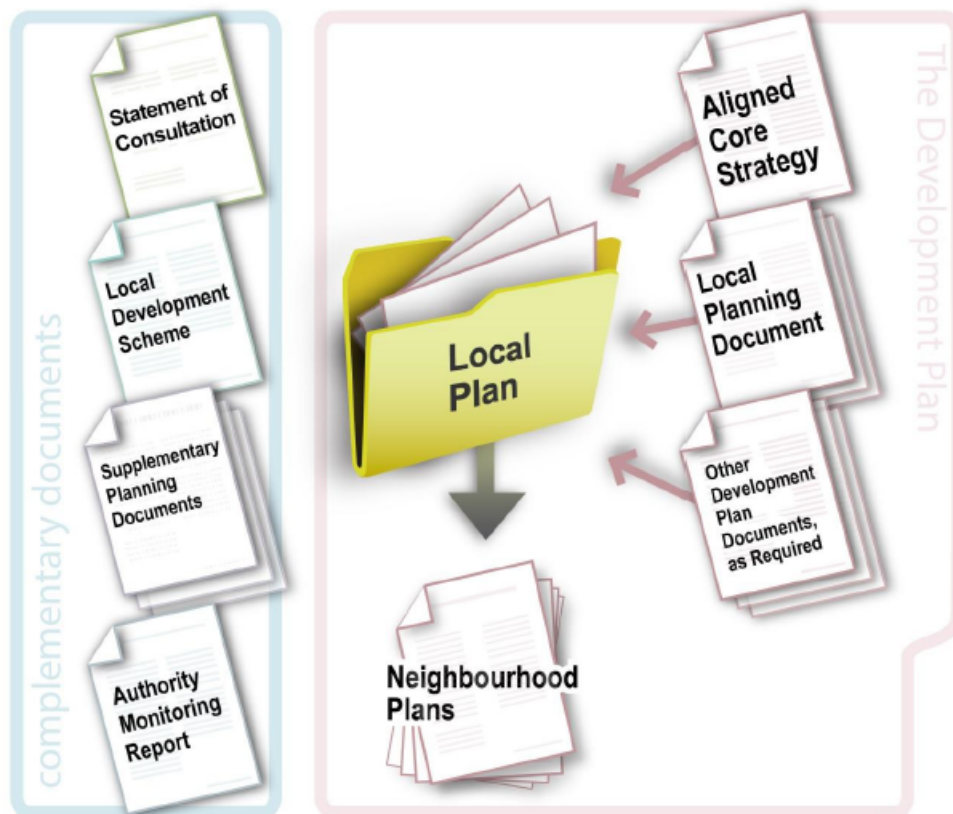
INTRODUCTION

- 1 Legislation¹ requires the Council to prepare and maintain a Local Development Scheme (LDS). This document is the revised LDS for Gedling Borough which will replace the existing Gedling Borough LDS approved in September 2016. The National Planning Policy Framework requires local planning authorities to review their local plans every five years with effect from 6th March 2019. This new LDS therefore covers the period 2019/20 – 2021/22 to incorporate the review of the Gedling Borough Aligned Core Strategy which forms Part 1 of the Local Plan.
- 2 This new LDS also refers to the Part 2 Local Plan namely the Local Planning Document adopted in 2018.
- 3 The Local Plan consists of: development plan documents and may include a core strategy, development management policies and other site specific development plan documents. Development proposals should be determined in accordance with the Local Plan unless there are material considerations that indicate otherwise.
- 4 Neighbourhood Plans introduced in 2011 also form part of the Local Plan for the area they cover once they have been subject to a positive result at a referendum. To date the following neighbourhood plans have become part of the Local Plan:
 - Calverton Neighbourhood plan;
 - Burton Joyce Neighbourhood Plan; and
 - Papplewick Neighbourhood Plan
- 5 The Linby Neighbourhood Plan is at the time of writing is in preparation and subject to a positive referendum is anticipated to become part of the Local Plan in 2019.
- 6 As of January 2019 the Local Plan comprises:
 - Aligned Core Strategy 2014 (Part 1 Local Plan)
 - Local Planning Document 2018 (Part 2 Local Plan)
 - Burton Joyce Neighbourhood Plan
 - Calverton Neighbourhood Plan
 - Papplewick Neighbourhood Plan
- 7 Documents which support the Local Plan include:
 - Local Development Scheme – the timetable for the preparation of local development plans;
 - Statement of Community Involvement (called the Gedling Borough Statement of Consultation) – sets out the Council's approach to engaging with local communities during plan preparation and when consulting on planning applications; and

¹ As set out in the Planning and Compulsory Purchase Act 2004 (as amended).

- Authority Monitoring Report – sets out the progress in terms of producing development plan documents and implementing policies.
- 8 The Local Plan will also include a Policies Map which illustrates the geographic extent of policies and proposals on a map base.
- 9 The individual documents making up the Local Plan are shown diagrammatically below:

Figure 1 Local Plan



The review of the Aligned Core Strategy

- 10 Gedling Borough along with other Nottingham Core Housing Market Authorities adopted its Core Strategy in 2014. The policies within this Core Strategy document are in alignment with the policies in the other Councils' core strategies.
- 11 The Core Strategy review will apply to Gedling Borough and will not be a joint plan but be prepared in alignment with the Core Strategies of the other Nottingham Core Housing Market Area Authorities. The subject matter to be contained in the review of the Core Strategy is set out in **appendix 1** below together with a timetable.
- 12 Once adopted the Core Strategy Review will replace the adopted Aligned Core Strategy 2014 which forms Part 1 of the Local Plan.

The Review of the Local Planning Document 2018

- 13 The Local Planning Document 2018 forms Part 2 of the Local Plan and conforms to the Aligned Core Strategy. The Local Planning Document includes non-strategic site specific allocations and development management policies. The review of the Core Strategy will set out a new strategic planning framework for the future detailed planning of the area. As the Part 2 Local Planning Document must conform to the Core Strategy review, it is proposed to commence the preparation of the evidence base to support the review of the Local Planning Document over the period covered by this new LDS. The scope of the review of the Local Planning Document is set out in **appendix 2**. As the review of the Local Planning Document is dependent on the progress with the review of the Core Strategy the timetable cannot be specified at this stage.

Statement of Consultation

- 14 Gedling Borough adopted its Statement of Consultation in June 2014. A review of the Statement of Consultation is due to be carried out in the spring of 2019 in order for any changes to be in place by the time the Core Strategy review consultation on growth options takes place during September 2019. The Borough is committed to engaging with the local community on planning issues and this document sets out how and when the community will be consulted in the preparation of planning policy documents and also on planning applications.

Supplementary Planning Documents

- 15 Councils may also produce Supplementary Planning Documents (which supersede Supplementary Planning Guidance) to give further guidance on their adopted policies. Supplementary Planning Documents may cover a range of issues, which may be either thematic (e.g. affordable housing or open space provision) or site specific (e.g. development briefs for allocations). It is not necessary for Supplementary Planning Documents to be covered in the LDS. However, these documents are subject to Member approval and will also be subject to consultation on a similar basis to the Local Plan as set out in the

Statement of Consultation.

The Proposals Map

- 16 As the Local Plan is adopted, the coverage of new policies and site-specific proposals will be included on a new composite Adopted Proposals Map.

Sustainability Appraisal and Strategic Environmental Assessment

- 17 Both the Core strategy review and review of the Local Planning Document are subject to an ongoing process of Sustainability Appraisal, which will incorporate the requirements for Strategic Environmental Assessment. This will inform the direction and content of each stage of the plan preparation process. The information used and the outcome of the appraisal process will be set out in an 'environmental report', which will accompany each development plan document. The timetable for this work will therefore run in parallel with each of the stages of plan preparation.

Equality Impact Assessment

- 18 Councils are also required by legislation to prepare an Equality Impact Assessment to make sure policies in the Local Plan do not discriminate against certain groups and that opportunities are taken to promote equality.

FURTHER INFORMATION

- 19 For further information on this Local Development Scheme please contact the Council at the address shown below. Information on the existing Local Plan is also available on the Council's website.

By post: Gedling Borough Council
Planning Policy
Civic Centre
Arnot Hill Park
Arnold
Nottingham
NG5 6LU

By E-mail: planningpolicy@gedling.gov.uk

Website: www.gedling.gov.uk

APPENDIX 1

Title	<i>Aligned Core Strategy</i>
Role and content	The Core Strategy review will contain strategic planning policies covering the following: <ul style="list-style-type: none"> • Settlement hierarchy • Housing strategy • Employment strategy • Retail centres strategy • Green infrastructure strategy • Transport strategy
Status	Development Plan Document
Conformity with	Consistent with national planning policy and the Sustainable Community Strategy.
Geographic coverage	Gedling Borough.

Stage	Dates
Starting Evidence Base	September 2018
<i>Consultation on SA scoping report</i>	June 2019
Consultation on Growth Options	September 2019
Draft Publication Consultation	March 2020
<i>Publication of Submission Document</i>	September 2020
<i>Submission of document and sustainability appraisal to Secretary of State</i>	January 2021
Independent Examination Hearings (if required).	June 2021
<i>Adoption</i>	December 2021
Post production (monitoring and review mechanisms)	Ongoing

Organisational Lead	Planning Policy Manager
Political Management	Executive and Full Council
Internal Resources	Planning Policy Section, with technical, legal and administrative support from other teams as needed (including Development Management)
External Resources	Legal advice if required, outsource hardcopy printing
Community and Stakeholder involvement	Informal and formal public consultation as set out in the Statement of Community Involvement.

APPENDIX 2

The Gedling Borough Local Planning Document Review

Title	<i>The Gedling Borough Local Planning Document Review</i>
Role and content	Development Management - A suite of criteria based policies which are required to ensure that all development within the area meets the vision and strategy set out in the Aligned Core strategy Site Specific Allocations - Identification of land for specific uses/policies and criteria based policies for potential unforeseen proposals
Status	Development Plan Document
Conformity with	Consistent with national planning policy, the Aligned Core Strategy and Sustainable Community Strategy.
Geographic coverage	Gedling Borough.

Timetable and milestones (key milestones are in bold italics)

Stage	Dates
Starting Evidence Base	TBC
<i>Consultation on SA scoping report</i>	
Consultation on Issues and Options	
Informal Consultation on Policy Options	
<i>Publication of Submission Document</i>	
<i>Submission of document and sustainability appraisal to Secretary of State</i>	
Independent Examination Hearings (if required).	
Receipt of Inspector's binding report	
<i>Adoption</i>	
Post production (monitoring and review mechanisms)	

Arrangements for production

Organisational Lead	Planning Policy Manager
Political Management	Executive and Full Council
Internal Resources	Planning Policy Section, with technical, legal and administrative support from other teams as needed (including Development Management)
External Resources	Legal advice if required.
Community and Stakeholder involvement	Informal and formal public consultation as set out in the Statement of Community Involvement.

THE PROPOSALS MAP AND INSET PLANS

Title	<i>The Proposals MAP and Inset Plans</i>
Role and content	To map development plan policies
Status	Development Plan Document
Conformity with	The proposals map will conform to the adopted Local Plan.
Geographic coverage	Whole borough with detailed Inset Plan coverage of those parts of the borough affected by specific policies or proposals.

Timetable

Stage (Revised where necessary as each DPD adopted. Submission proposals map submitted with DPD to identify how the adopted proposals map will be amended or added to)	Dates
Local Planning Document	

Arrangements for production

Organisational Lead	Planning Policy Manager
Political Management	Executive and Full Council
Internal Resources	Planning Policy Section, with technical, legal and administrative support from other teams as needed.
External Resources	Legal advice if required.
Community and Stakeholder involvement	Previous involvement in site specific consultations.

Gedling Access Road
Briefing Note – Update October 2018

The purpose of the briefing note is to provide Members with an update in relation to the delivery of the Gedling Access Road (GAR).

Background

The primary purpose of the GAR is to facilitate the redevelopment of the former Gedling Colliery site enabling the construction of up to 1,050 new dwellings. The transport user benefit appraisal for GAR indicates that journey time savings and other safety and efficiency benefits are worth at least £73 million and this generates a benefit to cost ratio (BCR) of 2.4 against the total scheme costs. The economic case has been submitted, as part of the Full Business Case, to the D2N2 Local Enterprise Partnership (LEP) for independent assessment.

It is considered that there is a robust case for the GAR, and subject to statutory procedures being followed and successfully confirmed GAR will be delivered in advance of Keepmoat Homes reaching the limit of 315 dwellings permitted without the GAR.

Delivery

The delivery timescales for GAR are challenging reflecting the complexities of delivering a large infrastructure project with a range of landowners, funding streams, ecology and engineering issues in relation to a former colliery site.

The main construction works are expected to take 18 months and it is anticipated that the road will be completed and open to traffic before the end of 2020, based on a start date of summer 2019. Significant investment has already been made with construction works on GAR commencing with ongoing diversions to utility works and the completion of the first phase of advanced drainage works.

Compulsory Purchase Order (CPO)

Final preparations are being made to the CPO and the notification and publicity of the Orders will be undertaken during October. The need for a CPO was always expected, as there are 21 plots covering 14 landowners under private ownership required to deliver GAR. The remaining land is in public-sector ownership.

Negotiation for land and property is ongoing, with heads of terms either agreed or close to agreement for a number of key plots of land across the route. If objections are received to the CPO then it is likely that there will need to be a Public Inquiry and the impact of this on the programme, although assumed, is an outstanding risk.

Procurement

The chosen procurement route for the construction works for the GAR has been through the Midlands Highways Alliance (MHA) Medium Schemes Framework (MSF). Via had been working with a contractor under the framework but unfortunately it was not possible to reach agreement prior to the expiry in June 2018 of the MSF2, thus procurement will be through the next framework, MSF3.

It is intended that during October 2018, a contractor will be selected. This will enable collaboration with the contractor to explore options around the design and programme and establish the target price to demonstrate best value and reduce risk to NCC/partners.

Planning Position

Pre-commencement of development conditions have been discharged for the GAR by Gedling Borough Council (GBC) and formal commencement was approved in December 2017. The planning conditions will be submitted to GBC for discharge once the CPO has been made. GBC are obliged to consult on these which will provide an opportunity for interested parties to comment on the details.

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Report to Cabinet

Subject: Make Burton Joyce Neighbourhood Plan

Date: 10th January 2018

Author: Service Manager Planning Policy

Wards Affected

Trent Valley Ward

Purpose

To seek Cabinet's approval to:

- 1.1. make the Burton Joyce Neighbourhood Plan which was approved by referendum on 29th November 2018 and is attached at Appendix A; and
- 1.2. authorise the Planning Policy Service Manager to publicise the decision made by Cabinet and the Burton Joyce Neighbourhood Plan in accordance with statutory requirements – confirming that the neighbourhood plan has been made; and
- 1.3. authorise the Planning Policy Service Manager to make any minor factual, typographical or formatting amendments to the Burton Joyce Neighbourhood Plan as appropriate prior to publication.

Key Decision

- 2.1. This is not a key decision

It is recommended that Cabinet

- a) Makes the appended Burton Joyce Neighbourhood Plan at **Appendix A** in accordance with the 2012 regulations.
- b) Authorises the Planning Policy Service Manager to publicise the decision made by Council and the Burton Joyce Neighbourhood Plan document in accordance with the 2012 regulations – confirming that the neighbourhood plan has been made.
- c) Delegates authority to the Planning Policy Service Manager to make any minor factual, typographical or formatting amendments to the Burton Joyce Neighbourhood Plan as appropriate, prior to publication.

Background

- 3.1. The ability for a town or parish council to produce a Neighbourhood Development Plan was introduced by the Localism Act 2011. The Town and Country Planning Act 1990 (“the 1990 Act”), the Planning and Compulsory Purchase Act 2004 (as amended by the Neighbourhood Planning Act 2017) (“the 2004 act”), and the Neighbourhood Planning (General) Regulations 2012 (as amended by the Neighbourhood Planning (General) (Amendment) Regulations 2015 and The Neighbourhood Planning (General) and Development Management Procedure (Amendment) Regulations 2016) (“the 2012 Regulations”) provide the statutory process as to how a Neighbourhood Development Plan will be prepared and implemented.
- 3.2. Neighbourhood planning gives local communities the opportunity to set planning policies for their local area within their Neighbourhood Plan. The parish of Burton Joyce was designated by the Council as a neighbourhood area on 25th April 2016. Following informal and formal consultation on the draft plan, it was submitted to Gedling Borough Council for examination on 20th June 2018. The independent examiner issued his report on 16th October 2018 and the Council subsequently made available a Decision Statement to confirm that, subject to the Examiner’s proposed specific modifications, the Burton Joyce Neighbourhood Plan should proceed to referendum.
- 3.3. The referendum held on 29th November 2018 met the legal requirements, and posed the question:
- ‘Do you want Gedling Borough Council to use the Neighbourhood Plan for Burton Joyce to help it decide planning applications in the neighbourhood area?’***
- 3.4. The count took place on 29th November 2018 and 94% of those who voted were in favour of the plan being used to determine planning applications in Burton Joyce. The results of the referendum were:

Results of the Burton Joyce Neighbourhood Plan Referendum		
	Votes recorded	Percentage (%)
Number of votes cast in favour of ‘YES’	512	94
Number of votes cast in favour of ‘NO’	33	6
Number of ballot papers	3	

rejected		
Turnout: 20.4%		

- 3.5. The result was that the Burton Joyce Neighbourhood Plan was approved by referendum and as a result currently forms part of the statutory development plan for Gedling Borough under the 2004 Act (as amended by the Neighbourhood Planning Act 2017). This means that the Burton Joyce Neighbourhood Plan is now being used in conjunction with the Gedling Borough Aligned Core Strategy (2014) and the Gedling Borough Local Planning Document (2018) to determine planning applications in the Neighbourhood Plan area (being the parish of Burton Joyce).
- 3.6. The final statutory stage in preparing a Neighbourhood Plan is for the Council to determine whether or not to formally 'make' the Neighbourhood Plan. There is a statutory requirement for the Council to 'make' a neighbourhood plan that has been approved by referendum within 8 weeks following the day following the referendum. If the Council decides to 'make' the Neighbourhood Plan it will continue to form part of the statutory development plan. If the Council decides to not 'make' the Neighbourhood Plan it ceases to form part of the statutory development plan.
- 3.7. Given that the Burton Joyce Neighbourhood Plan has been approved by referendum, the 2004 Act (as amended) requires the Council to 'make' the neighbourhood plan unless it considers that making the plan would breach or be otherwise incompatible with any EU obligation to any of the Convention rights (within the meaning of the Human Rights Act).
- 3.8. The Burton Joyce Neighbourhood Plan contains 9 policies that will be used alongside national and Borough Council planning policies to determine planning applications in Burton Joyce:-
- NP1 – Spatial Strategy
 - NP2 – Protecting the Landscape Character of Burton Joyce Parish and Enhancing Biodiversity
 - NP3 – Design Principles for Residential Development
 - NP4 – A Mix of Housing Types
 - NP5 – Conservation and Enhancement of Non-Vehicular Routes
 - NP6 – Protecting Heritage Assets
 - NP7 – Supporting Burton Joyce's Village Centre
 - NP8 – Protecting and Enhancing Community Facilities
 - NP9 – Traffic and Pedestrian Safety
- 3.9. The neighbourhood planning process has provided the opportunity to empower the residents of Burton Joyce to influence development in their local area through the use of the Burton Joyce Neighbourhood Plan by Planning Officers

to determine planning applications. This is compatible with the Government's Localism agenda.

- 3.10. As soon as possible after a neighbourhood plan is made by the Council both a 'decision statement' (setting out the reasons for making this decision) and the Burton Joyce Neighbourhood Plan document must be published and made available on the Council website including details of when and where the document can be inspected. Persons who asked to be notified of the making of the Burton Joyce Neighbourhood Plan must be notified including details of where and when it can be inspected.

Proposal

- 4.1. It is proposed that Cabinet 'make' the Burton Joyce Neighbourhood Plan that was approved by referendum on 29th November 2018 by the residents of Burton Joyce. The Burton Joyce Neighbourhood Plan is attached at **Appendix A**.
- 4.2. It is proposed that Cabinet authorise the Planning Policy Service Manager to publicise the decision made by Council and the Burton Joyce Neighbourhood Plan in accordance with statutory requirements – confirming that the neighbourhood plan has been made.
- 4.3. It is proposed that Cabinet delegates authority to the Planning Policy Service Manager to make any minor factual, typographical or formatting amendments to the Burton Joyce Neighbourhood Plan as appropriate prior to publication. (A landowner has informed the Council of an error on Map 8 (page 21) of the plan, which does not show a minor amendment made to the Green Belt boundary to the rear garden of and adjoining 75 Lambley Lane. This change was agreed through the adoption of the Local Planning Document: Part 2 Local Plan (July 2018). Map 8 of the final plan at **Appendix A** includes this minor factual correction.)

Alternative Options

- 5.1. The alternative option is for the Council not to 'make' the Burton Joyce Neighbourhood Plan. This would result in the Neighbourhood Plan ceasing to be used to determine planning applications in Burton Joyce. This option would contradict the referendum result expressed by the local residents of Burton Joyce.
- 5.2. Given that the Burton Joyce Neighbourhood Plan has been approved by referendum, the 2004 Act (as amended) requires the Council to 'make' the neighbourhood plan unless they consider that making the plan would breach or be otherwise incompatible with any EU obligation to any of the Convention rights (within the meaning of the Human Rights Act).

Financial Implications

- 6.1. Costs associated with 'making' the Burton Joyce Neighbourhood Plan and using it to determine planning applications can be met from existing budgets. This may account for a limited amount of additional officer time when considering the full suite of policies applicable to any application in the neighbourhood area prior to a decision being reached.
- 6.2. Parish Councils without an adopted Neighbourhood Plan are entitled to 15% of Community Infrastructure Levy (CIL) receipts from development within their area. Parish Councils with an adopted Neighbourhood Plan are entitled to 25% (an additional 10%) of CIL receipts from development within their area. The Parish Council will be required to spend this money on infrastructure projects and their CIL expenditure must be agreed with the Borough Council.

Appendices

Appendix A: The Burton Joyce Neighbourhood Plan

Background Papers

There are no background papers specifically related to this decision. Background information related to the Burton Joyce Neighbourhood Plan process prior to this stage can be found on the following webpage: <https://www.gedling.gov.uk/burtonjoyceplan>

Reasons for Recommendations

In order to confirm the status of the Burton Joyce Neighbourhood Plan as a statutory development plan document to be used to determine planning applications in the Neighbourhood Plan area (being the parish of Burton Joyce).

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Final Plan

Burton Joyce Neighbourhood Plan



2017-2028

*Produced by Burton Joyce Neighbourhood Plan Steering Group on behalf of Burton Joyce
Parish Council, residents and businesses*

18/10/2018

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2 Foreword

The Neighbourhood Plan has been prepared by a dedicated Neighbourhood Plan Steering Group (a mix of Parish councilors and local people) on behalf of Burton Joyce Parish Council. The aim is to reflect the wishes and aspirations of everyone in the area.

Gedling Borough Council officers have assisted the group with technical matters; a Locality grant enabled the group to also get the assistance of a neighbourhood planning consultant - but the major support has come from within the community.

The power to produce a Neighborhood Plan is a new power and we wanted to seize this opportunity to work alongside Gedling Borough Council to help shape the future growth of Burton Joyce Parish.

This Plan can't stop further development in the village but it can influence its appearance and the type of housing that is built.

The production of a Neighbourhood Plan also means that the Parish Council will have access to a higher proportion of Community Infrastructure Levy money which will be used to deliver the projects that have been identified as this Plan has been written.

The production of this Plan has not been easy, it has taken several years and lots of meetings but we think the effort is worth it to get a say in how Burton Joyce Parish should grow over the next 10 years. Thank you for everyone's contribution to the production of such a thorough Plan.

This document is a testimony of Localism in action.

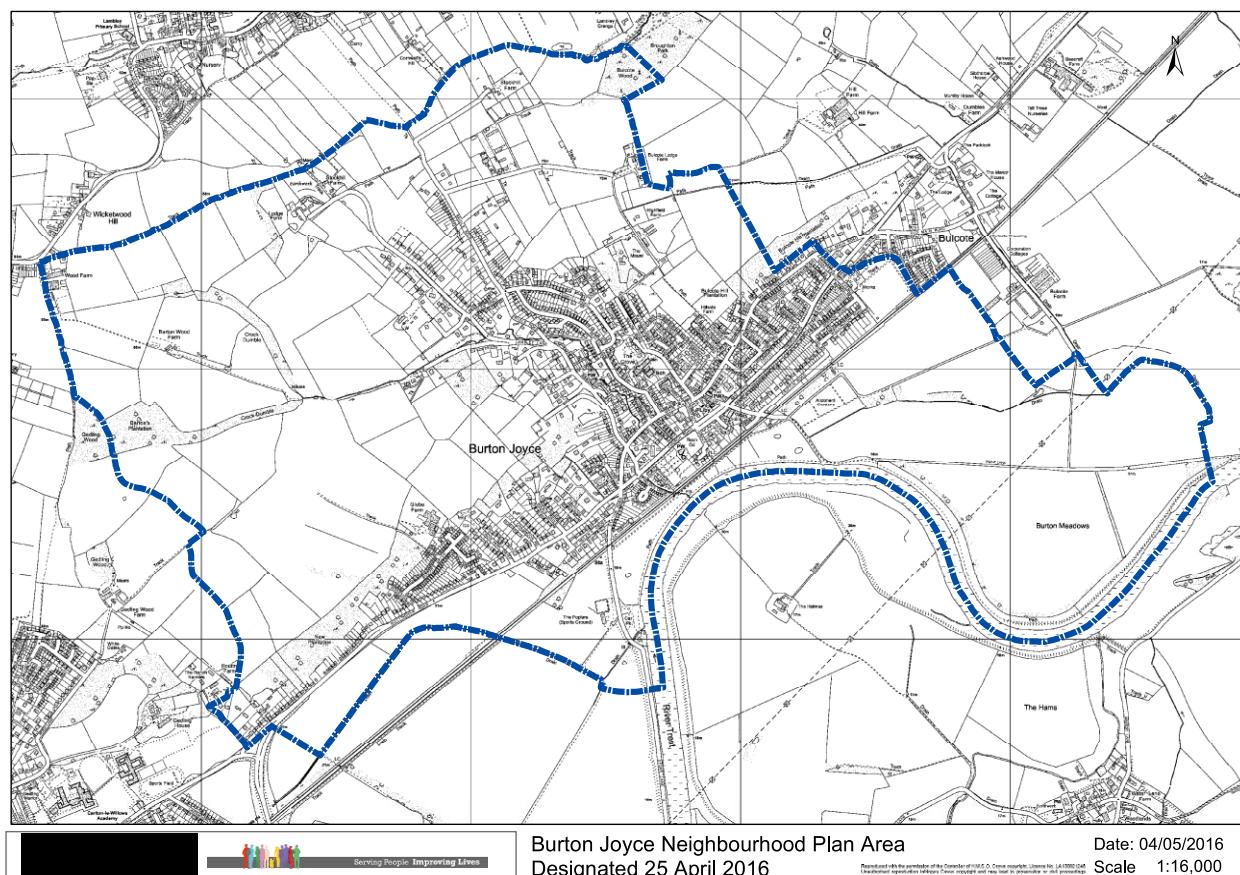
Terry Hazard

Chair of Burton Joyce Neighbourhood Plan Steering Group and Burton Joyce Parish Councillor

3 What is the Burton Joyce Neighbourhood Plan?

1. This Neighbourhood Plan is a new type of land use planning document prepared by the Neighbourhood Plan Steering Group (hereafter the Steering Group) on behalf of Burton Joyce Parish Council. The Steering Group is made up of residents and Burton Joyce Parish councillors. It is a document with statutory authority under the Localism Act 2011 and once it has been 'made' by Gedling Borough Council (hereafter GBC) it will be used by
 - a) Planners at Gedling Borough Council in assessing planning applications
 - b) Developers as they prepare planning applications for submission to GBC
2. The Neighbourhood Plan Area covers the whole of the Parish of Burton Joyce and sets out planning policies for 2017-2028.
3. This Neighbourhood Plan is in general conformity with planning policy for GBC which is the Aligned Core Strategy for Greater Nottingham 2011 – 2028 (Adopted September 2014) which was prepared in partnership with Broxtowe, Gedling and Nottingham City (also referred to as the Part 1 Local Plan) and the Gedling Borough Local Planning Document (Adopted July 2018) (also referred to as the Part 2 Local Plan).
4. The Burton Joyce Neighbourhood Plan was also prepared with consideration of the saved policies of the Gedling Borough Replacement Local Plan (2005) which was superseded by the adoption of the Part 2 Local Plan.

Map 1 Burton Joyce Neighbourhood Plan area



4 Why do we want a Neighbourhood Plan?

5. This Neighbourhood Plan process has provided the opportunity for the community to consider how they would like the village to grow over the plan period. What type of housing is needed, what growth in services would be desirable and how can the highly valued local landscape be protected?
6. The effectiveness of the Borough's Green Belt Policy is evidenced in the limited development that took place on the edge of the village between 2001 and 2011.
7. Developer demand and the NPPF's requirement for a 5-year land supply has coincided with a speculative application being successful for major development¹ of a brownfield site within the Green Belt.² The presence of large rear gardens has also provided the opportunity for in fill development on garden plots. Two of these sites have resulted in planning permission for large executive houses despite there being community support for smaller dwellings on these sites.³
8. The cumulative effect is a concern amongst the community that developer led planning applications are shaping the future growth of the village. This could lead to development that is unsustainable if the social, economic and environmental issues in the Parish are not a key consideration in the preparation of development proposals.
9. The Burton Joyce Neighbourhood Plan policies and the key principle should be read as a whole and together they seek to:
 - promote a constructive dialogue with developers before planning applications are submitted,
 - ensure that the heritage assets of the village are protected and where possible enhanced,
 - ensure that new development minimises the impact on the landscape around the village which is Green Belt and enhances biodiversity where possible,
 - provide housing that meets local needs particularly encouraging smaller dwellings,
 - support and improve the village centre, and
 - seek design and management solutions to address the issue of traffic volumes.

¹ GPDO 1995 definition 10 or more dwellings

² Glebe Farm planning permission for 14 dwellings secured 2016 ref number 2016/0306 at <https://pawam.gedling.gov.uk/online-applications/applicationDetails.do?keyVal=O3PS13HL0AA00&activeTab=summary>

³ 3 dwellings on Lambley Lane <https://pawam.gedling.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=M1CELKHL6S000>

5 How does the Neighbourhood Plan work within the planning system and with other strategic policies?

10. Planning policy has always been formulated by GBC and this body will continue to have a statutory duty to provide this. However, the Localism Act 2011 gave new powers to Parish Councils to produce a Neighbourhood Plan, if they wished.
11. The Burton Joyce Neighbourhood Plan, when 'made', will form part of the suite of statutory planning policy documents for Burton Joyce. It will have significant weight in the determination of planning applications.
12. The Part 2 Local Plan⁴ is seeking to allocate land in Burton Joyce to meet the Objectively Assessed Housing Need for the District. Policy LPD 63 identifies that 80 dwellings will be provided for in Burton Joyce and Policy LPD 68 allocates 2 sites; one on Mill Field Close (for approximately 20 dwellings)⁵ and the other at Orchard Close (for approximately 15 dwellings).
13. Additional dwellings are expected on infill sites within the village to meet the OAN figure.
14. In addition to being in general conformity with adopted Borough planning policies, this Neighbourhood Plan has also been drafted in the context of the National Planning Policy Framework and more recent Borough wide studies to support the preparation of the Part 2 Local Plan. These reports are:
 - a) Strategic Housing Land Availability Assessment (SHLAA) 2016 Update
 - b) Community Infrastructure Levy Charging Schedule 2015
 - c) Extract of Greater Nottingham Landscape Character Assessment 2009
 - d) Local Housing Needs 2016
 - e) Landscape and Visual Impact of Potential Development Sites December 2014
 - f) Revised Housing Background Addendum Paper May 2017
15. Two consultation reports have been prepared to capture the consultation feedback:
 - a) Household Survey
 - b) Children's Survey
16. Two reports have also been commissioned by the Steering Group these are
 - a) Rural Place Profile 2016 - Association of Local Councils (ACRE)
 - b) Burton Joyce Village Appraisal 2017– Urban Forward and DSA Environment and Design

Burton Joyce Village Appraisal 2017 - Urban Forward and DSA Environment and Design

17. The Burton Joyce Village Appraisal 2017 provides a detailed study of the Parish looking particularly at character, design, materials used, the landscape around the village and how the

⁴ see GBCs web site <http://www.gedling.gov.uk/planningbuildingcontrol/planningpolicy/emerginglocalplan/>

⁵ Mill Field Close has been granted planning permission for 23 dwellings

built environment sits in the landscape.⁶ The Village Appraisal is part of the Neighbourhood Plan and is intended to guide and inform the application of Neighbourhood Plan policies.

18. Based on robust analysis by an urban designer and a landscape architect the document provides key principals that should be considered when development is being undertaken in the village.
19. The document is on the neighbourhood plan web site due to file size but it is an important part of this Plan and is an Appendix to this Plan.
20. The Neighbourhood Plan policies are also written within the context of Borough and County policies which also aim to support sustainable development. For example, Nottinghamshire County Council's Policy WCS2 of the Nottinghamshire and Nottingham Replacement Waste Local Plan Part 1; Waste Core Strategy 2002 and the Nottinghamshire Minerals Local Plan 2005 requires that development should be designed, constructed and implemented to minimise the creation of waste, maximise the use of recycled materials and assist the collection, separation, sorting, recycling and recovery of waste.
21. It is expected that development in Burton Joyce will also need to meet County policy requirements where applicable.

6 Consultation

22. The Steering Group recognised consultation was key to successfully developing a Neighbourhood Plan for Burton Joyce Parish. The production of a Neighbourhood Plan requires an open process and on-going consultation. It also requires the involvement of a wide range of people young and old and from across the Parish.
23. The Steering Group has promoted the Neighbourhood Plan via
 - regular updates in Burton Joyce's Parish magazine,
 - Drop in sessions,
 - attendance at 6 community groups as part of their meetings to discuss the Neighbourhood Plan scope, and
 - sessions with young people at both the primary and secondary school
24. The key consultation events and activities that shaped the production of this Neighbourhood Plan are summarised in the Consultation Statement; this will be submitted with the final version of this Plan.
25. This consultation process has ensured that all residents have not only been kept informed about the Neighbourhood Plan but have had the opportunity to be involved in the production of it and been able to influence the extent and scope of the Plan.

⁶ Burton Joyce Village Appraisal is a supporting document to this neighbourhood plan but is a separate file due to size see <http://www.bjneighbourhoodplan.org.uk>

7 Status of Local Projects and Community Infrastructure Levy (CIL) Funding

26. One of the immediate benefits of preparing this Neighbourhood Plan is that the community and the Parish Council have identified a series of actions directly related to the Plan policies which will play a key part in the implementation of this Plan. These Local Projects are important to the community and whilst they are not part of the Neighbourhood Plan they are listed in Appendix A.
27. GBC has a (CIL) Charging Policy. Retail development (Use Classes A1-A5) attracts a set charge per sq. metre; residential charges are differentiated across zones. Burton Joyce is in zone 3 (the highest charging area) and the production of a neighbourhood plan will enable the Parish Council to secure 25% of the CIL monies generated from new residential development and retail development within the neighbourhood area. (Note: this only applies to new planning applications not those with permission that have yet to be built out or those with outline permission). See the CIL charging schedule for current charge rates.⁷
28. Whilst CIL funding is, of its nature dependent on the amount of development that takes place, it does provide some additional resource and the opportunity to lever in other public funds which could be used to implement projects that will help achieve the objectives of this Neighbourhood Plan. The Parish Council intend to use monies provided through CIL contributions to fund the local projects set out in Appendix A.
29. The identification of Local Projects as part of the Neighbourhood Plan process also serves to show local people how the Parish Council propose to focus this investment.

8 Burton Joyce in Context

30. The Parish of Burton Joyce covers approximately 6.5 square km (2.5 square miles)⁸ with the village in the southern part of the Parish. The River Trent forms the southern boundary and the eastern boundary of the Parish is also the District boundary with Newark and Sherwood District Council adjoining.
31. The village is bounded by Green Belt. The now superseded Replacement Local Plan 2005 identified secondary ridgelines running west to east across the Parish.
32. *'Complimentary to the need to protect the Green Belt is the need to maintain the visual quality of the ridgelines which surround much of the urban area in Gedling. These ridgelines provide a sense of place which is fundamental to the local character of this part of greater Nottingham.... They provide a sense of containment in most parts and accentuate the close proximity of the countryside to the urban area.'*⁹
33. Whilst this policy has not been directly carried forward, Policy LPD 19 (Landscape Character and Visual Impact) gives weight to the landscape actions set out in the Greater Nottingham

⁷ see <http://www.gedling.gov.uk/cil/>

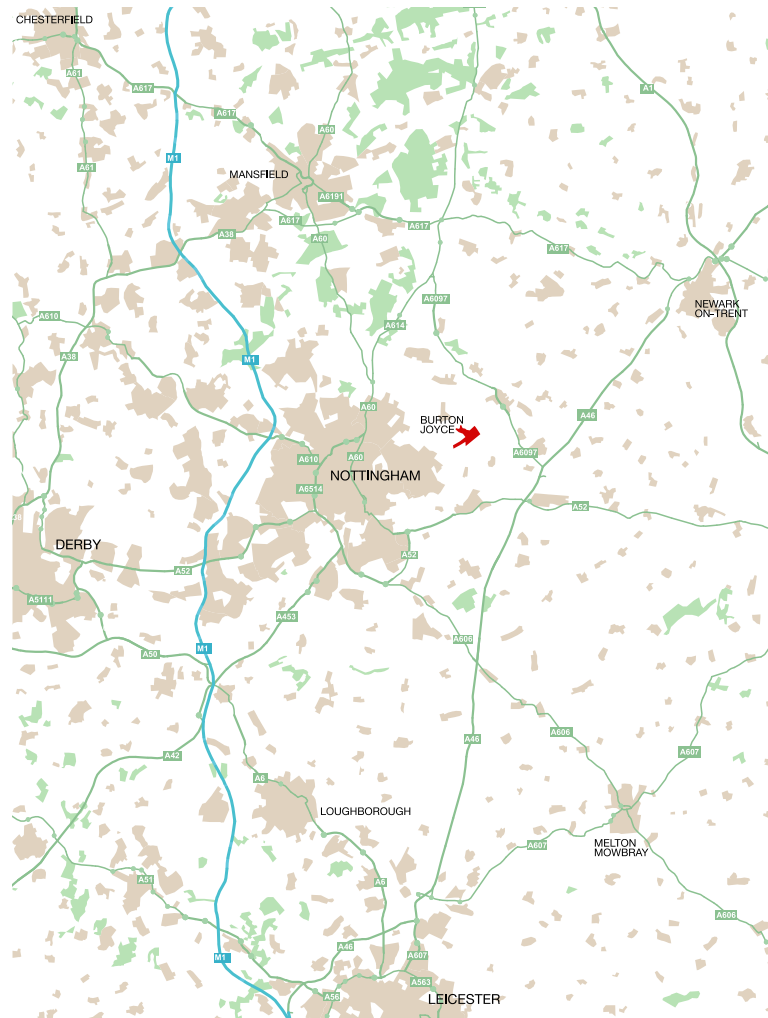
⁸ measured on google maps

⁹ Local Plan 2005 para 1.73

Landscape Character Assessment. Policy Zone MN015 proposes the following landscape action *‘Ensure built development does not extend above the ridgelines to retain the sharp and distinctive separation between conurbations.’*

34. The urban edge of Nottingham is only 263m from the western edge of the Parish boundary; Nottingham City Centre is only 7 miles away. Map 2 shows Burton Joyce in relation to the wider area.

Map 2 Burton Joyce Parish in Context



8a History and Heritage

35. There was an Iron Age Hill fort atop of what is now Lambley Lane and ‘Bertune’ was mentioned in the Domesday Book. It was a small village with a church, priest, meadow and woodland pasture, the value of the village being one silver mark. Bertune could mean either ‘the farm on the hill’ or ‘the farm in a fortified place’ and for centuries Burton Joyce remained an agricultural village.
36. The impact of the industrial revolution was felt specifically from 1773 when the growth of Nottingham’s lace industry spread to Burton Joyce with the first knitting frames. From then on, an industry developed, firstly in cottages where the frames were rented, and later in purpose-built workshops housing several machines. During the 19th Century large factories gradually

took the work away from the village, but some of the highly skilled knitters continued to operate. Local knitters became famous for the black silk hosiery that was sought by the aristocracy, and production continued as late as 1923.

37. There are still two workshops in the village, as well as a factory that has since been converted into a private dwelling. Many of the 19th Century rows of cottages that survive were built to house some of the framework knitters and their families, e.g. Rose Cottages.
38. The earliest evidence of local crossings of the River Trent can be found on a 1609 map showing a ford allowing a crossing from Burton Joyce to Shelford (outside the Plan area).

Map 3 Copy of a sketch of Burton Joyce and the ford across the River Trent taken from an original map of Sherwood Forest dated 1609



39. The ford at Burton Joyce was still in use in the early 20th Century, but became unusable in the 1930's when the river was deepened to allow bigger barges to navigate the river taking goods between Nottingham and the East Coast.
40. In the 19th Century Burton Joyce became an attractive destination in the summer for the rich residents of Nottingham looking to escape from the heat, smells and air pollution of this now heavily industrialized city. With the arrival of the train line and station in 1846 the village became popular with day trippers heading for the tea shops that proliferated in the village. Summer houses were also built at this time providing second homes for many rich professionals in the city.
41. Main Street was the historic route through from Nottingham then down and along the Trent Tow Path to the East Coast. Church Drive (A612) was constructed in the 1930's and is now a heavily trafficked route from Nottingham to the East of the country.
42. There are 8 buildings or structures that are listed by Historic England as follows:¹⁰

¹⁰ information about these listed buildings and structures can be found at <https://historicengland.org.uk/sitesearch?terms=Burton%20Joyce&pageSize=undefined&searchtype=sitesearch>

St Helen's Church
 Methodist Church, adjoining school room and boundary wall
 Spire near South Aisle
 Manor Farm
 Barn, 36 Lambley Lane
 Lodge Farmhouse and adjoining stables
 War Memorial
 Footbridge on Trent Tow path.

43. St Helens Church is Grade 1 all the others are Grade 2.
44. The Part 2 Local Plan (Adopted July 2018) proposes to use a robust and proportionate process to prepare a list of Locally Important Heritage Assets which will effectively renew and replace the existing Local Interest Buildings list. These buildings will be protected under Policy LPD31 in the Part 2 Local Plan (see paragraph 9.7.2 of the LPD for more info). Appendix E of the Part 2 Local Plan shows the list of Local Interest Buildings identified in the now superseded Replacement Local Plan (2005).
45. In addition, the Steering Group has worked with the Burton Joyce and Bulcote Local History Society to prepare a local list of buildings of interest. As part of their duty to support, GBC agreed that the History Group could use criteria from Mansfield District Council which GBC have also used. Policy NP7 of this Neighbourhood Plan provides a list of buildings and structures that are nominated for assessment as of local historical significance (in addition to those previously identified in the 2005 Replacement Local Plan) and which serve to reinforce the character of the area based on these criteria. These heritage assets and are discussed in section 18 and listed at Appendix F.

8b The People

46. In 2011 the Census recorded 3445 residents living in 1568 homes in Burton Joyce Parish. This was an increase of 52 residents since 2001 and 1484 dwellings.
47. Figure 1 shows the proportion of people of working age, children and older people recorded in 2011.

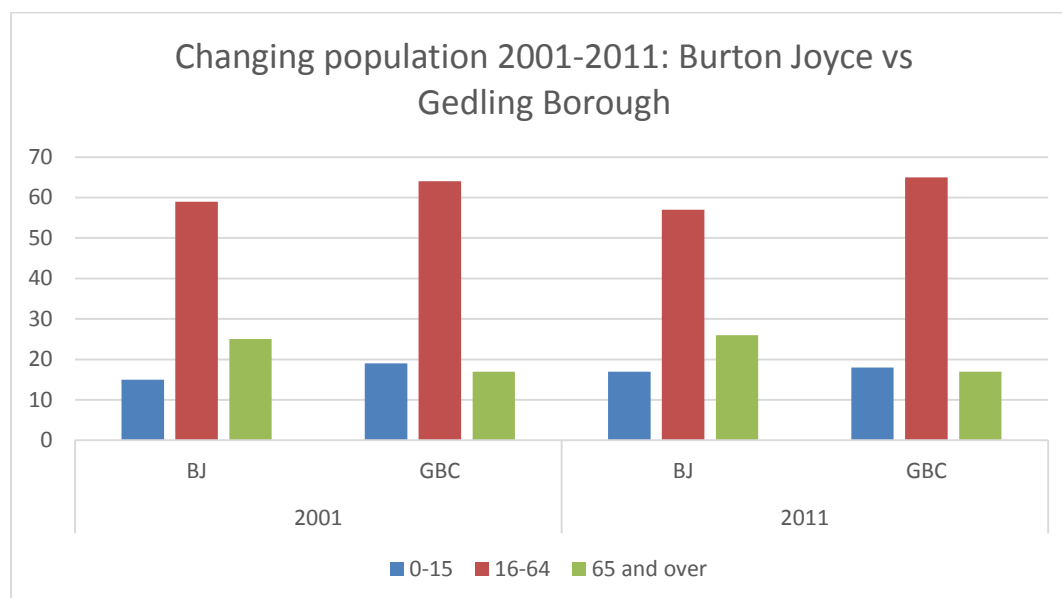
Figure 1¹¹

Children under 16	Working age adults	Older people over 65
595	1,960	890
17.2% (England average = 18.9%)	56.9% (England average = 64.7%)	25.9% (England average = 16.3%)

¹¹ Ref Rural Place Profile 2013

48. It is significant that Burton Joyce has a higher proportion of people over 65 than the national average. Figure 2 compares Burton Joyce's population to that of the District. Burton Joyce has a significantly older population with 26% of the population were over 65 in 2011 compared to a district average of 17%. It is expected that the proportion of people over 65 will continue to increase significantly over the Plan period and future development should reflect this local and District requirement for some smaller dwellings.

