

Agenda

Cabinet

Date: **Thursday 11 December 2025**

Time: **2.00 pm**

Place: **Council Chamber**

For any further information please contact:

Democratic Services

committees@gedling.gov.uk

0115 901 3906

Cabinet

Membership

Chair	Councillor John Clarke
Vice-Chair	Councillor Jenny Hollingsworth
	Councillor David Ellis
	Councillor Kathryn Fox
	Councillor Viv McCrossen
	Councillor Marje Paling
	Councillor Lynda Pearson
	Councillor Henry Wheeler

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Responsibility of committee:

Cabinet is the meeting of all executive members. The Executive will carry out all of the local authority's functions which are not the responsibility of any other part of the local authority, whether by law or under the Constitution. Cabinet Portfolios are detailed within Section 6, Part 9 of the Council's Constitution.

AGENDA

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| 1 | Apologies for Absence. | |
| 2 | To approve, as a correct record, the minutes of the meeting held on 19.11.25 and 26.11.25 | 5 - 10 |
| 3 | Declaration of Interests. | |
| 4 | Forward Plan
Report of the Democratic Services Manager. | 11 - 18 |
| 5 | Community Infrastructure Levy (CIL) Non- Parish Funding – Local Infrastructure Schedule, Project Assessments and Proposed Funding Allocations | 19 - 100 |
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| 7 | Authority Monitoring Report April 2024 - March 2025 | 113 - 202 |
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| 10 | Any other items the Chair considers urgent. | |

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MINUTES CABINET

Wednesday 19 November 2025

Councillor John Clarke (Chair)

Present: Councillor Jenny Hollingsworth Councillor Marje Paling
Councillor David Ellis Councillor Lynda Pearson
Councillor Kathryn Fox Councillor Henry Wheeler
Councillor Viv McCrossen

Absent:

Officers in Attendance: M Hill, F Whyley, M Avery, T Adams, S Troman,
D Reason, N Wall, L Juby and L Squires

45 APOLOGIES FOR ABSENCE.

No apologies for absence were received.

46 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 09.10.25

RESOLVED:

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

47 DECLARATION OF INTERESTS.

None.

48 FORWARD PLAN

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

Councillor Hollingsworth joined the meeting at 14:08

RESOLVED:

To note the report.

49 AMBITION ARNOLD

The Director of Place introduced a report which had been circulated prior to the meeting to seek approval of the RIBA stage 2 plans for a new

leisure centre, arts centre (including theatre and cinema) and library, and outline business case in readiness for future funding bid submissions or opportunities. To also note the outcome of the public consultation that shaped their development.

RESOLVED:

THAT CABINET:

1. Approves the RIBA Stage 2 plans and outline business case in support of a new arts centre (including a theatre and cinema), leisure centre and library for the purposes of supporting any future funding opportunities.
2. Notes the findings of the public consultation on the RIBA stage 2 plans which have been considered as part of the final plan proposals

50

GREATER CARLTON LONG TERM PLAN FOR NEIGHBOURHOODS

A report of the Assistant Director of Economic Growth and Regeneration was circulated prior to the meeting to seek approval, as the accountable body, of the '10 year Regeneration Plan' and '4 year Investment Plan' which outlines the Greater Carlton Neighbourhood Board's longer term strategic vision for Greater Carlton through the Plan for Neighbourhoods programme.

To also note the outcome of the Greater Carlton Long Term Plan for Towns public consultation and Greater Carlton Plan for Neighbourhoods targeted engagement that have been considered as part of the proposals.

RESOLVED:

THAT CABINET:

1. Approves the 10-year Regeneration Plan and 4 year Investment Plan, as the accountable body.
2. Notes the findings of the public and stakeholder consultation that have informed the development of the proposals.

51

GEDLING PLAN QUARTER 2 PERFORMANCE 2025/2026 REPORT

The Assistant Director of Digital, Data and Transformation circulated a report prior to the meeting to inform Cabinet in summary of the position against Performance Indicators and Annual Delivery Plan Actions in Quarter 2 of 2025/26.

RESOLVED:

THAT:

- 1) The progress against Improvement Performance Indicators for quarter 2 of 2025/26 be noted.
- 2) The progress against Annual Delivery Plan Actions be noted.

52

LEISURE MANAGEMENT OPTIONS

The Assistant Director of Communities, Leisure and Wellbeing circulated a report prior to the meeting to present the findings of the Leisure Management Options Appraisal (October 2025) set out in Appendix A, and to seek Cabinet approval for the preferred management model for Gedling Borough Council's leisure services.

RESOLVED:

THAT:

- 1) Cabinet notes the findings of the Gedling Borough Council Leisure Management Options Report.
- 2) Cabinet approves the preferred option to retain its leisure services under an in-house management model, delivered directly by the Council.

53

ANY OTHER ITEMS THE CHAIR CONSIDERS URGENT.

None.

The meeting finished at 2.54 pm

Signed by Chair:
Date:

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MINUTES CABINET

Wednesday 26 November 2025

Councillor John Clarke (Chair)

Present: Councillor Jenny Hollingsworth Councillor Marje Paling
Councillor David Ellis Councillor Lynda Pearson
Councillor Kathryn Fox Councillor Henry Wheeler
Councillor Viv McCrossen

Absent:

Officers in Attendance: M Hill, F Whyley, T Adams and L Squires

54 APOLOGIES FOR ABSENCE

No apologies for absence were received.

55 DECLARATION OF INTERESTS

None.

56 LOCAL GOVERNMENT REORGANISATION IN NOTTINGHAM AND NOTTINGHAMSHIRE

The Chief Executive circulated a report prior to the meeting for Cabinet to consider the outcome of the Full Council debate on Local Government Reorganisation (LGR) and resolve the Council's position on which option to support as a final proposal for submission to Government by 28 November 2025.

RESOLVED:

THAT CABINET

- a. Having considered the recommendations from Full Council, approved the submission of Option 1e (a Northern unitary based on existing boundaries of Ashfield, Bassetlaw, Gedling, Mansfield, Newark & Sherwood; a Southern unitary based on existing boundaries of Broxtowe, Nottingham City, Rushcliffe) as this Council's preferred option for submission to Government by 28 November 2025.
- b. Delegated authority to the Chief Executive to make any minor amendments to the Option 1e submission if required prior to submission to government.

- c. Supported continued collaborative working with other local authorities across Nottingham and Nottinghamshire on implementation proposals for the new authorities.
- d. Noted the risks associated with Local Government Reorganisation and ensures that appropriate governance, communication, financial and management arrangements are put in place to mitigate potential impacts during the transition period.

57 ANY OTHER ITEMS THE CHAIR CONSIDERS URGENT

None.

The meeting finished at 8.06 pm

Signed by Chair:
Date:

Gedling **FORWARD PLAN**

FOR THE PERIOD 1 DECEMBER 2025 TO 30 JUNE 2026

This Forward Plan sets out the details of the key and non-key decisions which the Executive Cabinet expect to take during the next six months.

The current members of the Executive Cabinet are