Figure 2

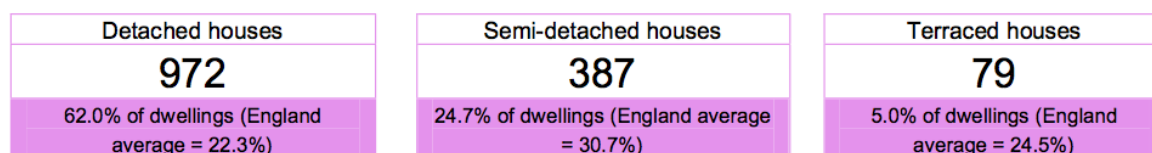


49. Sustainable communities require a mix of people of different ages who in turn require houses of differing sizes over their lives. The implications of this are considered more fully in section 8c and policy NP 4.

8c Housing in Burton Joyce

Figure 3 is taken from the ACRE Rural Area Profile and shows the dominance of detached dwellings compared to the national average.

Figure 3



50. The dominance of detached houses and the evidence of an aging population has implications for the future sustainability of Burton Joyce. Changing social norms and an ageing population fuel a growing demand for smaller dwellings. To ensure the future sustainability of the village, smaller properties for older residents and starter homes for young people should form part of

the housing mix on new developments, to reduce the present dominance of large detached family homes.

51. GBCs Local Housing Need Study May 2016¹² which formed part of the evidence base for the Part 2 Local Plan came to similar conclusions: *'It is considered that smaller homes (2 and 3 bedrooms) are needed in Burton Joyce.'*
52. Policy LPD37 (Housing Type, Size and Tenure) sets out that residential development should provide an appropriate mix of housing subject to housing need and the demographic context of the local area.
53. 69 dwellings (4.7%) in the Parish are classed as Affordable Housing. The planning definition of Affordable Housing is set out in Annex 2 of the National Planning Policy Framework.
54. Affordable Housing as defined will continue to be delivered as part of GBCs policies. Policy LPD 36 reflects the adopted Affordable Housing Supplementary Planning Document 2009, and in Burton Joyce Borough policy requires that 30% of market housing on sites of 15 or more dwellings are required to be Affordable.

8d Amenities

55. Burton Joyce village has a number of important local amenities listed in the table below. The table includes public open spaces because they are valued as local amenities.
56. In 1986 a survey of Burton Joyce was undertaken stating that, apart from clothes, most things could be purchased in the village although *'Many people expressed a need for a fish & chip shop or a Chinese take-away & a cake-cum-tea shop'*. The village now has all these three amenities but compared to 1986 it does not have the butcher, a bank or hardware store that it did have 30 years ago. Such a trend is typical of a much wider change in retail patterns.
57. Most Burton Joyce residents have the capability to access super-fast broadband.
58. Access to frequent bus services daily that run between Nottingham and Southwell (including late night services at the weekend) are an important aspect that makes Burton Joyce a sustainable community. A regular service Monday to Friday (every 30 minutes for most of the day) provides good access to the City and neighbouring towns. There is an hourly service on a Sunday.
59. Access to major employment and retail areas is easy and car usage can be minimised. The bus service is highly valued as is the train station. Train services are more limited - currently 11 trains per day stop at Burton Joyce on their way to Nottingham during the week (although the times are not to spread evenly over the day). The Parish Council along with the Village Society will continue to lobby East Midlands Trains to increase the number of trains that stop at Burton Joyce train station.

¹² see

[http://www.gedling.gov.uk/media/documents/planningbuildingcontrol/localplanningdocument/Local%20Housing%20Need%20\(May%202016\).pdf](http://www.gedling.gov.uk/media/documents/planningbuildingcontrol/localplanningdocument/Local%20Housing%20Need%20(May%202016).pdf)

Table 1

Burton Joyce Village Hall	3 village pubs (2 inc. restaurants)
Poplars Recreation Ground: includes all weather 3G football pitch, grass pitches and a cricket pitch, bowling green, Petanque and archery	Grove Recreation Area ¹³
Co-op	Primary School (344 pupil role with 69% from within the catchment area)
Parish Church of St Helens	Charity Shop
Fish and Chip Shop	Allotments
Chinese Take away	Pharmacy
2 Recycling centres	Post Officer Counter service within gift shop
Roberts Recreation Ground play area for younger children and multi-use games area	Community Church
3 cafes (1 includes bakery)	Estate agents
Riverside Land ¹⁴	Millennium Memorial Site ¹⁵
Library	Old school building
Old Church Hall	Carnarvon Room
Village Hall	Cemetery and garden of rest

60. Map 4 shows the range of amenities and community facilities in the Parish.

¹³ designated a Local Green Space in the Part 2 Local Plan

¹⁴ designated a Local Green Space in the Part 2 Local Plan

¹⁵ designated a Local Green Space in the Part 2 Local Plan

Map 4: Community Services and Facilities**8e Economy**

61. The proportion of economically active residents in Burton Joyce is broadly aligned with national averages at 69% of the population. However, 16% of those working full time work more than 49 hours a week compared to 13% nationally. More people are self-employed (14% compared to 10% nationally) and 6% of people work from home all the time compared to 3.5% nationally. However, 16 % of residents work 49+ hours a week and double the proportion of people work from home (nearly 7% or 60 people) compared to the national average.¹⁶
62. There are a wide range of businesses within the Parish from farms and associated businesses like livery yards to financial and legal services. This is in addition to the 135 plus people who work from home (or run their businesses from home¹⁷) in the Parish.

¹⁶ data taken from Census 2011 summed up in Rural Area Profile on neighbourhood plan web site

¹⁷ 2011 census states that 135 people work from home full time significantly more people work from home some of the time

Local (Village) Centre

63. The Part 2 Local Plan (2018) defines the local centre for the village and establishes the uses in relation to protecting the viability of the village centre that will be supported (Policy LPD50).
64. The role of the village centre is very important in meeting the needs of local people especially those who are less mobile. The row of shops on Main Street were built in the 1950s the Co-op has occupied a central plot in the village since 1960s.
65. This has been the historic centre of the village where shops have clustered for two hundred years, more recently there are several retail and commercial businesses outside the Local Centre on the A612.
66. There have been several proposals for environmental improvements to the village centre to enable better pedestrian movement between the row of shops and the Co-op. The most recent scheme was in 2013 when the County Council and Groundworks submitted to the Parish Council costed proposals for environmental improvements to the village centre. These were widely supported not only because they enhanced the appearance of the village centre but because they improved pedestrian movement across Main Street and to the row of shops. Cutbacks meant that the public funding needed was then lost and the scheme was never implemented.
67. Feedback in the Household Survey confirmed that access to the shops on Main Street was difficult for people with mobility issues due to the steep slope to their entrances and the Parish Council will continue to seek funding to ensure this environmental improvement scheme is implemented over the lifetime of the Neighbourhood Plan. This is a project listed at Appendix A.

8f Traffic and Car Parking

68. With the increase in car usage, an ageing population and the proposals in the Part 2 Local Plan for additional housing development in the Parish, the demand for parking spaces near the concentration of shops will continue to increase. The topography of the village, with much of the housing built up the hill side, means that many older residents prefer to drive into the centre.
69. The Co-op car park is very well used, has 29 spaces (including 4 for disabled users or mother and child) and operates a 2-hour maximum parking stay. At peak times (around school drop off and pick up and on Saturdays it is frequently full). Many residents also park in the Cross Keys car park (which has about 24 spaces) although this is not a formal arrangement. There is also limited off street provision for the doctors (4 patient spaces and 4 spaces for staff).
70. Consequently, many people park on the roads around the village centre. The roads are very narrow in places reflecting the historic street pattern. Feedback from the Household Survey revealed that on street parking around the village centre created traffic hazards and affected pedestrian safety.
71. The A612 is a major through road from Nottingham to the east. There is anecdotal evidence to indicate that the widening of the A46 (a major north south trunk road running down the east

of the country that is outside the Parish) has exacerbated the general rise in traffic in recent years.

72. The volume and speed of traffic was a significant cause of concern. 80% of respondents in the survey considered it important or very important. The state of the roads (particularly on Main Street) was the most important issue for 65% of respondents.

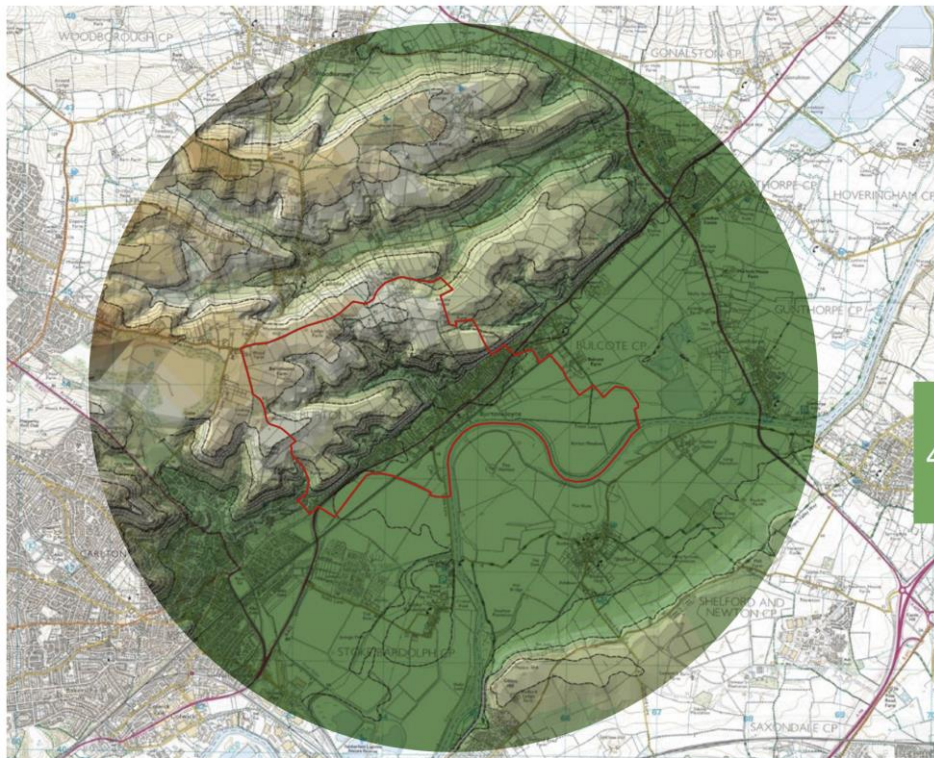
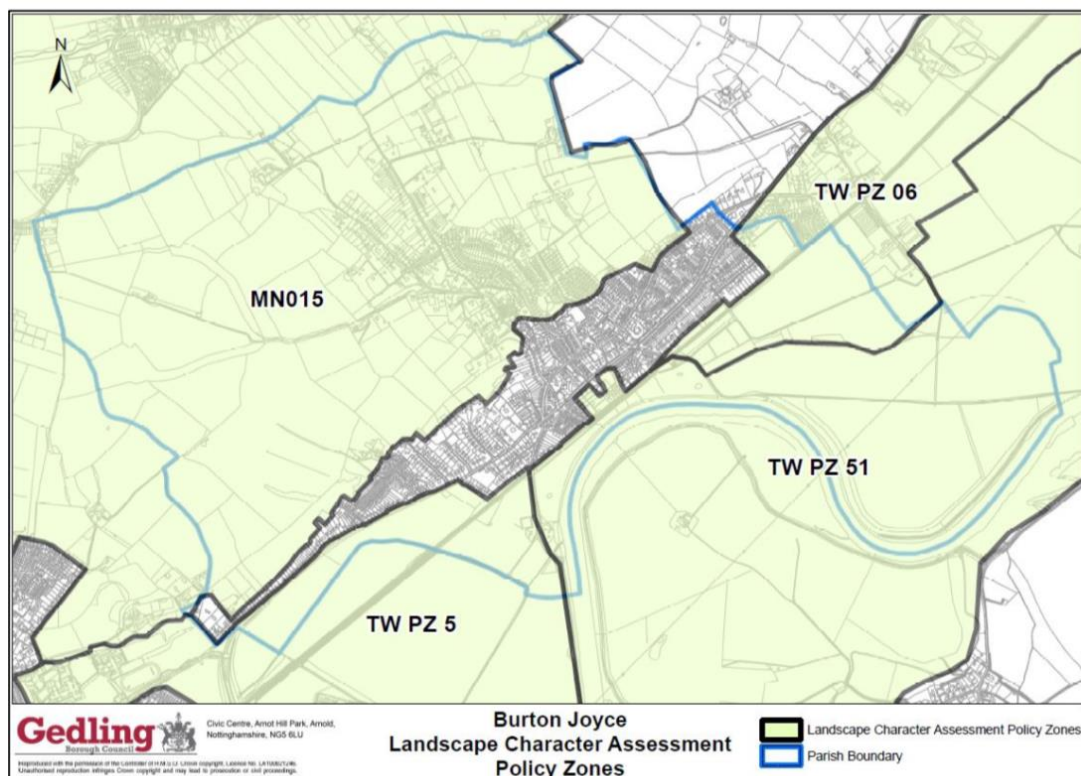
8g Landscape Character

Feedback from the Household Survey shows how highly residents value the natural environment within and around the Parish. Table 2 is an extract from Household Survey

Table 2 Q1: What do you like about living in Burton Joyce?

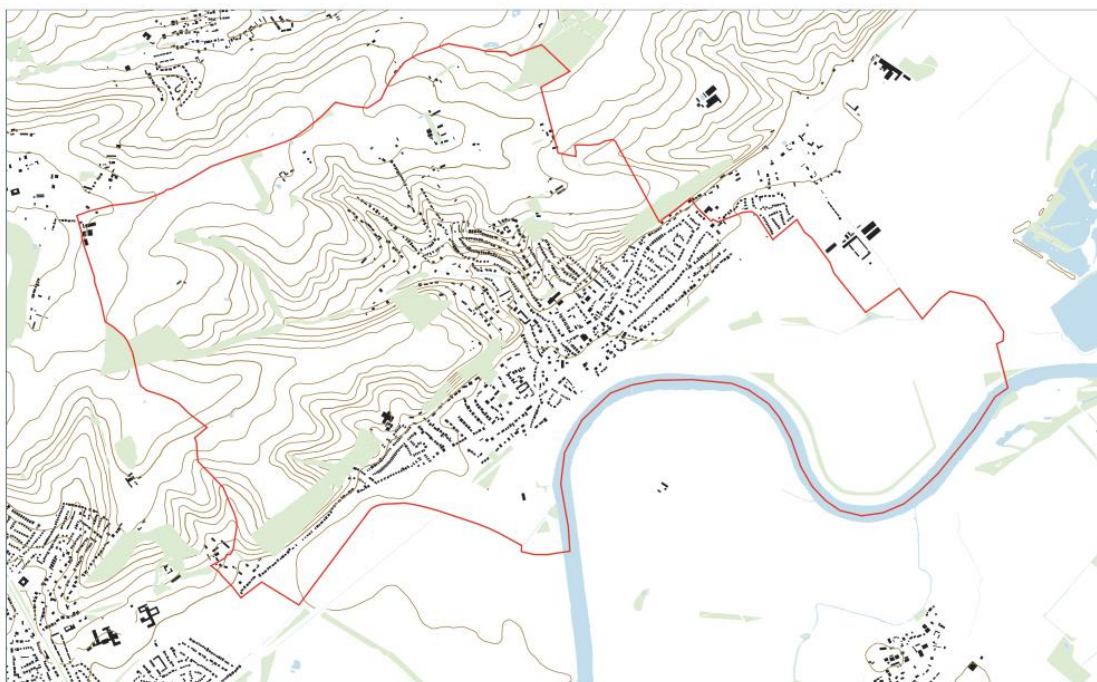
	% Score important or very important
Rural atmosphere	91
Views over the Trent Valley	78
Easy access to the countryside	93

73. Section 4 of the Village Appraisal provides a detailed analysis of the Landscape Character of the Parish. The section is arranged to consider the National Landscape Character, the Local Landscape Character and how to manage change in Burton Joyce whilst minimising the impact on this character.
74. Burton Joyce lies within 'NCA 48: Trent and Belvoir Vales'. Cultural heritage is evident in the Trent and Belvoir Vales NCA with the overall settlement pattern little changed since medieval times. Rural tranquillity is still a feature over much of the area; however, significant residential and infrastructure development pressures exist from the main settlements and major roads that traverse the area.
75. Map 5 taken from the Village Appraisal shows the underlying topography of the area and how it relates to landscape character. The Parish is outlined in red.
76. At a local level Burton Joyce lies within the Greater Nottingham Landscape Character Area.
77. The Parish is 'split' with the south-eastern part (at a lower elevation) lying within the *Trent Washlands* landscape character area and the portion that rises up the valley side characterised as *Mid Nottinghamshire Farmlands*.
78. Map 6 shows these Landscape Character areas.
79. These landscape character areas are then further divided into a series of 'policy zones', intended to tie into local planning policies, which set out the characteristics, sensitivity and some landscape actions (amongst other details) for each of the local areas.

Map 5: National Character Areas, Topography and Burton Joyce Parish**Map 6: Local Landscape Character Areas**

80. The Trent Washlands Policy Zones that cover Burton Joyce Parish are TW05, TW06 and TW51. The *Trent Washlands* are generally characterised by a flat, low-lying landscape dominated by agricultural fields that also act as a flood plain. Depending on proximity there tends to be a strong suburban influence, in particular around Carlton and Burton Joyce. The valley floor has an enclosed character and views are restricted by topography and woodland and tend therefore to be 'channelled' along the valley.
81. The *Trent Washlands* have a generally low to medium sensitivity to development, with poor to moderate condition. A number of detractors are noted throughout the area, which partly cause the poorer condition. These include pylon lines and busy transport routes.
82. The *Mid Nottinghamshire Farmlands* Policy Zones relate predominantly to the northern, more elevated parts of Burton Joyce MN015. The *Mid Nottinghamshire Farmlands* have a generally high sensitivity to development, with a good to very good landscape condition. The sensitivity and condition are combined to provide the context for suggested landscape actions for the *Mid Nottinghamshire Farmlands*.
83. For each of the Policy Zones there are landscape actions these are listed at Appendix B.
84. The fact that Burton Joyce straddles two-character areas and is within 1.86 miles¹⁸ of the urban edge of Nottingham demonstrates why the Green Belt designation that surrounds the village is vital to protect the rural setting and valued landscape character of the Parish.
85. Map 7, taken from the Village Appraisal¹⁹, shows the topography of the Parish; the contrast of the two-character areas is clear.

Map 7: Topography of the Parish



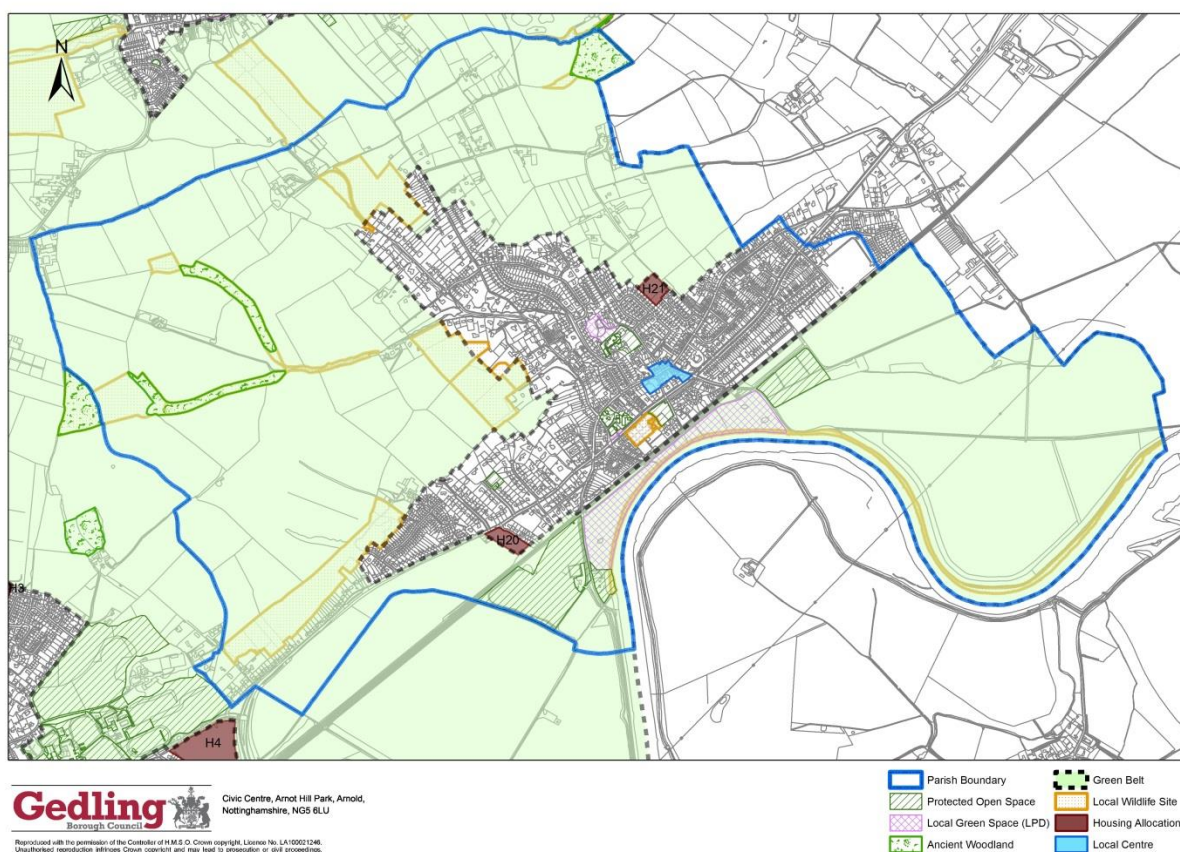
¹⁸ measured from the centre of the village to the Colwick loop road where it meets the B686

¹⁹ Burton Joyce Village Appraisal is an appendix to this Plan but it is a separate document due to file size see on the NP website at <http://www.bjneighbourhoodplan.org.uk>

8h Areas of Nature Conservation

86. Map 8 shows the extent of the Green Belt and relevant nature conservation designations set out in the Part 2 Local Plan (which includes Protected Open Spaces, Local Green Spaces, Ancient Woodland and Local Wildlife Sites). For clarification the notation for 'local centre' is referred to as the 'village centre' in the neighbourhood plan. The boundaries are conterminous (also see Map 18 of this plan).
87. The River Corridor not only provides an area rich in wildlife but provides a highly valued open space for active leisure and recreation.
88. Local Wildlife Site designation is managed by the Nottinghamshire Biological and Geological Records Centre on behalf of Gedling Borough Council. The designation and status of sites is regularly reviewed and updated reflecting the relevant evidence.

Map 8: Extract from the Part 2 Local Plan Policies Map

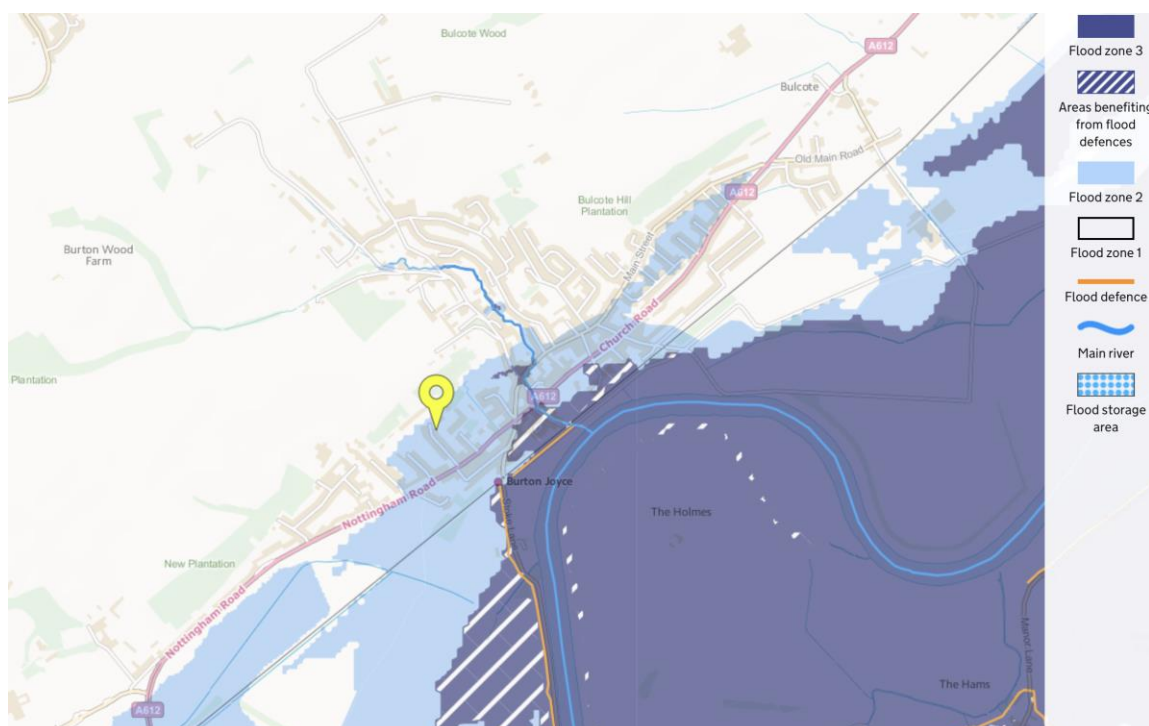


89. Map 9 below is taken from the environment agency web site²⁰ and shows the flood zones for the Parish.
90. Flood zones are mapped by the Environment Agency (EA) but they only show the areas at risk from fluvial (river) flooding. There are 3 flood zones as defined by the EA; Flood Zone 1, 2 and

²⁰ see <https://flood-map-for-planning.service.gov.uk/summary/464267/343520>

3. These areas have been defined following a national scale modelling project for the EA and are regularly updated using recorded flood extents and local detailed modelling.
91. The flood zones are based on the likelihood of an area flooding, with flood zone 1 areas least likely to flood and flood zone 3 areas more likely to flood.
 92. Areas deemed to be in flood zone 1 have been shown to be at less than 0.1% chance of flooding in any year, this is sometimes known as having a 1:1000-year chance. There are very few restrictions in terms of flood risk to development on flood zone 1 areas, the exception is for development over 1ha in size which must have a flood risk assessment undertaken as part of a planning application
 93. Areas deemed to be in flood zone 2 have been shown to have between 0.1% – 1% chance of flooding from rivers in any year (between 1:1000 and 1:100 chance) or between 0.1% – 0.5% chance of flooding from the sea in any year (between 1:1000 and 1:200 chance).
 94. Flood zone 2 development needs to submit a flood risk assessment as part of its planning application which shows the risk of flooding to the site.
 95. Areas within flood zone 3 have been shown to be at a 1% or greater probability of flooding from rivers or 0.5% or greater probability of flooding from the sea. Flood zone 3 development needs to submit a flood risk assessment as part of its planning application.
 96. The risk of flooding in the village has been reduced since the construction of flood defences in 2000. The Environment Agency map identifies the areas at risk of fluvial flooding.

Map 9: Flood Zones



97. In recent years surface water run-off has become as significant issue in parts of the village as water runs off the ridgeline and down into the village. (The site allocation for Orchard Close is required to have a site-specific flood risk assessment focusing on surface water flooding in recognition of this issue.)

98. Policy 1 (Climate Change) of the Part 1 Local Plan sets out the requirements for development in areas potentially at risk of flooding. Policy LPD3 in the Part 2 Local Plan accords with more recent NPPF and NPPG guidance.

Burton Joyce Today: Challenges and Opportunities

99. A SWOT analysis was undertaken by the Neighbourhood Plan Steering Group (see Appendix C). Table 3 is a summary of the issues identified based on the SWOT analysis and the extensive consultation undertaken prior to drafting the Neighbourhood Plan.

Table 3: Issues and Proposed Neighbourhood Plan Response.

Issue	Background	Proposed Neighbourhood Plan Response
Developer pressure has seen a number of speculative planning applications in the Green Belt that would erode landscape character. NP seeks to ensure that the landscape character that surrounds Burton Joyce village is protected	Rural location, setting and access to countryside significant in consultation; Green Belt and LCA assessment confirms value of landscape and need to conserve in most of the Parish and create in the area around the river corridor.	Policy to protect the landscape character of the Parish based on a thorough analysis of the landscape value and the setting of built environment. Village Appraisal Study produced prepared jointly by a landscape architect and urban designer.
The design of development in recent years has not always been sensitive enough to the existing character of the Plan area.	Design in Burton Joyce is eclectic but there are common materials and styles and the design of development can either reinforce or diminish this character.	A better understanding of existing design based on the Village Appraisal will form the basis of Burton Joyce specific design guidelines. Use of design guidelines from this Appraisal to form basis of design policy.
Housing mix and type; sites that would have been suitable for smaller dwellings near the centre of the village have secured planning permission for large executive homes	Dominance of detached housing alongside an ageing population meeting means more smaller dwellings are needed to meet local needs	Policy to support the provision of smaller dwelling particularly on sites near the village centre
There may be continued infill development within the existing settlement that could continue to erode the character of parts of the Plan area.	Continued infill development will have an impact on the appearance of the village	Provide a policy framework for infill development in Burton Joyce village.
Extend provision of community facilities	Focus of ideas for village center – encourage environmental	Policy framework to protect the heritage value of the Old

Issue	Background	Proposed Neighbourhood Plan Response
	improvements to include the opportunities to improve the Old school building	school building in this key location whilst encouraging sympathetic renovation for a mixture of community uses.
Heritage	There are buildings that are not listed but that warrant recognition of their local heritage value of the remaining fragments of historic character are to be protected.	Policy to identify non-designated heritage assets and to recognise their historic merit on contributing to the character of the Parish.
Improve and extend existing non-vehicular routes	New development on the edge of the village will have implications for the footpath network. There is also the potential for extending cycling and walking routes along the river corridor and improvements to footpaths within the village. Safety issues relating to the narrow footpath along A612 need addressing	Policy to consider these issues and to require new development to demonstrate how it has safeguarded the existing footpath network. Project to seek ways to secure additional investment to improve the walking/cycling experience in the Parish.
Sustaining the village centre	Limited on street parking creates difficulties for those who need to drive to the village to access local services. It also causes congestion and is detrimental to road safety for pedestrians. Environmental improvements in the village centre to improve pedestrian movement and enhance the appearance have been proposed in the past	Policy to encourage environmental improvements to make the village centre a safer and more attractive place.

9 Community Vision

100. This vision has been prepared by the Steering Group and endorsed by the community based on the consultation events and questionnaire feedback.

‘Over the plan period Burton Joyce will be relatively unchanged. It will maintain its natural beauty surrounded by greenbelt. It will provide a safe environment with a broad range of local facilities and a pedestrian friendly centre, which is commercially attractive to existing and new businesses. It will retain its village identity and strong community spirit. Appropriate and sustainable development will continue to meet its demographic needs, be of a high quality, and be sensitively located in keeping with the size and character of the village.’

10 Community Objectives

101. A range of issues were raised throughout the early consultation process. The objectives below reflect the greatest concerns and the area of focus for this Neighbourhood Plan.

Community Objective 1: Ensuring that all new development is designed and located so that it minimises its impact on the natural and built environment, whilst providing direct benefit to local people by:

- a) Being suitable to meet Parish needs, and
- b) Being informed by the Village Appraisal (as well as other District and County studies),
- c) Being underpinned by extensive local consultation, and
- d) By not exacerbating the existing flooding issues in the village.

Community Objective 2: Ensuring that all new development is designed so that it

- a) respects the materials, style, and layout of the existing settlement (where applicable), and
- b) enhances, rather than diminishes, the existing character of Burton Joyce Parish

Community Objective 3: Ensuring that the landscape character of Burton Joyce Parish is protected by ensuring that

- a) Burton Joyce remains separate from the Nottingham built up area
- b) The long views and vistas from the ridgelines above the village looking south across the Trent Valley are protected
- c) The soft green edges of the village remain with immediate walking access to high quality landscape areas along the river and north over the ridgelines.
- d) The value of the bio diversity in the parish with its green and open spaces, ancient woodland, veteran trees and hedgerows and trees is recognised and where possible native trees and hedgerows are planted as part of new development

Community Objective 4: Ensuring that future housing growth provides a mix of house types particularly smaller dwellings to meet local as well as district need for properties for downsizing and for starter homes.

Community Objective 5: Seeking opportunities to maintain and enhance services and facilities within Burton Joyce, particularly the renovation of the Old School building, and ensuring that future development does not place an unacceptable burden on the local doctors and primary school.

Community Objective 6: Encouraging development that improves the village centre.

Community Objective 7: Seeking opportunities to improve and extend the walking and cycling routes through the Parish and improving pedestrian safety along the A612 and within the village centre.

Community Objective 8: Encouraging pre-application community consultation²¹ so the community and developers can work together to produce schemes designed to a high standard and in the most appropriate locations

²¹ This objective is about improving the process of engagement and is considered an aspirational policy

11 Embracing Sustainable Development Principles in Future Development Proposals

102. The NPPF states that there are *‘three dimensions to sustainable development; economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:*

- ***an economic role*** – *contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;*
- ***a social role*** – *supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being; and*
- ***an environmental role*** – *contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.*

These roles should not be undertaken in isolation, because they are mutually dependent.’

103. The planning system must balance up these dimensions to ensure the vitality of communities.

104. The policies in this Neighbourhood Plan provide a planning policy framework to ensure that future development will be sustainable for Burton Joyce.

105. Sustainable Development in Burton Joyce means:

- High quality design to enhance the distinctive historic and rural character of Burton Joyce.
- Development that does not place unacceptable additional burdens on the Parish’s infrastructure (from the doctors and local school to the drainage and the narrow village roads).
- Seeking creative design solutions that also result in improved pedestrian and cycling connections within and through the village.
- The provision of a wider range of house types to meet the needs of local people across their housing life cycle.
- Supporting development that provides additional community facilities.
- Sustaining the attraction of the village centre by seeking ways to reduce the issue of on street parking within the village and by promoting an environmental improvement scheme.
- Protecting the bio diversity of the Parish recognising the value of ancient woodland and veteran trees specifically in reducing the risk of flooding and in generally contributing to the quality of outdoor life for local people.

106. The Parish Council will work proactively with developers to find joint solutions at the pre-application stage. Section 12 sets out a process that will enable this to happen, wherever possible, to secure development that improves the economic, social and environmental conditions of the village.

12 Consulting the Community: A Key Principle

107. This Plan is a reflection of the community's need to have greater involvement and influence in development proposals that come forward between 2017 and 2028. The importance of pre-application engagement is endorsed in paragraph 188 of the National Planning Policy Framework.²²
108. The process detailed below is independent to the pre-application advice service provided by Gedling Borough Council, however applicants are strongly encouraged to engage with the Parish Council prior to submitting a formal planning application. The Parish Council is a consultee for planning applications within the Parish and seeks to resolve potential issues at an early stage.
109. This community knows their area and wants to be involved constructively in ensuring new development is well designed. The key principle strongly encourages applicants who are submitting plans for new build or replacement buildings to talk to the Parish Council prior to a scheme being submitted for planning permission.
110. Encouraging discussion between developers and the Parish Council at an early stage in the planning process will be of benefit to the applicant as issues can be shared and resolved at an early stage in the process. This should result in a scheme that is more acceptable to the community and is more likely to secure approval by GBC.
111. This key principle sets out how developers should work with the community and the Parish Council.

Key Principle: Pre-application Community Engagement

- 1. Applicants submitting development proposals (other than for residential extensions) are encouraged to actively engage in consultation with the Parish Council and the community as part of the design process at the pre-application stage.**
- 2. The planning application should include a short document explaining;**
 - a) how the developer has consulted with the community; and**
 - b) how issues of concern have been addressed; and**
 - c) how the layout, boundary treatment and design of the proposal responds and reinforces local character (as detailed in the Burton Joyce Village Appraisal); and**
 - d) (where the proposals are for housing development), how this meets local housing need.**

²² para 188 of the NPPF 'Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcome for the community'.

Neighbourhood Plan Policies

13 Spatial Strategy

112. Periods of national house building in the Parish have determined growth during the 1950's, through to the early part of the 21st century. The Village Appraisal shows how relatively recent house building created small to medium sized estates located up the hill side (particularly Foxhill Road and Hillcrest Gardens) that are prominent in the landscape. The linear form of Burton Joyce has become extended as houses spill up the hillside.
113. The Village Appraisal provides a full analysis of how the village grew and has identified character areas based on this evolution.
114. From around the 1950s to the 1980s, the village grew to the north west in earnest, with denser development along the lanes running up the escarpment. In the Village Appraisal, this is classed as the modern era.

Map 10: houses built primarily between the 1950s and 1980s



115. Much of the housing stock in this area of the village is of low value in character terms but sits in the most sensitive part of the settlement in landscape terms.
116. The recent estate houses have tended to use either brick or processed stone with more suburban styling and limited reference to local building styles and colour palette.

117. A recent trend in Burton Joyce is the introduction of large, private dwellings into back land or redeveloped plots. These are distributed reasonably evenly throughout the village, although they cluster more on the historic lanes running north.
118. In 2017 planning permission was granted for development at Glebe Farm of 14 dwellings²³. This is in the Green Belt and is an incursion up the slope that can be seen from the valley floor.
119. The figures in table 4 are taken from the Detailed Housing Trajectory supplied by GBC to the planning inspector²⁴. It shows the quantity of past completions from 2011, extant permissions and allocations in the Part 2 Local Plan.

Table 4: Detailed Housing Trajectory updated September 2017

Completions since 2011	Planning Permissions	Site Allocations	Total
12	26	38	76

120. If all these permissions are built out and the sites allocated as per the Part 2 Local Plan this is only 4 dwellings short of the number proposed as a minimum in the Part 2 Local Plan LPD 63.²⁵
121. Feedback from the Household Survey showed that 80% of respondents like Burton Joyce because of its current size. In relation to future development 65% of respondents strongly supported only further infill development and 69% supported only small-scale development i.e. up to 5 dwellings. Conversely 70% do not want any further large development (defined as 16 or more dwellings).
122. The Spatial Strategy set out in Policy 2 of the Part 1 Local Plan states that the level of development in Burton Joyce is to meet local need only. Gedling Borough's Local Housing Need (2016) document sets out that between 70 to 90 new homes will be required in Burton Joyce up to 2028 to meet local need.
123. The Part 2 Local Plan requires a minimum density of 20 dwellings per hectare across the parish. However, the density around the village core is greater than this reflecting historic development patterns and the cluster of buildings near to the centre of the village. This is defined as the built-up area of the village within 5 minutes' walk of the centre and is shown on Map 14. Density on infill or redeveloped sites within 5 minutes' walk from the village centre could be higher (this also reflects the support for smaller dwellings in this area see Map 14 and Policy 4.)
124. NP1 balances the views of the community and recognises the likelihood that at least 80 dwellings will be built up to 2028 with the need to provide some flexibility to deliver a small number of additional dwellings to reflect the ethos of the National Planning Policy Framework.

²³ Planning application ref 2016/0306

²⁴ See Local Planning Document Examination Library EX/130 September 2017

²⁵ Part 2 Local Plan (Adopted July 2018)

125. NP 1 sets out the Spatial Strategy or broad approach to the overall distribution of development across the Parish. NP 1 is based on the principle of sustainable development as set out in paragraph 7 of the NPPF.

NP 1 Spatial Strategy

- 1. Development proposals that are within the existing built up area will be supported where they can demonstrate that they satisfy the principles of sustainable development by:**
 - a) meeting development needs; and**
 - b) ensuring that the density of development is a minimum of 20 dwellings per hectare. In the central core (defined as 5 minutes' walk from the village in the built-up area and show in Map 14) higher density proposals will be supported where this reflects the surrounding development characteristics; and**
 - c) avoiding significant harm and where possible enhancing the landscape character and setting of the settlement in line with the recommendations of the Landscape Character Assessment and the Burton Joyce Village Appraisal; and**
 - d) avoiding damage to identified areas of importance for nature conservation (Local Wildlife Sites, Ancient Woodland and Local Green Spaces), habitats and species of principal importance identified in the Nottinghamshire Biodiversity Action Plan and enhancing nature conservation sites, habitats and species wherever possible; and**
 - e) maintaining and where possible enhancing accessibility to services and facilities and not exceeding the capacity of the existing road network, local schools and doctors' surgeries.**
- 2. To be supported development proposals are required to demonstrate that;**
 - a) open countryside to the south of the A612 beyond Mill Field Close continues to provide a clear distinction and sense of openness between the edge of the Nottingham built-up area and the built-up edge of Burton Joyce village;**
 - b) landscape schemes for development on Whitworth Drive maintain the wooded slopes around the dwellings to reinforce the open character of this area which forms an important rural edge despite the closeness of these dwellings to the edge of the Nottingham built up area;**
 - c) on the upper slopes to the east of the built-up area, the village does not encroach on the open fields that are prominent from across the valley.**

14 Protecting the Landscape Character of Burton Joyce Parish and Enhancing Biodiversity

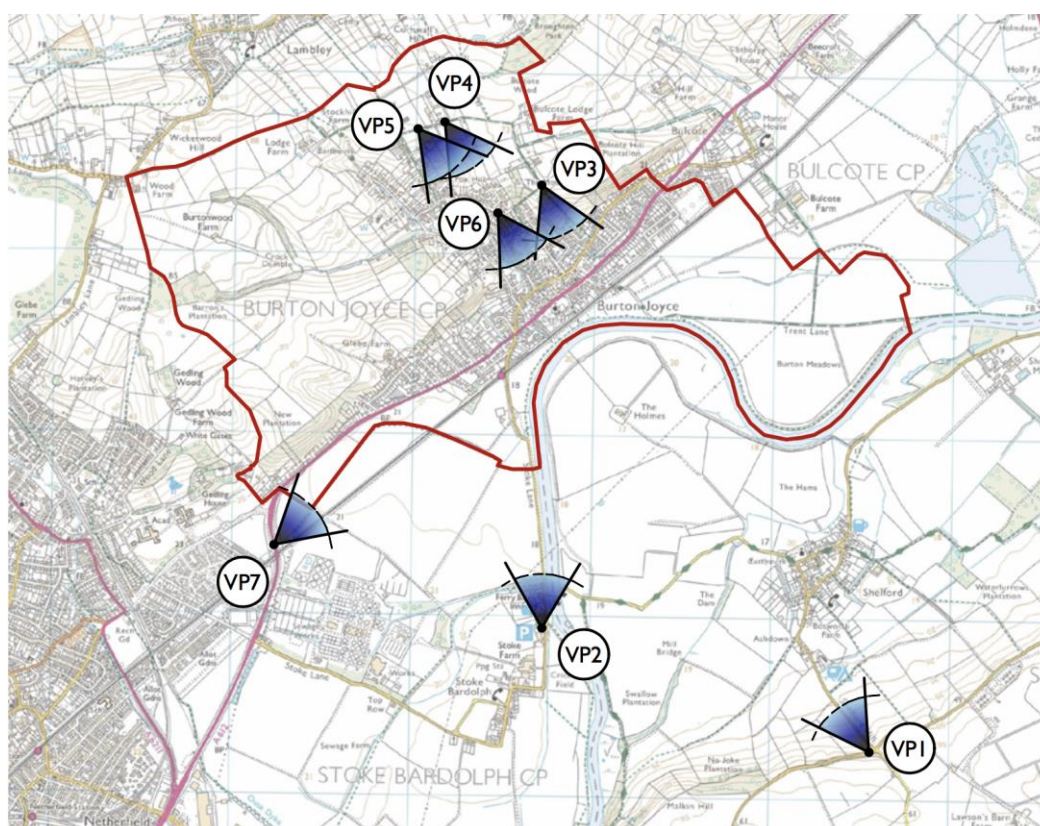
Significant Views

126. Topography is the main influence in creating the views around Burton Joyce, with the contrast between the rising ground to the north west and the Trent Valley to the south east being especially evident. It is this combination of slope and expanse that enable the characteristic expansive views out (and also in) across the Trent Valley.

127. The Village Appraisal considers key viewpoints that look into or out of the village. The topography of the area means that some of these are long views from across the valley. The long views are important in understanding how the village sits within the wider landscape. 77% of respondents in the Household Survey considered the long views over the Trent Valley as important or very important. Appendix E provides photographs and description for each. These views, taken from locations that are freely accessible to the general public, are an integral part of the landscape character of the Parish.

128. Where viewpoints are outside the parish boundary they are identified to demonstrate the sensitivity of parts of the parish as they can be seen in long views across the valley; there is no assumption that the policies in this Plan can control development outside the parish boundary of Burton Joyce.

Map 11: Significant Views



129. Development should not have a significantly adverse impact on these view corridors. Ensuring that size, scale, use of materials and on-site landscaping are complementary will mean the development will nestle within the settlement and will not be unduly prominent.
130. The Burton Joyce Village Appraisal notes that *'trees exert a strong influence on local landscape character. Individual trees within the village frame and control views, and 'soften' built form as viewed from a distance. Blocks of woodland frame the settlement and screen areas of housing.'*²⁶
131. The protection of trees within the village and across the parish reflects the contribution they make to the character of the village.
132. The Landscape Character section of the Village Appraisal notes that *'The strong agricultural presence is a key landscape characteristic around Burton Joyce'*. The fields by the river are used for grazing dairy cattle, with sheep and lambs grazed on the sloping fields either side of the public footpath that extends from the end of Hillside drive (and will be impacted by the Orchard Close site allocation). On the high ground over the ridgeline the farms provide livery services with horses and some cattle grazing.

Managing Change

133. The distinctive landscape in the Plan area is a key defining characteristic that strongly informs the Parish. The long views identified in the Village Appraisal, particularly but by no means exclusively from Shelford Crossings looking north to the village and from the public footpaths on the top ridgeline looking south across the Trent Valley, are a key feature of the area.
134. The significance and quality of the landscape is recognised in the number of nature conservation areas including ancient woodlands, the Dumbles and the wildlife corridor along the river valley.
135. The landscape quality is a key component of the character of the area and the most significant factor in providing a quality of life that residents enjoy.²⁷ District and National planning policy, particularly the Green Belt has prevented coalescence of the western edge of the Parish with the conurbation of Nottingham. The need to maintain the Green Belt around the village is vital to ensure the identity of Burton Joyce remains distinctive from the built up urban area.
136. In the Household Survey 92% of respondents considered retaining the Green Belt as important or very important.
137. One of the objectives in the Part 2 Local Plan LPD 18 (Protecting and Enhancing Biodiversity) is to protect, manage and plan for the preservation of valued landscapes, such as trees and hedgerows and woodlands. This reflects local comments and concern about the need to protect the Parish's biodiversity. Given the analysis in the Village Appraisal that identified the particular contribution that mature trees made and the fact that compensatory planting of

²⁶ see Burton Joyce Village Appraisal page 29 at www.bjneighbourhoodplan.org.uk

²⁷ see Household Survey feedback summarized in table 2

new trees does not offset the loss of mature trees NP 2 requires developers to replace trees lost as part of development with two new trees of native species.

138. The landscape analysis in the Village Appraisal identifies 3 pressures that could affect landscape character. These are taken from the Village Appraisal and summarised in the table below.

Table 5

Pressure on the Landscape Character	Future Management
<p>The desire to build larger houses and to continue development uphill following the lines of the Dumbles on streets like Lambley Lane and Bridle Road, up to higher ground.</p> <p>To expand into the open fields on Orchard Close up the hill would close the gap and prevent views across the valley.</p>	<p>New development should be concentrated within the existing built-up area. In particular, development on higher ground towards the ridgeline should be resisted. It is especially important, to conserve the character of the village setting, to avoid built development along the horizon line as viewed from across the valley. This would help to maintain the quality of views across the Trent valley. Some development may be accommodated close into the existing built form, at a lower elevation and using strong planting belts (running horizontally with the contours) to reduce visual impact and connect with existing blocks of vegetation.</p>
<p>Coalescence of Burton Joyce with the Nottingham built up area particularly around Whitworth Drive.</p>	<p>New development should be located close to the existing centre of Burton Joyce; maintaining open space to the south of Nottingham Road would help to maintain a separate identity.</p>
<p>Burton Joyce has a very strong and relatively 'tree rich' setting ...Loss of trees within the village itself as forest-sized trees reach over-maturity and are replaced by smaller and more 'easily managed' species. Loss of mature trees would increase visual prominence of built form in short-range views but also from views across the Trent Valley.</p>	<p>Built development can be accommodated within the built-up area without undue erosion of landscape quality so long as there is a focus on the retention of existing vegetation, both as individual specimens, hedges and blocks of established woodland.</p>

Part 2 Local Plan Site Allocations and Landscape Character

139. The two sites in the Part 2 Local Plan are contiguous with the existing built up area. The Mill Field Close site (H20) is adjacent to the A612 and is within the Trent Washlands Landscape Character Area. When built out its western boundary will form the western edge of the village. Appropriate boundary treatment to include landscaping that provides a soft edge to the site (trees and hedges and not close board fencing) will reduce the visual impact of new development when approached from the West.
140. The Orchard Close site (shown as H21) is in the Mid Notts Farmland Landscape Character Area. It is considered by local people to have a high landscape value. Along the site boundary is a well-used public footpath. Sensitive boundary treatment and a landscape scheme for the whole site should reflect the topography of the site and the visual impact of new development from the public footpath and from across the Valley.

NP 2: Protecting the Landscape Character of Burton Joyce Parish and Enhancing Biodiversity

1. To protect landscape character development is required to demonstrate that it does not represent a significant visual intrusion into the landscape setting. All the view corridors highlighted in Map 11 and described in full in Appendix E are sensitive in this respect.
2. Development proposals within view corridors VP3, VP4, VP5 and VP6 on Map 11 are required to demonstrate that they will not have a significantly adverse impact on these publicly accessible views.
3. Whilst the vista points VP1, VP2 and VP7 are outside the Plan area their long view corridors look into the Parish and development proposals within the Parish should not significantly visually intrude on these view corridors.
4. Where appropriate development proposals should conform with the actions of the landscape and built features recommended for the policy zone as designated in the Landscape Character Assessment and listed at Appendix B. Any mitigation planting should utilise native species recommended for the Mid Notts Farmlands or Trent Washlands Character Area.²⁸
5. Development proposals should demonstrate that they have considered the recommendations for future management as they relate to each character area as set out in Section 3 of the Burton Joyce Village Appraisal and summarised in Map 12 and Table 5 of the Neighbourhood Plan. When relevant and practicable, development proposals will be supported where they demonstrate they have:
 - a) retained existing trees and hedges; and
 - b) used strong planting belts that run horizontal with the contours on sites close to the

²⁸ see Appendix B for the Policy Zones taken from the 2009 Landscape Character Assessment

- existing built form at lower elevations; and
- c) proposed a landscape scheme that reflects the sensitivity of the landscape character as it runs up the hill and the potential adverse impact on character where additional development could close the gap between the existing built edge and existing woodland and prevent views from the ridgeline across the valley; and
 - d) recognised the significance of the sense of openness provided by the steep wooded backdrop and the open farmland with tall hedgerows and trees that screen the houses to the south and west of Whitworth Drive and which ensures that Burton Joyce Parish does not coalesce with Nottingham's built up area.
6. The landscape scheme for development at Mill Field Close should include treatment that presents a soft edge along the south-western boundary (gardens with trees and hedgerows). The landscape scheme should include native species recommended for the Trent Washlands Character Area.
 7. The landscape scheme for development at Orchard Close should include boundary treatment that reflects the sensitive location of the site. Proposals are required to demonstrate how the landscape scheme has minimised the visual impact of development from the public footpath along the south-eastern boundary and from across the Valley. The landscape scheme should include native species recommended for the Mid Notts Farmland Landscape Character Area.
 8. Development that causes substantial harm to or loss of irreplaceable habitats such as ancient woodland and/or areas of importance for nature conservation should be wholly exceptional.
 9. Proposals which improve existing environmental assets and enhance biodiversity will be supported where this includes:
 - a) strengthening hedgerows (gapping up) and field boundaries to provide more robust habitat 'corridors'; and
 - b) planting wild flower meadows and strips; and
 - c) encouraging native tree and shrub planting on suitable sites, especially species that provide good berry or nectar sources, and
 - d) encouraging the creation of sustainable urban drainage schemes (suds), (e.g. rain gardens, pond and wetland creation) in new schemes and 'retrofitting' where appropriate.; and
 - e) the installation of habitat features (i.e. nest boxes) to benefit bats and birds species of conservation concern, such as swifts, swallow, house martin and house sparrow.
 10. Trees not retained as a result of development should be replaced at a ratio of at least 2:1. Where it is not possible to secure this new or replacement tree planting within the site, the trees should be planted at a suitable location outside the site. Planning conditions or legal agreements will be used to secure this.

15 Design Principles for Residential Development

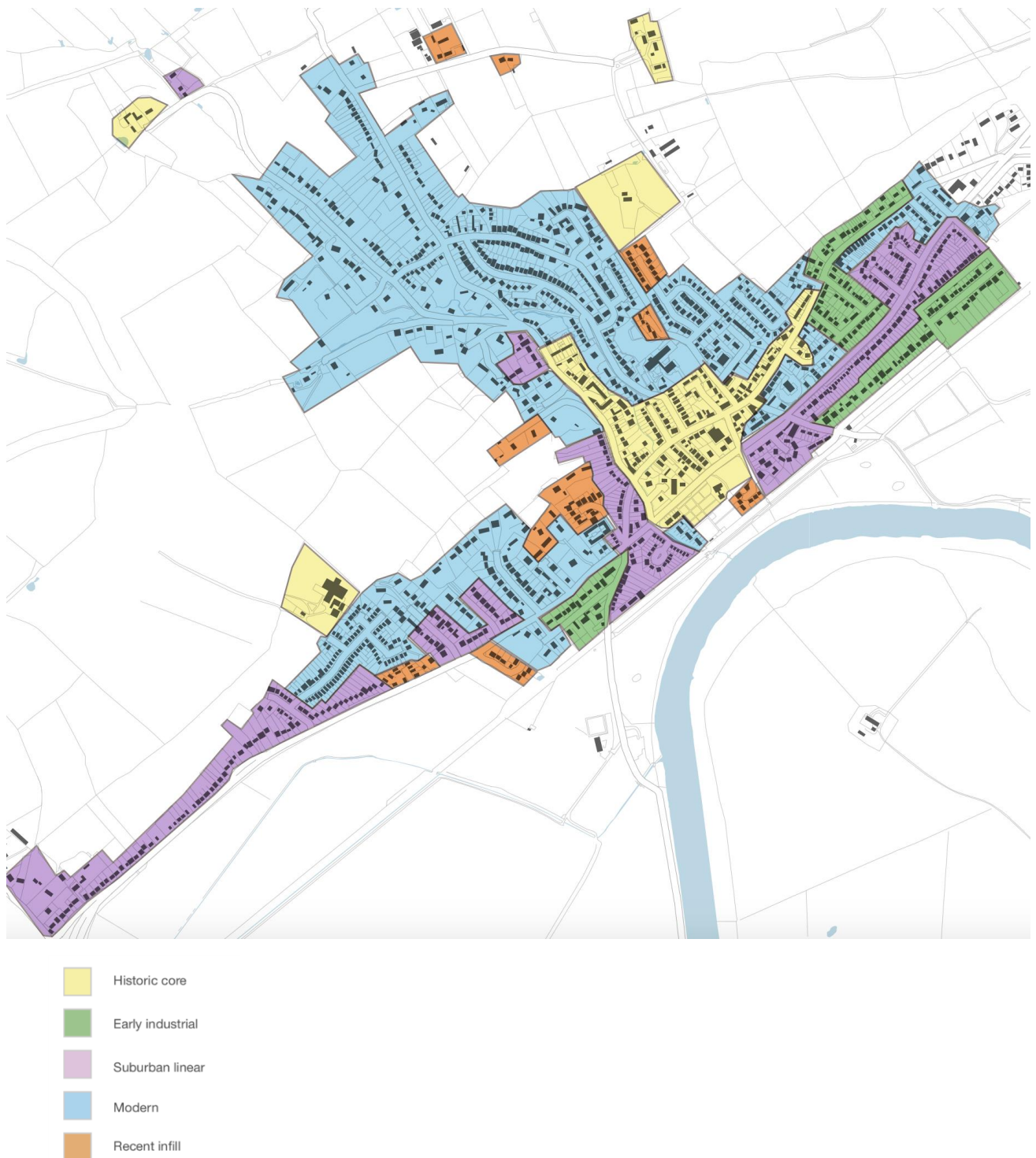
141. This section focuses on the importance of good design in new residential development across the Parish.
142. The NPPF paragraph 56 acknowledges that *‘good design is a key aspect of sustainable development and is indivisible from good planning’*. The revised draft NPPF para 124 states that *‘Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.’*
143. Burton Joyce offers residents a quality of life that is reflected in its house prices and land values. The average price paid for a house in Burton Joyce between 2016 and 2017 was £284,543 compared to £166,348 in Gedling²⁹ (the nearest suburban area to the west of Burton Joyce.)
144. It is reasonable to expect that new development should achieve a high quality of design that reinforces the existing character (reflecting the higher house values in Burton Joyce) and the study commissioned by the NPSG to support this Neighbourhood Plan, the Burton Joyce Village Appraisal, establishes the following key design principles.

Table 6: Burton Joyce Village Appraisal: Key Design Principles

<ul style="list-style-type: none"> • Development should enhance or complement the location, respect established patterns of design, materials, form, size, scale and massing.
<ul style="list-style-type: none"> • Whilst new design does not have to replicate existing buildings, developers should demonstrate how their proposal sensitively complements the character of the surrounding area.
<ul style="list-style-type: none"> • New development [excepting the sites allocated in the Part 2 Local Plan i.e. Mill Field Close and Orchard Close] should be located within the built-up area of the village.
<ul style="list-style-type: none"> • Development is required to <ul style="list-style-type: none"> a) preserve the character of the surrounding countryside b) reflect and enhance the distinctive settlement characteristics of Burton Joyce Parish (as set out in the Burton Joyce Village Appraisal).

145. The Village Appraisal recognises that design in Burton Joyce is varied but identifies character areas based on an analysis of how the village has developed. Map 12 is taken from the Village Appraisal. For each character area, the Village Appraisal sets out an analysis of the streets, plots, landscape, buildings and detailing. There is also an assessment of the sensitivity to change of these elements. This is intended to provide a design guide to developers.

²⁹ Data from Zoopla on 5.7.17.

Map 12: Character Areas

146. Table 7 is a summary of the key findings; the Village Appraisal is on the Neighbourhood Plan web site and developers are advised to use this document to assist in the designing of proposals. This will ensure that the scheme is in accordance with the NP 3.

Table 7: Key Findings: Design Analysis and Future Management of Change³⁰

Character Area	Brief Description	Future Management
Historic Core	This is where the main mixed uses are found, and here you find the older buildings in the village clustered around the junction of Main Street and Trent Lane. Some of the early core of the village runs up the ridge along Lambley Lane	The key character forming elements of this area are the close relationship between the buildings and the street, the way that similar buildings cluster together, and the way greenery within private gardens adds to a sense of greenery on the street. Future development should not break down the appearance of regular plots to the main street, and should avoid introducing new materials into the area. The domestic scale of the buildings is important in helping this area remain village-like in look and feel, with intimate detailing on building faces that add richness when viewed up close.
Early Industrial	Early industrial era development sits low in the Trent Valley, close to the railway line, and shows characteristics of this era of building. The homes are arranged in a regular pattern along the street edge. Most homes in this area date from either the Victorian or early Edwardian era, with the ne-grained detailing being more characteristic of the latter.	There is a strong sense of character within the streets in this development era. New development, should it occur, should integrate new buildings by respecting the materials palette, building line and the look and feel of large buildings in spacious plots. The mature landscape is important and should be retained and enhanced. The boundary treatments delineating public and private spaces need to be protected. Detailing is important here, with the fine-grained elements of the buildings giving them interest when viewed from the street. Plain buildings, slab-sided

³⁰ for the details regarding each character area - which need to be taken into account when designing new development - please see the full document at www.bjneighbourhoodplan.org.uk

Character Area	Brief Description	Future Management
		dwelling with crisp render should be avoided.
Suburban Linear	Linear development was added to the village from around 1900 to 1950, with the majority of this taking the form of 1930s semi and detached housing. This era of housebuilding saw essentially suburban styles built across the country, and the homes within Burton Joyce share the design and layout characteristics of this period of development.	Development along these village approaches has a coherent design ethos that is as much rooted in how buildings relate to plots and the street as it is to the buildings and details themselves. The landscaped boundary is a key feature that should be managed into the future. The proportions of the buildings and the way they vary from plot to plot is key; avoiding runs of the same design is critical. Period detailing around windows, roofs and wall coverings could usefully influence new development, should it occur here.
Modern	From around 1950 to 1980, the village grew to the north west in earnest, with denser development finding its way along the lanes running up the escarpment. There are many older structures within this area, but the predominant stock is modern. There is a hierarchy to many of the streets, with main streets linking to side and back streets where they occur.	<p>Much of the housing stock in this area of the village is of low value in character terms, but sits in the most sensitive part of the settlement in landscape terms. Future management should seek to avoid large rendered buildings that will be prominent in the landscape, and should seek to introduce strong landscape schemes to help nestle development into the green backdrop of this part of the escarpment.</p> <p>Unifying the developed areas through boundary treatments should be encouraged, as should the maintenance of the roofscape when seen from the street, as this element is often the only unifying feature along a given street.</p>
Recent Infill	A recent trend in Burton Joyce is the introduction of large, private dwellings into backland or redeveloped plots. These are distributed reasonably evenly	Infill development is a good option for adding new housing to Burton Joyce as it resists more linear sprawl and allows people to live close to the shops and services. However, care

Character Area	Brief Description	Future Management
	throughout the village, although they cluster more on the historic lanes running north. How these dwellings are designed needs careful thought, as their size makes them prominent features within the wider landscape.	needs to be taken to embed new infill sensitively into the landscape. Large render units should be avoided, instead more naturalistic materials should be explored. Strong planting schemes that shield development from long views should be installed. Gated developments should be avoided. The use of orientation to maximise solar gain should be thought of during the design phase.

147. Both site allocations in the Part 2 Local Plan are contiguous with areas identified as modern and recent infill. Development proposals of for these sites should reflect the guide lines in the Village Appraisal.

148. In addition, this Plan also encourages the use of Building for Life 12 (BfL 12)³¹ by developers in the preparation of their planning applications. BfL 12 is the industry standard endorsed by government for well-designed homes and neighbourhoods that local communities, local authorities and developers are encouraged to use to help stimulate conversations about creating good places to live. It can be used at all stages in the design process to check that new development is meeting the standards required.

149. BfL 12 comprises 12 easy to understand questions that are intended to be used as a way of structuring discussion about proposed development. There are four questions in each of the three chapters:

Integrating into the neighbourhood
Creating a place
Street and home

150. Based on a simple 'traffic light' system (red, amber and green) proposed new developments should aim to:

- a) Secure as many 'greens' as possible
- b) Minimise the number of 'ambers' and;
- c) Avoid 'reds'

151. The more 'greens' that are achieved, the better a development will be. A red light gives warning that a particular aspect of a proposed development needs to be reconsidered. 9 greens are considered the acceptable threshold to constitute good design, some ambers are acceptable but reds are not. A summary of the 12 BfL12 questions are listed at Appendix G.

³¹ See <http://www.designcouncil.org.uk/resources/guide/building-life-12-third-edition>

152. The importance of design and the use of design codes like BfL12 in Neighbourhood Planning was further highlighted in the Government's Housing White Paper February 2017³² and in the revised draft NPPF para 128.
153. New housing development will be expected to use Building for Life 12 to help shape design proposals, unless it can be demonstrated that there are constraints which make this not possible or viable, and evidence of this will need to be demonstrated. This will provide assurance to the community that the scheme will be of the highest design standards, reflecting the value of the built and natural environment in the Parish.

Part 2 Local Plan Site Allocations and Good Design

Both sites adjoin 2 character areas identified as 'modern' 'infill' in the Village Appraisal. These character areas are analysed with an assessment of how critical key elements are to the character. The most sensitive feature is landscape; the mature front gardens, mid-sized trees and low walls with hedges and trees are common amongst the development from 1960s-1980s.

Map 13: Modern character area



154. In the Superseded 2005 Replacement Local Plan the field now comprising of the Orchard Close site was in the Green Belt. Mill Field Close was safe guarded land.

³² see A.65 Strengthening Neighbourhood Planning and Design at https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/590464/Fixing_our_broken_housing_market_-_print_ready_version.pdf

155. The topography of the two sites is very different although the impact of development in both locations will be significant. Mill Field Close because it will become the south westerly edge of the village beyond which is open fields and the important open space that ensure separation between Burton Joyce and the Nottingham Conurbation. Orchard Close because it will extend development further to the east and up the ridgeline and will be contiguous with a highly valued public footpath.
156. The Burton Joyce Village Appraisal identifies Mill Field Close as 'recent infill' (page 18) and Orchard Close as adjacent to an area of 'modern' and infill character (page 17).
157. Development height, scale and massing must minimise the visual impact of development on both site allocations. The design guidelines in the Village Appraisal should be used to assist developers in producing schemes of a high design quality that enhance the character and sit low in the landscape.

NP 3: Design Principles for Residential Development

To be supported residential development proposals must comply with the following design principles:

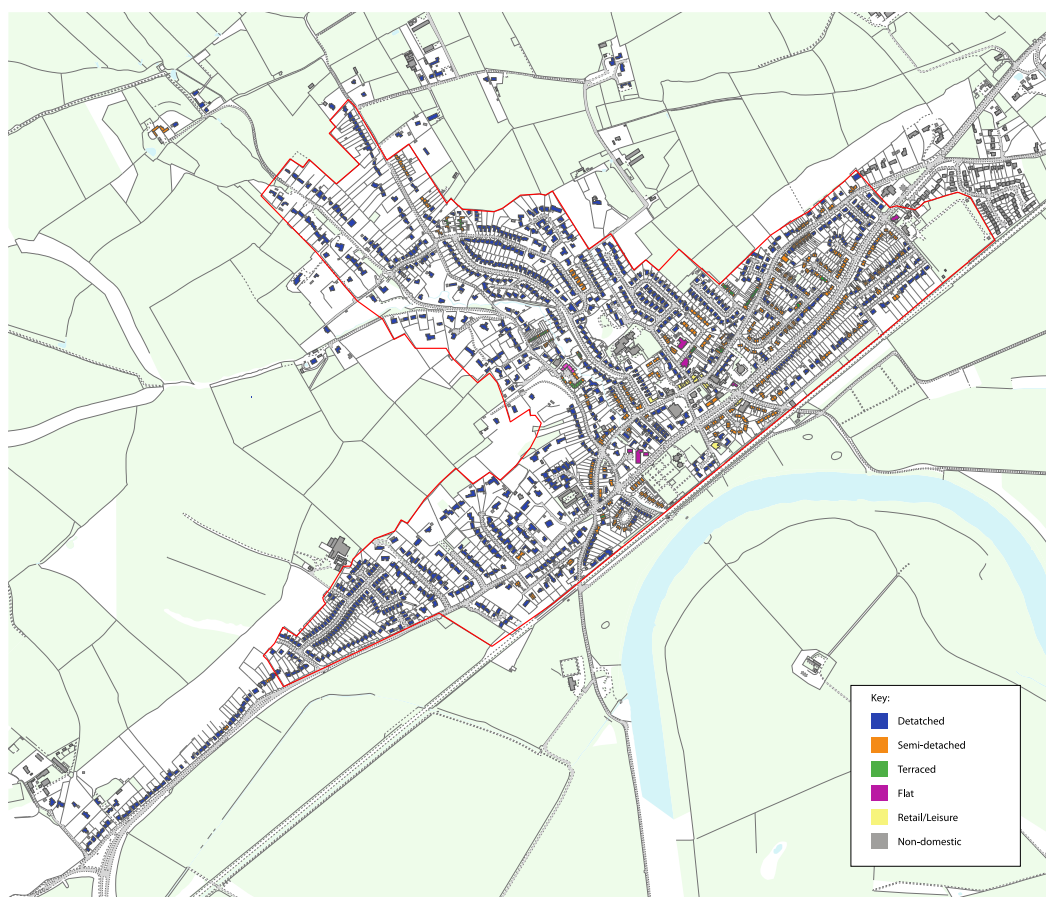
1. Proposals should demonstrate a high design quality that will contribute to the character of the village. In order to achieve this new development proposals should demonstrate how they will reinforce the character of the area described in Tables 6 and 7 (and in full in the Burton Joyce Village Appraisal Section 3 and identified in Map 12).
2. Utilise boundary treatment (i.e. the use of native trees, hedgerows) that reflects the surrounding character in accordance with Policy NP 2.
3. Materials, scale and massing should reinforce the existing character area. Where proposals are on the edge of the built-up area the layout should retain openness in the built form and retain views out to the surrounding countryside (to be in keeping with the character of the surrounding area.)
4. Proposals should demonstrate how the buildings, landscaping and planting creates well defined streets and attractive green spaces that respond to the existing built form in terms of enclosure and definition of streets and spaces.
5. Schemes should demonstrate a layout that maximises opportunities to integrate new development with the existing settlement pattern.
6. Proposals for development at Mill Field Close and Orchard Close are required to reflect the character of the area as set out in the Village Appraisal (Mill Field Close is adjoining recent infill and Orchard Close is adjoining recent infill and modern (see table 7))
7. Well-designed buildings should be appropriate to their location and context – this may include innovative and contemporary design solutions provided these positively enhance the village character and local distinctiveness.
8. Major development³³ proposals should be accompanied by a report to demonstrate that the scheme accords with national design standards (i.e. BFL12 or equivalent and scores at least 9 greens and no reds) unless it can be demonstrated that there are constraints which make this not possible or viable.

³³ All schemes of 10 or more dwellings or on sites of 0.5 hectares or larger or buildings of 1,000 sq. metres (defined as major development in the General Permitted Development Order 1995)

16 A Mix of Housing Types

158. The importance of providing a ‘mix of housing based on current and future demographic trends’ is emphasised in the National Planning Policy Framework (see NPPF paragraph 50.)
159. A vital part of planning for sustainable growth is to promote policies that will generate a more balanced local community. The NPPF supports the aim of creating healthy, inclusive communities. Ensuring that Burton Joyce has a more balanced provision of house types to meet the needs of young and old people on different incomes is an important aim of this Neighbourhood Plan.
160. Evidence has shown³⁴ that a community thrives when it is made up of people from a mixture of ages and income levels. Young people keep the schools going, young families provide children for the schools, working age people usually have more money to spend at the local pub or in the shop and working age people may work within the community providing local services.
161. Section 8 provided data to show the predominance of detached houses (62%) compared to 22% in England and that 21% of the Parish were over 65 in 2001 compared to 16% in England.
162. Map 14 is taken from the Burton Joyce Village Appraisal and shows how mix of house types across the Parish.

Map 14: Housing Type



³⁴ Joseph Rowntree Foundation Creating and Sustaining Mixed Income Communities

163. In terms of social cohesion, communities need a range of people doing different jobs so that, from within the community, there will be people employed in a range of services and industries. The existing housing mix in Burton Joyce is not conducive to changing the current trend nor will it meet the needs of an ageing population.
164. GBC's Local Housing Need Study provides a comprehensive assessment of the existing housing stock against likely future demand for housing. The conclusions are set out in the table below.

Extract from GBC's Local Housing Need Study 2016³⁵

It is considered that smaller homes (2 and 3 bedrooms) are needed in Burton Joyce. This is due to:

- the low percentage of 18-29 year olds (7% compared to 13% in the Borough);
- the higher percentage of over 65 year olds (26% compared to 19% in the Borough);
- the proportion of larger homes (31% have 4+ bedrooms compared to 19% in the Borough) which are overwhelmingly detached houses (85% of properties in Burton Joyce compared to 38.4% in the Borough);
- The degree of under occupation (53% of households have 2 or more bedrooms than the standard requirement compared to 42% in the Borough); and
- The lack of 2 bed properties built or granted planning permission since 2011 (a net figure of zero) compared to 10 4+ bedroom homes.

165. The Household Survey (as well as the more informal drop in sessions) revealed a strong preference for the provision of smaller houses that would be suitable either for starter homes or for older people wanting to downsize. Enabling people to downsize also frees up housing for families.
166. This local evidence is substantiated by a report published in January 2016 Generation Stuck: Exploring the Reality of Downsizing in Later Life. Based on a Yougov Poll it revealed that 33% of home owners aged 55 and over are considering or expect to consider downsizing, but a lack of suitable options is preventing them from moving.
167. Government policy states *that 'Older people occupy nearly a third of all homes. Nearly two-thirds (60%) of the projected increase in the number of households from 2008-2033 will be headed by someone aged 65 or over'.*
168. In March 2015, the Government's Housing Standard Review resulted in changes to national standards for space and accessibility for new dwellings. Approved Document M Volume 1³⁶

³⁵ see

[http://www.gedling.gov.uk/media/documents/planningbuildingcontrol/localplanningdocument/Local%20Housing%20Need%20\(May%202016\).pdf](http://www.gedling.gov.uk/media/documents/planningbuildingcontrol/localplanningdocument/Local%20Housing%20Need%20(May%202016).pdf)

³⁶ Volume 1: Dwellings (access to and use of buildings)

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/54033/0/BR_PDF_AD_M1_2015_with_2016_amendments_V3.pdf

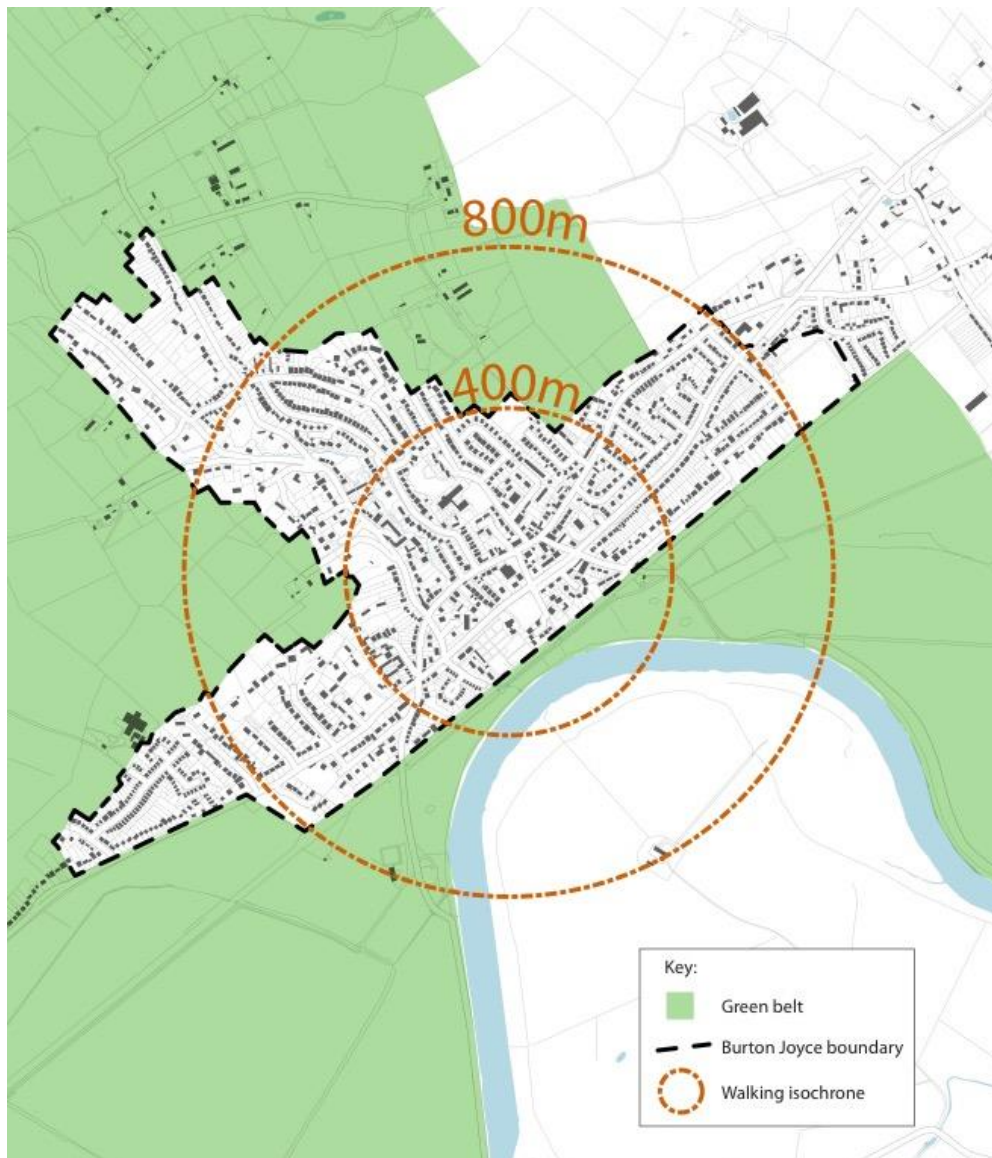
relates to the access and use of buildings and includes two optional categories: M4(2) Category 2: accessible and adaptable dwellings and M4(3) Category 3: wheelchair user dwellings. These two categories are broadly compatible to the Lifetime Homes Standard (revised Criteria July 2010). The Lifetime Homes Standard is a set of 16 design criteria that provide a model for building accessible and adaptable homes³⁷. The development of Lifetime homes helps to ensure that properties are appropriate for older people whilst still meaning that they are suitable for occupiers such as first-time buyers.

169. Whilst the cost of complying with Lifetime homes standards does increase the cost of development, policy NP4 gives weight to M4(2) Category 2 in order to support the delivery of lifetime homes in Burton Joyce. The CLGs Housing Standards Review Cost Impact Study suggests that meeting M4(2) standards is likely to cost in the range of £520 - £940 per dwelling.
170. Given that house prices significantly exceed the district average and the evidence that the village's population is ageing it is reasonable to expect development to meet category 2 lifetime homes standards.
171. The topography of the area means that smaller dwellings that could be suitable for older people would be particularly appropriate located in the flatter parts of the village which is also nearer to the local shops and public transport routes.
172. 400 – 800 meters is a standard measure for a 5 to 10-minute walk³⁸ and housing suitable for older people on sites up to 10 minutes' walk from local facilities is encouraged. Due to the topography of the Parish intervening gradients greater than 5% may make shorter distances appropriate.

Recent planning applications on large infill plots off Lambley Lane have been for a few large dwellings have been successful despite the Parish Council's strong preference for smaller dwellings on these sites.

³⁷ <http://www.lifetimehomes.org.uk/pages/revised-design-criteria.html>

³⁸ Building Sustainable Transport into New Developments (DfT, April 2008) - 'Walking neighbourhoods are typically characterised as having a range of facilities within 10 minutes walking distance (around 800 metres)'

Map 14: Area identified as a 5-10-minute walk from the village centre***NP 4: A Mix of Housing Types*****To be supported:**

1. Planning applications for housing schemes are required to deliver a housing mix that reflects the demonstrable need for smaller dwellings (for downsizing and for starter homes).
2. Developers must show how this local need has been taken into account in the different house types and bedroom numbers proposed.
3. Proposals for 1-3 bed dwellings that meet accessibility standards set out in M4(2) Category 2 of Approved Document M, Volume 1 will be supported.
4. The provision of smaller market dwellings, especially those suitable for older people, will be supported in locations up to a 10-minute walk from the village centre.

17 Conservation and Enhancement of Footpath and Cycling Routes

173. The Plan recognises that a healthy natural environment not only brings environmental gains. There is a wealth of evidence to demonstrate that connecting with nature is good for human health. Consultation with residents of all ages has highlighted the deep connection people have to the local environment.
174. It is evident that the community feel privileged to live in a natural environment bestowed with rich wildlife, heritage and far reaching views. The ability to experience nature and walk in an attractive place is highly valued. There is also a strong sense of wanting to protect those values inherent in the natural environment that ultimately have drawn people to live in the area.
175. Community engagement showed the value that is attributed to accessing the surrounding countryside for recreation. 93% of respondents in the household survey considered access to the countryside as important or very important. The Trent Tow Path provides riverside walks which are flat and accessible or more challenging walking over the ridgeline and deep into the Mid Notts Farmland.
176. Access to the open countryside is easy via a network of public and permissive footpaths and bridleways that cross the Parish. The routes are cherished and well used not only by local residents but the leisure and recreation provided by walking in and around Burton Joyce Parish draws visitors and rambling groups from the nearby conurbation.
177. The need to preserve, maintain and where possible extend these public footpaths and bridleways was considered an important objective of this Plan. Some of the routes by the river, e.g. Green Lane, are extremely muddy and some remedial works to improve the footpath surface is required. There was also community support for the creation of new permissive walking routes particularly from Burton Joyce heading towards Lowdham. However, most of this route is outside the Parish, would require landowner consent and is aspirational. (Seeking to improve footpaths and cycles ways is identified as community projects in Appendix A.)
178. National planning policy supports the protection and enhancement of non-vehicular routes and encourages adding links to existing networks.³⁹ It also recognises the strong links between promoting healthy communities, and the contribution access to high quality open spaces makes to health and well-being.⁴⁰
179. Although only two sites are expected to be developed over the Plan period, (Mill Field Close and Orchard Close), there may be opportunities for these sites to improve access to an existing footpath or bridleway or to create a new link to one. This is particularly the case for the Orchard Close site allocation. The layout should ensure that access to the public footpath and the visual impact of development from the footpath is minimised.

³⁹ NPPF para 75

⁴⁰ NPPF para 73

180. The Nottinghamshire Joint Strategic Needs Assessment (JSNA) provides a picture of the current and future health needs of the local population and states the importance that the natural and built environment has on health.⁴¹
181. The 'Spatial Planning for Health and Wellbeing of Nottinghamshire' document approved by the Nottinghamshire Health and Wellbeing Board in May 2016 confirms that local planning policies play a vital role in ensuring the health and wellbeing of the population and how planning matters impact on health and wellbeing locally. In addition, a health checklist is included to be used when developing local plans and assessing planning applications.⁴²
182. The Parish Council and local people are equally aware of the improved quality-of-life and health benefits that come from being able to access local services and facilities and/or go on walks into the countryside without needing to use the car.
183. The consultation revealed a desire to protect and enhance the footpath network and where possible to create connecting routes that would enable circular walks out of the village.

NP 5: Conservation and Enhancement of Non-Vehicular Routes

- 1. Where appropriate to its scale and location, proposals that seek to enhance the attractiveness of walking and other forms of non-vehicular transport, across the Plan area will be supported.**
- 2. Proposals to improve, extend or create non-vehicular routes within the parish including any heading towards adjoining settlements which are supported by the land owner will be supported where it can be demonstrated that they will not detract from the landscape character of the area or cause harm to areas of nature conservation.**
- 3. Development proposals near existing public rights of way should ensure that the visual impact of the development from the footpath is minimized by using a layout and landscape schemes that provide a soft green edge to the development.**
- 4. Proposals that seek to create circular routes will be supported.**
- 5. Habitat improvements alongside rights of way in accordance with Policy NP2 9 a-e will enhance biodiversity and will be supported.**

⁴¹ see <http://jsna.nottinghamcity.gov.uk/insight/StrategicFramework/NottinghamshireJSNA.aspx>.

⁴² see <http://www.nottinghamshire.gov.uk/caring/yourhealth/developinghealthservices/healthandwellbeingboard/strategy/>

18 Protecting Heritage Assets

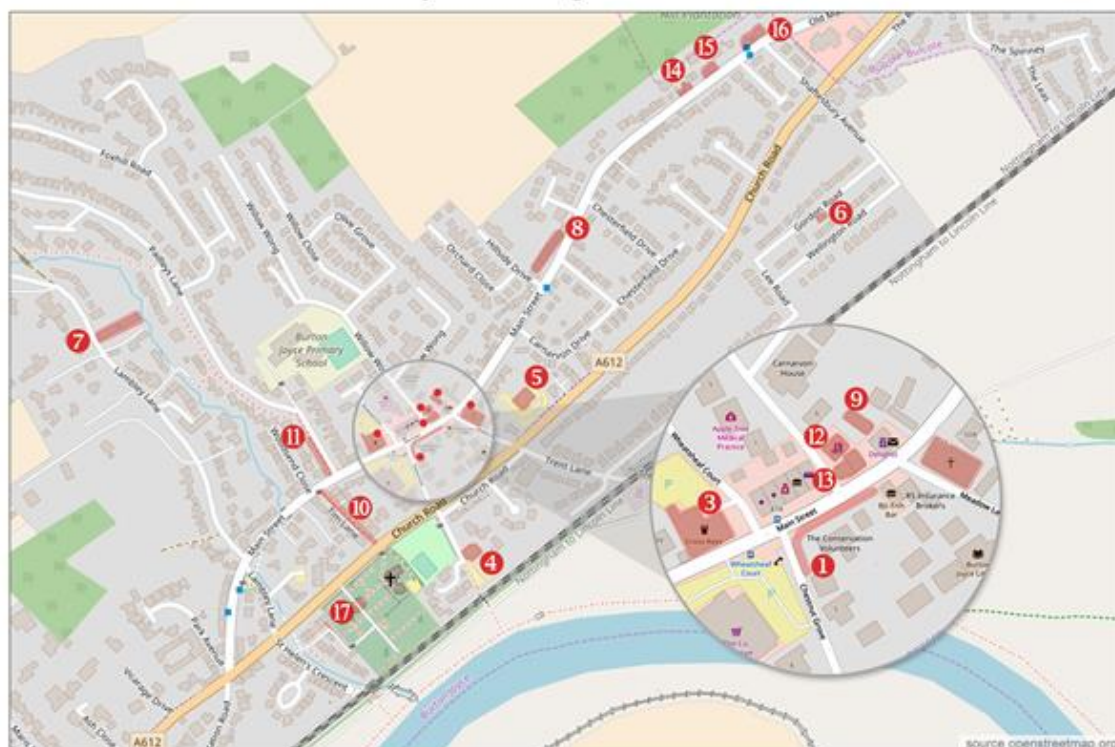
184. Section 8a describes the history of the Parish. This Neighbourhood Plan seeks to emphasise the heritage value of some of the buildings and the contribution they make to the local distinctiveness of Burton Joyce. The heritage value of the Plan area is an important asset.
185. The definition of heritage assets set out in Annex 2 of the National Planning Policy Framework states that heritage assets include '*assets identified by the local planning authority (including local listing)*.' Through Neighbourhood Plans the Parish Council as a qualifying body for producing planning policy in Burton Joyce Parish, can nominate heritage assets for local listing that are in accordance with GBC's local listing criteria. This is based on criteria produced by a neighbouring authority.⁴³
186. The Neighbourhood Plan Heritage Report prepared by the Burton Joyce and Bulcote Local History Group⁴⁴ nominates 16 locally significant buildings or structures to be assessed against GBC's selection criteria for identifying non-designated heritage assets. Information on their heritage value is provided in the Heritage Report see Appendix F. The assessment and local listing of these assets by GBC is supported. Map 16 identifies their location. Gedling Borough Council is currently drafting selection criteria for the identification of non-designated heritage assets which are to be based on the approach taken by Mansfield District Council and the latest Historic England Advice.
187. The Part 2 Local Plan sets out planning policies related to the historic environment. Of particular relevance to Policy NP6 are LPD31 (Locally Important Heritage Assets) and Policy LPD26 (Heritage Assets) in the Part 2 Local Plan. Policy 11 of the Part 1 Local Plan gives further policy protection to heritage assets in the Borough.

⁴³ see <http://www.mansfield.gov.uk/CHttpHandler.ashx?id=7105&p=0>

⁴⁴ see Appendix F

Map 16: Additional buildings identified as nominated for assessment as locally important as part of this Neighbourhood Plan process. (Please note number 2 was removed as part of the examination)

Burton Joyce - Buildings Of Local Interest



- | | |
|---|---|
| 1 Old School Perimeter Wall, Main Street/Chestnut Grove corner. | 9 The Old Bakehouse, Willow Wong. |
| 3 The Cross Keys Inn Public House, Main Street. | 10 Tim Lane Wall, off Main Street. |
| 4 The Lord Nelson Inn Public House, Chestnut Grove. | 11 Padleys Lane Wall, Padleys Lane. |
| 5 The Wheatsheaf Public House, Church Road. | 12 Original Methodist Chapel, Willow Wong. |
| 6 Gales Workshop, 18, Wellington Road. | 13 Old Blacksmiths Shop, Willow Wong/Main Street corner. |
| 7 Rose Cottages, Lambley Lane. | 14 15 16 18th Century historically important cottages. |
| 8 Apricot Row, 99-125, Main Street. | 17 Whalebone arch, St Helen's church cemetery, Church Road. |

NP 6: Protecting Heritage Assets

1. Development proposals leading to the total loss of locally important heritage assets will only be supported where it is clearly demonstrated this scale of harm is justified taking into account the significance of the heritage asset.
2. Development proposals affecting locally important heritage assets will only be supported where they meet the following requirements:
 - a) the proposal is in keeping with the character of the area in relation to historic development patterns and plot sizes.; and
 - b) the design of the proposal conserves or, where possible, enhances the heritage attributes of the locally important heritage asset.; and
 - c) the materials used for the proposal should visually reflect those used in the surrounding area and be in keeping with the surrounding vernacular.

3. The following sites have been identified and are nominated for assessment as locally important heritage assets, more information about them is provided in Appendix F:

The Old School Wall

Cross Keys Inn

The Lord Nelson

The Wheatsheaf

Gales Workshop

Rose Cottages

Apricot Row

The Old Bakehouse

Tim Lane Wall

Padleys Lane Wall

Original Methodist Chapel

The Old Blacksmith's Forge

167, 173, 175, 181, 183 Main Street

Whalebone Arch St Helen's Church

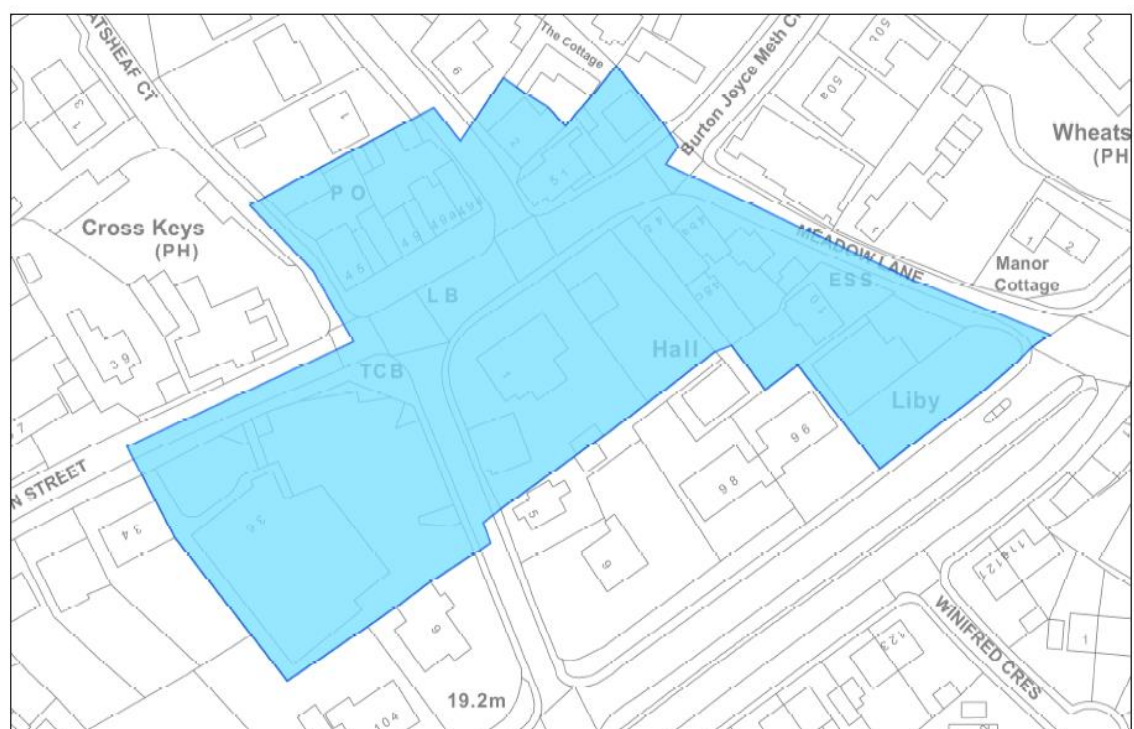
19 Supporting Burton Joyce's Village Centre

Environmental Improvements

188. 80% of the respondents to the Household Survey considered improving the village centre as important or very important. Appendix D contains the most recent environmental improvements that were proposed by NCC and supported by the Parish Council.
189. NP 7 supports the implementation of these proposals as they will:
- a) Significantly enhance the village core making the area more attractive for shoppers;
 - b) Improve access to the row of shops removing the steep incline and putting in a disability ramp (barriers to accessing the pharmacy were highlighted by people with mobility issues in the open comments in the household survey.);
 - c) Make a safer pedestrian crossing on Main Street for people moving between the Co-op and the other shops; and
 - d) Compliment the improvements that will take place to the Old School building and grounds as part of the Parish Council's proposals.

Car Parking

190. A concern highlighted in the SWOT analysis (see Appendix C) and reflected in the responses to the Household Survey was the limited number of parking spaces in the village at peak times. This is discussed in detail in section 8f.
191. With an additional 80 dwellings (approx.) proposed, an ageing population and a topography that makes it more difficult for people with mobility difficulties to walk into the village centre, the demand for car parking spaces very near to services like the shops and doctors will increase.
192. The informal arrangement with the Cross Keys public house provides additional parking spaces for local people. The pub and car park have been registered as an asset of community value by CAMRA.
193. Map 17 shows the places where people can park to access village services; the existing car parks are highly valued. The map also shows where on-street parking is most problematic and effects pedestrian safety.


Map 17 where on street parking affects pedestrian safety**Map 18 – Boundary of Burton Joyce Village Centre**

Gedling
Borough Council

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

Burton Joyce Village Centre



 Village Centre

NP 7: Supporting Burton Joyce's Village Centre

1. Environmental improvements to the village centre defined on Map 18 will be supported where they enhance the existing rural village character of the centre by;
 - a) enhancing pedestrian movement between the Co-op and the shops; and
 - b) improving access to the shops on Main Street.
2. Development proposals that result in the loss of or adversely affect car parking provision in the Village Centre will not be supported unless;
 - a) it can be clearly demonstrated that the loss of parking will not have an adverse impact on existing parking issues in the village centre; or
 - b) adequate and convenient replacement car parking spaces will be provided on a site nearby.

20 Protecting and Enhancing Community Facilities

194. Burton Joyce offers a range of services and facilities listed in section 8d. The Household Survey showed that 82% of respondents considered the village activities as important or very important and 81% considered the community spirit important or very important. Such a lot goes on in the village largely due to the range of buildings and outdoor space available.
195. The extensive consultation process for this Neighbourhood Plan identified eleven facilities in particular that, over the Plan period, provided an opportunity for greater community benefit.

Map 19 Community Facilities



Community Church and School Room (A)

196. The Church and school room were built in 1910 (the buildings and perimeter wall are Grade 2 listed). The school room is a well-used community space and the venue for a wide range of local groups.

St Helen's Church and Hall (B)

197. The Church is Grade 1 the spire Grade 2 listed. The Hall is a modern extension brick and stone building and a multi-use facility.

Old School Building and grounds (C)

198. The Old school building remained in the ownership of the Church Trust and was the regional office for the British Trust for Conservation Volunteers until 2017 when it came under the management of the Parish Council on a long lease for the benefit of the community. Current uses include the parish council offices, a nursery and a community hall.
199. The proactive approach of the Parish Council meant that in 2017 the Parish Council took the opportunity to secure a long lease on the Old school building and grounds
200. The Household Survey asked people what type of uses would be supported in the Old School grounds. 60% of respondents supported the establishment of a community garden; other ideas that were supported or where people did not mind were the replacement of the outdoor toilet block with small office units and the provision of accommodation for older people.
201. The Old School Building is on GBCs Local List of heritage assets and boundary wall has been nominated as a locally important heritage asset (see section 18 and Appendix F). The building stands in a prominent location in the centre of the village and makes a significant contribution the historic character of the village centre.
202. However, this designation is to encourage sympathetic renovation of both the wall and the building (particularly the elevations that face onto Main Street and Chestnut Grove) not to impede sympathetic development that will maximise the benefit of the building to the community.
203. The Household Survey showed that 65% wanted the building to be used for community purposes with only 5% opposed to this. People were more open to the idea of creating a new entrance with 75% of respondents either neutral or supporting the idea. Further consultation identified the value of the garden and nature area that form part of the school grounds as a valuable green space for wildlife as well as residents at the heart of the village.
204. Over the Plan period the sympathetic renovation of the building and redevelopment of the site is expected and supported where it extends the provision of community facilities in the Parish and does not adversely impact on the architectural and historical significance of the heritage assets.

Village Hall (D)

205. Brick built 1926 largest hall in the village with a stage; very well used for local theatrical productions, the community market, local clubs and village social events.

Old Church Hall (E)

206. Built in the 1960s, this pre-fab building is a small hall right in the centre of the village. It was used by St Helen's church until the new hall adjoining St Helen's was constructed. It is now well used by a preschool group.

Carnarvon Room (F)

207. The Carnarvon Room was the first National School in the village provided by Lord Carnarvon in 1850. The building quickly became too small and the building known as The Old School was built in 1867. The Carnarvon Room became a Reading Room and the Old school building was the Primary School for the village until the 1960s when the present Primary School was built.
208. First national school in the village built 1850, now a meeting room, church office and village museum.

Library (G)

Modern 1970 building on corner plot on Church Drive – under threat of closure

Roberts Recreation Ground (H)

209. Play area designated in 1920's contains multi use games area; recent improvements to play equipment make it a very popular play area for young children.

The Grove (I)

210. Remains of the gardens from The Grove Manor House. Maintained by the Parish Council, designated as a Local Green Space in the Part 2 Local Plan and used as an outdoor classroom by Burton Joyce Primary School.

The Poplars Recreational Ground (J)

211. Consultation for the Household Survey and the session carried out at Carlton Le Willows Secondary School in July 2017⁴⁵ identified particular concern about the reduced access to the Poplars Recreation Ground grassed area (which is approximately 45,000 sq m⁴⁶.) The ground includes a sports pavilion and 3G football pitch but concern related to the restricted access to what was, until recently grassed areas that were well used for informal exercise and play.
212. The grassed area provides a large, outdoor play space for local young people. It is nestled between the river and the railway line with long views to the ridgeline across the Trent Valley to the south and the near ridgeline that cuts across Burton Joyce to the north. Both slopes near and far are well wooded and the sense is of being in a largely rural setting with only the edge of the Nottingham built up area in the long distance to the north west.
213. It is owned by Severn Trent and managed on a long lease by Burton Joyce Parish Council. The recent development of the 3G pitch has provided better weather proof football play space.

⁴⁵ see neighbourhood plan web site for report

⁴⁶ measured on google maps

214. Over the Plan period it is hoped that the present access arrangements to the grassed areas will be reviewed to allow more regular access by local young people. This is identified as a project at Appendix A.

Scout Hut (K)

215. Brick built circa 1970 built on the site of a wooden hut used for scouts, cubs and beavers.

Public Transport

216. Major development does provide the opportunity for planning gain. This Plan supports contributions towards improved public transport services and infrastructure, including real time departure displays and raised boarding kerbs complemented by Automatic Vehicle Location (AVL) and Traffic Light Priority (TLP) where appropriate, as part of S106 agreements.

NP 8: Protecting and Enhancing Community Facilities

1. The redevelopment or change of use of the following community facilities (shown on Map 19) for non-community uses will be resisted unless it can be demonstrated to the satisfaction of Gedling Borough Council that the operation of the facility is no longer financially viable or necessary or that a replacement facility of equal size and quality is provided in an equally accessible location:
 - a) Community Church and School Room
 - b) St Helen's Church and Hall
 - c) Old school building and wildlife garden
 - d) Village Hall
 - e) Old Church Hall
 - f) Carnarvon Room
 - g) Library
 - h) Roberts Recreation Ground
 - i) The Grove
 - j) Poplars Sports Pavilion and Grounds
 - k) Scout Hut
2. Proposals to improve or extend community facilities will be supported where it can be demonstrated that;
 - a) the scheme is appropriate in its location, scale and design (in accordance with the Burton Joyce Village Appraisal); and
 - b) the amenities of nearby residents will not be adversely affected by the nature of the use, noise or traffic generated; and
 - c) there will not be an unacceptable impact on the local road network.
3. Planning gain to contribute towards the improved provision of public transport will be sought as part of major development proposals.

21 Traffic and Pedestrian Safety

217. 80% of respondents to the Household Survey highlighted significant concerns about the volume and speed of traffic through the village. The environmental improvements in the village centre will make it safer for pedestrians to walk between the Co-op and the other shops but this will not address the fears about road safety on the A612.
218. The road was not built for the volume of cars and size of HGVs and farm vehicles that use it. Pavement widths are too narrow in places especially in the summer months where hedges are allowed to over grow the pavement.
219. This is an issue for pedestrians particularly at peak times when 177 Burton Joyce pupils walk to and from school - Carlton Le Willows is just outside the Parish to the west⁴⁷.
220. Over the Plan period the Gedling Access Road will be completed. (Its route can be seen on the Part 2 Local Plan Policies Map).⁴⁸ It runs immediately to the west of the Parish boundary and will direct vehicles away from Gedling village. It is likely that this will also draw more vehicles to the east of the Nottingham conurbation and out through Burton Joyce on the A612.
221. Given the fact that the population not only of Burton Joyce but the wider area will be increasing over the Plan period and that the number of vehicles particularly along the A612 will continue to increase, it is important that the safety of pedestrians walking along the A612 is addressed. It is also important to keep this a safe walk to school journey (and for other walking trips generally) to encourage walking/cycling given the wider health benefits of exercise.
222. Given the community's concerns regarding road safety throughout the preparation of the plan and also the policy in the NPPF at paragraph 35 that development should be located and designed to "create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians" it is justified to set out a policy that requires all development to be designed to improve highway and pedestrian safety in the immediate vicinity of the site."
223. Whilst policy in the neighbourhood plan can only require highway improvements as part of development, there are existing road safety concerns identified in the consultation process. These should not be exacerbated by future development. The Parish Council will work with partners including Nottinghamshire County Council and GBC to seek design solutions that improve pedestrian safety along the A612 to improve road safety as set out in Appendix A.

⁴⁷ it is accepted that not all pupils walk all the time but a substantial number do

⁴⁸ Part 2 Local Plan (Adopted July 2018)

NP 9: Traffic and Pedestrian Safety

1. To be supported proposals within the village centre in the areas where on-street parking affects pedestrian safety, identified on Map 17, will be required to demonstrate that;
 - a) they will not result in additional on-street parking; and
 - b) access and egress will not create road safety issues for pedestrians given the extent of pedestrian activity within the village centre.
2. Proposals for improving pedestrian safety along the A612 will be supported. Footpath widening should avoid the unnecessary loss of native trees or hedgerows unless it can be demonstrated that the loss is outweighed by the benefit to pedestrian safety.

22 Implementation

224. The policies in this Plan will be implemented by Gedling Borough Council as part of their development management process. Where applicable Burton Joyce Parish Council will also be actively involved, for example as part of the pre-application engagement process as outlined in section 12. Whilst GBC will be responsible for development management, the Parish Council will use this Neighbourhood Plan to frame their representations on submitted planning applications.
225. There are several areas of activity which will affect delivery and each is important in shaping Burton Joyce Parish in the months and years ahead. These comprise:
- a) The statutory planning process; this Neighbourhood Plan will direct and shape private developer and investor interest in the Neighbourhood Plan area. However, this is also in the context of the wider Gedling Borough Council planning policies and the National Planning Policy Framework.
 - b) Investment in and active management of public services and community assets, together with other measures to support local services for the vitality and viability of the village.
 - c) The voluntary and community (third) sector will have a strong role to play particularly in terms of local community infrastructure, events and village life. This sector may play a stronger role in the future.
 - d) The role of the Parish Council in delivering the projects that have been identified as part of this Neighbourhood Planning process.
226. The Neighbourhood Plan will become part of a hierarchy of planning documents. In relation to improvements to the Plan area, the Parish Council will also look to District and County Council investment programmes where a policy can be shown to be delivering District and County objectives.

23 Monitoring and Review

227. The impact Neighbourhood Plan policies have on influencing the shape and direction of development across the Plan area during the Plan period will be monitored by Burton Joyce Parish Council.
228. The Parish Council will publish an Authority Monitoring Report to assess the impact of the Neighbourhood Plan policies. The findings of the report will be shared with GBC. The following questions, reflecting the community objectives, will be used to assess the impact of the Neighbourhood Plan Policies.
229. The planning applications that have been approved over a 12-month period will be assessed and responses to the following questions will be reported back to the parish council.
1. Have the planning applications:
 - a) been informed by the Village Appraisal re design has the scheme enhanced the existing character of Burton Joyce?
 - b) adhered to the landscape character principles in the Village Appraisal?
 - c) met an identified local housing need?
 2. Have the Parish Council been consulted prior to planning applications for major development being submitted to GBC?
 3. Have non-vehicular routes been enhanced?⁴⁹
 4. Have community facilities been improved?
230. If it is apparent that any policy in this Plan has unintended consequences or is ineffective it will be reviewed. It is the expectation of the Neighbourhood Plan group and the Parish Council that there will be a review of the Plan 5 years after it has been made.
231. Any amendments to the Plan will only be made following consultation with Gedling Borough Council, local residents and other statutory stake holders and in accordance with legislative procedures for neighbourhood planning applying at the time.

⁴⁹ points 3 and 4 may be outside the planning application process depending on the nature of the work but should be recorded

Appendix A: List of Community Projects

To support the Plan policies, the following projects will be implemented by the Parish Council over the Plan period where funding opportunities allow.

Project 1 To seek funding to implement the environmental improvement scheme in the village centre as identified at Appendix D (or similar).

Project 2 To improve access to the open grassed area of the Poplars Sports Ground for local young people.

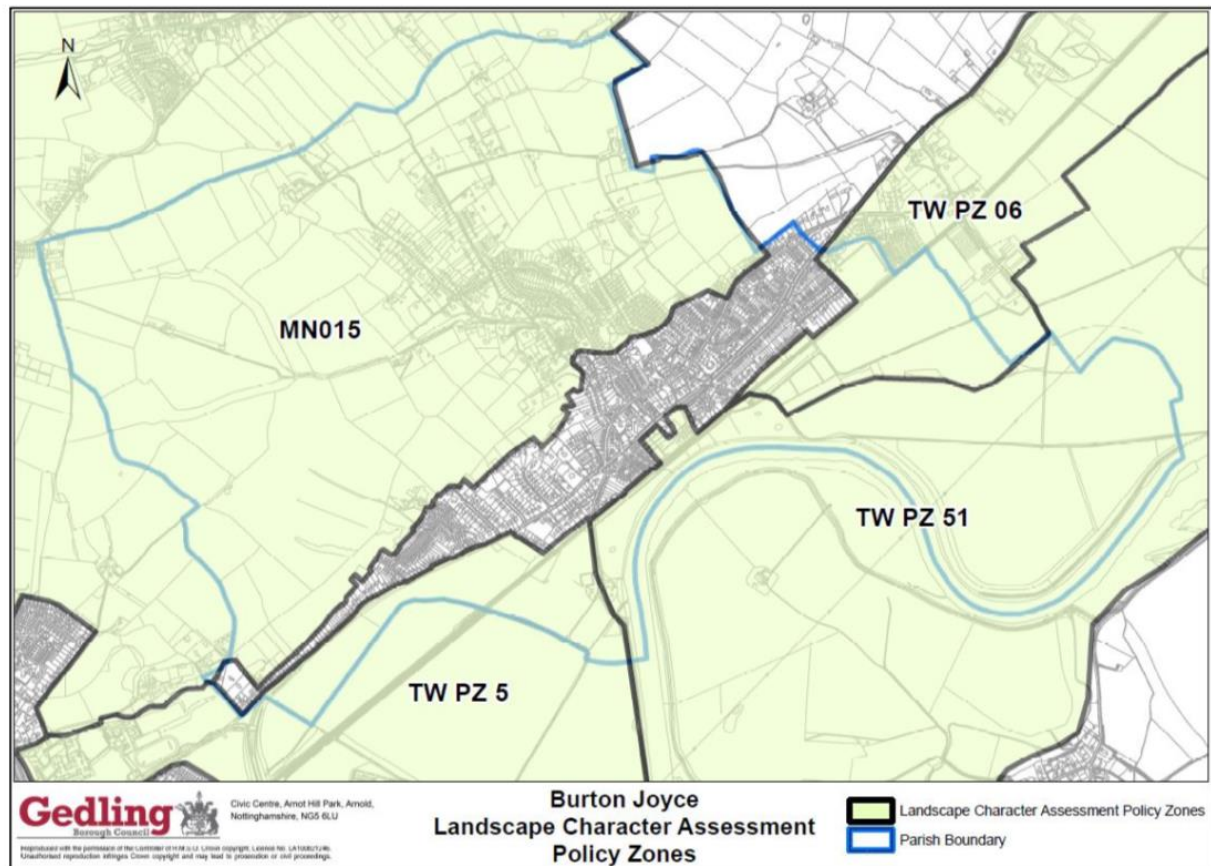
Project 3 To work with NCC and GBC seek ways to improve pedestrian safety on the A612 particularly from the western boundary of the Parish to the junction with Main Street

Project 4 To ensure the sympathetic renovation of the Old School Building and grounds to maximise the use of the building and open space and community garden for local people.

Project 5 To seek opportunities (and by working with willing landowners and adjoining parish councils) to expand the network of walking and cycling routes within and out of the Parish and to improve the surface of footpaths by the river e.g. Green Lane

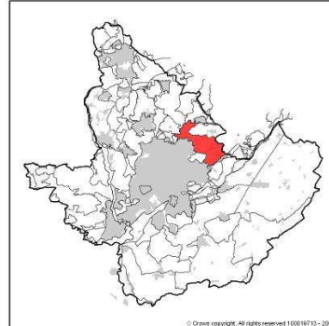
Project 6 To work alongside GBC to secure the designation of the buildings and structures identified in Appendix F and NP6 that have been nominated as locally important.

Appendix B: Landscape Summary and Actions taken from the Landscape Character Assessment 2009



MN015 The Dumbles Rolling Farmland**CONTEXT**

Regional Character Area: Mid-Nottinghamshire Farmland
 LDU Reference: 312,316,317,343,308
 DPZ Reference: MN015

**CHARACTERISTIC FEATURES**

- A series of rolling hills
- Underlying Triassic geology comprises Mercia Mudstone and Waterstones; streams flow in small, narrow, steep sided ravines created through the soft clay
- Farmland is predominantly arable with pockets of pasture
- Hedges are dense and well maintained, although there is some evidence of fragmentation in places and replacement with timber post and rail fences
- Field pattern is regular and geometric on the slopes, with a longer narrow field pattern in the valleys, often following watercourses
- Timber fences have replaced some hedges in grazing areas close to village fringes
- Hedgerow trees are frequent and give the landscape a wooded appearance
- Isolated trees in fields indicate removal of hedgerows through past field size expansion
- Meandering, tree lined river valleys, locally known as 'Dumble Valleys' are characteristic and distinctive features
- Large, mature oak and ash trees are common along the watercourses
- Newly planted and maturing plantation woodland is evident in the landscape particularly around Fox Covert where trees are a range of ages across whole fields
- Large blocks of plantation woodland in Sherwood are common in views on the ridgelines and plateaus of hills in adjoining DPZs
- Isolated, large, red brick farmhouses are dispersed through the landscape and are sometimes prominent on ridgelines
- Small traditional villages, now commuter settlements, are nestled low in the valleys and on the lower slopes
- The rising pantile roofline of the villages is visible from higher ground. Church spires are prominent but rarely protrude above the horizon
- Busy commuter roads and quiet country lanes cross the area
- Views of the settlement edges are often filtered by hedgerows and linear riparian belts of trees; the settlements appear well integrated into the landscape
- Views from the ridgelines are long and open over rolling farmland and nestled villages
- The valley floors have an enclosed character and views are restricted by landform and woodland or are channelled along the valleys
- Landscape features include Lambley House, visible on a hillside through woodland, and the church spires and towers of Epperstone, Lambley and Woodborough churches.
- Small remnant orchards are a feature of some village edges
- Villages are linear, often with narrow routes through the centre. Red brick properties are characteristic, in a range of styles
- Small water courses flowing through brick channels are distinctive features of the settlements
- Although the area is close to the urban fringes of Gedling, the ridgeline at Arnold screens the conurbation, creating a strong rural character despite close proximity to the urban centres

LANDSCAPE ANALYSIS

Condition

This DPZ has a rural character. The landscape is formed by a distinctive series of ridgelines and valleys creating a characteristic rolling landform. Dumble streams with associated linear woodlands are key features of great significance. Views are often for long distances over the farmland and include commuter villages nestled in the valleys and large farmhouses scattered through the landscape. Country lanes and busy commuter roads transect the landscape.

The land use is agricultural, including a mix of arable and pastoral land. Field sizes are medium and the field pattern is mostly regular and geometric. There are pockets of horse grazing, often in the valleys or close to village fringes. The historic field pattern remains intact in places and includes (as shown in Figure 11, HLC), a pattern reflecting open fields and semi-irregular fields, although there are also areas of modern, modified field patterns. This area has some of the oldest enclosure within Nottinghamshire.

The landscape appears well wooded due to the high numbers of hedgerow trees, dense linear woodland along the streams, scattered clumps of woodland on high ground and new plantation woodland. However, there are few large block of woodlands in this landscape. Species are commonly native deciduous trees, especially oak and ash. There is a mix of species in the newly planted woodland and in places lines of the same species have been planted. The most mature woodland is on the steepest slopes and river valleys.

The landscape condition is **GOOD**. Hedgerows are dense and well managed, although there is some evidence of fragmentation in places. Where hedgerows have been replaced, the timber fencing is in good condition. The agricultural land is well managed and features are intact with little sign of decline.



Landscape Strength

This DPZ is distinctive in the landscape and the rolling hills can be seen from the surrounding landscape areas. From within the DPZ there are long views to the north, to Epperstone and Calverton and to the wooded hills beyond. Rising landform and the artificial slopes of the reclaimed colliery mound restrict views south. Views from low ground in the DPZ are contained to the individual river valley.

The character of landscape area is **STRONG**. The fast flowing streams, distinctive landform and intact rural landscape create a strong sense of place. There are few detracting features in the landscape and the urban elements such as the villages are well integrated into the landscape. There is a well defined pattern of hedged fields, although there is some evidence of field expansion and past hedgerow loss. Overall the landscape features such as woodland, hedgerows, settlements and streams form an intact, strong and distinctive landscape character.

Landscape Condition	Good	MODERATE Enhance	MODERATE - GOOD Conserve and Enhance	GOOD Conserve
	Moderate	POOR - MODERATE Enhance and Restore	MODERATE Enhance	MODERATE - GOOD Conserve and Enhance
	Poor	POOR Restore/Create	POOR - MODERATE Enhance and Restore	MODERATE Enhance
		Weak	Moderate	Strong

The overall landscape strategy is
CONSERVE

LANDSCAPE ACTIONS*Landscape features*

- Conserve the high concentration of hedgerow trees through management and replacement of senescent trees
- Conserve the dense, diverse, mature linear belts of woodland along the streams and valleys
- Conserve the strong pattern of field boundary hedges by minimising the fragmentation through management and replacement planting rather than using timber fencing.
- Conserve the diversity and pattern of the woodland through management of young woodland and plantation woodland to maintain its structure.
- Conserve the rural farming character of the landscape, any changes should respect and integrate with the existing pattern of features
- Enhance the field boundary pattern through use of hedgerows where possible, and where timber fencing is required ensuring it is well maintained and hedgerows are planted adjacent
- Conserve the distinctive character of the fast flowing streams and steep-sided narrow valleys which contribute strongly to the sense of place
- Conserve the distinctive mature woodland on the steepest land


Built form

- Protect the rural character by concentrating new development in existing villages
- Conserve the character of the settlements by restricting sprawled ribbon development along the roads approaching the villages
- Conserve the rural landscape from expansion of urbanising feature such as garden centres and large barns which are often constructed in the open countryside, where necessary ensure they reflect the style and character of farm buildings and ensure parking areas are low key and integrate into the landscape
- Conserve the character of the settlements through use of similar building materials and styles to existing development
- Conserve the narrow channelled streams through the centre of villages
- Conserve the narrow linear cores of the villages
- Ensure built development does not extend above the ridgelines to retain the sharp and distinctive separation between conurbations

Other development/ structures in the landscape

- Conserve the rural character of the country lanes and ensure views to the roads are filtered by hedges


TW PZ 5 Stoke Bardolph Village Farmlands

PHOTOGRAPH	CONTEXT												
	<p>Eastern fringes of Nottingham NCC Landscape Sub Type: Village Farmlands Policy Zone: TW PZ 5 Land Cover Parcel TW8</p> <p>Condition</p> <table><tr><td>Good</td><td>REINFORCE</td><td>CONSERVE & REINFORCE</td><td>CONSERVE</td></tr><tr><td>Moderate</td><td>CREATE & REINFORCE</td><td>CONSERVE & CREATE</td><td>CONSERVE & RESTORE</td></tr><tr><td>Poor</td><td>CREATE</td><td>RESTORE & CREATE</td><td>RESTORE</td></tr></table> <p>Low Moderate High</p> <p>Sensitivity</p>	Good	REINFORCE	CONSERVE & REINFORCE	CONSERVE	Moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE	Poor	CREATE	RESTORE & CREATE	RESTORE
Good	REINFORCE	CONSERVE & REINFORCE	CONSERVE										
Moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE										
Poor	CREATE	RESTORE & CREATE	RESTORE										
<p>CHARACTERISTIC VISUAL FEATURES</p> <ul style="list-style-type: none">Flat, large scale arable landscape with strong suburban influencesMedium to large-sized fields with hedgerows intact but fragmented in placesLandscape fragmented by roads and railwayLinear planting along transport routesNuclear village of Stoke Bardolph with red brick and pantile roofed buildings to the historic core <p>LANDSCAPE ANALYSIS</p> <p>Landscape Condition</p> <p>Landscape condition is defined as very poor. It has been fragmented as a result of transport routes and suburban development. There are steep embankments to the Colwick Loop Road and the new G.T.I bypass road. Dead-ends have been created as a result of the new road developments. There are many detracting features including pylons which dominate the skyline to the east, the large sewage works to the centre of the area, the retail park to the south and busy transport routes. Overall the visual unity of the area is significantly interrupted.</p> <p>There are no SINC's or other ecological designations. Woodland cover is largely along transport routes, or screening belts associated with the sewage works. There is mature woodland around Gedling House to the north west. Non-native trees have been planted to the verge of the A612. Native mixed species bushy hedgerows are common along roadsides and are generally well maintained. Internal field boundaries have been allowed to deteriorate and are gappy in places. Overall this is a moderate habitat for wildlife.</p> <p>The historic field pattern has largely broken down - field sizes are generally medium to large scale. The historic core of Stoke Bardolph is characterised by red brick and pantile roofed buildings, with more recent non-vernacular development to the fringes; cultural integrity is therefore variable. A moderate habitat for wildlife and a variable cultural integrity leads to a coherent functional integrity / habitat for wildlife.</p> <p>An area which is significantly interrupted visually with a coherent functional integrity / habitat for wildlife gives a very poor landscape condition</p> <p>Landscape Sensitivity</p> <p>Landscape sensitivity is defined as very low. Few characteristic features of this landscape are still in evidence. Historic woodland still exists around Gedling House and there are some good mixed species hedgerows along roads. However, the historic time depth is recent, as it has been degraded by urban development, transport routes and intensive arable farming.</p> <p>Recent development such as the retail park and the sewage works are large scale and dominate views. New roads have fragmented the landscape and steep embankments are unnatural features; the sense of place is very weak.</p> <p>Visibility is moderate due to containment by urban fringes, steep embankments and intermittent tree cover. There are some long distance views across the flat landscape and open views beyond the boundary of the area.</p> <p>A very weak sense of place with a moderate degree of visibility leads to a very low landscape sensitivity.</p>	<p>SUMMARY OF ANALYSIS</p> <p>Condition Very Poor</p> <p>Pattern of Elements: Incoherent</p> <p>Detracting Features: Many</p> <p>Visual Unity: Significantly interrupted</p> <p>Ecological Integrity: Moderate</p> <p>Cultural Integrity: Variable</p> <p>Functional Integrity: Coherent</p> <p>Sensitivity Very Low</p> <p>Distinctiveness: Indistinct</p> <p>Continuity: Recent</p> <p>Sense of Place: Very Weak</p> <p>Landform: Apparent</p> <p>Extent of Tree Cover Intermittent</p> <p>Visibility: Moderate</p>												

LANDSCAPE ACTIONS - Create

- **Create** new hedgerows and restore existing hedgerows – seek opportunities to restore historic field pattern.
- Seek opportunities to restore arable land to permanent pasture/wet grassland.
- Enhance visual unity through appropriate small scale tree and woodland planting.
- **Create** woodland to contain and soften urban development, preferably in advance of development
- **Conserve** the rural character of the landscape by concentrating new development around existing settlements
- **Conserve** historic field pattern by containing new development within historic enclosed boundaries, restoring hedgerow boundaries where necessary
- Strengthen the continuity and ecological diversity of stream corridors
- **Conserve** the character and setting of village settlements

TW PZ 6 Bulcote Village Farmlands

PHOTOGRAPH	CONTEXT			
	NCC Landscape Sub Type: Village Farmlands Policy Zone: TW PZ 6 Landscape Character Parcel: TW10			
	Condition			
	Good	REINFORCE	CONSERVE & REINFORCE	CONSERVE
		CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE
	Moderate	CREATE	RESTORE & CREATE	RESTORE
Poor				
CHARACTERISTIC VISUAL FEATURES	Low	Moderate	High	
	Sensitivity			
LANDSCAPE ANALYSIS	SUMMARY OF ANALYSIS			
Landscape Condition	Condition	Moderate		
Landscape Condition is defined as moderate . The area has been bisected by the railway line. There are some detracting features, including the busy A612 to the western boundary and large scale agricultural sheds at Bulcote Farm and Beechcroft Farm which are out of scale and character. Pylons dominate the skyline to the east, outside the PZ boundary. The visual unity of the area is coherent .	Pattern of Elements:	Coherent		
There are no SINC's or other ecological designations. Tree cover is largely along transport routes and there is mature vegetation within Bulcote village. A block of mixed species trees has been planted to the south of Burton Joyce, including Oak, Ash, Beech and Lime.	Detracting Features:	Some		
The area is predominantly intensive arable land with a small area of pasture adjacent to Bulcote Farm. Hedgerows to the A612 and other roads are strong and of mixed species. Hedgerows are predominantly trimmed. Internal field boundaries are largely Hawthorn, which has become gappy in places. Hedgerow trees are apparent, largely Ash. The area is a moderate habitat for wildlife.	Visual Unity:	Coherent		
The historic field pattern has broken down - field sizes are generally medium to large scale. The historic core of Bulcote is characterised by red brick and pantile roofed buildings, with more recent non-vernacular development to the fringes, the cultural integrity is therefore variable .	Ecological Integrity:	Moderate		
A moderate habitat for wildlife and a variable cultural integrity leads to a coherent functional integrity / habitat for wildlife. An area which is visually coherent with a coherent functional integrity / habitat for wildlife gives a moderate landscape condition	Cultural Integrity:	Variable		
	Functional Integrity:	Coherent		
Landscape Sensitivity	Sensitivity	Moderate		
Landscape sensitivity is defined as moderate . The historic time depth has largely been degraded by intensive arable farming and fragmented by the railway line but The PZ still retains some distinctive historic features characteristic of the Trent Washlands RCA; it has moderate sense of place.	Distinctiveness:	Characteristic		
A settlement existed at Bulcote before the Norman Conquest – named as it was an ideal location for rearing cattle on the pastures of the Trent. The historic core of the village is characterised by red brick and pantile roofed buildings and mixed species hedgerows with Holly. The old road winding through Bulcote contrasts with more recent straight transport routes.	Continuity:	Historic		
There are open views to the hillier landscape to the north of the A612. Views within the PZ are fairly open due to trimmed hedgerows and the flat landscape. Views out of and into the PZ are more restricted on minor roads due to taller hedgerows; overall visibility is moderate .	Sense of Place:	Moderate		
A moderate sense of place with a moderate degree of visibility leads to moderate landscape sensitivity.	Landform:	Insignificant		
	Extent of Tree Cover	Open		
	Visibility:	Moderate		

LANDSCAPE ACTIONS – Conserve and Create**Landscape features**


- **Conserve** existing meadowland hedgerows and seek opportunities to restore the historic field pattern with new hedgerow planting.
- Seek opportunities to restore arable land to permanent pasture.
- Strengthen the continuity and ecological diversity of stream corridors.

Built features

- **Conserve** the historic character and setting of village settlement of Bulcote – new development should respect the scale, design and materials used traditionally.
- **Conserve** historic field pattern by containing new development within historic boundaries.
- **Create** small scale woodlands and carry out appropriate tree planting to reduce the visual impact of large scale agricultural sheds and commercial development along the A612.
- Promote sensitive design and siting of new agricultural buildings.
- Promote measures for reinforcing the traditional character of farm buildings using vernacular styles.

TW PZ 51 Stoke Lock Meadowlands

PHOTOGRAPH



CHARACTERISTIC VISUAL FEATURES

- Flat, low lying landscape with flood alleviation embankments against the River Trent.
- Open views from the Trent to wooded hills in the north and south.
- Intensive arable fields with pasture between the flood bunds and river.
- Abandoned gravel workings with establishing scrub vegetation.
- Some strong hedgerows particularly along farm tracks.

LANDSCAPE ANALYSIS

Landscape Condition

The overall condition of this landscape is defined as **moderate**. This area lies to the east of Burton Joyce and west of Shelford. It extends south to Netherfield pits and north up to the edge of Gunthorpe. Lying directly either side of the Trent, this area is relatively undeveloped and the pattern of landscape elements is **coherent**. Although it has **some** detracting features these tend to be scattered, such as the pylons across the river bluff to the north west of Shelford, the former railway sidings and industrial unit to the south west and the caravan retail site to the west of the A6097. Overall this is a **visually coherent** area

There are several SINC sites within this area including Netherfield Pits (also a local nature reserve) and Gunthorpe Lakes - both areas of old gravel workings, Burton Meadows Loop and Shelford Carr. However, the intervening landscape is fairly medium to large intensive arable fields with only narrow margin of less intensive grazing pasture against the River Trent giving an overall ecological integrity of **moderate**. Tree cover is generally riparian vegetation such as Willow and Ash against the river and water courses. Some woodland is also found around Stoke Lock consisting of Sycamore, Cherry, Hazel and Lime. Field boundaries tend to be variable with some intact and well maintained and others fragmented with post and rail fencing

Gravel extraction sites have left a highly modified landscape in some areas but there are other areas that are more intact closer to settlement edges. The cultural integrity is therefore **variable**.

A **moderate** network for wildlife and a **variable** cultural integrity leads to a **coherent** functional integrity/habitat for wildlife. An area that is **visually coherent** with a **coherent** functional integrity/ habitat for wildlife has a **moderate** landscape condition.

Landscape Sensitivity

Landscape sensitivity is defined as **moderate**. Settlements tend to be located on the edge of this area on slightly higher land outside the flood plain. Isolated and generally red brick houses and cottages are found to the west of the A road in Gunthorpe and to the eastern side of Stoke Bardolph, including the lock cottage at Stoke. The Holmes farm house lies within the centre of this area on a river bluff.

The absence of development immediately along side the River Trent respects the low lying flood plain of this river. Hedgerows are strong in places particularly along tracks where mixed hedges are more common. The features which give the area its local distinctiveness are **characteristic** of the Trent Washlands RCA and the continuity/time depth is **historic** (post 1600). The area has a **moderate** sense of place.

This is a flat landscape with some open areas of grazing next to the River Trent. This flat landscape allows longer distance views up and down the Trent Valley. To the east and west the views are contained by the low often wooded hills. **The apparent / flat?** landform and **intermittent tree cover** which leads to **moderate** visibility of the area from outside the PZ.

A **moderate** sense of place with a **moderate** degree of visibility leads to a **moderate** landscape sensitivity.

CONTEXT

NCC Landscape Sub Type: River Meadowlands

Policy Zone: TW PZ 51

Land Cover Parcel TW9

Condition

Good	REINFORCE	CONSERVE & REINFORCE	CONSERVE
Moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE
Poor	CREATE	RESTORE & CREATE	RESTORE

Low

Moderate

High

Sensitivity

SUMMARY OF ANALYSIS

Condition	Moderate
Pattern of Elements:	Coherent
Detracting Features:	Some
Visual Unity:	Coherent
Ecological Integrity:	Moderate
Cultural Integrity:	Variable
Functional Integrity:	Coherent

Sensitivity

Sensitivity	Moderate
Distinctiveness:	Characteristic
Continuity:	Historic
Sense of Place:	Moderate
Landform:	Apparent
Extent of Tree Cover	Intermittent
Visibility:	Moderate

LANDSCAPE ACTIONS - Conserve and Reinforce

- **Conserve** the traditional pastoral character and undeveloped flood plain adjacent to the River Trent.
- Enhance the ecological diversity of the river meadowlands and seek opportunities to recreate wet grassland.
- **Reinforce** and strengthen the continuity and ecological diversity of stream and water courses.
- **Conserve** and enhance the pattern and special features of meadowland hedges.
- Seek opportunities to convert arable land to permanent pasture
- Enhance visual unity through appropriate small-scale tree and woodland planting

Appendix C SWOT analysis

SWOT analysis done by Steering Group June 2016

Strengths

1. Strong community spirit
2. Located in convenient distance from Nottingham
3. Located in an area of natural beauty
4. Perceived as a safe place to live with low crime
5. Good range of shops including Co-Op offering daily needs
6. Good bus links along the Nottingham/Southwell corridor
7. Extensive facilities: health, meeting halls, pubs, sport ground, children's playground
8. Good network of rural and riverside public footpaths
9. Pro-active Parish Council
10. Surrounded by Greenbelt
11. Good schools
12. Pool of volunteers with good levels of skills and knowledge
13. Extensive range of Clubs and Societies
14. No areas of social deprivation

Weaknesses

1. Lack of involvement by younger residents
2. Limited facilities for teenagers
3. Property prices
4. High traffic volume in a through the village
5. A612 is an arterial road to Nottingham
6. Vulnerable to flooding
7. Poor drainage results in flash-flooding
8. Trains don't stop at station
9. Restricted demographic
10. Ageing population
11. Absence of Police presence
12. Traffic congestion in village centre making crossing road hazardous for children, and those of limited mobility
13. Pedestrian safety perceived as poor
14. Inadequate cyclic paths
15. Car parking
16. Litter
17. Poor communication to residents
18. Limited accommodation for one-person/small families

Opportunities

1. Extended use of Old School Building
2. Upgraded village centre
3. Controlled car parking
4. Greater use of volunteer base
5. Enhanced links with schools

6. Greater control over nature of development eg starter-homes not executive, in-fill not green-field
7. Access to CIL funds for BJ initiatives
8. Stakeholder involvement and contribution in NP actions

Threats

1. Over-development of leading to loss of BJ character and identity
2. Industrial scale development eg Shelford Quarry
3. Erosion of greenbelt
4. Vulnerability to river and flash flooding
5. Borough and County Council funding cutbacks
6. Increased in volume of through-traffic on A612

Appendix D: Environmental Improvements to the Village Centre



BURTON JOYCE VILLAGE CENTRE PROPOSAL

1.0 OUTLINE

Burton Joyce Parish Council are looking to improve the cohesion of the village center to linking the current facilities through a more pedestrian friendly environment and incorporating the public transport route.

The project aims at making the village hub a user friendly area encouraging residents of Burton Joyce to use their local facilities through better access and also providing improved facilities for passing trade and the peripheral villages.

The Parish Council have engaged Nottingham Trent University to undertake conceptual design work of improvements to the village center which has enabled them to secure money from the local improvement scheme to undertake the first phase of work to the shop frontages. The work will create a safe pedestrian friendly area providing improved access to the shops. The current phase funded by LIS will be completed by March 2013.

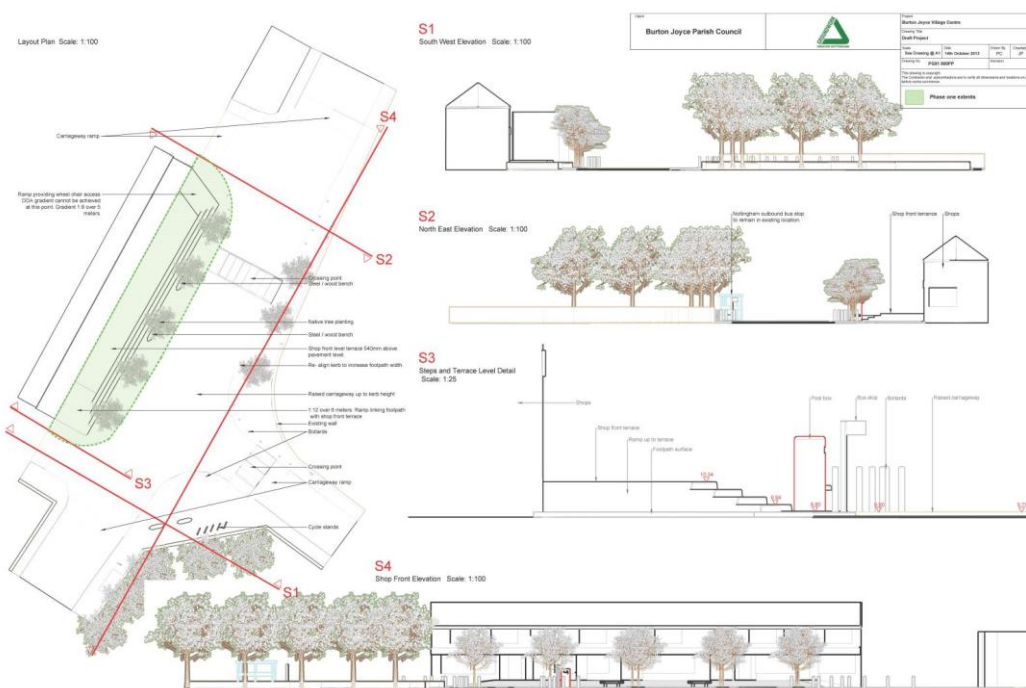
The second phase of the project will be to rationalize the central section of the Main Street to improving linkages between shops, parking and public transport. The work will also rationalize signage and street furniture.

PAGE 1

1.1 DESIGN LAYOUT



1.2 PHASE ONE DETAIL



1.3 PROJECT COSTS

Phase 1	Shop forecourts and access improvements	£50,000
Phase 2	Main Street - highway calming and rationalization.	£125,000
Total Project Costs		£175,000

1.4 CONCLUSION

The completed scheme will reinvigorate the village center which serves a large community and supports neighboring villages, this will intern improve the sustainability of local shops and facilities for local people and reduce the impact on the wider highways infrastructure.

The phase one project is fully funded by the Local Improvements Scheme (LIS) and will be delivered part of the 2013/14 programme.

The Parish council is now looking for further investment from LTP to complete the phase two works during 2014/15 programme.

Local Transport Plan (LTP):	£ 100,000.00
Local Fundraising target:	£ 3,000.00
Third party funding bids:	£ 22,000.00

Total Project Cost: £ 125,000.00

Appendix E: Key View Points from Village Appraisal



VP1

Arguably one of the most important views towards Burton Joyce is from the junction of Shelford Hill, Shelford Road and Oatfield Lane and is fairly typical of views close by. This spot has been designated as an 'official' viewpoint and is interpreted as such with signage in a small layby. The view looks directly north west across the Trent Valley from the opposite valley side at an elevation of around 50m. The settlements of Shelford directly in front and Carlton on the edge of Nottingham to the west can be clearly seen on the valley floor as can the recently erected wind turbine north of Stoke Bardolph. Open fields and woodland exert a strong influence. The newer development in Burton Joyce can be seen rising up the valley side. This does not break the horizon created by the ridgeline but is poorly integrated into the surrounding vegetation.



VP2

From Stoke Bardolph, just to the north of the Trent, only the taller elements of the built form of Burton Joyce can be seen. This is close to a well-used public car park serving local walks and the Ferry Boat Inn, at around 20m elevation. In a view characteristic of the *Trent Washlands* 'channelled' along the river St Helen's Church can be seen rising above the existing vegetation with open fields at the rear. The newer development of Burton Joyce to the north west is hidden from here.



VP3

Characteristic of the *Mid Nottinghamshire Farmlands*, due to the rolling topography, are expansive views over the lower lying land. To the north of Burton Joyce these views are available out over the Trent Valley and, in the distance, the Vale of Belvoir to Belvoir Castle. Another characteristic of these views is the presence of the rising roofline of the villages. These rarely protrude above the horizon. Another key point to note is that the settlements are described in the character assessment as 'appearing well integrated into the landscape'.

Key view points

These two viewpoints are very close together further to the west along the northern side of Burton Joyce, again near the top of the valley side at an elevation of around 75m, the crest of the ridge at this point being around 80m. The first view shows a similar characteristic to the previous view (VP3), but the second shows the impact of the development that has spread up the valley slope from the centre of Burton Joyce. There is a contrast of character along this small section of public right of way; instead of pantile roofs amongst the trees the view is of a strong settlement edge, with fronts and gable ends of buildings.



This view is intended to demonstrate how the visual characteristics of the locally distinctive narrow valleys or 'dumbles' have been replicated through the road layout of more recent development up the slopes. A key visual characteristic of the 'dumbles' is strongly directed views down the slope out over the *Trent Washlands*, which these streets accomplish, albeit with an urbanised rather than wooded stream character.



Post-war linear development of Burton Joyce occurred to the south west along the A612 Nottingham Road below New Plantation. This appears on map to 'join' Burton Joyce to Carlton. On the ground this effect is not felt so strongly. The steep, wooded backdrop to these dwellings and open farmland with tall hedgerows (including trees) screen the houses from view except at very close range. This open land is important in maintaining a distinct different of character between Carlton and Burton Joyce.

Appendix F: Explanatory Note on Heritage Policy and Heritage Report

There are 8 buildings or structures that are listed by Historic England.⁵⁰

Methodist Church (now known as the Community Church, adjoining school room and boundary wall

St Helens Church and Spire near South Aisle

Manor Farm

Barn, 36 Lambley Lane

Lodge Farmhouse and adjoining stables

War Memorial

Footbridge on Trent Tow path

Already on GBC's Local List

35-37 Crifftin Road

28 Lambley Lane

74 Lambley Lane

Beaconsfield House

4 Main St.

57 Main St.

97 Main St.

145 Main St.

Old School

Carnarvon Room

Waterworks & House

5 St. Helens Grove

United Reform Church

Woodlands 145 Main Street

Proposed additions

Based on work by Chair of Local History group using criteria provided by GBC see report below.

The Old School Wall (The perimeter wall abutting Main Street and Chestnut Grove)⁵¹

Community Church (Previously Methodist Chapel built c1900T

Gales framework knitters workshop, Gordon Road (Dating from around 1900)

⁵⁰ information about these listed buildings and structures can be found at

<https://historicengland.org.uk/sitesearch?terms=Burton%20Joyce&pageSize=undefined&searchtype=sitesearch>

⁵¹ The building's historic frontage and boundary wall are important elements reflecting the village's historic past. The unsympathetic redevelopment of the row of shops opposite in the 1950s and the site that is now the Co-op means that the Old School building and boundary wall play an important role in reinforcing the historic character of the village. A character that has been lost from most of the village centre.

Cross Keys Inn

Lord Nelson (A 19th Century bargees overnight halt)

The Wheatsheaf (A 1930's Arts & Crafts style building)

Rose Cottages, Lambley Lane (Framework Knitters Cottages)

Apricot Row, Main Street (Framework Knitters Cottages)

Old Bakehouse, Willow Wong

Tim Lane Wall (An old boundary wall leading to the Parish Church)

Padleys Lane Wall An old boundary wall

Original Methodist Chapel, Willow Wong

The old Blacksmith's forge building (Now the Dance Studio), corner of Willow Wong

The following were added after Reg 14 consultation after being tested against the Heritage Criteria

167 Main Street check

173 and 175 Main Street

181 and 183 Spring Cottage

Whale Bone Arch

There follows a summary of the Local Heritage Criteria; GBC advise that they use Mansfield DC's criteria which is set out below

1. Throughout existing heritage guidance there seems to be a consistent theme of identifying heritage assets because of their interest and significance. The types of 'interest', as referred to in the statutory criteria, focuses on '*architectural, historic, archaeological and artistic*' with the '*rarity*' and '*age*' of the construction also being considerations. The National Planning Policy Framework refers to the '*significance of assets*'. With significance being defined within English Heritage's 'Conservation Principles⁴' as the '*cultural and natural heritage values*' and referring to values of '*evidential, aesthetic, communal and historical association*'.
2. It is therefore considered that if the local heritage asset is identified as having at least one element of interest, then the determining factor would be to consider its significance in relation to its values. All heritage assets are however unique and might not fit the standardised assessment process. So in determining whether a local heritage asset merits inclusion on the local list the selection criteria will also consider the assets uniqueness as part of the process and focus on the following considerations:

INTEREST

- Architectural – identified because of their design, decoration, construction, craftsmanship or physical representation of a particular style or period of architecture. Physical presence within the environment or for the group value of a range of assets.
- Historic – identified because of their important aspects of social, economic, cultural or historic importance or for the group value of a range of assets.
- Archaeological – does the site contain information about the historical development of places and past associations with the people who inhabited them, evidence should be sufficiently compelling to be able to be substantiated and identified.
- Artistic – asset is identified because of the creative skill in its creation, design or later alteration, whether through sculpture, painting, method of decoration, planting or landscape arrangement, depicting a specific style/era or pattern of settlement.

- Rarity – whether a building, archaeological site, landscape feature or settlement, it must exemplify a design, settlement pattern, or other quality that is in itself uncommon, either to the locality, district or wider region. A building for example may be of considerable age but may not be rare. As such rarity should be tailored to, or adjusted, to take account of locality and distinctive characteristics.
- Age – The age of an asset may be an important criterion and the age range can be adjusted to take into account distinctive local characteristics, periods of development and settlement and the styles of the era.

VALUES - SIGNIFICANCE

- Aesthetic – creative qualities, design of a building, structure or a designed landscape as a whole (park and garden), its composition and/or material use, planting, decoration, detailing or craftsmanship. May have strong communal or historical associations (landmark) or any other distinctive local characteristics.
- Communal - of local identity, distinctiveness, social interaction and/or contributes to the “collective memory” of a place.
- Historic association - the asset is enhanced by a significant historic association of local or national note, including links to important local people or past events.
- Evidential - historic written record.

Heritage Report by Burton Joyce and Bulcote Local History Society on Proposed Non-Designated Heritage Assets

The Society considers that the following buildings should be added to the existing list of identified Buildings/Structures of Local Interest.

1. **The Old School Perimeter Wall.** This wall was erected in 1860 at the time of the building of the New Village School and follows the style of that building. Its function as a perimeter of the school playground complements the Old School which is already listed as a Building of Local Interest, and serves as a physical presence within the village centre. Aesthetically its presence is of great value due to the style and composition of construction, and its use as part of the school for over 100 years gives many local people happy memories of times spent within the wall. The Old School Building is already locally listed by GBC as part of their Adopted Replacement Local Plan 2005 (see Appendix 1) but the boundary wall is not. The Household Survey asked if people wanted the wall demolishing to open up the site, only 21% supported this idea (although 28% said they did not mind). The importance of the wall to the building is seen in the listing of a similar wall that forms the boundary to the Methodist church. (Both the church and the wall are listed by Historic England.)
2. **The Community Church & Schoolroom.** This building, previously known as the Methodist Chapel, is typical of a late 19th Century non-conformist structure and lies at the heart of the village. Its prominent position on the corner of the Main Street is identifiable as a significant landmark, and has appeared on postcards of "Burton Joyce" since the early 20th Century. Together with its attached Schoolroom it is of great significance in the religious and social history of the village, and continues to be an important building for the community.
3. **The Cross Keys Inn.** Lying in the centre of the village, this building dates from the early 19th Century and has been an important place of refreshment ever since. Its attractive style blends in well with the village centre despite some 20th Century "improvements", but the main reason for its inclusion in this list is historical associations with the old stage-coach route from Nottingham to Grimsby. It is significant as a meeting place for charabanc outings from the village, and appears in many old photographs.
4. **The Lord Nelson Inn.** Originally an overnight halt for bargees and their horses transporting goods on the River Trent, this 19th Century Inn became popular after the coming of the railway to the village in 1847. Day trippers from Nottingham would descend on the village in their hundreds to enjoy the riverside and refreshment at the Inn, which would also be busy due to the nearby wharf and ancient ford across the river. In the late 19th Century the landlord was Alfred Shaw, a famous Nottinghamshire cricketer who played for England in the first Test Match to be held in Australia. In the 1950's the Inn was the meeting place for all-England fishing matches, when hundreds of anglers met to partake in the sport.
5. **The Wheatsheaf.** This public house is in the Arts and Crafts style and was built in the 1930's. It represents a significant architectural style within the surroundings when the village started to expand during the inter-war years, and together with its grounds forms a pleasing appearance. It became very popular in the 1950's & 60's when motoring became a popular pastime (before drink-driving laws were introduced)
6. **Gales Workshop.** This is an historically significant building where framework knitting was carried out in the village for about 20 years around 1900-1920. Silk goods were manufactured here, some of which won awards at International Exhibitions. The building is compatible with other buildings within the area of the village dating from the same period and retains its large area of glazing that was necessary for the work progressing inside.
7. **Rose Cottages.** A row of framework knitters' cottages off Lambley Lane dating from the beginning of the 20th Century when an adjacent factory manufactured knitted goods from cotton and lace. Known as "Top Yard", the area between the cottages and the factory was popular for the workers who played cricket there in their lunch break, one of the workers being Alfred Shaw, who later played professionally for Notts and England.

8. **Apricot Row.** This is another row of Framework knitters' cottages, this being on the village Main Street. It is a pleasing terrace set back from the road and typifies the scene of how the village appeared at the end of the 19th Century.
9. **The Old Bakehouse, Willow Wong.** Although converted into a residence, this still has the appearance of a 19th Century village building, when clusters of closely built houses dominated the village centre.
10. **Tim Lane Wall.** Dating from around 1800 a.d., this brick wall abuts a public footpath to St. Helen's Church and forms a boundary wall to adjoining properties. It is approximately 100 metres in length and is unique in having more than one bricklaying technique. The local History Society has recorded the wall's structure in case of future deterioration or demolition, and consider that it is a significant structure in terms of visual and historical interest.
11. **Padleys Lane Wall.** Another brick wall dating from the early 19th Century, this structure abuts a public footpath alongside Padleys Lane. The first 100 meters of Padleys Lane was once a private drive leading to 'The Grove', a private mansion that was demolished in the 1960's and the wall, built at the same time as the house is of visual and historic significance.
12. **Original Methodist Chapel.** Built around 1860, this Chapel was sold when a new larger Chapel, now the Burton Joyce Community Church, was erected around the year 1900. Since it was sold it has been the home of a Co-Operative Society Shop, a launderette, and now a beauty parlour. The structure has, however remained as built, and is typical of a non-conformist meeting place from the late 19th Century. It's central location to the village centre adds to the charm of the village together with its neighbouring properties and deserves recognition as a visually and historically interesting building.
13. **The Old Blacksmiths Shop.** Now occupied by a dance studio, this building once housed a blacksmith's shop. Situated in the centre of the village the vernacular building typifies the type of structure dating from the early 19th Century of which there are several in a group. Over the years it has been used as a general store and later as a greengrocery. Along with the Community Church above it has featured in post-card views of the village since the early 20th Century and can only be described as a visually and historically interesting building.
14. **167 Main Street see below**
15. **173,175 Main Street see below**
16. **181,183 Main Street see below**
All five of these properties are examples of original framework knitters houses (with later improvements) dating from the early 19th Century. Their position along the old Main Street demonstrates the growth of the village during the industrial revolution after the invention of framework knitting and where each cottage had a small garden for growing vegetables. These gardens have of course disappeared due to infill with houses, but the cottages remain as an example of village industry in a typical village setting.
17. **The Whalebone Arch in the churchyard** - this is a relic of the whaling era from approx. the end of the Nineteenth Century. Hull was a base for the whaling industry and whale-oil would have been transported up the River Trent to Nottingham. The whale jaw-bones made popular garden ornaments and are becoming increasingly rare. It is not known why this one came to rest in the village.

Appendix G: Building for Life 12 Questions

Integrating into the neighbourhood

Connections

Does the scheme integrate into its surroundings by reinforcing existing connections and creating new ones, while also respecting existing buildings and land uses around the development site?

Facilities and Services

Does the development provide (or is it close to) community facilities, such as shops, schools, workplaces, parks, play areas, pubs or cafes?

Public Transport

Does the scheme have good access to public transport to help reduce car dependency?

Meeting local housing requirements

Does the development have a mix of housing types and tenures that suit local requirements?

Creating a place

Character

Does the scheme create a place with a locally inspired or otherwise distinctive character?

Working with the site and its context

Does the scheme take advantage of existing topography, landscape features (including water courses), wildlife habitats, existing buildings, site orientation and microclimates?

Creating well defined streets and spaces

Are buildings designed and positioned with landscaping to define and enhance streets and spaces and are buildings designed to turn street corners well?

Easy to find your way around

Is the scheme designed to make it easy to find your way around?

Street & home

Streets for all

Are streets designed in a way that encourage low vehicle speeds and allow them to function as social spaces?

Car parking

Is resident and visitor parking sufficient and well integrated so that it does not dominate the street?

Public and private spaces

Will public and private spaces be clearly defined and designed to be attractive, well managed and safe?

External storage and amenity space

Is there adequate external storage space for bins and recycling as well as vehicles and cycles?

For more information on Building for Life 12 see

http://www.designcouncil.org.uk/sites/default/files/asset/document/Building%20for%20Life%2012_0.pdf

Appendix H: Burton Joyce Village Appraisal

If not attached on the following page (due to document size restrictions) Appendix H – Burton Joyce Village Appraisal (June 2017) is available online at:

www.gedling.gov.uk/burtonjoyceplan

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Report to Cabinet

Subject: Authority Monitoring Report April 2017 – March 2018

Date: 10th January 2019

Author: Service Manager - Planning Policy

Wards Affected

Borough Wide

Purpose

This report is to inform members of Gedling Borough Council's Authority Monitoring Report April 2017 – March 2018.

Key Decision

This is not a Key Decision.

Background

The Authority Monitoring Report is prepared annually and the updated version covers the period 1 April 2017 to 31 March 2018.

The monitoring report contains information on the implementation of the Local Development Scheme and the extent to which the policies are being successfully implemented. The report also provides a baseline of information for the Borough.

The updated Authority Monitoring Report is attached as **Appendix A**. The key points are:-

- The Aligned Core Strategy (Part 1 Local Plan) was prepared by Gedling Borough, Broxtowe Borough and Nottingham City Councils and was adopted in September 2014. This replaced some of the policies in the Replacement Local Plan.

- During the monitoring period the Gedling Borough Local Planning Document (Part 2 Local Plan) was under formal examination. Outside of the monitoring period the Local Planning Document was adopted in July 2018 and superseded the remaining policies of the Replacement Local Plan (2005).
- There are four neighbourhood areas (for the purpose of neighbourhood planning) in Gedling Borough. The Calverton Neighbourhood Plan was approved by referendum (November 2017). Outside of the monitoring period the Papplewick Neighbourhood Plan (July 2018) and the Burton Joyce Neighbourhood Plan (November 2018) were also approved by referendum. The Linby Neighbourhood Plan is under preparation.
- The Community Infrastructure Levy Charging Schedule has been in place since October 2015. In the monitoring period from 1st April 2017 to 31st March 2018, £417,212.34 of CIL receipts were collected from CIL Liable developments.
- The population mid-2017 estimate is 117,100 adding 3,557 individuals since the 2011 Census. The 2011 Census shows that the Borough has an ageing population with residents who are over 65 representing 20.7% of the overall resident population. According to the 2011 Census, 8.9% of Gedling's population are from a 'Black and Minority Ethnic' group. This has risen from 5.2% recorded in 2001.

The findings of the indicators as set out in the Aligned Core Strategy are as follows:

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

Target	Comment
To reduce per capita carbon dioxide emissions and increase renewable power generation	Per capita carbon dioxide emissions figure has decreased from 4.57 t CO ₂ in 2011 to 3.76 in 2016.
Zero planning permissions contrary to Environment Agency advice on flooding	None.
Increase the number of Sustainable Drainage Systems	All large developments granted permission have either incorporated Sustainable Drainage Systems or a condition was attached in the decision requesting details for the disposal of surface water to be approved before commencement of the development.

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

Target	Comment
Release Green Belt land in line with the needs set out in the Aligned Core Strategy	During the monitoring period, no area of land was removed from the Green Belt.
Increase quality of open space	Green Flag awarded for Arnot Hill Park and Gedling Country Park. Green Flag not retained in 2018 for Burton Road Jubilee Park.
Increase the percentage of population with access to Green Infrastructure assets	Indicators to be set locally.
Retain areas of biodiversity importance	Increase in area of Local Wildlife Site designation from 1,198ha in 2011 to 1,272ha in 2018.
Improve management of biodiversity sites	Total area of Local Wildlife Sites under positive conservation management has decreased from 35.3 % in 2011/12 to 27.8% in 2016/17.
Designation of and thereafter maintain or improve condition of Special Protection Area	Decision on designation of Special Protection Area is awaited.

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

Target	Comment
Decrease number of heritage assets at risk	4 assets included on the Heritage at Risk register (2017).
Increase the number of Conservation Area Appraisals.	Conservation Area Appraisals have been completed for Bestwood Village, Calverton, Lambley, Linby, Papplewick and Woodborough.

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

Target	Comment
Delivery of 7,250 new homes between 2011 and 2028	1,743 new homes built between 2011 and 2018.

5 year (with additional buffer of 5% or 20% as appropriate) supply of deliverable housing sites	During the monitoring period the Council did not have a five year land supply. Outside the monitoring period following the adoption of the Local Planning Document in July 2018 the Council was able to demonstrate a five year land supply (5.10 years).
Maintain an appropriate mix of house type, size and tenure	Since 1 April 2011, the highest proportion of new build homes completed was for four or more bedroom houses followed by three bedroom houses, two bedroom houses and two bedroom flats.
Provision of 1,450 affordable housing in Gedling Borough between 2011 and 2028	293 affordable homes built between 2011 and 2019.

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

Target	Comment
To meet the needs of Gypsies, Travellers and Travelling Show people	The South Nottinghamshire Gypsy and Traveller Accommodation Assessment (January 2016) indicates that 3 additional pitches are required in Gedling Borough up to 2029. The Local Planning Document Policy LPD 38 commits to identifying a site by 2019.

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

Target	Comment
To deliver the Gedling Colliery/Chase Farm site promoted in Policy 7	The site is allocated for residential development (1,055 homes) and mixed-use employment development (5 hectares) in the Local Planning Document. Planning permission for the Gedling Access Road granted in December 2014. Outline planning permission for residential development granted in March 2017. Construction of homes on the site commenced in July 2017 and completions are ongoing. The Council granted planning permission outside of the monitoring period for mixed-use

	employment on the employment allocation.
--	--

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

Target	Comment
Strengthen and diversify the economy and create new jobs	Highest proportion of Gedling's residents in employment have occupations in the 'Managers and Senior Officials', 'Professional Occupations' and 'Associate professional and technical' occupations in 2017/18.
Develop 23,000 sqm of office space	9,630 sqm of office floorspace (over the 1,000 sqm or 1 ha threshold) noted as being completed in 2017/18 using Building Control records.
Maintain a minimum amount of industrial and warehouse supply	Teal Close site has outline planning permission for 7ha of mixed employment land and Colwick Quays has permission for 3,200sqm floorspace.
Develop 10 hectares of industrial and warehouse uses	7,800 sqm of industrial/warehouse floorspace (over the 1,000 sqm or 1 ha threshold) noted as being completed in 2017/18 using Building Control records.
Improve skill levels of the working age population	Proportion of working age residents within the Borough qualified to NVQ 2 and above was 81.1 per cent in 2017.
Delivery of strategic sites	Teal Close site has planning permission for up to 18,000 square metres of employment uses. No progress has been made regarding employment uses on the Top Wighay Farm. The Council granted planning permission outside of the monitoring period for mixed-use employment on the employment allocation at the Gedling Colliery/Chase Farm site.

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

Target	Comment
Maintain or improve the vitality and	Percentages of the diversity of uses

viability of the centres within the plan area	in Town Centre, District Centre and Local Centres show the majority of the units are A1 retail. No B1 office development (over the 1,000 sqm or 1 ha threshold) built in Arnold town centre during 2017/18.
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Community Facilities and Services (targets set by Policy 12 of the Aligned Core Strategy)

Target	Comment
Improve accessibility from residential development to key community facilities and services	Majority of the large residential developments have access to services and facilities by public transport, walking and cycling within 30 minutes travel time.
Improvements in health	Life expectancy within the Borough for the period 2013-15 was 79.4 years for males and 83.6 years for females.

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

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

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

Target	Comment
Increase modal shift towards public transport, walking and cycling	In 2017, 93 per cent of households within Gedling Borough have access to hourly or better daytime bus service to town, district or City Centre (based on August 2015 data). The number of cycling trips has increased by 8.4 % between 2010 and 2017. Rail and Bus service use has generally increased compared with the previous year.
Increase the number of developments supported by travel plans	No travel plans were signed in the monitoring period.

Historically AMR's have been published at the end of the calendar year, to tie in with the deadline for Annual Monitoring Reports when first required under the Planning and Compulsory Purchase Act 2004 in accordance with the Town and Country Planning (Local Development) (England) Regulations 2004. The intention is that future AMRs will be published earlier in the year so that they are available

more promptly following the end of the financial year. Precise timings will depend on the availability of data. However, the next AMR covering the period April 2018 – March 2019 will monitor the Local Planning Document which was adopted in July 2018. Work is ongoing to set up the new monitoring systems for the Local Planning Document policies and this may influence the timing of the 2019 report.

Proposal

To ask Cabinet to note the content of the Authority Monitoring Report April 2017 – March 2018.

Alternative Options

Not to produce an Authority Monitoring Report. Regulation 34 of the Town and Country Planning (Local Planning)(England) Regulations 2012 require local planning authorities to produce a monitoring report. The report contains information on the implementation of the Local Development Scheme and the extent to which the policies are being successfully implemented.

Financial Implications

Implications for officer time for monitoring indicators in the Aligned Core Strategy and Local Planning Document which is contained within existing budgets.

Appendices

Appendix A – Gedling Borough's Authority Monitoring Report April 2017 – March 2018.

Background Papers

None.

Recommendation(s)

That Cabinet notes the content of the Authority Monitoring Report April 2017 – March 2018.

Reasons for Recommendations

To raise awareness of the Authority Monitoring Report.

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Authority Monitoring Report

April 2017 – March 2018

December 2018

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Introduction

- 1.1 This Authority Monitoring Report is based upon the monitoring period 1st April 2017 to 31st March 2018.
- 1.2 The monitoring report contains information on the implementation of the Local Development Scheme and the extent to which policies in development plan documents are being successfully implemented.
- 1.3 The National Planning Practice Guidance states that local planning authorities must publish information at least annually that shows progress with Local Plan preparation, reports any activity relating to the duty to cooperate and shows how the implementation of policies in the Local Plan is progressing. Appendix 1 provides the requirements of the Authority Monitoring Report as set out in Part 8 of The Town and Country Planning (Local Planning) (England) Regulations 2012.
- 1.4 The monitoring report also provides a baseline of information for the Borough.
- 1.5 The Aligned Core Strategy (Part 1 Local Plan) was adopted in September 2014. The Local Planning Document (Part 2 Local Plan) was adopted in July 2018, outside of the monitoring period. Both documents supersede the Replacement Local Plan (2005).
- 1.6 This monitoring report assesses progress against the Aligned Core Strategy only. The Local Planning Document (2018) was not adopted during the monitoring period, and the Replacement Local Plan (2005) did not include monitoring indicators.
- 1.7 Review and monitoring of the Local Plan should be undertaken on a continuous and pro-active basis and the monitoring report will be the main mechanism for assessing the Local Plan's performance and effects. This reflects the concept of 'plan, monitor, and manage' whereby the findings of monitoring feed directly into any review of policy that may be required.

Gedling Borough Replacement Local Plan (2005) – Superseded July 2018

- 2.1 The Replacement Local Plan was adopted in July 2005. It was superseded in part by the adoption of the Aligned Core Strategy (Part 1 Local Plan) in September 2014 and superseded fully by the adoption of the Local Planning Document (Part 2 Local Plan) in July 2018, outside of the monitoring period.

Local Plan Milestones

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

Local Development Scheme

- 3.2 The Local Development Scheme sets out the Council's programme for preparing documents that will form part of the Local Plan.
- 3.3 There is a requirement for the Council to have an up to date Local Development Scheme in place at the time of submission of the Local Planning Document. In anticipation of the submission of the Local Planning Document in October 2016, the Local Development Scheme was updated in September 2016.
- 3.4 Gedling Borough Council adopted the Local Planning Document (Part 2 Local Plan) in July 2018 (outside of the monitoring period). Paragraph 3.11 sets out the dates that certain milestones for plan preparation were met.

Statement of Consultation

- 3.5 The Council's Statement of Consultation was adopted in June 2014. All planning documents prepared by the Borough Council will need to follow the procedures for consultation and engagement set out in this document:

<http://www.gedling.gov.uk/resident/planningandbuildingcontrol/planningpolicy/consultations/>

Development Plan Documents

Aligned Core Strategy (Part 1 Local Plan)

- 3.6 Gedling Borough Council worked closely with the other Greater Nottingham local planning authorities to align their Core Strategies. In particular, the Core Strategies for Broxtowe, Gedling and Nottingham City were prepared on an aligned basis. The Gedling Borough Council Aligned Core Strategy was adopted on 10 September 2014:

<http://www.gedling.gov.uk/acs/>

- 3.7 A legal challenge to the Aligned Core Strategies was submitted but the High Court found in favour of the three councils and the Aligned Core Strategy therefore remains as adopted.

- 3.8 In February 2015, the councils of Broxtowe, Erewash, Gedling and Nottingham City were awarded the 'Plan of the Year' award by the Royal Town Planning Institute in recognition of their joint working on Local Plans (including the Aligned Core Strategy).

Local Planning Document (Part 2 Local Plan)

- 3.9 The Local Planning Document (Part 2 Local Plan) was adopted in July 2018 (outside of the monitoring period) and sets out the Council's Development Management policies (against which planning applications for the development and use of land will be considered) and site allocations for housing and employment.
- 3.10 Public consultation took place on the 'Issues and Options' document in October and December 2013. The Borough Council held a series of workshops between 2013 and 2015 to assist in the preparation of Development Management policies and identifying specific sites for allocation. This included masterplanning work in the 'Key Settlements' of Bestwood Village, Calverton and Ravenshead; community workshops at Burton Joyce, Lambley and Woodborough; and a series of topic-based workshops all of which informed the preparation of the 'Publication Version' of the Local Planning Document (May 2016). The Publication Version was consulted on between 23rd May and 4th July 2016 and was submitted to the Secretary of State on 17th October 2016.
- 3.11 The initial hearing sessions were held in February, March and May 2017. In June 2017 the Inspector suspended the hearings and invited the Council to propose additional housing allocations and for them to be consulted upon. The additional housing allocations consultation took place between 18 September and 30 October 2017. The hearings recommenced in November and December 2017, following which the Main Modifications consultation took place between 12 February and 26 March 2018. Outside of the monitoring period, the Inspector's report was published on 26 June 2018 and the plan was adopted by the Council on 18 July 2018. Table 1 sets out the stages in the preparation of the Local Planning Document as at 30th November 2018.

Table 1: Stages in the Preparation of the Local Planning Document (Part 2 Local Plan)

Stage	Date	Progress
Consult on Publication Version	May-July 2016	Complete
Submit to Secretary of State	October 2016	Complete
Initial Hearing Sessions	January-May 2017	Complete
Consult on Additional Housing Allocations	September-October 2017	Complete
Recommence Hearing Sessions	November 2017	Complete
Main Modifications Consultation	February – March 2018	Complete
Receive Inspector's Report	June 2018	Complete
Formal Adoption	July 2018	Complete

Policies Map

- 3.12 The Policies Map accompanying the Local Planning Document (Part 2 Local Plan) was adopted in July 2018 (outside of the monitoring period). This map includes housing and employment allocations, including the strategic allocations set out in the Aligned Core Strategy (Part 1 Local Plan).
<http://www.gedling.gov.uk/lpd/>
- 3.13 The Proposals Map accompanying the Replacement Local Plan (2005) was superseded following the adoption of the Local Planning Document (outside of the monitoring period).

Supplementary Planning Documents

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

<http://www.gedling.gov.uk/resident/planningandbuildingcontrol/planningpolicy/adoptedlocalplanandpolicydocuments/supplementaryplanningdocumentsandguidance>.
- 3.16 No Supplementary Planning Documents were adopted during the monitoring period. The Local Planning Document (Part 2 Local Plan) proposes a number of Supplementary Planning Documents to support the Plan, work on which will commence following adoption of the Plan.

Neighbourhood Planning

- 4.1 The Localism Act 2011 introduced neighbourhood planning providing local communities the opportunity to prepare a neighbourhood plan.
- 4.2 Neighbourhood Development Plans are developed by the local community and set out planning policies concerning the development and use of land in the neighbourhood area specified in the plan. They are about supporting growth and must be consistent with national and local planning policy. Gedling Borough Council works proactively with neighbourhood areas to support groups in the preparation of their neighbourhood plans.
- 4.3 Gedling Borough Council's Neighbourhood Planning webpage has a section dedicated to each Neighbourhood Area in Gedling Borough:

<http://www.gedling.gov.uk/resident/planningandbuildingcontrol/planningpolicy/neighbourhoodplans>.

Neighbourhood Development Plans

Burton Joyce Neighbourhood Plan

- 4.4 Burton Joyce Parish was designated as a Neighbourhood Area on 25th April 2016. The following progress has been made:-

Regulation 14 Consultation	1 st January – 14 th March 2018
Formal Submission	20 th June 2018
Regulation 16 Consultation	27 th July – 14 th September 2018
Examiner's Report Issued	16 th October 2018
Referendum	29 th November 2018 (94% yes vote)
Plan Made	Will be taken to Cabinet 10 th January 2019

Calverton Neighbourhood Plan

- 4.5 Calverton Parish was designated as a Neighbourhood Area in January 2013 and their plan was formally made on 31st January 2018.

Regulation 14 Consultation	18 th July – 18 th September 2016.
Formal Submission	14 th November 2016
Regulation 16 Consultation	20 th January – 3 rd March 2017
Examiner's Report Issued	11 th September 2017
Referendum	30 th November 2017 (94.63% yes vote)
Plan Made	31 st January 2018

Linby Neighbourhood Plan

- 4.6 Linby Parish was designated as a Neighbourhood Area on 25th April 2016. The following progress has been made:-

Regulation 14 Consultation	18 th June – 30 th July 2018
Formal Submission	15 th November 2018
Regulation 16 Consultation	
Examiner's Report Issued	
Referendum	
Plan Made	

Papplewick Neighbourhood Plan

- 4.7 Papplewick Parish was designated as a Neighbourhood Area on 11th August 2016 and their plan was formally made on 6th September 2018.

Regulation 14 Consultation	2 nd October – 13 th November 2017
Formal Submission	18 th January 2018
Regulation 16 Consultation	19 th February 2018 – 6 th April 2018
Examiner's Report Issued	2 nd May 2018
Referendum	5 th July 2018 (91.34% yes vote)
Plan Made	6 th September 2018

Neighbourhood Development Orders

- 4.8 A neighbourhood development order is an order which grants planning permission in relation to a particular neighbourhood area specified in the order for development or for development of any use class specified in the order.
- 4.9 There are currently no Neighbourhood Development Orders within Gedling Borough.

Community Infrastructure Levy

- 5.1 The Community Infrastructure Levy (CIL) is a charge that local authorities in England and Wales can require from most types of new development in their area in order to pay for the infrastructure needed to support development. This can include public transport, road schemes, flood defence, schools, health and social care facilities and open space. Government considers the levy approach to be a fairer and more transparent system of collecting infrastructure payments from developers.
- 5.2 The CIL levy is charged based on a £ per square metre calculation that varies based on the use and location of the development proposed. The levy is based on robust evidence and was adopted in July 2015.
- 5.3 The CIL Charging Schedule came into effect on 16th October 2015. The Regulation 123 List identifies four strategic projects for funding via CIL:-
- Gedling Access Road (GAR);
 - Secondary School Contributions related to the Gedling Colliery/Chase Farm Strategic Site;
 - Secondary School Contributions related to the Top Wighay Farm Strategic Site; and
 - Gedling Country Park Visitor Centre.
- 5.4 During the last financial year (2017/18), there has been £417,212.34 collected from 16 developments. Of this, £62,581.85 is to be spent in the locality it was collected (parish or non-parish neighbourhood funding), £20,860.61 (5%) is to be set aside to cover the administration costs as permitted under the 2010 Regulations and the remaining £333,769.88 is to be spent on strategic infrastructure projects that are identified on the Regulation 123 List.
- 5.5 The Town and Country Planning (Local Planning) (England) Regulations 2012 states that the Authority Monitoring Report must give details of the CIL receipts and expenditure during the monitoring period. The Council has produced a report detailing its CIL receipts and expenditure for the 2017/18 monitoring period, which is attached as Appendix 4.

Duty to Co-operate

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

Local Planning Authorities

- 6.2 Gedling Borough Council recognises its Duty to Cooperate and maintains ongoing dialogue on planning matters with neighbouring authorities. In addition the following key actions have taken place:

- The Aligned Core Strategies (2014) were adopted in partnership with Nottingham City Council and Broxtowe Borough Council.
- The Gedling Borough Council Planning Obligations Protocol (2014) sets out the process cross boundary impacts will be addressed through S106 contributions and/or CIL.
- The inspector's report of the examination of the Local Planning Document: Part 2 Local Plan (June 2018) confirmed that Gedling Borough Council has met the legal Duty to Co-operate in relation to the plan-making process.
- Gedling Borough Council has been working with Housing Market Area partner authorities as part of a government pilot scheme to prepare a Statement of Common Ground on strategic planning matters.
- The Greater Nottingham authorities facilitated a housing delivery workshop to consider barriers to the delivery of housing in the light of a significant stock of planning permissions for housing led development. Following this workshop, a development protocol was drawn up and circulated to attendees for comment. The purpose of the protocol is to build on the good practice already taking place across Greater Nottingham to promote a more collaborative approach. It will commit the Greater Nottingham local authorities to working with developers and infrastructure providers to deliver high quality, sustainable development. The final version will be endorsed by Joint Planning Advisory Board and adopted and implemented by the partner Councils.

Statutory Consultees

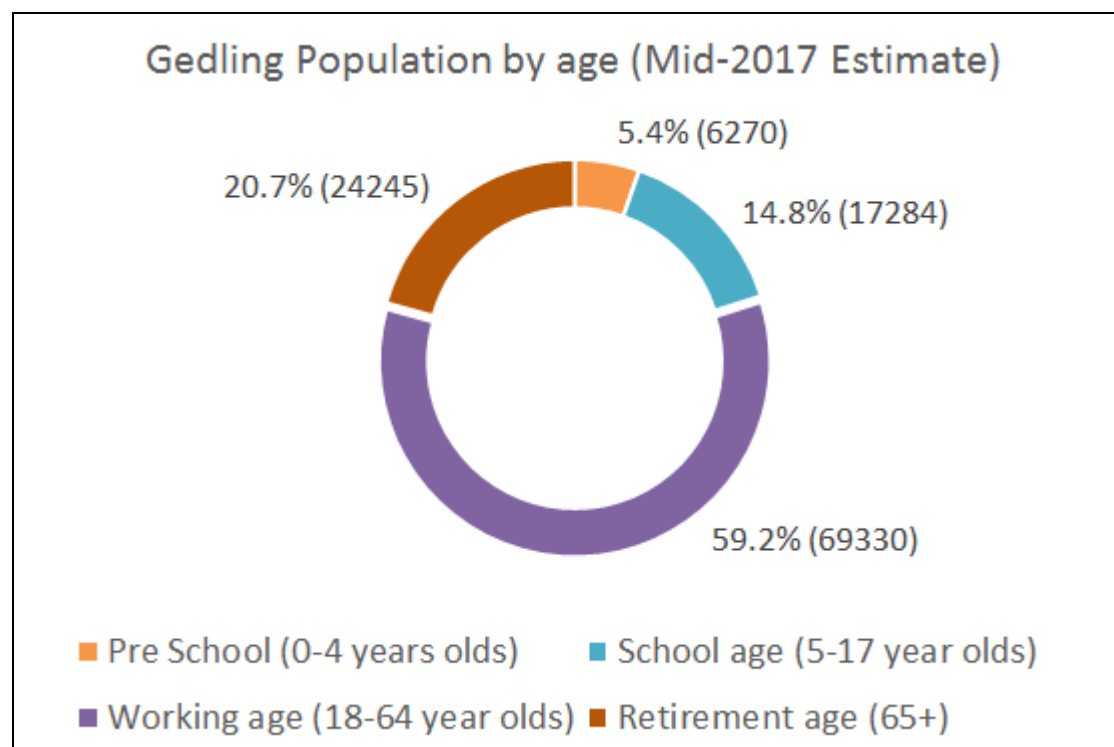
- 6.3 Gedling Borough Council has an ongoing collaborative relationship with statutory consultees, including the Environment Agency, Natural England, Historic England, Highways England the Homes and Communities Agency and other key partners. Discussions with these organisations informed the evidence base supporting the preparation of the Aligned Core Strategy (Part 1 Local Plan) and the Local Planning Document (Part 2 Local Plan) and neighbourhood plans. This includes taking a collaborative approach towards Sustainability Appraisal, Habitats Regulations Assessment, site allocations and evidence base document where relevant. The Council continues to consult statutory consultees on plan-making matters and relevant planning applications.

Demographic Structure of the Borough

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

Population

- The population mid-2017 estimate is 117,100 adding 3,557 individuals since the 2011 Census (113,543). This represents a 3.1 per cent increase since the last census in 2011.
- The population gender split remains at 49 per cent male and 51 per cent female.
- The mid-2017 population estimate show that the Borough has an ageing population with residents who are over 65 representing 20.7 per cent of the overall resident population. There are 3000 people aged over 85 representing 2.6 per cent of total population.
- The total population aged 65+ between 2011 (21316) and 2017 (24245) increased by 13.7 per cent.
- The total population aged 65+ between 2001 (18909) and 2017 increased by 28.2 per cent.
- Based on the 2015-16 based projections, the population of Gedling Borough is predicted to increase to 126,500 by 2030 an increase of 8.0 per cent.



Ethnicity

- According to the 2011 Census, 8.9 per cent of Gedling's population are from a 'Black and Minority Ethnic' group, including those people defined as 'White Other'. This has risen from 5.2 per cent in 2001.
- According to the 2011 Census, the largest ethnic group in the Borough is Asian or Asian British at 3.3 percent, followed by Mixed/Multiple ethnic group (2.3 per cent), White Other (1.9 per cent) and Black or Black British (1.5 per cent).

White: English/Welsh/Scottish/Northern Irish/British	90.3 %
White: Irish	0.8 %
White: Gypsy or Irish Traveller	0 %
White: Other White	1.9 %
Mixed/multiple ethnic group: White and Black Caribbean	1.3 %
Mixed/multiple ethnic group: White and Black African	0.2 %
Mixed/multiple ethnic group: White and Asian	0.5 %
Mixed/multiple ethnic group: Other Mixed	0.3 %
Asian/Asian British: Indian	1.2 %
Asian/Asian British: Pakistani	0.8 %
Asian/Asian British: Bangladeshi	0.1 %
Asian/Asian British: Chinese	0.4 %
Asian/Asian British: Other Asian	0.5 %
Black/African/Caribbean/Black British: African	0.3 %
Black/African/Caribbean/Black British: Caribbean	1.0 %
Black/African/Caribbean/Black British: Other Black	0.1 %
Other ethnic group: Arab	0.1 %
Other ethnic group: Any other ethnic group	0.2 %

Deprivation

- Gedling Borough has seen its national deprivation ranking improve from 199 in 2010 to 203 in 2015, out of the 326 local authority areas in England.
- The most deprived super output area¹, in Killisick, has seen its national overall deprivation ranking worsen since 2007 and continues to appear in the top 10 per cent most deprived areas nationally.

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

Monitoring the Local Plan

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

Climate Change

- 8.6 The Borough Council has been actively working to reduce emissions. The Council adopted a Sustainability Strategy in early 2013 which sets out the ambition to reduce the emission levels. To date, the Council has carried out the following:
- Solar PVs have been installed at Civic Centre, Jubilee House, the Depot and Richard Herrod Leisure Centre, and most recently in 2017 at the new Visitor Centre at Gedling Country Park;
 - Acquired a new electric van in 2013;
 - Installed two electric vehicle charging points at Jubilee House (to serve the Council's electric van) and the car park in Arnold (which is accessible to the public) in 2013;
 - Granted planning permission for a 5.5 MWp solar farm at Gedling Country Park; and
 - Granted planning permission for 5 separate wind turbines within the Borough (see paragraph 8.12 below).

Air Quality Management

- 8.7 The particular problems related to air quality within Gedling Borough are mainly caused by exhaust emissions from vehicles. This has led to the designation of part of Mansfield Road (A60) in Arnold as an Air Quality

Management Area in April 2011 due to the high level of nitrogen dioxide in the area. An Air Quality Action Plan was subsequently published in 2012, and is due for revision in 2019. Furthermore, the Council has produced the 'Air Quality and Emissions Mitigation: Guidance for Developers' (v2 2018), which has been prepared to set out the measures which will be taken to help reduce vehicle emissions which occur as a result of development proposals. The guidance applies across the whole Borough in order to improve air quality generally and to avoid other areas having to be designated as Air Quality Management Areas. The guidance has been incorporated into Policy LPD 11 of the Local Planning Document which was adopted in June 2018. It is intended that the guidance be superseded by a Supplementary Planning Document in order to give it greater weight in the decision-making process.

Carbon Dioxide Emissions

8.8 Policy 1 of the Aligned Core Strategy sets a target to reduce per capita carbon dioxide emissions. Table 2 sets out carbon dioxide emissions per capita, per sector in Gedling Borough. The greatest carbon dioxide emissions in the Borough remained within the domestic sector followed by industry and commercial sector and transport sector. Per capita data has not been directly published by the government since 2013. The figures in Table 2 have been calculated using the published local authority carbon dioxide emission (t CO₂) figure for Gedling Borough, and dividing this by the population used for the respective monitoring period. The measures calculated for these statistics change every year and therefore they should not be used for comparison purposes. Table 2 is based on the 2018 Government data release which can be found here:

<https://www.gov.uk/government/collections/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics>

Table 2: Per capita carbon dioxide emissions estimates: industry, domestic and transport sectors (t CO₂ per person)

	Borough Population	Industry and Commercial	Domestic	Transport	Total (t CO₂) Per Capita
2011	113,543	1.45	2.16	0.94	4.57
2012	113,543	1.65	2.37	0.93	4.94
2013	114,052	1.43	2.27	0.92	4.64
2014	115,638	1.36	1.88	0.93	4.18
2015	115,889	1.25	1.83	0.93	4.03
2016	116,746	1.13	1.73	0.95	3.76

Energy per Meter by Type

- 8.9 The Department for Business, Energy and Industrial Strategy releases data on the amount of electricity and gas consumed by domestic and industrial/commercial users per meter. The measures calculated for the statistics change every year and therefore they should not be used for comparison purposes. Table 3 is based on 2018 data releases, which can be found here: <https://www.gov.uk/government/collections/sub-national-gas-consumption-data>
<https://www.gov.uk/government/collections/sub-national-electricity-consumption-data>

Table 3: Average electricity and gas use per meter in kilowatt hours (kWh)

	Electricity use per meter		Gas use per meter	
	By domestic users	By industrial/commercial users (non-domestic)	By domestic users	By industrial/commercial users (non-domestic)
2011	3,986	61,662	15,529	880,835
2012	3,916	59,185	15,475	1,021,650
2013	3,844	57,875	14,915	765,064
2014	3,843	67,155	14,542	795,008
2015	3,837	56,361	14,432	756,081
2016	3,725	54,400	14,362	716,157

Energy Consumed by Type

- 8.10 The Department for Business, Energy and Industrial Strategy releases data on the amount of energy consumption by type. The measures calculated for the statistics change every year and therefore they should not be used for comparison purposes. Table 4 is based on the 2018 data release, which can be found here: <https://www.gov.uk/government/collections/total-final-energy-consumption-at-sub-national-level>

Table 4: Energy consumption by type in gigawatt hours (GWh)

	Coal	Manufactured fuels	Petroleum products	Gas	Electricity	Bioenergy & wastes
2011	13.9	54.7	430.4	1,053.2	359.2	6.9
2012	14.0	60.6	430.1	1,101.8	355.5	8.8
2013	16.0	63.0	428.4	985.3	352.9	10.4
2014	13.6	72.2	435.6	968.8	380.7	10.2
2015	8.8	65.5	430.0	965.9	353.9	27.2
2016	8.5	68.1	439.2	955.4	344.2	26.8

Renewable Development

8.11 Policy 1 of the Aligned Core Strategy sets a target to increase renewable power generation. Policies LPD 1 and LPD 2 of the Local Planning Document relate to wind turbines and other renewable energy schemes respectively. The Council has granted planning permission for the following:

Wind Turbines:

- Single wind turbine with a generating capacity of 330 kW in Woodborough (2011/12)
- Single wind turbine with generating capacity of 0.1mw at Burntstump landfill site in Calverton (2012/13)
- Single wind turbine with a generating capacity of 2.5mw at Severn Trent Water site in Stoke Bardolph (2013/14).
- Single wind turbine with a generating capacity of 0.5mw at Barracks Farm in Papplewick (2014/15)
- Single wind turbine with a generating capacity of 1.5mw at Newstead and Annesley Country Park (2015/16).

Solar Farms:

- Solar photovoltaic (PV) farm with an installed electricity generation capacity of 5.5 MWp (p-peak production) generating approximately 5,000,000 kWh of electricity per annum, on part of the former Gedling Colliery site (2014/15).
- A 100kW Solar PV array at Little Tythe Farm, Blidworth Lane (2015/16).

Biofuel facilities:

- Chimney for biomass boiler at Calverton Fish Farm (2010/11)
- Biogas boilers at Sherwood Lodge Police HQ (2014/15)
- Biomass boilers to provide up to 120kW energy at Charnwood Court Nursing Home (2017/18)

New Waste Management Facilities

- 8.12 Table 5 sets out new waste management facilities that have been granted planning permission since 1 April 2011. This does not include planning permissions on existing facilities. Applications related to minerals and waste are determined by Nottinghamshire County Council and can be viewed here: <http://www.nottinghamshire.gov.uk/planningsearch/planappsrch.aspx>

Table 5: New waste management facilities

Site	Status
Private Road No 2, Colwick Industrial Estate (2011/12)	Planning permission to change the use of the land and buildings to allow a waste management facility to handle a variety of wastes including metals, end of life vehicles and their associated parts including plastics & waste electrical components, aggregates and non -hazardous wastes.
Private Road No.4, Colwick Industrial Estate (2013/14)	Planning permission to cease the maggot farm operation, remove all the buildings and development an anaerobic digestion (AD). This is now understood to be operational but may not be working at full capacity.
Land to the north of Stoke Lane, Stoke Bardolph (2017/18)	Planning permission to change the use of land to accommodate a small sewage pumping station.

Flooding and Water Quality

- 8.13 Policy 1 of the Aligned Core Strategy sets a target of zero planning permissions being granted contrary to Environment Agency advice on flooding. Since April 2011 this target has been achieved. The Environment Agency publishes its list of planning objections annually, which can be found here: <https://www.gov.uk/government/publications/environment-agency-objections-to-planning-on-the-basis-of-flood-risk>.
- 8.14 The Borough Council takes due regard of advice provided by the Environment Agency concerning flooding and takes a strong line in respect of development likely to be at risk from or to exacerbate flooding concerns. Within areas at potential risk from flooding where there is already existing development, for example in close proximity to the River Trent, the Environment Agency issue advisory notes to applicants indicating how flooding concerns can be minimised. This advice does not constitute an objection to a planning application and is passed onto applicants.

Households in Flood Zones 2 and 3

- 8.15 The Environment Agency provides data on households in flooding zones. As set out in Table 6, since 2011 there has been an increase in the area of

Environment Agency's Flood Zones 2 and 3 within Gedling Borough and the number of households that fall within these Zones has also increased.

Table 6: Flood Zones 2 and 3

	Area in Flood Zones 2 or 3	No. of Households in Flood Zones 2 (FZ2) or 3 (FZ3)
2011	1,189.47 ha	4,600
2012	1,233.00 ha	5,154
2013	1,233.00 ha	5,154
2014	1,233.00 ha	5,154
2015	1,233.00 ha	5,154
2016	1,233.00 ha	5,154
2017	1,180.83 ha	5,495 (of which 3,391 FZ3)
2018	1,975.00 ha	7,533 (of which 3,413 FZ3)

Sustainable Drainage Systems

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

Natural Environment

Green Belt

- 8.17 The area of the Green Belt in Gedling Borough during the monitoring period is 9010 hectares. This figure reduces to 8795 hectares following the release of 215 ha Green Belt land outside of the monitoring period as a result of the adoption of the Local Planning Document (Part 2 Local Plan). This reflects changes to the Green Belt boundary to allocate land for development, to identify additional safeguarded land, to amend infill boundaries of certain villages and other minor changes. This represents a 2% reduction in Green Belt.
- 8.18 Policy 3 of the Aligned Core Strategy sets a target to release Green Belt land in line with the needs set out in the Aligned Core Strategy.

Sites of Special Scientific Interest (SSSI)

- 8.19 There is 1 Site of Special Scientific Interest within Gedling Borough and this is the Linby Quarries SSSI in Linby. This site is identified on the Local Planning Document Policies Map. Policy 17 of the Aligned Core Strategy sets a target to improve the management of biodiversity sites, including the number of Sites of Special Scientific Interest in a favourable condition.
- 8.20 According to Natural England's SSSI Condition Summary, the condition of the Linby Quarries site is 81.24 % 'favourable' and 18.76 % 'unfavourable – no change'. The site report can be viewed here:
<https://designatedsites.naturalengland.org.uk/SiteSearch.aspx>

National Nature Reserves

- 8.21 There are no National Nature Reserves within the Borough.

Local Nature Reserves

- 8.22 There are 4 Local Nature Reserves within the Borough:-
- Gedling House Woods (designated 1992);
 - Gedling House Meadow (designated 2007);
 - Netherfield Lagoons (designated 2007); and
 - The Hobbucks (designated 2015).
- 8.23 Policy 16 of the Aligned Core Strategy sets targets to increase the quality of open spaces and to improve the management of biodiversity sites, including Local Nature Reserves. All four nature reserves have a management plan in place. Gedling House Woods and Gedling House Meadow are managed by the Friends of Gedling House Woods (formed in 2003). Netherfield Lagoons are managed by the Gedling Conservation Trust (formed in 2005). The Hobbucks is jointly managed by Gedling Borough Council and the Friends of the Hobbucks Group.
- 8.24 Outside of the monitoring period, the Council is currently in the process of designating Gedling Country Park as a Local Nature Reserve.

Local Wildlife Sites

- 8.25 Policy 16 and Policy 17 of the Aligned Core Strategy set targets to increase the quality of open spaces, retain areas of biodiversity importance and improve the management of biodiversity sites, including Local Wildlife Sites under positive conservation management. General information about Local Wildlife Sites is maintained by the Nottinghamshire Biological and Geological Record Centre.

- 8.26 Table 7 sets out the total area of designated Local Wildlife Sites in Gedling Borough annually. The increase in figure from previous years generally reflects minor amendments to boundaries.

Table 7: The Total Area of Local Wildlife Sites in Gedling Borough

	Area (ha)
2011	1,198.06 ha
2012	1,227.27 ha
2013	1,227.48 ha
2014	1,232.09 ha
2015	1,250.53 ha
2016	1,250.53 ha
2017	1,268.12 ha
2018	1,272.56 ha

- 8.27 Table 8 sets out the number of Local Wildlife Sites in Gedling Borough that are under positive management using Single Data List Indicator 160. Information is provided by the Nottinghamshire Biological and Geological Records Centre but was not available for the monitoring period.

Table 8: Local Wildlife Sites under positive management

	Score	Percentage
2011/12	24 out of 68	35.3 %
2012/13	24 out of 71	33.8 %
2013/14	31 out of 74	41.9 %
2014/15	29 out of 86	33.8 %
2015/16	N/A	N/A
2016/17	22 out of 79	27.8%
2017/18	N/A	N/A

Local Geological Sites

- 8.28 Outside of the monitoring period Local Geological Sites have been identified in the Borough. In 2018, a total of 5 sites have been identified with a combined area of 20.68 hectares (Culley Quarry Linby, Bestwood II Quarry Wildman's Woods, and 3 sites at Gedling Colliery Railway Sidings)

Sherwood Forest Special Protection Area

- 8.29 During the preparation of the Aligned Core Strategies, it was found the Aligned Core Strategy could result in potentially significant effects on the prospective Sherwood Forest Special Protection Area. In January 2012, a Habitats Regulations Appraisal Screening Record was undertaken to assess whether the level of proposed development around Bestwood Village, Calverton and Ravenshead would result in potential significant effects on the prospective Special Protection Area. It was concluded that there would be no significant effects at Bestwood Village and Ravenshead but that significant effects could not be ruled out at Calverton unless a mitigation package was put in place. This mitigation package was agreed with Natural England following an additional assessment in January 2013 and is set out in the Infrastructure Delivery Plan.
- 8.30 A decision on the extent of any possible Special Protection Area is still awaited, and is being considered as part of a UK-wide review being led by the Department for Environment, Food and Rural Affairs (DEFRA). Policy 17 of the Aligned Core Strategy sets a target for the designation of Sherwood Forest Special Protection Area and thereafter to maintain or improve it.
- 8.31 The Local Planning Document (Part 2 Local Plan) and adopted neighbourhood plans were subject to appropriate Habitats Regulation Assessment in consultation with Natural England.

Woodland and Ancient Woodland

- 8.32 According to 2014 data from the Forestry Commission, Gedling Borough has 1,764.7 hectares of total woodland. At present, the Forestry Commission provides statistical information on its updated National Forest Inventory at the regional level. The latest Forestry Commission data and reports can be found here:
<https://www.forestry.gov.uk/inventory>
- 8.33 According to the dataset used for identifying ancient woodland in the Local Planning Document, the total area of ancient woodland in the Borough is 56.64 hectares. Natural England manages the MAGIC mapping tool which provides updated geographic information on the natural environment, including ancient woodland and other types of woodland. This can be found here:
<http://www.magic.gov.uk/MagicMap.aspx>

Green Flag Award

- 8.34 Policy 16 of the Aligned Core Strategy sets a target to increase the quality of open spaces. The Green Flag Award scheme began in 1996 as a means of recognising and rewarding the best parks and green spaces in the country. There are two Green Flag awarded parks in the Borough:-
- Arnot Hill Park (awarded 2007-2018)
 - Gedling Country Park (awarded 2016-2018)

- 8.35 Arnot Hill Park has benefitted from the introduction of park rangers, ground maintenance staff and the establishment of Friends of Arnot Hill Park. Since 2007, a number of projects have been completed including: improvements to the lake; providing a new refreshment kiosk; development of a skate park and a new play area; restoring the rose and sensory gardens; various planting schemes; reinstating the walls around the park; refurbishing the gatekeepers lodge; improvements to the lighting and security through CCTV cameras; a new landscaped area installed to the front entrance of the park; new tree sculptures added to the existing art pieces; a new bench installed on the nature trail; new willow sculptures in the sensory garden and on the island in the lake and improvements to the play facilities.
- 8.36 Gedling Country Park has been awarded a Green Flag since 2016 and this was retained in 2018.
- 8.37 The Green Flag Award for Burton Road Jubilee Park was not retained in 2018. It was previously awarded a Green Flag since 2014. The park has benefited from a complete refurbishment with many new facilities installed. Much of the funding has been successfully acquired from external sources such as Waste Recycling Environmental, Gedling Homes Public Realm Funds and Nottinghamshire County Council Local Improvement Scheme. Development of the Nature Trail area is ongoing, the area features include a circular footpath, newly planted trees and a large live willow sculpture, the development is expected to be completed in 2019/20 following which the Council will re-submit a Green Flag Award application.

Country Parks

- 8.38 There are five Country Parks in the Borough:-
- Bestwood Country Park
 - Burntstump Country Park
 - Gedling Country Park
 - Newstead and Annesley Country Park
 - Newstead Abbey.

Open Space

- 8.39 The target for Policy 16 of the Aligned Core Strategy also includes the number of s106 contributions related to open space. Table 9 sets out Section 106 agreements that were signed during the monitoring period, which include commitments for new open space.

Table 9: New open space committed from s106 agreements

	Site	Area of open space	Maintenance	Off-Site Contributions
2017/18	Land at South of 64 Woodchurch Road, Bestwood		£11,900.40	£28,517.72
2017/18	Land at Glebe Farm Drive,	10% of which 60% is	£31,143,60	

	Burton Joyce	Amenity Open Space and 40% is Local Area for Play		
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Green Infrastructure

8.40 Policy 16 of the Aligned Core Strategy sets a target of increasing the percentage of population with access to Green Infrastructure assets and states that indicators will be set locally. The Local Planning Document does not propose to include indicators for Green Infrastructure due to the lack of available base data.

Greenfield Land Lost to New Development

8.41 Since 2011, six greenfield sites have been lost to new large housing developments (of 10 dwellings and above) as shown in Table 10. Both the Ashwater Drive and Howbeck Road sites were allocated for housing development in the Replacement Local Plan. The Main Street and Hollinwood Lane site was allocated as safeguarded land in the Replacement Local Plan. 38 homes have been built on part of the Top Wighay Farm strategic site allocated in the Aligned Core Strategy. The Bradstone Drive site is allocated in the Local Planning Document (known as “Spring Lane”). Development on the North of Papplewick Lane site commenced in September 2017 and this is a strategic site allocated in the Aligned Core Strategy.

Table 10: Amount of greenfield land lost to housing and other uses

	Site Name	Type of development	Area lost
2011/12	Ashwater Drive	Residential	4.58 ha
2012/13	Howbeck Road	Residential	1.50 ha
	Main Street and Hollinwood Lane, Calverton	Residential	3.76 ha
2013/14	No greenfield loss during this year	-	-
2014/15	Top Wighay Farm (38 homes)	Residential	1.47 ha
2015/16	No greenfield loss during this year	-	-
2016/17	Bradstone Drive (“Spring Lane”)	Residential	9.88 ha
2017/18	North of Papplewick Lane	Residential	9.96 ha

NB: Land is considered ‘lost’ upon commencement of development

Historic Environment

Heritage Assets

8.42 Within the Borough, there are:-

- 192 Listed Buildings (6 Grade I, 16 Grade II* and 170 Grade II);
- 9 Scheduled Monuments; and
- 4 Registered Parks and Gardens (covering a total area of 15.35 hectares).

8.43 During the monitoring period a new Grade II listing was made on 1 February 2018 – ‘Church of St Peters, 55 Sheepwalk Lane, Ravenshead’ (1449410). Outside of the monitoring period, a new Grade II listing was made on the 7th June 2018 – ‘Newstead War Memorial, Tilford Road, Newstead’ (1454508) and one Grade II listing was removed from the national list on 3rd October 2018 – ‘Colwick Manor House and Adjoining Stable, Mile End Road, Colwick’ (1459299).

8.44 Policy 11 of the Aligned Core Strategy sets a target of decreasing the number of heritage assets at risk. Historic England maintain the national ‘Heritage at Risk Register’, which can be viewed here:

<https://historicengland.org.uk/advice/heritage-at-risk/search-register/advanced-search>

To summarise, the list below identifies the following four heritage assets within Gedling Borough to be at risk (4 out of 211), which comprises 1.9% of the total heritage assets in Gedling Borough. Table 11 sets out heritage assets at risk by type.

- Church of the Good Shepherd, Woodthorpe (Grade II* Listed Building);
- The Cannon Fort and adjoining dock, Newstead (Grade II* Listed Building);
- Newstead Abbey and adjoining boundary wall, Newstead (Grade I Listed Building); and
- Round Hill, Lambley (Scheduled Monument).

Table 11: Heritage assets at risk by type

	Listed Building	Conservation Area	Scheduled Monument	Registered Park and Garden
2012	3	0	1	0
2013	3	0	1	0
2015	3	0	1	0
2016	3	0	1	0
2017	3	0	1	0
2018	3	0	1	0

Conservation Areas

8.45 There are six Conservation Areas in the Borough all of which have adopted appraisals:-

- Bestwood Village (18.85ha) – Appraisal adopted May 2005
- Calverton (14.25ha) – Appraisal adopted February 2007
- Lambley (24.73ha) – Appraisal adopted September 2007
- Linby (25.54ha) – Appraisal Adopted August 2011
- Papplewick (55.70ha) – Appraisal adopted July 2018
- Woodborough (45.43ha) – Appraisal adopted June 2017

8.46 Policy 11 of the Aligned Core Strategy sets a target of increasing the number of Conservation Area Appraisals. During the monitoring period the Conservation Area Appraisal for Woodborough was adopted in June 2017 which resulted in an extension to the boundary of the Conservation Area. Outside of the monitoring period the Conservation Area Appraisal for Papplewick was adopted in July 2018 which resulted in an extension to the boundary of the Conservation Area.

Homes

Housing Requirement

8.47 Policy 2 of the Aligned Core Strategy (Part 1 Local Plan) sets a housing requirement of 7,250 new homes for the plan period 2011 to 2028. The Aligned Core Strategy sets out the broad spatial distribution of new homes around the Borough as shown in Table 12. The Aligned Core Strategy allocates three strategic sites (Teal Close, North of Papplewick Lane and Top Wighay Farm) and identifies Gedling Colliery/Chase Farm as a strategic location. The Local Planning Document contains Policy LPD 63 which sets out the housing distribution for non-strategic sites as well as Policies LPD 64-70 which allocate housing sites.

Housing Completions

8.48 1,743 new homes (net) have been built between 1 April 2011 and 31 March 2018. 74 per cent of the new homes built were in or on the edge of the urban area and the remaining 26 per cent were in the rural area.

Table 12: Housing requirement and completions (net)

	Aligned Core Strategy housing requirement 2011-2028	Local Planning Document (2011-2028)	Completions 2011-2018
Urban area (Arnold and Carlton) including Teal Close and Gedling Colliery/Chase Farm sites	4,045	4,890	1,301
Around Hucknall:- North of Papplewick Lane Top Wighay Farm	Approx 1,300 homes including:- Up to 300 homes 1,000 homes	1,265 homes	38
Key Settlements for Growth:- Bestwood Village Calverton Ravenshead	Up to 560 homes Up to 1,055 homes Up to 330 homes	1,660 homes including:- 540 homes 820 homes 300 homes	72 176 97
Other villages:- Burton Joyce Lambley Linby Newstead Papplewick Stoke Bardolph Woodborough	Up to 260 homes	170 homes including:- 80 homes 50 homes	12 20 4 9 2 0 12
Total			1,743

Communal Uses

8.49 Since 1 April 2011, five large communal developments were built, extended or converted into care homes in the borough. In 2017/18 planning permission was granted to extend Moriah House by 12 bedrooms and to extend Westwold by 6 bedrooms. Outside of the monitoring period planning permission was granted to replace the 60-bed Eden Lodge with a new 64-bed facility. The status of planning permissions for communal uses is set out in Table 13.

Table 13: Communal uses

Site Name	Type of communal	No of bedrooms	Status
Mansfield Road (738), Woodthorpe	People with dementia and related illness	31 bed	New development. Completed in April 2012.
The Maid Marian (Coppice Road), Arnold	Elderly	64 bed	New development. Completed in June 2012.
Grey Goose, Gedling	Elderly	52 bed	New development. Completed in November 2013.
St Andrews House, Mapperley	Elderly	32 bed	Conversion of sheltered housing to apartments. Completed in May 2015.
Braywood Gardens (Millbrook Drive), Carlton	Elderly	12 bed (from 82 to 94)	Extension of care home. Completed in June 2016.
Moriah House, Carlton	Elderly	16 bed (plus existing)	Extension of care home granted July 2017.
Westwolds, Burton Joyce	Elderly	6 bed (from 34 to 40).	Extension of care home granted October 2017.
Eden Lodge, Bestwood Village	Elderly	64 bed (demolish 60 existing)	Demolish and replace existing care home 2018/0318 and 2018/0319 granted in September 2018 (outside monitoring period)

Strategic Sites for Housing Development

8.50 'Strategic sites' are residential sites that are allocated in Policy 2 of the Aligned Core Strategy. Table 14 sets out progress that has been made on these sites:

Table 14: Strategic sites for housing (Aligned Core Strategy)

Strategic Site	Status
Teal Close	Allocated for 830 homes. Outline planning permission for residential development, employment uses and other uses granted (2013/0546). Reserved matters granted in March 2018 for the first housing phase of 204 homes (2017/0800). The Phasing Schedule report (June 2017) submitted as part of the reserved matters application highlights the four housing phases; phase H1 for 204 units, phase H2 for approximately 170 units, phase H3 for approximately 300 units and phase H4 for approximately 150 units.

North of Papplewick Lane	Allocated for up to 300 homes. Outline planning permission granted for residential development (2013/1406). Reserved matters granted (2017/0201) and the site is currently under construction.
Top Wighay Farm	Allocated for 1000 homes. 38 dwellings on the site have been built (2014/0950). Revised development brief SPD was adopted in February 2017. A letter from Nottinghamshire County Council dated February 2017 states it is expected that the first phase of the development will provide between 120 to 180 dwellings by 2020 with further phases following.
Gedling Colliery/Chase Farm	Allocated for at least 600 homes. Planning permission granted for phase 1 of residential development for 506 dwellings plus outline planning permission for a total of 1,050 dwellings. Construction on the site has commenced and as at 31 March 2018, 25 plots have been built.

Non-Strategic Sites for Housing Development

8.51 'Non-strategic sites' are residential sites that are allocated in the Local Planning Document (Part 2 Local Plan) under Policies LPD 64-70. Table 15 sets out progress that has been made on these sites:

Table 15: Non-Strategic Sites for Housing Development (Local Planning Document)

Non-Strategic Site	Status
(H1) Rolleston Drive	Allocated for 140 homes. Informal planning guidance has been prepared and will be adopted in due course
(H2) Brookfields Garden Centre	Allocated for 90 homes. Outline planning permission granted, subject to Section 106, for phase 1 up to 32 dwellings (2017/0115) (outside of the current monitoring period). The Council is in the process of preparing a combined development brief SPD for sites H2, H7 and H8.
(H3) Willow Farm	Allocated for 110 homes. Site cannot be developed until the Gedling Access Road is completed.
(H4) Linden Grove	Allocated for 115 homes. Site cannot be developed until the Gedling Access Road is completed.
(H5) Lodge Farm Lane	Allocated for 150 homes. Outline planning application for up to 148 dwellings was submitted in March 2018 and is currently being determined (2018/0347).
(H6) Spring Lane	Allocated for 150 homes. Reserved matters granted for 150 dwellings (2015/1024). As at 31 March 2018, 91 plots have been built.
(H7) Howbeck Road/Mapperley Plains	Allocated for 205 homes. The Council is in the process of preparing a combined development brief SPD for sites H2, H7 and H8.
(H8) Killisick Lane	Allocated for 230 homes. The site will require phasing to avoid sterilising mineral working through proximal development to the Dorket Head clay quarry. The

	Council is in the process of preparing a combined development brief SPD for sites H2, H7 and H8.
(H9) Gedling Colliery/Chase Farm	Allocated for 1050 homes (updating the allocation made in the Aligned Core Strategy). Planning permission granted for phase 1 of residential development for 506 dwellings plus outline planning permission for a total of 1,050 dwellings. Construction on the site has commenced and as 31 March 2018, 25 plots have been built.
(X1) Daybrook Laundry	Allocated for 50 homes. A pre-application for 49 residential units has been submitted.
(X2) Land West of A60 A	Allocated for 70 homes. Full planning permission granted for 72 dwellings (2016/0584) subject to the signing of a Section 106.
(X3) Land West of A60 B	Allocated for 150 homes.
(H10) Hayden Lane	Allocated for 120 homes.
(H11) The Sycamores, Bestwood Village	Allocated for 25 homes. Full planning permission granted (2007/0887). A Lawful Development Certificate (2012/0479) in respect of application 2007/0887 to confirm that planning permission has been implemented was granted in June 2012. Negotiations taken place for a joint venture with adjoining site.
(H12) Westhouse Farm, Bestwood Village	Allocated for 210 homes. Outline permission granted for 101 homes (2014/0238) subject to the signing of a Section 106.
(H13) Bestwood Business Park, Bestwood Village	Allocated for 220 homes. Outline permission granted (2014/0214). Reserved matters application not yet submitted.
(H14) Dark Lane, Calverton	Allocated for 70 homes. Planning permission granted for 72 homes (2012/1503). Full planning application for 54 dwellings on the majority part of the site (southern portion of the site) submitted in November 2017 and is currently being determined (2017/1263). The 3 dwellings on the remainder of the site (northern portion of the site) remain unchanged. Total of 57 homes on site. Access road has been constructed.
(H15) Main Street, Calverton	Allocated for 75 homes. Outline planning application for up to 79 dwellings was submitted in April 2018 and is currently being determined (2018/0360).
(H16) Park Road, Calverton	Allocated for 390 homes. Outline planning application for up to 430 dwellings on part of the housing allocation and part of the adjoining safeguarded land was submitted in June 2018 and is currently being determined (2018/0607).
(X4) Flatts Lane, Calverton	Allocated for 60 homes.
(H17) Longdale Lane A, Ravenshead	Allocated for 30 homes.
(H18) Longdale Lane B,	Allocated for 30 homes. Outline planning application

Ravenshead	(2014/0273) currently being determined.
(H19) Longdale Lane C, Ravenshead	Allocated for 70 homes. Outline planning permission for 70 homes granted (2013/0836). Reserved matters application for 51 dwellings (2017/1164) currently being determined.
(X5) Kighill Lane A	Allocated for 20 homes. Officers are working with the landowners to ensure that the site is developed in a comprehensive manner.
(X6) Kighill Lane B	Allocated for 30 homes. Officers are working with the landowners to ensure that the site is developed in a comprehensive manner.
(H20) Mill Field Close, Burton Joyce	Allocated for 20 homes. Outline planning permission for 23 homes (2015/0424) granted. Reserved matters application for 14 dwellings was submitted in June 2018 and is was granted planning permission in November 2018, outside of the current monitoring period (2018/0613).
(H21) Orchard Close, Burton Joyce	Allocated for 15 homes.
(H22) Station Road, Newstead	Allocated for 40 homes. Uncertainties over delivery (so has not been counted towards housing supply calculations). Discussions ongoing.
(H23) Ash Grove, Woodborough	Allocated for 10 homes. Full planning permission granted for 12 homes (2007/0831) and development has commenced. Plot 1 (2016/0888) was built in May 2018.
(H24) Broad Close, Woodborough	Allocated for 15 homes.

Completions on Allocated, Non-Allocated and Safeguarded Sites

8.52 Allocated sites are those that are allocated for residential development in the Development Plan. Unallocated sites are those that are not in allocated for residential development in the Development Plan otherwise known as “windfall sites”. Safeguarded sites are those that are designated as safeguarded land and protected from development during the plan period in order to meet longer term development needs in the Development Plan. Table 16 shows that, of the new homes completed in Gedling Borough between 1 April 2011 and 31 March 2018, 44% were built on allocated sites, 50% were built on non-allocated sites and 6% were built on safeguarded land. During the monitoring period, 2 new homes have been built on the Top Wighay Farm site and 25 homes have been built on the Gedling Colliery/Chase Farm allocated in the Aligned Core Strategy. It should be noted that 64 windfall homes have been built on the Spring Lane site which has now been allocated in the Local Planning Document adopted in July 2018 (outside the monitoring period). The figures in the table will be amended in the next Authority Monitoring Report to reflect those built on the Spring Lane allocated site in the Local Planning Document.

Table 16: New homes (net) completed on allocated, non-allocated and safeguarded sites

	Comple tions	Allocat ed	Allocat ed %	Unalloc ated	Unalloc ated %	Safegu arded	Safeguar ded %
2011/12	275	134	49 %	141	51 %	0	0 %
2012/13	227	170	75 %	57	25 %	0	0 %
2013/14	321	195	61 %	120	37 %	6	2 %
2014/15	311	154	50 %	98	32 %	59	19 %
2015/16	174	48	28 %	78	45 %	48	28 %
2016/17	198	36	18 %	162	82 %	0	0 %
2017/18	237	27	11 %	210	89 %	0	0 %
TOTAL	1,743	764	44 %	866	50 %	113	6 %

Completions on Previously Developed Land (Brownfield Land)

8.53 Paragraph 111 of the National Planning Policy Framework (2012) states that planning policy should encourage the effective use of land by re-using previously developed land and set a locally appropriate target for the use of brownfield land, although this is not mandatory. Currently there is no local target for brownfield land for Gedling Borough. The key priority is to deliver sustainable development and ensure a balance between social, environmental and economic factors which is recognised in the Aligned Core Strategy.

8.54 During the monitoring period, 54 per cent of new homes (gross) were constructed on previously developed land. In the past years the percentage of brownfield development is low for two reasons; the designation of residential garden land as greenfield and the increase in the percentage of new homes built on greenfield allocated sites. The majority of sites allocated in the Replacement Local Plan (2005) have been developed, most of which are greenfield sites. Table 17 summarises the type of housing development that has taken place on previously developed sites.

Table 17: New homes completed on previously developed land (gross)

	New build	Conversi ons	Changes of Use	Total	All completions	PDL %
2011/12	117	3	9	129	295	44 %
2012/13	19	3	5	25	233	11 %
2013/14	54	23	12	89	327	27 %
2014/15	31	5	15	51	319	16 %
2015/16	37	5	11	53	192	28 %

2016/17	63	9	31	103	210	49 %
2017/18	101	25	15	141	261	54 %

PDL = previously developed land

Completions on Residential Garden Land

8.55 Paragraph 53 of the National Planning Policy Framework (2012) enables local planning authorities to consider whether policies resisting the inappropriate development of residential gardens are justified. Given the issues arising from the loss of residential garden land, the lack of specific policies in the national policy or Aligned Core Strategy and the concerns expressed about this type of development by local residents, it was considered necessary to include a policy in the Local Planning Document. LPD 34 (Residential Gardens) only allows development involving the loss of residential gardens if specific criteria are met.

8.56 Table 18 provides an annual percentage of completions on garden land in Gedling Borough. Since 1 April 2011, 15 % of new homes were constructed on residential garden land. Note that corrections have been made to the figures as shown in the previous monitoring report.

Table 18: New homes completed on residential garden land

	Net completions	Completions on garden land	%
2011/12	275	56	20 %
2012/13	227	32	14 %
2013/14	321	34	11 %
2014/15	311	27	9 %
2015/16	174	35	20 %
2016/17	198	32	16 %
2017/18	237	23	10 %
TOTAL	1,743	239	14 %

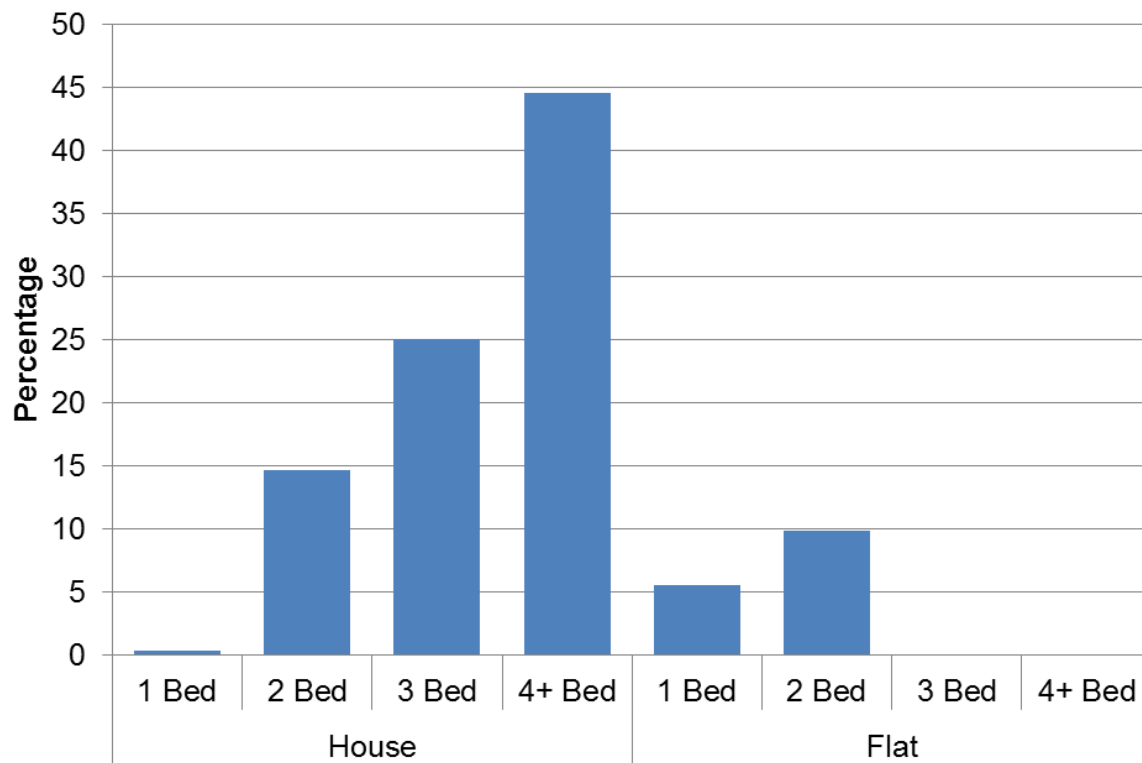
Dwelling Types

8.57 Policy 8 of the Aligned Core Strategy sets a target of maintaining an appropriate mix of house types, sizes and tenures.

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

8.59 Figure 1 shows that, between 1 April 2011 and 31 March 2018, the highest proportion of new build homes (gross) completed was for four or more bedroom houses followed by three bedroom houses, two bedroom houses and two bedroom flats, which reflects demands in the housing market.

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



Density

8.60 Paragraph 47 of the National Planning Policy Framework (2012) requires local planning authorities to set out their own approach to housing density to reflect local circumstances. The Aligned Core Strategy does not set a housing density requirement as this is intended to be addressed locally through the Local Planning Document. Policy LPD 33 of the Local Planning Document sets different density targets for different areas of the Borough. This approach will be monitored in future Authority Monitoring Reports to reflect the adoption of the Local Planning Document in July 2018 (outside the monitoring period).

8.61 The density of new homes completed shows that the majority of new homes on large sites² were completed on sites above 30 dwellings per hectare. Table 19 sets out the annual percentage of completions with respect to density. Note that corrections have been made to the figures for the previous monitoring period 2016/17.

² More than 10 dwellings.

Table 19: Density of new homes completed on sites of more than 10 dwellings (gross)

	Less than 30 dph	Between 30 and 50 dph	Above 50 dph
2011/12	0 %	60 %	40 %
2012/13	1 %	88 %	11 %
2013/14	1 %	89 %	10 %
2014/15	2 %	91 %	7 %
2015/16	7 %	93 %	0 %
2016/17	45 %	22 %	33 %
2017/18	10 %	54 %	36 %

dph = dwellings per hectare

Five Year Housing Land Supply

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

8.63 The Council's Five Year Housing Land Supply Assessment 2018 considers the Borough's supply of housing land against the housing requirement set by the Aligned Core Strategy (Part 1 Local Plan) and Local Planning Document (Part 2 Local Plan). The assessment shows that against the housing requirement, Gedling Borough has a 5.10 year supply. It should be noted that prior to the adoption of the Local Planning Document in July 2018 (i.e. during the monitoring period), the Council did not have a five year supply of land for housing.

8.64 Please see Gedling Borough's Five Year Housing Land Supply Assessment 2018 report for further details:
<http://www.gedling.gov.uk/resident/planningandbuildingcontrol/planningpolicy/amrandfiveyearhousinglandsupply/>

Brownfield Land Register

8.65 In order to increase the number of new homes built, the Housing and Planning Act 2015 requires local planning authorities to set up and maintain a register of brownfield land that is suitable for residential development. The latest Brownfield Land Register is available online:-
<http://www.gedling.gov.uk/shlaa>

Self Build and Custom Homes Register

- 8.66 The Government wants to enable more people to build or commission their own home and have published national guidance which sets out how councils should manage the demand for self-build and custom housebuilding. Local authorities are required to keep a register of interested individuals and associations to provide an indication of the demand for self/custom build locally. This information will enable the Council to develop housing and planning policies to support the kinds of self and custom build projects that would be most appropriate. Policy LPD 42 of the Local Planning Document specifically focuses on self-build and custom homes. It is proposed to support this policy with a Supplementary Planning Document in the future.
- 8.67 Gedling Borough Council administers the Self-build and Custom Housebuilding Register on behalf of Broxtowe Borough Council, Erewash Borough Council, Gedling Borough Council, Nottingham City Council and Rushcliffe Borough Council. Further information about the register is available online:
<http://www.gedling.gov.uk/resident/planningandbuildingcontrol/planningpolicy/selfbuildandcustombuildregister>

Affordable Homes

- 8.68 Policy 8 of the Aligned Core Strategy sets a target of 1,450 affordable homes in Gedling Borough. Table 20 sets out the 303 affordable homes were delivered between 1 April 2011 and 31 March 2018. Table 21 sets out the percentage of completions in Gedling Borough, of which the figure is 22% for the monitoring period.

Table 20: Number of affordable homes delivered

	Social rent homes	Affordable rent homes	Intermediate homes	Transfers and acquisitions *	TOTAL
2011/12	42	n/a	12	10	64
2012/13	7	17	12	0	36
2013/14	7	28	21	0	56
2014/15	0	23	15	0	38
2015/16	0	12	6	0	18
2016/17	0	28	11	0	39
2017/18	0	28	24	0	52

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

Table 21: Percentage of affordable homes delivered

	Net completions	Affordable homes delivered	Affordable %
2011/12	275	54	20 %
2012/13	227	36	16 %
2013/14	321	56	17 %
2014/15	311	38	12 %
2015/16	174	18	10 %
2016/17	198	39	20 %
2017/18	237	52	22%

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

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

8.70 The Local Planning Document contains Policy LPD 36 – Affordable Housing, which incorporates the affordable housing percentages required into policy.

Homelessness

8.71 The Council prevents homelessness in the vast majority of cases, using a wide range of methods, such as advocating on behalf of tenants, mediating between young people and their parents, and assisting people to find private rented and social rented housing. The Council has a joint homelessness strategy with Broxtowe and Rushcliffe Borough Councils which has recently been updated. This includes an action plan to improve local services, which is managed through the South Nottinghamshire Interagency Homelessness Forum. The Strategy focusses on the prevention of homelessness and this focus will increase in line with the requirements of the Homelessness Reduction Act. In spite of the Council's focus on homelessness prevention, the number of acceptances has increased in recent years, reflecting national

trends. Table 22 sets out the number of homelessness acceptances in Gedling Borough annually.

Table 22: Number of homelessness acceptances

	Homelessness acceptances
2011/12	63
2012/13	56
2013/14	51
2014/15	74
2015/16	75
2016/17	100
2017/18	99

Empty Homes

- 8.72 Whilst recognising that properties become and remain empty for a range of reasons, at a time of increasing need for affordable housing, long term empty homes are a wasted resource and can in the worst cases impact on the quality of the local environment and create a poor image of the area. Whilst the trend in the number of long term empty homes in the Borough has reduced over the last few years the Council is committed to working with owners and taking and using its range of enforcement powers where necessary where properties are causing a nuisance to the area. The Council has also reduced the discounts on Council Tax that empty homes can benefit from, and introduced a premium of an additional 50% Council Tax on properties that have been empty for two years or longer. The Council operates an online “matchmaker” to match up people with empty properties to sell and investors looking for a development project and is currently exploring additional opportunities to reduce the number of longer term empty homes in the Borough. The Council has employed a dedicated Empty Homes Officer until July 2019 to proactively pursue empty home owners and encourage properties back into use with advice, enforcement, and use of the matchmaker scheme.
- 8.73 The number of empty homes in the Borough has decreased from 1,737 in 2012 to 1,683 in 2018. The information in Table 23 is based on properties that are unoccupied for Council Tax purposes.

Table 23: Number of empty homes (those that are unoccupied for Council Tax purposes)

	Private	Local Authority	Registered Provider of Social Housing *	Total
2012	1703	1	33	1737
2013	1735	3	31	1769
2014	1431	3	53	1487
2015	1490	0	34	1524
2016	1268	1	122	1391
2017	1372	2	108	1482
2018	1595	2	86	1683

House Prices

8.74 Table 24 sets out that the average house prices in Gedling have increased from £132,754 in 2011 to £180,604 in 2018³.

Table 24: Average house prices based on UK House Price Index data

	House price
August 2011	£132,754
August 2012	£133,511
August 2013	£136,283
August 2014	£143,279
August 2015	£154,199
August 2016	£162,915
August 2017	£174,920
August 2018	£180,604

³ <http://landregistry.data.gov.uk/app/ukhpi>

Gypsies, Travellers and Travelling Showpeople

- 8.75 Policy 9 of the Aligned Core Strategy sets a target to meet the needs of Gypsies, Travellers and Travelling Show people.
- 8.76 A 'Gypsy and Traveller Accommodation Needs Assessment for Nottinghamshire Local Authorities (except Bassetlaw)' was undertaken and the final report was published in May 2007. This assessment stated that there are 3 sites within the Borough, totalling 13 pitches. However, it has not been possible to confirm the existence of two of these sites, so the assumption has been made that there are only 4 pitches for travelling showpeople in the Borough. The assessment concluded that an additional 4 permanent pitches needed to be provided between 2007 and 2011.
- 8.77 The South Nottinghamshire Gypsy and Traveller Accommodation Assessment (January 2016) was undertaken to establish the additional permanent pitch provision requirements for the Gypsy and Traveller population in Broxtowe Borough, Gedling Borough, Nottingham City and Rushcliffe Borough between 2014 and 2029. This assessment indicates that 3 additional pitches are required in Gedling Borough up to 2029. Policy 9 of the Aligned Core Strategy includes criteria to determine small scale proposals for Gypsy and Travellers sites as well as other relevant Local Plan policies. Policy LPD 38 of the Local Planning Document sets out that a site for three pitches will be identified in the urban area of Gedling Borough by 2019.
- 8.78 Since April 2011, no additional pitches were delivered for gypsy and traveller communities in the Borough.

Regeneration

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

Employment

- 8.80 Employment land relates to business use within Classes B1, B2 and B8 of the Town and Country Planning (Use Classes) Order 1987. This involves:-
- Offices (B1a), Research and Development (B1b), and Light Industry (B1c);
 - General Industry which includes manufacturing (B2); and
 - Storage or Distribution Centres (B8).

Employment Land Requirement

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

Allocated Sites for Employment Development Progress

- 8.82 Policy LPD 71 of the Local Planning Document allocates four sites for employment (Hillcrest Park, Gedling Colliery, Top Wighay Farm and Teal Close). The latter three sites were identified as strategic sites in the Aligned Core Strategy. Table 25 sets out progress made on these allocations.

Table 25: Allocated sites for employment

Site	Status
Teal Close	7 hectare site allocated in the Local Planning Document. Outline planning permission (2013/0546) for employment uses (up to 18,000 square metres) granted in June 2014. Reserved matters application (2017/0800) was granted in October 2017 and included a phasing schedule for B1-B8 use which could potentially be delivered within 2019 subject to the provision of access
Top Wighay Farm	8.5 hectare site allocated in the Local Planning Document. No planning permission. The revised Development Brief SPD for this site was adopted in February 2017.
Gedling Colliery/Chase Farm	5 hectare site allocated in the Local Planning Document for employment-led mixed use development reflecting opportunities to incorporate visitor-related facilities associated with Gedling Country Park. During the monitoring period an outline application 2017/1571 was submitted a mix of employment units (B1c/B2/b8), and pub/restaurant (A3/A4) units on the allocated site which was granted outside of the monitoring period.
Hillcrest Park	1 hectare site allocated in the Local Planning Document. No planning permission.

Office Development

- 8.83 Building Control completion records show that there were two developments that resulted in new office floorspace gains over the 1,000 sqm or 1 ha threshold during the monitoring period. These were both at Park Logistics Ltd, Road No 4, Colwick and related to historic planning applications 2005/0695 and 2007/0578. The total gain in office space was 9630sqm.

Industrial and Warehouse Development

- 8.84 Building Control completion records show that there were two developments that resulted in new warehouse floorspace gains over the 1,000 sqm or 1 ha threshold during the monitoring period. These were both at Park Logistics Ltd, Road No 4, Colwick and related to historic planning applications 2002/1571 and 2000/1097. The total gain in warehouse space was 7800sqm.

- 8.85 A mixed development comprising office and warehouse use was completed during the monitoring period, relating to planning application 2004/1699. However detailed information is not available due to a system error so this is not included in the above paragraphs.

Assessed Employment Need

- 8.86 Councils across both the Nottingham Core Housing Market area⁴ and the Nottingham Outer Housing Market Area⁵ commissioned Nathaniel Lichfield and Partners to undertake an assessment of employment land needs based on updated economic forecasts. This work was published as the Employment Land Forecasting Study in August 2015. In this context, the economic and job forecasts contained within the Nottingham City Region Employment Land Study 2007 and its update 2009 which underpin the Aligned Core Strategies predated the economic crash of 2007/08 and were considered to be increasingly out of date. The study provides an overview of the local economy, the state of the office and industrial property market and provides updated economic and jobs forecasts to assess future business floorspace needs to 2033. The study is a key component of the evidence base supporting Local Plans and Local Plan Part 2 documents which are in preparation across the two Housing Market Areas.
- 8.87 Based on this new evidence the Aligned Core Strategy employment land figures are for a minimum of 19 ha of industrial/warehousing land and a minimum of 10,000 sq. m of office floorspace which accords with the objectives of Policy 4 of the Aligned Core Strategy. The strategic allocations in the Aligned Core Strategy are not additional to the employment land targets for Gedling Borough set out above. The strategic allocations and employment land allocations in the Aligned Core Strategy and the Local Planning Document (set out in Policy LPD 72) meet the need for 19 ha of industrial and warehousing land and a minimum of 10,000 sq. m of office floorspace (no specific land allocations are made for office B1a as it is assumed these will be accommodated on strategic allocations and in Arnold Town Centre).

Supply of Employment Land

- 8.88 As at 31 March 2018, there are two sites with planning permission for employment uses above the 1,000 sqm or 1 ha threshold – Teal Close (up to 18,000sqm on 7ha of land) and Colwick Quays (3200sqm on 0.8ha of land). Table 26 sets out the available supply of employment land in Gedling Borough.

⁴ The Nottingham Core Housing Market Area comprises Broxtowe Borough Council, Erewash Borough Council, Gedling Borough Council, Nottingham City Council and Rushcliffe Borough Council.

⁵ The Nottingham Outer Housing Market Area comprises Ashfield District Council, Mansfield District Council; and Newark and Sherwood District Council.

Table 26: Available supply of employment land (sites above 1ha threshold)

B1	B2	B8	Mixed	Total
0 ha	0 ha	0 ha	7.8 ha	0 ha

Threshold: 1,000 sqm or 1 ha

Employment Losses

- 8.89 There was no loss of employment land to residential development during the monitoring period. Table 27 sets out the area of employment land lost to housing or other uses.

Table 27: Employment losses

	Losses in employment/ regeneration areas	Losses in local authority area (across Borough)	Amount lost to residential development
2011/12	0 ha	0.69 ha	0.69 ha
2012/13	0.33 ha	0.33 ha	0.33 ha
2013/14	0 ha	0 ha	0 ha
2014/15	1.40 ha	1.40 ha	0 ha
2015/16	0 ha	0 ha	0 ha
2016/17	0 ha	0.22	0.22
2017/18	0 ha	0 ha	0 ha

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

Labour Supply

- 8.90 Policy 4 of the Aligned Core Strategy sets a target to strengthen and diversify the economy and create 27,900 new jobs in Broxtowe, Gedling and Nottingham City, referred to as the plan area. The Nomis Labour Market Profile for Gedling Borough (based on ONS data) provides the most recent statistical information on employment and jobs in the Borough, and can be found here:
<https://www.nomisweb.co.uk/reports/lmp/la/1946157165/report.aspx>

- 8.91 The figures in Tables 28 and 29 are taken from the Nomis Labour Market Profile and set out annually the number of people in employment in the Borough and the number of employee jobs within the Borough. These data provide an indication of job creation in Gedling Borough over the plan period.

Table 28: Number of people (16+) in employment in Gedling Borough

Year	People in Employment (Including Self-Employed)	Self-Employed Figure
April 2011	56,300 (74.1%)	6,100
April 2012	57,300 (76.1%)	5,000
April 2013	53,200 (75.1%)	4,100 (June – no data for April)
April 2014	50,900 (69.9%)	5,500
April 2015	53,800 (70.6%)	10,400
April 2016	59,400 (76.9%)	9,200
April 2017	56,500 (73.5%)	8,100
April 2018	57,000 (74.8%)	9,300

Table 29: Employee jobs in Gedling Borough (excluding farm-based agriculture, self-employed, government-supported trainees and HM forces).

Year	(Full-Time Employee Jobs)	(Part-Time Employee Jobs)	Total Employee Jobs
2011	17,000	12,000	29,000
2012	18,000	11,000	29,000
2013	18,000	11,000	29,000
2014	18,000	11,000	29,000
2015	19,000	11,000	30,000
2016	19,000	12,000	31,000
2017	20,000	12,000	32,000

- 8.92 In 2017/18, the highest proportion (51.2 per cent) of Gedling's residents in employment have occupations in the 'Managers and Senior Officials', 'Professional Occupations' and 'Associate professional and technical' occupations. This is above both regional and national averages.
- 8.93 In 2017 the majority of residents in employment were in full time work. 62.5% of employees worked full time, this is an increase since 2008 when 61.2% were full time. 37.5% of residents worked part time, reducing from 38.8% in 2008. Most jobs were in Wholesale and retail trade making up the largest sector at 18.8%, followed by Human Health and Social work activities at 14.1% and Manufacturing at 12.5%.
- 8.94 The proportion of economically active people who were of working age in the Borough in 2017/18 was 77.7%. This is lower than the 80.6 per cent seen in 2012/13.

Unemployment

- 8.95 The unemployment rate for the Borough in September 2018 is 1.2%. This is higher than the national average of 0.9% and East Midlands average of 0.9%. The unemployment rate for young people (18-24 year olds) in September

2018 is 1.9%. This is higher than the national average of 0.8% and East Midlands average of 0.8%.

Education, Skills and Learning

- 8.96 Policy 4 of the Aligned Core Strategy sets a target to improve skill levels of the working age population. The proportion of working age residents within the Borough qualified to NVQ 2 and above has reduced slightly to 81.1 per cent in 2017 compared to 81.5 per cent in 2016. Table 30 sets out the percentages of the working age population in relation to their type of qualification.

Table 30: Qualifications by type (Jan 2017-Dec 2017)

Individual Levels	Gedling (Level)	Gedling (%)	East Midlands (%)	Great Britain (%)
NVQ4 And Above	28,300	38.7	32.1	38.6
NVQ3 And Above	40,200	54.9	52.0	57.2
NVQ2 And Above	59,400	81.1	70.9	74.7
NVQ1 And Above	66,300	90.5	83.6	85.4
Other Qualifications	n/a	n/a	8.2	6.9
No Qualifications	5,000	6.8	8.2	7.7

Earnings by Type

- 8.97 Based on the ONS annual survey of hours and earnings, Table 31 shows the median weekly earnings in pounds for employees living in the Borough. Table 31 shows that the weekly earnings for full-time workers have increased from £456.7 in 2011 to £537.2 in 2017.

Table 31: Earnings by residence (Gross Weekly Pay)

	Male Full-Time Workers	Female Full-Time Workers	Full-Time Workers
2011	£501.0	£387.1	£456.7
2013	£573.1	£421.7	£502.7
2015	£559.3	£470.7	£516.1
2016	£572.50	£441.90	£521.80
2017	£605.6	£467.5	£537.2

Retail and Town Centre Uses

8.98 The National Planning Policy Framework defines main town centre uses as:-

'Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).'

8.99 The above uses relate to the Use Class Orders A1 to A5, B1a, C1, D1 to D2 and sui generis of the Town and Country Planning (Use Classes) Order 1987. Policy 6 of the Aligned Core Strategy sets a target to maintain or improve the vitality and viability of the centres.

Hierarchy of Centres

8.100 Policy 6 of the Aligned Core Strategy (Part 1 Local Plan) and Policy LPD 49 of the Local Planning Document (Part 2 Local Plan) identifies the network and hierarchy of centres across Greater Nottingham. Carlton Square has been reclassified from a 'district centre' in Policy 6 of the Aligned Core Strategy to a 'local centre' in policy LPD49 of the Local Planning Document. The policy includes the following centres for the Borough:-

- Town Centre – Arnold
- Local Centres – Burton Joyce, Calverton, Carlton Hill, Carlton Square, Gedling Colliery/ Chase Farm, Gedling, Mapperley Plains, Netherfield and Ravenshead

8.101 The hierarchy has been developed using evidence from shopping studies and will help guide new development to appropriate sized centres and ensure balanced growth across the area. The Broxtowe, Gedling, Nottingham City and Rushcliffe Retail Study (2015) reviewed the hierarchy and proposed a revision with the reclassification of Carlton Square as a Local Centre.

Planning Permissions for Retail and Other Town Centre Use Development

8.102 Since 1 April 2011, a number of sites have been granted planning permission for retail and other town centre use development over the 1000sqm floorspace or 1ha site area threshold, as shown in Table 32. None have been granted permission during this monitoring period.

Table 32: Retail and other town centre use development

Site	Status
Victoria Retail Park (Unit 1)	Unit 1 demolished and re-developed for three new retail units (2011/0887).
The White Hart	Former public house demolished and redeveloped for a new retail food store
Land South of Colwick Loop Road	Planning permission granted for new A4 public house and A3 restaurant or A5 hot food takeaway (2013/0497)
Land South of Colwick Loop Road	Planning permission granted for A1 retail, petrol filling station and B1/B2/B8 employment uses (2013/0500)
Teal Close	Planning permission granted for up to 28,000 square metres of retail, financial and professional services, food and drink, takeaway, non-residential institution and leisure uses. Condition applied to ensure that only 1,500 sqm of A1 floorspace and no single unit to be larger than 750 sqm. (2013/0546)
Former B&Q, 786 Mansfield Road	Planning permission granted for installation of a mezzanine floor to add 1,115 sqm of A1 retail floor space within an existing retail building (2016/0808).

Threshold: 1,000 sqm or 1 ha

Assessed Retail Need

8.103 The Greater Nottingham Retail Study was completed in 2008 and was based on evidence collected in 2007. A partial refresh based on the 2007 information was carried out in 2013. Due to changes in policy and the age of the evidence, consultants were commissioned to carry out a new study to support the Local Planning Document. This has updated the information on the need for retail floorspace and on shopping habits through a new Household Survey. Tables 33 and 34 set out the conclusions of the Broxtowe, Gedling, Nottingham City and Rushcliffe Retail Study (2015) on additional retail floorspace required in Gedling Borough.

Table 33: Additional 'convenience' retail floorspace required in Gedling Borough.

Convenience	2019	2024	2028
Arnold Town Centre	285 sqm	543 sqm	761 sqm
Carlton Square District Centre	180 sqm	343 sqm	474 sqm
Local Centres	141 sqm	269 sqm	374 sqm
Rest of Borough (residual floor space)	-5485 sqm	-4682 sqm	-4036 sqm
Total – Gedling Borough	-4879 sqm	-3527 sqm	-2427 sqm

Note: The negative figures relate to where there is more floorspace than required to meet the levels of expenditure identified in the Retail Study (2015).

Table 34: Additional 'comparison goods' retail floorspace required in Gedling Borough.

Comparison Goods	2019	2024	2028
Arnold Town Centre	732 sqm	2091 sqm	3392 sqm
Carlton Square District Centre	57 sqm	159 sqm	266 sqm
Local Centres	75 sqm	210 sqm	345 sqm
Rest of Borough (residual floor space)	-2582 sqm	-1195 sqm	231 sqm
Total – Gedling Borough	-1715 sqm	1265 sqm	4234 sqm

Note: See previous note.

Office Development in Arnold Town Centre

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

Retail Development outside Defined Centres

8.105 As shown in Table 32, planning permission has been granted for retail and other town centre use development outside of defined centres. Permissions at Victoria Retail Park and the White Hart sites have been implemented and the remainder of the sites are yet to be implemented.

Health of Centres

8.106 Planning Practice Guidance suggests a number of indicators to assess the health of town centres. This monitoring report monitors the diversity of uses and the proportion of vacant street level property the town and local centres.

8.107 Table 35 sets out the findings of the shopping centre surveys undertaken in January 2018 and shows the percentage of the diversity of uses in the shopping centres in Gedling Borough.

Table 35: Diversity of uses

Shopping Centre	A1	A2	A3	A4	A5	Other
Arnold Town Centre (Primary)	70%	16 %	3 %	2 %	4 %	5 %
Arnold Town Centre (Secondary)	41 %	8 %	4 %	5 %	8 %	35 %
Carlton Square District Centre	55 %	6 %	3 %	6 %	9 %	21 %
Burton Joyce Local Centre	47 %	7 %	0 %	0 %	13 %	33 %

Calverton Local Centre	37 %	5 %	5 %	0 %	16 %	37 %
Carlton Hill Local Centre	51 %	10 %	9 %	1 %	13 %	16 %
Gedling Local Centre	44 %	10 %	10 %	0 %	12 %	24 %
Mapperley Plains Local Centre	64 %	15 %	7 %	2 %	9 %	3 %
Netherfield Local Centre	46 %	6 %	5 %	1 %	8 %	33 %
Ravenshead Local Centre	47 %	27 %	0 %	0 %	13 %	13 %

8.108 Although there is no policy requirement to record the percentage of vacant units, the shopping centre surveys also monitor vacant units in shopping centres as shown in Table 36.

Table 36: Proportion of vacant units

Shopping Centre	2011	2018
Arnold Town Centre (Primary)	9 %	6 %
Arnold Town Centre (Secondary)	6 %	5 %
Carlton Square District Centre	24 %	24 %
Burton Joyce Local Centre	0 %	0 %
Calverton Local Centre	5 %	0 %
Carlton Hill Local Centre	9 %	6 %
Gedling Local Centre	5 %	2 %
Mapperley Plains Local Centre	3 %	5 %
Netherfield Local Centre	13 %	14 %
Ravenshead Local Centre	0 %	0 %

Community Facilities and Services

Local Facilities

8.109 Table 37 sets out the number of local facilities in the Borough. The Community Centres section refers only to those that are operated by Gedling Borough Council. It should be noted that there are other community centres in Gedling Borough that are not operated by the Council (including the Newstead Centre, Netherfield St Georges Centre, Calverton Core Centre, Colwick Community Centre, Bestwood Village Community Centre, Older Person's Welfare Arnold, Gedling Memorial Hall, The Beacon Killisick and Arnold Hill Community Centre).

8.110 The Leisure Centres section refers to the five centres that are operated by Gedling Borough Council, plus the one in Ravenshead that is operated by the Parish Council.

8.111 There are 9 'Inspire' libraries in Gedling Borough:
<https://www.inspireculture.org.uk/reading-information/find-a-library/>

8.112 The GP Practices section reflects information provided by the Nottingham North and East Clinical Commissioning Group – it should be noted that there are an additional four GP Practices within Hucknall (within Ashfield District).

8.113 There are two accredited museums in Gedling Borough – Papplewick Pumping Station and Newstead Abbey. It should be noted that other collections exist in the Borough that are not formally accredited, at Bestwood Winding Engine House; Burton Joyce Centre for Local History and Calverton Folk Museum.

Table 37: Number of Local Facilities

	Total	Arnold and Carlton	Bestwood Village	Burton Joyce and Stoke Bardolph	Calverton	Lambley	Linby, Papplewick and Newstead	Ravenshead	Woodborough
Community Centres	6	6	0	0	0	0	0	0	0
Leisure Centres	6	4	0	0	1	0	0	1	0
Libraries	9	6	0	1	1	0	0	1	0
GP Practices	13	10	0	2	1	0	0	0	0
Museums	2	0	0	0	0	0	2	0	0

Access to Facilities

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

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

8.116 Out of 261 new homes (gross) completed, 164 new homes were on large sites. Table 38 shows that the majority of the large residential developments have access to community facilities and services by public transport, walking and cycling within 30 minutes travel time with no more than a 400m walk to a bus stop.

Table 38: Access to services and facilities

	GP Surgery	Hospital	Primary School	Secondary School	Employment (500+ jobs)	Community Centre	Leisure Centre
Public transport	100 %	98 %	100 %	100 %	100 %	100 %	61 %
Walking	61 %	24 %	100 %	61 %	91 %	61 %	61 %
Cycling	100 %	99 %	100 %	100 %	100 %	100 %	100 %

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

Life Expectancy

8.118 Policy 12 of the Aligned Core Strategy sets a target for improvements in health. Life expectancy within the Borough for the period 2014–16 was 80.0 years for males (increasing from 79.4 years in 2013-15) and 83.2 years for females (decreasing from 83.6 in 2013-15).

Major Sporting Facilities

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

Residents participation in sport

8.120 One of the key objectives of the Aligned Core Strategy is improving the health and well-being of residents. Table 39 shows the percentage of Gedling Borough residents aged 16 or over who participated in 3 x 30 minute sessions or more of moderate intensity activity per week, according to the Active People Survey carried out on behalf of Sport England. From 2015/16 onwards, the Active Lives survey took over from the Active People Survey. The Active Lives survey is summarised in Table 40, which shows the percentage of Gedling Borough residents aged 16 or over in relation to their level of activity (not including time spent gardening).

Table 39: Adult (16+) participation in Sport and Active Recreation

	Adult (16+) participation by frequency
2011/12	23.4%
2012/13	26.8%
2013/14	30.1%
2014/15	24.1%
2015/16	22.9%

Table 40: Sport and Activity Levels of Adults (16+) in Gedling Borough

	Inactive (<30 minutes per week)	Fairly Active (30-149 minutes per week)	Active (150+ minutes per week)	Adults taken part in sport or activity 2+ times in last 28 days
2015/16	25.6%	12.8%	61.7%	N/A
2016/17	29.0%	11.9%	59.2%	74.3%
2017/18	20.7%	13.6%	65.7%	81.3%

Design and Local Identity

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

Community Safety and Crime

8.122 The number of crimes has increased since 2014 as shown in Table 41. The measures calculated for the statistics may change every year and therefore they should not be used for comparison purposes.

Table 41: Total number of crimes

	All crime	Burglary of a dwelling	Business crime	Criminal damage	Robbery	Violence against the person
2014	5,050	305	n/a	825	58	1,226
2015	4,537	245	n/a	776	49	1,315
2016	5,320	285	n/a	801	55	1,493
2017	5,483	286	n/a	802	55	1,566
2018	6,174	330	n/a	890	57	1,713

n/a = no longer reported separately

Transport

Public Transport

8.123 Policy 14 of the Aligned Core Strategy sets a target to increase modal shift towards public transport, walking and cycling. In 2017, 93 per cent of households within Gedling Borough have access to hourly or better daytime bus services to town, district or City Centre. 2018 information was not available.

8.124 Nottinghamshire County Highways provides data on the number of public transport trips made at the county level only; as such this has not been monitored in previous monitoring reports. Table 42 provides an indication of the number of bus boardings made from within Gedling Borough during the monitoring period for each service operator. It should be noted that this data is indicative and that the accuracy of the recording of data may vary depending on the individual operator.

Table 42 – Bus Boardings in Gedling Borough by operator

Bus Operator	Approximate number of bus-boardings made within Gedling Borough in 2017/18
Nottingham City Transport	5,595,000
Nottinghamshire County Council Fleet Service	8, 750
Ravenshead Community Transport	2,395
Stagecoach East Midlands	94,639
Trent Barton	543,260

Traffic Growth

8.125 County Highways provides data on traffic growth within Gedling Borough. Traffic data is expressed as percentage growth in comparison to the situation in 2010. Table 43 shows that the amount of traffic has increased by 4.3% since 2010.

Table 43: Traffic growth

	Percentage of traffic growth in Gedling Borough compared with 2010
2010	100.0 %
2011	99.9 %
2012	97.4 %
2013	99.3 %
2014	103.1 %

2015	102.8 %
2016	103.0 %
2017	104.3 %

Cycling

8.126 County Highways provides data on the number of cycle trips within Gedling Borough. Cycle data is expressed as percentage growth in comparison to the situation in 2010. Table 44 shows that the number of cycling trips has increased by 8.4% since 2010.

Table 44: Number of cycle trips

	Percentage of cycling trips in Gedling Borough compared with 2010
2010	100.0 %
2011	107.6 %
2012	99.8 %
2013	105.8 %
2014	111.2 %
2015	113.1 %
2016	111.9 %
2017	108.4%

Travel Plans

8.127 Policy 14 of the Aligned Core Strategy sets a target to increase the number of developments supported by travel plans. No such agreements were signed during the monitoring period.

Travel to Work

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

Railway Station Usage

8.129 The latest Estimates of Station Usage was published by the Office of Rail and Road (ORR) on 1st December 2017. The estimates of station usage consist of the total numbers of people travelling from or to the station (entries and exits) and it set out in Table 45.

<http://orr.gov.uk/statistics/published-stats/station-usage-estimates>

Table 45: Estimates of Station Usage (entries and exits) in Gedling Borough

	Burton Joyce	Carlton	Netherfield	Newstead
2010/11	7,400	20,112	6,132	31,748
2011/12	6,786	22,372	7,410	34,750
2012/13	6,928	21,410	6,682	30,872
2013/14	5,302	20,298	5,382	28,624
2014/15	5,372	25,168	6,050	33,938
2015/16	8,228	36,344	6,544	31,932
2016/17	11,542	46,578	7,742	35,868

Conclusions

- 9.1 The Aligned Core Strategy was adopted in September 2014 and has replaced some of the policies in the Replacement Local Plan.
- 9.2 The Local Planning Document was adopted in July 2018, outside of the monitoring period. The monitoring report does not take account of the indicators in the Local Planning Document (Part 2 Local Plan) as this was adopted outside of the monitoring period.
- 9.3 The Calverton Neighbourhood Plan was approved by referendum (November 2017). Outside of the monitoring period the Papplewick Neighbourhood Plan (July 2018) and the Burton Joyce Neighbourhood Plan (November 2018) were also approved by referendum.
- 9.4 The Community Infrastructure Levy Charging Schedule has been in place since October 2015. In the monitoring period from 1st April 2017 to 31st March 2018, £417,212.34 of CIL receipts were collected from CIL Liable developments.
- 9.5 The population mid-2017 estimate is 117,100 adding 3,557 individuals since the 2011 Census. The 2011 Census shows that the Borough has an ageing population with residents who are over 65 representing 20.7% of the overall resident population. According to the 2011 Census, 8.9% of Gedling's population are from a 'Black and Minority Ethnic' group. This has risen from 5.2% recorded in 2001.
- 9.6 The findings of the indicators as set out in the Aligned Core Strategy are as follows:

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

Target	Comment
To reduce per capita carbon dioxide emissions and increase renewable power generation	Per capita carbon dioxide emissions figure has decreased from 4.57 t CO ₂ in 2011 to 3.76 in 2016.
Zero planning permissions contrary to Environment Agency advice on flooding	None.
Increase the number of Sustainable Drainage Systems	All large developments granted permission have either incorporated Sustainable Drainage Systems or a condition was attached in the decision requesting details for the disposal of surface water to be approved before commencement of the development.

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

Target	Comment
Release Green Belt land in line with the needs set out in the Aligned Core Strategy	During the monitoring, no area of land was removed from the Green Belt.
Increase quality of open space	Green Flag awarded for Arnot Hill Park and Gedling Country Park. Green Flag not retained in 2018 for Burton Road Jubilee Park.
Increase the percentage of population with access to Green Infrastructure assets	Indicators to be set locally.
Retain areas of biodiversity importance	Increase in area of Local Wildlife Site designation from 1,198ha in 2011 to 1,272ha in 2018.
Improve management of biodiversity sites	Total area of Local Wildlife Sites under positive conservation management has decreased from 35.3 % in 2011/12 to 27.8% in 2016/17.
Designation of and thereafter maintain or improve condition of Special Protection Area	Decision on designation of Special Protection Area is awaited.

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

Target	Comment
Decrease number of heritage assets at risk	4 assets included on the Heritage at Risk register (2017).
Increase the number of Conservation Area Appraisals.	Conservation Area Appraisals have been completed for Bestwood Village, Calverton, Lambley, Linby, Papplewick and Woodborough.

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

Target	Comment
Delivery of 7,250 new homes between 2011 and 2028	1,743 new homes built between 2011 and 2018.
5 year (with additional buffer of 5% or 20% as appropriate) supply of deliverable housing sites	During the monitoring period the Council did not have a five year land supply. Outside the monitoring period following the adoption of the Local Planning Document in July 2018 the Council was able to demonstrate a five year land supply (5.10 years).

Maintain an appropriate mix of house type, size and tenure	Since 1 April 2011, the highest proportion of new build homes completed was for four or more bedroom houses followed by three bedroom houses, two bedroom houses and two bedroom flats.
Provision of 1,450 affordable housing in Gedling Borough between 2011 and 2028	293 affordable homes built between 2011 and 2019.

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

Target	Comment
To meet the needs of Gypsies, Travellers and Travelling Show people	The South Nottinghamshire Gypsy and Traveller Accommodation Assessment (January 2016) indicates that 3 additional pitches are required in Gedling Borough up to 2029. The Local Planning Document Policy LPD 38 commits to identifying a site by 2019.

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

Target	Comment
To deliver the Gedling Colliery/Chase Farm site promoted in Policy 7	The site is allocated for residential development (1,055 homes) and mixed-use employment development (5 hectares) in the Local Planning Document. Planning permission for the Gedling Access Road granted in December 2014. Outline planning permission for residential development granted in March 2017. Construction of homes on the site commenced in July 2017 and completions are ongoing. The Council granted planning permission outside of the monitoring period for mixed-use employment on the employment allocation.

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

Target	Comment
Strengthen and diversify the economy and create new jobs	Highest proportion of Gedling's residents in employment have occupations in the 'Managers and Senior Officials', 'Professional Occupations' and 'Associate professional and technical' occupations in 2017/18.
Develop 23,000 sqm of office space	9,630 sqm of office floorspace (over the 1,000 sqm or 1 ha threshold) noted as being completed in 2017/18 using Building Control records.
Maintain a minimum amount of industrial and warehouse supply	Teal Close site has outline planning permission for 7ha of mixed employment land and Colwick Quays has permission for 3,200sqm floorspace.
Develop 10 hectares of industrial and warehouse uses	7,800 sqm of industrial/warehouse floorspace (over the 1,000 sqm or 1 ha threshold) noted as being completed in 2017/18 using Building Control records.
Improve skill levels of the working age population	Proportion of working age residents within the Borough qualified to NVQ 2 and above was 81.1 per cent in 2017.
Delivery of strategic sites	Teal Close site has planning permission for up to 18,000 square metres of employment uses. No progress has been made regarding employment uses on the Top Wighay Farm. The Council granted planning permission outside of the monitoring period for mixed-use employment on the employment allocation at the Gedling Colliery/Chase Farm site.

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

Target	Comment
Maintain or improve the vitality and viability of the centres within the plan area	Percentages of the diversity of uses in Town Centre, District Centre and Local Centres show the majority of the units are A1 retail. No B1 office development (over the 1,000 sqm or 1 ha threshold) built in Arnold town centre during 2017/18.

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

Target	Comment
Improve accessibility from residential development to key community facilities and services	Majority of the large residential developments have access to services and facilities by public transport, walking and cycling within 30 minutes travel time.
Improvements in health	Life expectancy within the Borough for the period 2013-15 was 79.4 years for males and 83.6 years for females.

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

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

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

Target	Comment
Increase modal shift towards public transport, walking and cycling	In 2017, 93 per cent of households within Gedling Borough have access to hourly or better daytime bus service to town, district or City Centre (based on August 2015 data). The number of cycling trips has increased by 8.4 % between 2010 and 2017. Rail and Bus service use has generally increased compared with the previous year.
Increase the number of developments supported by travel plans	No travel plans were signed in the monitoring period.

Appendix 1: Authority Monitoring Report Requirements

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

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

Appendix 2: Definitions of Indicators

Large Development

Large development is defined in Part 2 (1) of the Town and Country Planning (Development Management Procedure) (England) Order 2010⁶:

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

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

New homes

For calculating net completions:-

$a - b + c + d$

a = new build completions

b = demolitions

c = change of use (net gain)

d = conversions (net gain)

For calculating gross completions:-

$a + b + c$

a = new build completions

b = change of use (gross gain)

c = conversions (gross gain)

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

For net floorspace:-

$a - b + c + d$

a = new floorspace completions (gross)

b = demolitions

c = change of use (net gain)

d = conversions (net gain)

⁶ <http://www.legislation.gov.uk/ukxi/2010/2184/article/2/made>

Appendix 3: Access to Community Facilities and Services

GP Surgeries / Health Centres

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

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

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

Hospitals

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

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

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

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

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

Primary and Secondary Schools

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

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

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

Further information on schools and colleges within Gedling Borough and surrounding local authorities can be found using the following website:
<http://www.nottinghamshire.gov.uk>.

Areas of Employment

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

Community Centres / Leisure Centres

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

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

In Gedling Borough, there are 5 leisure centres owned and managed by the Council offering a wide range of sports and activities:-

- Arnold Leisure Centre;
- Calverton Leisure Centre;
- Carlton Forum Leisure Centre;
- Redhill Leisure Centre; and
- Richard Herrod Centre.

There are other community centres and leisure centres not owned by the Council within the Borough.

Appendix 4: CIL Monitoring Report



Gedling Borough Council Community Infrastructure Levy (CIL)

Regulation 62 Monitoring Report 2017/18

Published for December 2018

1. Introduction

1.1. The Gedling Borough Community Infrastructure Levy (CIL) Charging Schedule was approved by Full Council on the 15th July 2015 and came into effect on the 16th October 2015. Planning applications decided on or after the 16th October 2015 may therefore be subject to CIL.

1.2. The Borough Council will use CIL to secure fund towards strategic infrastructure projects contained on the Council's Regulation 123 List.

1.3. Regulation 62 of the CIL Regulations (as amended) requires a Charging Authority to:

“Prepare a report for any financial year (“the reported year”) in which -

a) it collects CIL, or CIL is collected on its behalf; or

b) an amount of CIL collected by it or by another person on its behalf (whether in the reported year or any other) has not been spent.”

1.4. The financial year to which this document relates is 2017/18 and the information within it relates to the period from 1st April 2017 to 31st March 2018.

2. Monitoring

2.1. Table 1 sets out the CIL Monitoring information as required by Regulation 62(4) for the financial year 2017/18.

2.2. Table 2 provide a cumulative summary of total CIL collected and amounts spent since CIL came into effect on 16th October 2015.

3. Further Information

3.1. Further information about the Gedling Borough CIL including the Charging Schedule, Instalment Policy, and Regulation 123 to be funded by CIL can be found on the Council's website at www.gedling.gov.uk/cil or by contacting the CIL Officer on 0115 901 3731 or by e-mail at cil@gedling.gov.uk.

Table 1 – Gedling Borough CIL Monitoring Information 2017/18

Regulation 62 Reference	Description	Amount Collected / Project Title
(3)	Land payments made in respect of CIL charged by the Borough Council, and CIL collected by way of a land payment which has not been spent if at the end of the reported year;- a) Development consistent with a relevant purpose has not commenced on the acquired land; or b) The acquired land (in whole or in part) has been used or disposed of for a purpose other than a relevant purpose; and the amount deemed to be CIL by virtue of regulation 73(9) has not been spent.	Zero Zero
4 (a)	Total CIL receipts for the reported year	£417,212.34
4 (b)	Total CIL expenditure for the reported year	£30,857.30
4 (c) (i)	The items of infrastructure to which CIL (including land payments) has been applied	£ Zero
4 (c) (ii)	Amount of CIL expenditure on each item	£ Zero
4 (c) (iii)	Amount of CIL applied to repay money borrowed, including any interest, with details of the infrastructure items which that money was used to provide (wholly or in part)	£ Zero
4 (c) (iv)	Amount of CIL applied to administrative expenses pursuant to Regulation 61, and that amount expressed as a percentage of CIL collected in that year in accordance with that regulation.	£20,860.61 (5%)
4 (c) (ca) (i)	The amount of CIL passed to any local council under regulation 59A or 59B	£ 9,996.69
4 (c) (ca) (ii)	The amount of CIL passed to any person under regulation 59(4)	£ Zero
4 (c) (cb)	Summary details of the receipt and expenditure of CIL to which Regulation 59E or 59F applied during the reported year including: (i) The total CIL receipts that regulations 59E and 59F applied to (ii) The items to which the CIL receipts to which regulations 59E and 59F applied have been applied; and (iii) The amount of expenditure on each item	£ 50,397.35 None £ Zero

4 (c) (cc) (ii)	Summary details of any notices served in accordance with regulation 59E, including: (i) The total value of CIL receipts requested from each local council; and (ii) Any funds not yet recovered from each local council at the end of the reported year.	None None
4 (d)	Total amount of CIL receipts retained at the end of the reported year.	£426,368.09

Table 2 – Gedling Borough CIL Monitoring Information Cumulative Summary from 15th October 2015 to 31st March 2018

Regulation 62 Reference	Description	Amount Collected / Project Title
(3)	Land payments made in respect of CIL charged by the Borough Council, and CIL collected by way of a land payment which has not been spent if at the end of the reported year;- c) Development consistent with a relevant purpose has not commenced on the acquired land; or d) The acquired land (in whole or in part) has been used or disposed of for a purpose other than a relevant purpose; and the amount deemed to be CIL by virtue of regulation 73(9) has not been spent.	Zero Zero
4 (a)	Total CIL receipts	£459,331.34
4 (b)	Total CIL expenditure	£32,963.25
4 (c) (i)	The items of infrastructure to which CIL (including land payments) has been applied	£ Zero
4 (c) (ii)	Amount of CIL expenditure on each item	£ Zero
4 (c) (iii)	Amount of CIL applied to repay money borrowed, including any interest, with details of the infrastructure items which that money was used to provide (wholly or in part)	£ Zero
4 (c) (iv)	Amount of CIL applied to administrative expenses pursuant to Regulation 61, and that amount expressed as a percentage of CIL collected in that year i	£22,966.56 (5%)
4 (c) (ca) (i)	The amount of CIL passed to any local council under regulation 59A or 59B	£ 9,996.69
4 (c) (ca) (ii)	The amount of CIL passed to any person under	£ Zero

	regulation 59(4)	
4 (c) (cb)	<p>Summary details of the receipt and expenditure of CIL to which Regulation 59E or 59F applied including:</p> <p>(iv) The total CIL receipts that regulations 59E and 59F applied to</p> <p>(v) The items to which the CIL receipts to which regulations 59E and 59F applied have been applied; and</p> <p>(vi) The amount of expenditure on each item</p>	<p>£ 52,873.25</p> <p>None</p> <p>£ Zero</p>
4 (c) (cc) (ii)	<p>Summary details of any notices served in accordance with regulation 59E, including:</p> <p>(iii) The total value of CIL receipts requested from each local council; and</p> <p>(iv) Any funds not yet recovered from each local council at the end of the reported year.</p>	<p>None</p> <p>None</p>
4 (d)	Total amount of CIL receipts retained at 31 st March 2018	£426,368.09

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Report to Cabinet

Subject: Community Infrastructure Levy (CIL) Non-Parish Funding – Local Infrastructure Schedule, Project Assessments and Proposed Funding Allocations

Date: 10th January 2019

Author: CIL Officer

Wards Affected

Calverton (part), Carlton, Carlton Hill, Cavendish, Colwick (part), Coppice, Daybrook, Ernehale, Gedling, Netherfield, Phoenix, Plains, Porchester, Redhill, Trent Valley (part) and Woodthorpe

Purpose

To seek approval for the commencement of a four week public consultation on the projects shortlisted to receive CIL Neighbourhood Funding in the 'CIL Non-Parish Funding - Local Infrastructure Schedule, Project Assessments and Proposed Funding Allocations document.

Key Decision

This is a Key Decision.

Recommendation(s)

THAT:

Cabinet approves the commencement of consultation on Tuesday 29th January 2019 for a period of 4 weeks on the shortlisted projects identified to receive CIL Non-Parish Funding.

Reasons for Recommendations

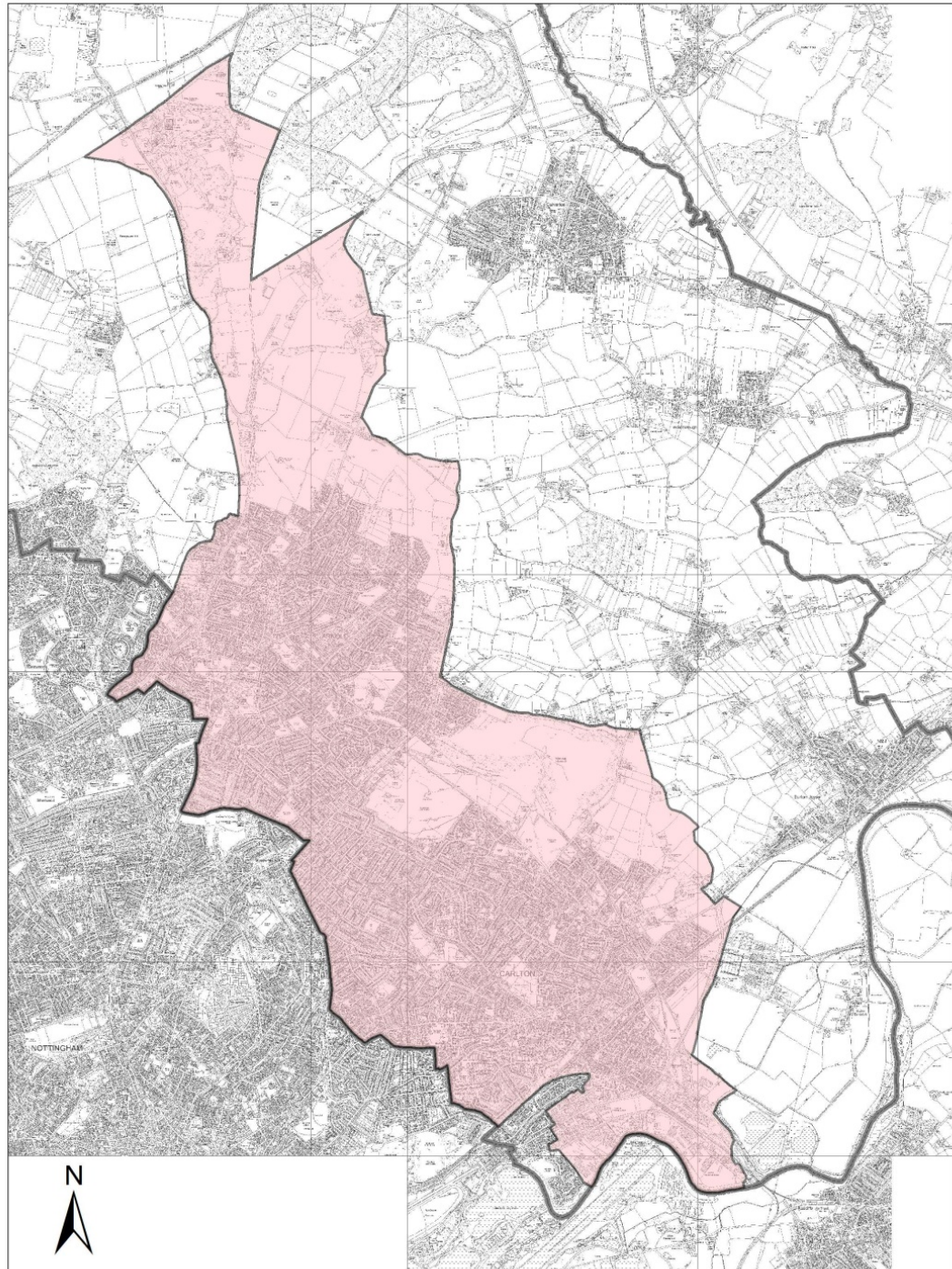
- a) To ensure that the neighbourhood portion of CIL collected receipts are expended in accordance with the CIL Regulations 2010 (as amended) and statutory guidance.

Background

- 1.1. The Planning Act 2008 introduced the Community Infrastructure Levy (“CIL”) as a tool for local authorities in England and Wales to help deliver infrastructure to support the development of their area. CIL came into force on 6 April 2010 through the Community Infrastructure Levy Regulations 2010.
- 1.2. Following an independent examination in March 2015 and approval at full Council on 15 July that year, the Gedling Borough Council Community Infrastructure Levy Charging Schedule came into effect on 16 October 2015. Gedling Borough Council is the charging authority for the borough of Gedling.
- 1.3. Regulation 59A of the Community Infrastructure Levy Regulations 2010 (as amended) (“the 2010 Regulations”) places a duty on charging authorities to allocate at least 15% (up to a cap of £100 per existing council tax dwelling) of CIL receipts to spend on priorities that should be agreed with the local community in areas where development is taking place. This is known as the ‘neighbourhood portion’.
- 1.4. Where the chargeable development takes place in an area where there is no parish council, the charging authority retains the levy receipts but must spend the neighbourhood portion on, or to support, infrastructure in the area where the chargeable development takes places. This must be done in consultation with the local neighbourhood.
- 1.5. The extent of the parishes however does not cover the majority of the urban area of Gedling Borough (with the exception of Colwick). This creates a gap in the coverage for the neighbourhood portion in the Borough where there are no parishes or town councils to oversee its expenditure.
- 1.6. The non-parish areas of Gedling Borough as shown in Figure 1 cover the following Wards:
 - Calverton (part)
 - Carlton Hill
 - Colwick (part)
 - Daybrook
 - Gedling
 - Phoenix
 - Carlton
 - Cavendish
 - Coppice
 - Ernehale
 - Netherfield
 - Plains

- Porchester
- Trent Valley (part)
- Redhill
- Woodthorpe



Figure 1 The Non-Parish Area of Gedling Borough



Gedling
Borough Council

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

Non-Parish Area

 Non-Parish Area
 Borough Boundary

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1.7. Regulation 59F of the 2010 Regulations states that where no parish or town council exists the charging authority may use the neighbourhood portion of CIL, or cause it to be used, to support the development of the relevant area by funding:-

- a) The provision, improvement, replacement, operation or maintenance of infrastructure; or
- b) Anything else that is concerned with addressing the demands that development places on an area.

1.8. The 'relevant area' is defined by Regulation 59F (1)(4) as that part of the charging authorities area that is not within the area of a parish or town council.

1.9. The Community Infrastructure Levy Guidance ("the Guidance") published on 12 June 2014 makes it clear that the charging authority should engage with the local communities where the development has taken place and agree with them how best to spend the neighbourhood funding. The Guidance also emphasises the importance of the neighbourhood portion being used to deliver the infrastructure needs of the area in which the chargeable development has taken place.

1.10. The Guidance states that "charging authorities should set out clearly and transparently their approach to engaging with neighbourhoods".

1.11. The Council's 'CIL and Neighbourhood Portion in Non-Parish Areas: Guidance Note' dated March 2017 details how the Council will:-

- 1. Identify and assess suitable local infrastructure projects.
- 2. Consult with the local community over how the neighbourhood portion of CIL receipts will be spent in non-parish areas.
- 3. Decide which infrastructure projects will benefit from funding from the neighbourhood portion of CIL receipts in non-parish areas.

1.12. The guidance note also outlines the approach to be taken during the allocations process. It confirms that officers will prepare a Project

Assessment and Funding report that recommends a shortlist of projects which either Portfolio Holder or Cabinet approval.

1.13. In accordance with the guidance note, the assessment document prepared, the CIL Non- Parish Funding – Local Infrastructure Schedule, Project Assessments and Proposed Funding Allocations (**Appendix 1**), has been prepared by the Council's CIL Officer and includes the following information:

- CIL Projections (Total collected and expected Non-Parish Neighbourhood Funding before end of financial year)
- Local Infrastructure Schedule (A list of potential infrastructure projects that have been submitted for consideration)
- Project Assessment (An assessment of all projects submitted detailing it's suitability for funding)
- Project Recommendations (Recommendation of which infrastructure projects (if any) should be funded via the CIL Neighbourhood Funding)
- Further Projects (Opportunity for projects to submitted for next year)
- Consultation (Details of the consultation process)

1.14. The purpose of the CIL Non-Parish Funding - Local Infrastructure Schedule, Project Assessments and Proposed Funding Allocations report is to identify and shortlist appropriate infrastructure projects for CIL Neighbourhood Funding. In order to make appropriate awards of CIL Neighbourhood Funding in non-parish areas of the Borough there is a need to project potential payments until the end of the financial year.

1.15. 2017/2018 was the first financial year in that CIL Neighbourhood Funding in the non-parish area of Gedling was awarded. Following public consultation an award of £3,500 has been awarded to the deliver new lighting as part of the Cinderpath scheme in Netherfield, led by Council's Netherfield Locality Officer. £50k was also carried over to be pooled for use on further projects in the future.

CIL Non Parish Neighbourhood Portion Projections

1.16. At 8th November 2018, the non-parish neighbourhood proportion of CIL held by the Council minus allocated monies for previous project from chargeable developments is £94,015. Further non-parish CIL receipts of

£44,900 are due to be paid by the end of the financial year giving a potential holding of £138,915 to allocate towards Non-Parish infrastructure projects this financial year. Further CIL receipts could also be collected if further CIL liable planning permissions are granted and commenced prior to the end of the financial year.

- 1.17. The table below sets out the amounts expected to be collected across the Non-Parish area to the end of the financial year.

Table 1: CIL Projections by Ward to end of 31st March 2019

Area (Ward)	Collected
Woodthorpe	£3,663
Porchester	£870
Plains	£1,858
Gedling	£134,046
Daybrook	£1,978
Total Ward Collection	£142,415
2017/2018 Allocations	£3,500
Current Non-Parish Neighbourhood Holdings	£138,915

- 1.18. In accordance with the previously produced guidance note, the Council will prioritise expenditure of the neighbourhood portion of CIL receipts in non-parish areas as set out in the following table:

Table 2: Approach to Expenditure of CIL Neighbourhood Portion in Non-Parish Areas

Priority	Type of Infrastructure Project and Location
1	Infrastructure projects (including Regulation 123 List projects) in the ward where the chargeable development has occurred.
2	Infrastructure projects (including Regulation 123 List projects) in the non-parish area of Gedling which meet or support the development needs of the area where the chargeable development has occurred.
3	Pool the neighbourhood portion of the CIL receipt for the following year where no suitable infrastructure projects 1 and 2 above have

	been identified.
--	------------------

1.19. In order to identify appropriate infrastructure projects for part funding/funding via CIL Neighbourhood Funding a nomination process was opened and continues to be open. A list of nominated projects has been created that forms a Local Infrastructure Schedule for the non-parish area of Gedling. A summarised list of potential projects is highlighted below in Table 3.

Table 3: Local Infrastructure Schedule (Summary Table)

Project	Nominator/Proposer	CIL Monies Required	Year Nominated
Gedling Access Road	Team Leader, Major Projects and Improvements, Nottinghamshire County Council (NCC) / Via East Midlands Ltd.	£4,480,000 (total contribution for Reg. 123 List project required via Strategic CIL) - Allocation of CIL Neighbourhood contribution (£43,597.87) from Chase Farm development which will see faster delivery and will not redirect other Strategic CIL monies collected from other development to the funding of the GAR.	2017/18
Gedling Colliery School Contributions	Developer Contributions Practitioner, Nottinghamshire County Council	£2,899,680 (total contribution for Reg. 123 List project required via Strategic CIL) - Seeking part	2017/18

		allocation of CIL Neighbourhood contribution which will see faster delivery of an item of strategic infrastructure	
CCTV Camera at King George V Park	Parks Development Officer, Gedling Borough Council	Up to £10,000	2017/18
Multi Use Games Area at Oakdale Recreation Ground	Parks Development Officer, Gedling Borough Council and Friends of Onchan Park	Up to £50-60,000	2017/18
Gedling Country Park Car Park Extension	Service Manager, Parks and Street Care, Gedling Borough Council	Up to £100,000	2018/19
Changing Facilities at Lambley Lane Recreation Ground	Service Manager, Parks and Street Care, Gedling Borough Council and Mapperley All Stars Football Club	Up to £40,000	2018/19

1.20. All projects submitted have been formally assessed and a recommendation has been made as to each project's current suitability for funding. The assessment is based upon information submitted as part of the nomination process. The focus of projects should be that they accord with Regulation 59F of the 2010 Regulations. Other factors considered included:-

- How does the project meet a need created by new development?
- Timeframe for delivery?
- Is match funding available?
- How infrastructure project will be maintained once completed?

1.21. All of the projects submitted for consideration have all been assessed; the full assessments and recommendations can be found in **Sections 4 and 5 of Appendix 1.**

Table 4: Local Infrastructure Schedule - Existing Projects

Project	Nominator/Proposer	CIL Monies Required
Gedling Access Road	Team Leader, Major Projects and Improvements Nottinghamshire County Council (NCC) / Via East Midlands Ltd.	£4,480,000 (total contribution for Reg. 123 List project required via Strategic CIL) - Allocation of CIL Neighbourhood contribution from Chase Farm development will see faster delivery and will not redirect other Strategic CIL monies collected to the funding of the GAR.
Gedling Colliery School Contributions	Developer Contributions Practitioner Nottinghamshire County Council	£2,899,680 (total contribution for Reg. 123 List project required via Strategic CIL) - Allocation of CIL Neighbourhood contribution will see faster delivery of an item of strategic infrastructure
CCTV Camera at King George V Park	Parks Development Officer, Gedling Borough Council	Up to £10,000
Multi Use Games Area at Oakdale Recreation Ground	Parks Development Officer, Gedling Borough Council and Friends of Onchan Park	Up to £50-60,000

1.22. Four projects that were on the preceding year's Local Infrastructure Schedule have been included again on the Local Infrastructure Schedule as Existing Projects. However, no additional information has been

submitted to either support delivery of the projects in the short-term, identify how they meet a development need or provide justification for the need to use the CIL Non-Parish Neighbourhood Funding to deliver them. Two of the projects (Gedling Access Road (GAR) and Gedling Colliery Secondary School contributions) are strategic projects that are contained on the Council's Regulation 123 List and will be funded via the strategic CIL holding.

Table 5: Local Infrastructure Schedule - New Projects

Project	Nominator/Proposer	CIL Monies Required
Gedling Country Park Car Park Extension	Parks and Street Care Services, Gedling Borough Council	£100,000 (part funding of overall project)
Changing Facilities at Lambley Lane Recreation Ground	Parks and Street Care Services, Gedling Borough Council	Up to £40,000 (part funding of overall project)

1.23. The two new projects (Gedling Country Park Car Park Extension and Changing Facilities at Lambley Lane Recreation Ground) submitted as part of the nomination process this financial year are considered to be potentially appropriate recipients of CIL Non Parish Neighbourhood Funding this year and accord with Regulation 59F of the 2010 Regulations and the Council's own guidance.

Proposals

1.1. From the assessments carried out of the submitted infrastructure projects it is proposed that the CIL Non-Parish Neighbourhood Funding is allocated accordingly:

1. Gedling Country Park Car Park Extension

- Shortlist for Non-Parish Neighbourhood Funding for up to £100,000 award.

2. Changing Facilities at Lambley Lane Recreation Ground

- Shortlist for Non-Parish Neighbourhood Funding for up to £40,000 award.

- 1.2. It is proposed that approval is given for the recommendations above be subject to a four week consultation that will be held with the public, stakeholders and Ward Councillors in areas where CIL receipts are expected from chargeable developments in non-parish areas in the following year. Views will be sought on the shortlist of projects eligible for the funding from the neighbourhood portion of CIL receipts, as well as continuing to allow opportunity for further potential local infrastructure projects to be identified.
- 1.3. It is proposed that the consultation be publicised on the Council's dedicated CIL Neighbourhood Funding webpage <http://www.gedling.gov.uk/noparishcilneighbourhoodfunding/> where interested parties can submit comments or representations. The consultation will also be publicised via the following channels; a letter/e-mail to interested parties and use of the 'Keep me posted' system.
- 1.4. Following the consultation period, all comments and representations received will be considered by Council's officers who will prepare a final report identifying the schemes selected for funding. The final report will seek approval from Cabinet for the selected projects to benefit from funding through the CIL Non-Parish Neighbourhood Funding.
- 1.5. It is proposed that the four week consultation will commence on Tuesday 29th January 2019 to Tuesday 26th February 2019.

Financial Implications

- 1.1. The CIL monies that form part of the Non-Parish Neighbourhood Funding element are monies that have to be used in accordance with the CIL Regulations. The Neighbourhood Funding element of CIL is only used once funds have been collected, forward funding is not permitted.
- 1.2. There is no financial impact as the administration of this process can be met within existing resources and no additional budgets are required at this time.
- 1.3. There would be some revenue implications associated with both shortlisted projects. However, both proposals confirm that the ongoing costs of the maintenance would be from PASC revenue budgets.

Appendices

Appendix 1: Community Infrastructure Levy (CIL) Non- Parish Funding – Local Infrastructure Schedule, Project Assessments and Proposed Funding Allocations

Background Papers

CIL and the Neighbourhood Portion in Non-Parish Areas: Guidance Note -

<http://www.gedling.gov.uk/media/Guidance%20note%20-%20CIL%20neighbourhood%20Portion.pdf>

Gedling Borough Council CIL Charging Schedule -

[http://www.gedling.gov.uk/media/Charging%20Schedule%20\(Adoption%20July%202015\).pdf](http://www.gedling.gov.uk/media/Charging%20Schedule%20(Adoption%20July%202015).pdf)

**Community Infrastructure Levy (CIL) Non-Parish Funding
Local Infrastructure Schedule, Project Assessment and Proposed
Funding Allocations**

January 2019

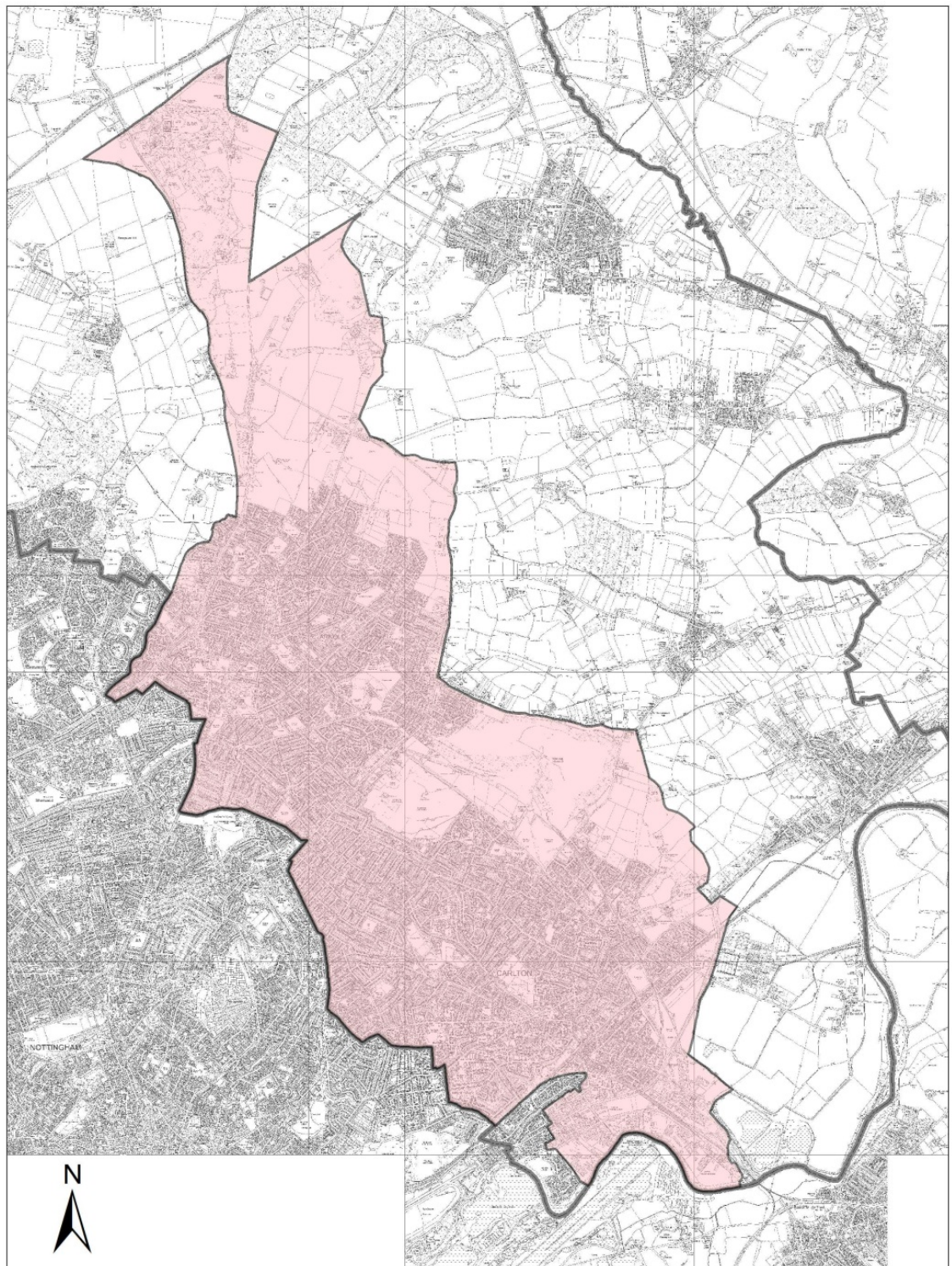
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1. Background

- 1.1. The Planning Act 2008 introduced the Community Infrastructure Levy (“CIL”) as a tool for local authorities in England and Wales to help deliver infrastructure to support the development of their area. CIL came into force on 6 April 2010 through the Community Infrastructure Levy Regulations 2010.
- 1.2. Gedling Borough Council introduced CIL in October 2015. Following an independent examination in March 2015 and approval at full council on 15 July that year, the Gedling Borough Council Community Infrastructure Levy Charging Schedule came into effect on 16 October 2015. Gedling Borough Council is the charging authority for the borough of Gedling.
- 1.3. Regulation 59A of the Community Infrastructure Levy Regulations 2010 (as amended) (“the 2010 Regulations”) places a duty on charging authorities to allocate at least 15% (up to a cap of £100 per existing council tax dwelling) of CIL receipts to spend on priorities that should be agreed with the local community in areas where development is taking place. This is known as the neighbourhood portion.
- 1.4. Where the chargeable development takes place in an area where there is no parish council, the charging authority retains the levy receipts but must spend the neighbourhood portion on, or to support, infrastructure in the area where the chargeable development takes place. This must be done in consultation with the local neighbourhood.
- 1.5. The extent of the parishes however does not cover the majority of the urban area of Gedling Borough (with the exception of Colwick). This creates a gap in the coverage for the neighbourhood portion in the Borough where there are no parishes or town councils to oversee its expenditure.
- 1.6. The non-parish areas of Gedling Borough as shown in Figure 1 cover the following Wards:
 - Calverton (part)
 - Carlton Hill
 - Colwick (part)
 - Daybrook
 - Gedling
 - Phoenix
 - Porchester
 - Trent Valley (part)
 - Carlton
 - Cavendish
 - Coppice
 - Ernehale
 - Netherfield
 - Plains
 - Redhill
 - Woodthorpe

Figure 1 The Non-Parish Area of Gedling Borough



Gedling
Borough Council

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

Non-Parish Area

Non-Parish Area
 Borough Boundary

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- 1.7. Regulation 59F of the 2010 Regulations states that where no parish or town council exists the charging authority may use the neighbourhood portion of CIL, or cause it to be used, to support the development of the relevant area by funding:-
- a) The provision, improvement, replacement, operation or maintenance of infrastructure; or
 - b) Anything else that is concerned with addressing the demands that development places on an area.
- 1.8. The 'relevant area' is defined by Regulation 59F (1)(4) as that part of the charging authorities area that is not within the area of a parish or town council.
- 1.9. The Community Infrastructure Levy Guidance ("the Guidance") published on 12 June 2014 makes it clear that the charging authority should engage with the local communities where the development has taken place and agree with them how best to spend the neighbourhood funding. The Guidance also emphasises the importance of the neighbourhood portion being used to deliver the infrastructure needs of the area in which the chargeable development has taken place.
- 1.10. The Guidance states that "charging authorities should set out clearly and transparently their approach to engaging with neighbourhoods".
- 1.11. A guidance note dated March 2015 prepared by the Council titled 'CIL and the Neighbourhood Portion in Non-Parish Areas' detailed how the Council would:-
1. Consult with the local community over how the neighbourhood portion of CIL receipts will be spent in non-parish areas.
 2. Decide which infrastructure projects will benefit from funding from the neighbourhood portion of CIL receipts in non-parish areas.
- 1.12. This Assessment Document has been prepared and is structured to present the following information:
- CIL Projections (What Non-Parish Neighbourhood Funding has been collected and will be collected by 31st March 2019)
 - Local Infrastructure Schedule (A List of potential infrastructure projects that have been submitted for consideration)
 - Project Assessment (An assessment of all projects submitted detailing their suitability for funding)

- Project Recommendations (Recommendation of which infrastructure projects (if any) should be funded via the CIL Neighbourhood Funding)
- Further Projects (Opportunity for projects to submitted for consideration next year)
- Consultation (Details of the process)

2. CIL Non Parish Neighbourhood Portion Projections

- 2.1. In order to make appropriate awards of CIL Neighbourhood Funding in Non-Parish areas of the Borough there is a need to project potential payments until the end of the financial year.
- 2.2. 2017/2018 was the first financial year in that CIL Neighbourhood Funding in the non-parish area of Gedling was awarded. Following public consultation an award of £3,500 has been to be awarded to the deliver new lighting as part of the Cinderpath scheme in Netherfield, led by Council's Netherfield Locality Officer. £50k was also carried over to be pooled for use on further projects in the future.
- 2.3. At 8th November 2018, the non-parish neighbourhood proportion of CIL held by the Council minus allocated monies for previous project from chargeable developments is £94,016.94. Further non-parish CIL receipts of £44,900.43 are due to be paid by the end of the financial year giving a potential holding of £138,917.37 to allocate towards Non-Parish infrastructure projects this financial year. Further CIL receipts could also be collected if further CIL liable planning permissions are granted and commenced prior to the end of the financial year.
- 2.4. The table below sets out what amounts are expected to be collected across the Non-Parish area at the end of the financial year.

Table 2: CIL Projections by Ward to end of 31st March 2019

Area (Ward)	Collected
Woodthorpe	£3,663.80
Porchester	£870.75
Plains	£1,858.09
Gedling	£134,046.14
Daybrook	£1,978.59
Total Ward Collection	£142,417.37
2017/2018 Allocations	£3,500
Current Non-Parish Neighbourhood Holding	£138,917.37

2.5. In accordance with the produced guidance note, the Council will prioritise expenditure of the neighbourhood portion of CIL receipts in non-parish areas as set out in the following table:

Table 2: Approach to Expenditure of CIL Neighbourhood Portion in Non-Parish Areas

Priority	Type of Infrastructure Project and Location
1	Infrastructure projects (including Regulation 123 List projects) in the ward where the chargeable development has occurred.
2	Infrastructure projects (including Regulation 123 List projects) in the non-parish are of Gedling which meet or support the development needs of the area where the chargeable development has occurred.
3	Pool the neighbourhood portion of the CIL receipt for the following year where no suitable infrastructure projects 1 and 2 above have been identified.

3. Local Infrastructure Schedule

3.1. In order to identify appropriate infrastructure projects for part funding/funding via CIL Neighbourhood Funding a nomination process has been opened and continues to be open. A list of nominated projects has been created that forms a Local Infrastructure Schedule for the non-parish area of Gedling. A summarised list of potential projects is highlighted below in Table 3.

Table 3: Local Infrastructure Schedule (Summary Table)

Project	Nominator/Proposer	CIL Monies Required	Year Nominated
Gedling Access Road	Team Leader, Major Projects and Improvements, Nottinghamshire County Council (NCC) / Via East Midlands Ltd.	£4,480,000 (total contribution for Reg. 123 List project required via Strategic CIL) - Allocation of CIL Neighbourhood contribution (£43,597.87) from Chase Farm development which will see faster delivery and will not redirect other	2017/18

		Strategic CIL monies collected from other development to the funding of the GAR.	
Gedling Colliery School Contributions	Developer Contributions Practitioner, Nottinghamshire County Council	£2,899,680 (total contribution for Reg. 123 List project required via Strategic CIL) - Seeking part allocation of CIL Neighbourhood contribution which will see faster delivery of an item of strategic infrastructure	2017/18
CCTV Camera at King George V Park	Parks Development Officer, Gedling Borough Council	Up to £10,000	2017/18
Multi Use Games Area at Oakdale Recreation Ground	Parks Development Officer, Gedling Borough Council and Friends of Onchan Park	Up to £50-60,000	2017/18
Gedling Country Park Car Park Extension	Service Manager, Parks and Street Care, Gedling Borough Council	Up to £100,000	2018/19
Changing Facilities at Lambley Lane Recreation Ground	Service Manager, Parks and Street Care, Gedling Borough Council and Mapperley All Stars Football Club	Up to £40,000	2018/19

3.2. All projects submitted are formally assessed and a recommendation has been made as to each project's current suitability for funding. The assessment is based upon information submitted as part of the nomination process. The focus of projects should be that they accord with Regulation 59F of the 2010 Community Infrastructure Levy Regulations. Other factors to be considered include:-

- How does the project meet a need created by new development?

- Timeframe for delivery?
- Match funding available?
- How infrastructure project will be maintained once completed?

3.3. Assessments for all submitted projects will be updated annually to account for changes in circumstances.

4. Project Assessments

4.1. An assessment of each submitted project has been prepared, each assessment provides the following information;-

- Reference Number;
- Description of the project;
- Location;
- Lead agency;
- How it meets the need created by new development,;
- Whether CIL Funding is required to deliver the projects;
- Total cost of projects;
- How much CIL monies are required;
- Is match funding available;
- Timeframe for delivery;
- How the project will be maintained once completed; and
- An assessment of the project suitability for CIL Neighbourhood Funding.

4.2. The assessments for each project follows.

Project Assessments

Project Reference: LIS0001	Project Name: Gedling Access Road
Project Description: A 3.8km single carriageway road which will run from the A612 at the junction of Burton Road/Nottingham Road and Trent Valley Way to Mapperley Plains.	
Location: A612 at the junction of Burton Road/Nottingham Road and Trent Valley Way to Mapperley Plains.	
Lead Agency: Nottinghamshire County Council	
How does the project meet a need created by new development: The scheme will provide a new access road to the east of Gedling village, enabling the former Gedling colliery and adjoining lands to be redeveloped for a mix of residential and employment uses. It will also serve as a bypass road around Gedling, linking the area with the wider road network to help ease traffic congestion on local roads.	
Total cost of project: £40,000,000	
How much CIL Neighbourhood Funding is required: £4,480,000	
Is match funding available: Yes (Nottinghamshire CC £5.4m, Homes and Communities Agency £7m, Developer £12.6m, D2N LEP £10.8m). The infrastructure project is also identified on the Gedling Borough Council's Regulation 123 List.	
Timeframe for delivery of project: Start Summer 2019, Completion Winter 2020	
How will the project be maintained once completed: Nottinghamshire County Council	
<p>Assessment of project: <i>This strategic project is essential to the delivery of the whole of the Chase Farm development site.</i></p> <p><i>The development at present can only deliver 315 dwellings without the provision of the Gedling Access Road. The Council approved funding towards the Gedling Access Road (GAR) via the CIL capped at a maximum contribution of £4.48 million.</i></p> <p><i>The strategic element of the liability from this development will go towards funding the GAR, however, the 15% Neighbourhood Funding element from the Chase Farm developments requires allocation in the non-parish neighbourhood area.</i></p> <p><i>The proposed infrastructure meets the direct need of the development by providing two access points to serve future phases of the development while relieving pressure on the existing road network in the locality.</i></p> <p><i>Allocation of the Chase Farm neighbourhood funding towards the GAR will enhance the delivery of the GAR and take away the necessity for future developments to contribute towards the cost of the delivery of the GAR, allowing monies to be</i></p>	

collected towards other Regulation 123 List projects. The GAR is earmarked for delivery in the short-term and is a priority for the Borough that will meet the needs of current and future developments and is supported by numerous sources of external funding.

However, it must be noted that the CIL Neighbourhood Funding isn't essential to the delivery of this piece of strategic infrastructure, as the Neighbourhood Funding would only account for a small proportion of the CIL monies required at this time. The funding of the GAR for the full total required amount has been committed via its identification on the Regulation 123 List and Full Council's decision for a maximum cap of £4.48m. If the Neighbourhood Funding wasn't forthcoming, there would still be monies available that have been collected via the strategic element of CIL monies from other developments that could be used to replace any gap created by the non-allocation of the CIL Neighbourhood Funding at this time.

No further updates have been provided to require that the CIL non-parish neighbourhood funding is required immediately to support the delivery of the infrastructure project at this time. CIL monies are currently available in the strategic holding of CIL that could fund the strategic project at this time.

Recommendation: No allocation for CIL Non-Parish Neighbourhood Funding for 2018/19, keep on Local Infrastructure Schedule for next round of awards.

Project Reference: LIS0002	Project Name: Gedling Colliery Secondary School Provision
Project Description: The funding of 168 secondary school places arising from the proposed 1,050 dwelling development at Gedling Colliery.	
Location: Secondary school places will be provided either through extensions of existing accommodation or the creation of new accommodation.	
Lead Agency: Nottinghamshire County Council	
How does the project meet a need created by new development: The proposed development of 1,050 dwellings would yield an additional 221 primary school places and 168 secondary school places. A secondary education contribution of £2,899,680 to accommodate the additional secondary-age pupils projected to arise from the proposed development.	
Total cost of project: £2,899,680	
How much CIL Neighbourhood Funding is required: £2,899,680	
Is match funding available: Yes, the infrastructure project is identified on Gedling Borough Council's Regulation 123 List.	
Timeframe for delivery of project: During the development of Gedling Colliery.	
How will the project be maintained once completed: Nottinghamshire County Council	
<p>Assessment of project:</p> <p><i>This strategic project is an essential piece of infrastructure that is required as part of the Chase Farm development. Secondary school places resulting from the development are required to be provided in new or extended accommodation.</i></p> <p><i>The project is on the Regulation 123 list and strategic CIL monies will be collected towards the development in the forthcoming years. At this time, strategic monies will continue to be collected from chargeable developments in the future to ensure the delivery of the school places.</i></p> <p><i>Delivery of this project is not required in the short-term but will be required as the Chase Farm development progresses in the coming years.</i></p> <p><i>At this time it is recommended that the project is not allocated any CIL Neighbourhood Funding at present. The project will remain as a potential projects on the Local Infrastructure Schedule.</i></p> <p><i>It should be noted that at this time, CIL Neighbourhood Funding isn't essential to the delivery of this piece of strategic infrastructure. The funding for Gedling Colliery Secondary School contributions for the full total required amount has been committed via it's identification on the Regulation 123 List, this sees monies collected via the strategic element of CIL monies pooled from future developments towards this infrastructure project.</i></p>	

No further updates have been provided to require that the CIL non-parish neighbourhood funding is required immediately to support the delivery of the infrastructure project at this time. CIL monies are currently available in the strategic holding of CIL that could fund the strategic project at this time.

Recommendation: No allocation for CIL Non-Parish Neighbourhood Funding for 2018/19, keep on Local Infrastructure Schedule for next round of awards.

Project Reference: LIS0004	Project Name: CCTV Camera at King George V Park
Project Description: To install a CCTV camera at King George V Recreation Ground.	
Location: Hallams Lane, Arnold, Nottingham	
Lead Agency: Gedling Borough Council	
How does the project meet a need created by new development: The project will deter and hopefully stop vandalism on the park. Therefore allowing resilience of the play equipment and park features. It will also contribute safety in the park.	
Total cost of project: £15,000	
How much CIL Neighbourhood Funding is required: up to £10,500	
Is match funding available: The Parks and Open Space department have secured £4,500.	
Timeframe for delivery of project: ASAP	
How will the project be maintained once completed: The Council's public protection department will maintain into the future.	
<p>Assessment of project: <i>A potential infrastructure project that seeks to improve both the operation and maintenance of an existing infrastructure asset (King George V Park).</i></p> <p><i>In October 2016 the play facilities on the park were targetted by arsonists causing approximately £35,000 worth of damage.</i></p> <p><i>The proposed project will allow for greater resilience of play equipment and park features, while enhancing the safety of the park for existing and new users of the park in a prominent accessible location close to Arnold Town Centre and existing residential areas.</i></p> <p><i>As well as £4,500 already secured there may be further funding streams available to secure the delivery of a CCTV camera to cover the park facilities. As soon as additional funding has been secured the CCTV can be delivered.</i></p> <p><i>However, at this time the proposed project does not fulfil the necessary criteria for funding via CIL Non-Parish Neighbourhood Funding as it fails to meet a need created by new development in the locality of the proposed project.</i></p> <p>Recommendation: No allocation for CIL Non-Parish Neighbourhood Funding for 2018/19 as project does not link to new development, keep on Local Infrastructure Schedule for consderation in next year's round of awards.</p>	

Project Reference: LIS0006	Project Name: Multi Use Games Area at Oakdale Recreation Ground
Project Description: The friends of Onchan Park along with support from the local community would like to install a fit for purpose Multi-use games area on the park for playing of football, basketball and cricket.	
Location: Onchan Park, Oakdale Road, Carlton, Nottingham	
Lead Agency: N/A	
How does the project meet a need created by new development: It will provide facilities to enable increased fitness and well-being for local residents of Carlton. The area is already a densely populated area and football facilities are very limited in this area. The applicant is hopeful there is a local CIL development that can contribute to the project.	
Total cost of project: £50-60,000 (approx.)	
How much CIL Neighbourhood Funding is required: None at this time, however any amount will increase the likelihood of attracting external funding success.	
Is match funding available: External funding is available but none has been secured at this stage.	
Timeframe for delivery of project: ASAP	
How will the project be maintained once completed: The facility will be maintained by the Council's PASC department into the future.	
Assessment of project: <i>The proposed project would met the criteria within Regulation 59F of the Community Infrastructure Levy Regulation as the proposed project would see the improvement of facilities at Onchan Park.</i> <i>It would provide improved facilities for existing and future residents of the surrounding area that are supported by local people and the 'Friends of Onchan Park' group.</i> <i>No other external funding for project has been secured to date, it is viewed that the project is aspirational and has medium to long term deliverability.</i> Recommendation: No allocation for CIL Non-Parish Neighbourhood Funding for 2018/19, keep on Local Infrastructure Schedule for next round of awards.	

Project Reference: LIS0008	Project Name: Gedling Country Park Car Park Extension
Project Description: There is an identified requirement to extend the car parking at Gedling Country Park. An extension is needed because of current vehicle usage and predicted future visitor numbers to the Country Park. The project would involve the construction of a new gravel surfaced car park extension for 100 additional spaces.	
Location: Gedling Country Park, Spring Lane, Lambley, Nottingham	
Lead Agency: Gedling Borough Council	
How does the project meet a need created by new development: There is an identified requirement to extend the level of car parking at Gedling Country Park by 100 more spaces due to increased visitor numbers to Gedling Country Park, created in part by the needs of the new developments across the Borough and in the immediate vicinity at Spring Lane, Arnold Lane and Chase Farm. The car park extension would prevent additional parking on Spring Lane and in the nearby housing development at peak times such as weekends and Bank Holidays and so help to alleviate uncoordinated on-street parking and resultant adverse traffic flows. The car park extension would reduce the potential for accidents and improve highway safety on neighbouring developments and in the wider locality.	
Total cost of project: £150,000	
How much CIL Neighbourhood Funding is required: £100,000	
Is match funding available: £50,000 will be sought from the Council's capital asset fund to support the development of the project.	
Timeframe for delivery of project: 12 months	
How will the project be maintained once completed: The Council's Parks and Street Care team will maintain into the future as per the existing car park.	
Assessment of project: <i>The proposed project would meet the criteria within Regulation 59F of the CIL Regulations as the project would see the extension of the car park at Gedling Country Park, a key piece of the Borough's green infrastructure.</i> <i>The extension will see the Country Park able to accommodate additional visitors to the park on-site and remove the need for cars to park on-street in nearby new developments and within the wider locality (Spring Lane and Chase Farm).</i> <i>The extension to the car park would prevent additional parking on Spring Lane and in the nearby housing development at peak times such as weekends and Bank Holidays and so help to alleviate uncoordinated on-street parking and resultant adverse traffic flows. The car park extension would reduce the potential for accidents and improve highway safety on neighbouring developments and in the</i>	

wider locality.

Gedling Country Park is located within Gedling Ward which has seen the collection of the majority of CIL receipts in the Non-Parish area of Gedling Borough, it would score highly in terms of being an appropriately located infrastructure project in relation to where new development is located.

The proposed project is a Council priority and the remaining shortfall of project funding would be sought from the Council's Capital Asset Fund.

The delivery of the project is suggested to be delivered in 12 months, which also includes the requirement to submit a planning application. It is considered that the project is deliverable in the short-term and that further match funding for a Council priority would be available to fully deliver the project.

Recommendation: Shortlist for Non-Parish Neighbourhood Funding of up to £100,000 award.

Project Reference: LIS0009	Project Name: Changing Facilities Lambley Lane Recreation Ground
<p>Project Description: To develop the Lambley Lane Recreation Ground into a high quality community sport hub.</p> <p>An application has been submitted to the CIL neighbourhood fund towards the much needed renovation of the community changing facilities on the Lambley Lane Recreation Ground. Following a recent structural survey, the football changing room cabins were condemned. The Parks and Street Care department have 'patch repaired' the cabins to enable them to remain open for one more football season 2018/19. Beyond this they will have to be closed and demolished, therefore having a negative impact on the future football offer available on the site. Long and Medium term ambitions for the site to create a local 'football hub site' require the preparation of supporting evidence to demonstrate a clear demand for the hub. The development of the local 'football hub site' will be over the next 3-5 years.</p> <p>At this time the changing facilities are in need of 'like for like' cabin replacements and the pitch needs renovation, because the surface has slumped and needs re-levelling. Two teams play at the recreation ground currently.</p> <p>The project seeking CIL Non Parish Funding seeks the replacement of the two existing changing cabins on the site, along with investment on the pitches to improve the quality.</p> <p>Approximate costs. £80K.</p> <ul style="list-style-type: none"> - GBC contribution approx. £65k <ul style="list-style-type: none"> - CIL Non Parish Neighbourhood Funding - £40k - Section 106 – Cavendish Road development - £25k - Football Foundation Grant required approx. £15k. 	
<p>Location: Lambley Lane Recreation Ground, Lambley Ln ,Gedling, Nottingham , NG4 4PA</p>	
<p>Lead Agency: Gedling Borough Council Parks and Street Care Services</p>	
<p>How does the project meet a need created by new development: The site is adjacent to the new Arnold Lane Housing Development and will be the primary playing field for this new estate. There will be increased demand for sport and recreational facilities in this immediate area as new families move into and take residence on this development and other new developments in close proximity. It is important to note that there are no designated S106 monies from the nearby Spring Lane site to support this project. When complete, the new Gedling Access Road will run adjacent to the park, providing an additional transport links creating better access to and from the local area.</p> <p>Lambley Lane Recreation Ground has been identified as a priority Football Hub Site in the Gedling Playing Pitch Strategy (PPS) (November 2016), where the need for new changing provision was recognised in order to help the site reach its full potential in terms of a football offer. The PPS also demonstrates the need to improve</p>	

the pitch quality, creating additional capacity to reduce overplay on the site. This is something that will also be addressed as part of the wider project, along with the changing room provision. The PPS also recommends that there is a need to consider links to other sports, including establishing a resident user on the cricket pitch and exploring opportunities for Softball on the site. This will be looked into as part of the wider project.

Plans for a new 3G pitch are currently being developed at the Carlton le Willows Academy, and, whilst there is reference to considering 3G provision at Lambley Lane in the PPS, the Carlton le Willows project supports the focus on grass pitches at the Lambley Lane site.

The proposed project meets the short term needs of new development in the area in a ward where CIL Non Parish Funding has been received (Gedling). Without the funding of replacement changing facilities and pitch improvements the availability of an appropriate site for football provision will be in doubt.

Total cost of project:

£80k

How much CIL Neighbourhood Funding is required:

Up to £40k

Is match funding available:

Yes - S106 monies available for off-site open space improvements (£25k from the completed Cavendish Road development for off-site open space within 2km of development site. A Football Foundation Grant of £15k (if successful).

Timeframe for delivery of project:

Winter 2019/20

How will the project be maintained once completed:

Within existing Parks and Street Care revenue budgets

Assessment of project:

The proposed project would meet the criteria within Regulation 59F of the CIL Regulations as the project will see the provision of replacement changing facilities and improved playing pitch that support activities that take place on the Lambley Lane Recreation Ground.

The proposed project provides infrastructure that supports the provision of organised football. The recreation ground currently supports two local clubs that use the current facilities. Improvements are considered necessary to ensure the provision of the recreation ground and ensure that there are enough facilities to meet the demand for recreation created by new families in the nearby development and the surrounding locality.

The recreation ground is located close to the Chase Farm development and a number of minor developments also in Gedling that have all contributed via CIL to Neighbourhood Funding holding. The projected costs of delivering the project have been identified along with available and potential match funding. If successful the timeframe for delivery suggests that the project would be delivered in the next financial year 2019/2020. It is therefore considered that the project is deliverable in the short-term and that the CIL Neighbourhood Funding would support the delivery of the

project and match fund any external grants.

Recommendation: Shortlist for Non-Parish Neighbourhood Funding of up to £40,000 award.

4.3. Following assessment, projects have been categorised.

Table 3: Local Infrastructure Schedule - Existing Projects

Project	Nominator/Proposer	CIL Monies Required
Gedling Access Road	Team Leader, Major Projects and Improvements Nottinghamshire County Council (NCC) / Via East Midlands Ltd.	£4,480,000 (total contribution for Reg. 123 List project required via Strategic CIL) - Allocation of CIL Neighbourhood contribution from Chase Farm development will see faster delivery and will not redirect other Strategic CIL monies collected to the funding of the GAR.
Gedling Colliery School Contributions	Developer Contributions Practitioner Nottinghamshire County Council	£2,899,680 (total contribution for Reg. 123 List project required via Strategic CIL) - Allocation of CIL Neighbourhood contribution will see faster delivery of an item of strategic infrastructure
CCTV Camera at King George V Park	Parks Development Officer, Gedling Borough Council	Up to £10,000
Multi Use Games Area at Oakdale Recreation Ground	Parks Development Officer, Gedling Borough Council and Friends of Onchan Park	Up to £50-60,000

4.4. Four projects that were on the preceding year's Local Infrastructure Schedule have been included again on the Local Infrastructure Schedule as Existing Projects. However, no additional information has been submitted to either support delivery of the projects in the short-term, identify how they meet a

development need or provide justification for the need to use the CIL Non-Parish Neighbourhood Funding to deliver them. Two of the projects (Gedling Access Road (GAR) and Gedling Colliery Secondary School contributions) are strategic projects that are contained on the Council's Regulation 123 List and will be funded via the strategic CIL holding of collected monies.

Table 4: Local Infrastructure Schedule - New Projects

Project	Nominator/Proposer	CIL Monies Required
Gedling Country Park Car Park Extension	Parks and Street Care Services, Gedling Borough Council	Up to £100,000 (part funding of overall project)
Changing Facilities at Lambley Lane Recreation Ground	Parks and Street Care Services, Gedling Borough Council	Up to £40,000 (part funding of overall project)

4.5. The two new projects (Gedling Country Park Car Park Extension and Changing Facilities at Lambley Lane Recreation Ground) submitted as part of the nomination process this financial year are considered to be potentially appropriate recipients of CIL Non Parish Neighbourhood Funding this year and accord with Regulation 59F of the 2010 Regulations and the Council's own guidance.

5. Recommendations

5.1. The strategic infrastructure projects listed in the Local Infrastructure Schedule (Gedling Access Road and Gedling Colliery Secondary School Contributions) were assessed again for funding from the neighbourhood proportion of the collected CIL. At this time the part funding of the strategic projects via this means isn't deemed necessary. CIL monies are currently available in the strategic holding of CIL that could replace any neighbourhood funding not allocated for the Regulation 123 List projects. The approach taken at this time will see a greater amount of CIL Neighbourhood Funding available for expenditure on projects in the non-parish area of the Borough.

5.2. The assessments undertaken on the submitted infrastructure projects propose that the CIL Non-Parish Neighbourhood Funding is allocated to the following accordingly:-

1. Gedling Country Park Car Park Extension

- Shortlist for Non-Parish Neighbourhood Funding of up to £100,000 award.

2. Changing Facilities at Lambley Lane Recreation Ground

- Shortlist for Non-Parish Neighbourhood Funding of up to £40,000 award.

5.3. The recommendations proposed for CIL Neighbourhood Funding will be subject to a four week public consultation commencing Tuesday 29th January 2019.

6. Further Projects

6.1. The opportunity to submit a potential infrastructure project in the Non-Parish area of Gedling is continually open. Councillors, officers, organisations, individuals and groups can nominate infrastructure projects for funding throughout the year by visiting <http://www.gedling.gov.uk/noparishcilneighbourhoodfunding/>. The submitted projects will form a Local Infrastructure Schedule which will be available to view publically on the Council's website at the same link.

6.2. As part of the nomination process the nominating person or group will need to supply the following information along with any other supporting information.

<ul style="list-style-type: none">• Project Name	<ul style="list-style-type: none">• Project Description
<ul style="list-style-type: none">• Location (Plan)	<ul style="list-style-type: none">• Ward
<ul style="list-style-type: none">• Individual/Group submitting the nomination	<ul style="list-style-type: none">• Lead Agency
<ul style="list-style-type: none">• How does the project meet a need created by new development?	<ul style="list-style-type: none">• Is funding through CIL required to deliver project?
<ul style="list-style-type: none">• Total cost of the project? How much funding through CIL is required?	<ul style="list-style-type: none">• Is match funding available?
<ul style="list-style-type: none">• Timeframe for delivery of the project?	<ul style="list-style-type: none">• How will the infrastructure project be maintained once completed?

7. Consultation

7.1. A four week consultation will be held with the public, stakeholders and Ward Councillors in areas where CIL receipts are expected from chargeable developments in non-parish areas in the following year beginning January 2019. Views are sought on the shortlist of projects eligible for the funding from the neighbourhood portion of CIL receipts.

7.2. It is proposed that the four week consultation will be from Tuesday 29th January 2019 to Tuesday 26th February 2019

7.3. The consultation is also publicised on the Council's dedicated CIL Neighbourhood Funding webpage <http://www.gedling.gov.uk/noparishcilneighbourhoodfunding/> where interested parties can submit comments or representations.

7.4. The consultation seeks the following views:

- 1. Do you agree with the projects selected for CIL Neighbourhood Funding in the Non-Parish Areas of Gedling?** (*Consider justification provided in assessments and how project meets the criteria in Regulation 59F of the CIL Regulations 2010, as amended*)
- 2. Are there any other projects on the Local Infrastructure Schedule that have been considered that you think should have been allocated funding?** (*Consider justification provided in assessments and how project meets the criteria in Regulation 59F of the CIL Regulations 2010, as amended*)

If you can suggest any other infrastructure schemes that you consider could be included on the Infrastructure Delivery Schedule for assessment for 2018/19, please submit a nomination via

<http://www.gedling.gov.uk/noparishcilneighbourhoodfunding/>

7.5. Following the consultation period all comments and representations received will be considered by Council's officers who will prepare a final report identifying the schemes selected for funding. The report will seek approval from Cabinet for the selected projects to benefit from funding through the CIL Neighbourhood Funding.

8. Contact

- 8.1. If you require any further information regarding the CIL or Neighbourhood Fund please contact the CIL Officer on 0115 901 3731 or e-mail CIL@gedling.gov.uk.

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Report to Cabinet

Subject: Forward Plan

Date: 10 January 2019

Author: Service Manager, Democratic 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.



FORWARD PLAN FOR THE FOUR MONTH PERIOD 1 JANUARY 2019 TO 30 APRIL 2019

This Forward Plan sets out the details of the key and non-key decisions which the Executive Cabinet, individual Executive Members or Officers expect to take during the next four month period.

The current members of the Executive Cabinet are:

Councillor John Clarke – Leader of the Council

Councillor Michael Payne – Deputy Leader and Portfolio Holder for Resources and Reputation

Councillor Peter Barnes – Portfolio Holder for Environment

Councillor David Ellis – Portfolio Holder for Public Protection

Councillor Gary Gregory – Portfolio Holder for Community Development

Councillor Jenny Hollingsworth – Portfolio Holder for Growth and Regeneration

Councillor Henry Wheeler – Portfolio Holder for Health and Wellbeing.

Anyone wishing to make representations about any of the matters listed below may do so by contacting the relevant officer listed against each key decision, within the time period indicated.

Description of the decision	Date decision is expected to be taken and who will take the decision?	Responsible Officer	Documents to be considered by the decision maker	Cabinet Portfolio	Open / Exempt (and reason if the decision is to be taken in private) Is this a Key Decision?
Non-designated Heritage Assets To inform members of the proposed identification of non-designated heritage assets and to seek approval for the methodology and selection criteria to be used.	31 Jan 2019 Cabinet	Jo Gray, Service Manager, Planning Policy		Portfolio Holder for Growth and Regeneration	Open No
Review of the Community Infrastructure Levy (CIL) To commence the process of reviewing the Community Infrastructure Levy.	31 Jan 2019 Cabinet	Alan Siviter, Community Infrastructure Levy Officer	Review of the Community Infrastructure Levy (CIL)	Portfolio Holder for Growth and Regeneration	Open Yes
Development Brief for Three Sites to the north east of Arnold To approve the development brief for three sites to the north east of Arnold	31 Jan 2019 Cabinet	Jo Gray, Service Manager, Planning Policy	Development Brief for Three Sites to the north east of Arnold	Portfolio Holder for Growth and Regeneration	Open Yes
Non-Designated Heritage Assets Selection Criteria Report of Service Manager for Planning Policy	31 Jan 2019 Cabinet	Seb Wilkins, Planning Officer	Non-Designated Heritage Assets Selection Criteria	Portfolio Holder for Growth and Regeneration	Open Yes
Prudential Code Indicator Monitoring 2018/19 and Quarterly Treasury Activity Report To inform Members of the performance monitoring of the 2018/19 Prudential Code Indicators, and to advise Members of the quarterly treasury activity as required by the Treasury Management Strategy.	31 Jan 2019 Cabinet	Sue Healey, Principal Accountant		Portfolio Holder for Resources and Reputation	Open Yes
Quarterly Budget Monitoring, Performance Digest & Virement Report To update members on financial and performance information for the 3rd quarter of the 2018/19 year.	31 Jan 2019 Cabinet	Alison Ball, Service Manager Finance		Portfolio Holder for Resources and Reputation	Open Yes

Description of the decision	Date decision is expected to be taken and who will take the decision?	Responsible Officer	Documents to be considered by the decision maker	Cabinet Portfolio	Public / Exempt (and reason if the decision is to be taken in private) Is this a key decision?
Prudential and Treasury Indicators and Treasury Management Strategy Statement 2019/20 To approve the Council's Prudential Code Indicators and Treasury Strategy for 2018/19.	14 Feb 2019 Cabinet 4 Mar 2019 Council	Sue Healey, Principal Accountant		Portfolio Holder for Resources and Reputation	Open Yes
Capital Programme and Capital Investment Strategy To approve the capital investment strategy and capital spending programme for the next financial year.	14 Feb 2019 Cabinet 4 Mar 2019 Council	Alison Ball, Service Manager Finance		Portfolio Holder for Resources and Reputation	Open Yes
Bedding Plan 2019/20 (including General Fund Revenue Budget) To approve the priorities, objectives and top actions for the Council for the forthcoming year with the associated revenue budget.	14 Feb 2019 Cabinet 4 Mar 2019 Council	Alison Ball, Service Manager Finance		Portfolio Holder for Resources and Reputation	Open Yes
Adoption of Linby Neighbourhood Plan To adopt the Linby Neighbourhood Plan.	Not before 1 Jun 2019 Cabinet	Jo Gray, Service Manager, Planning Policy		Portfolio Holder for Growth and Regeneration	Open No

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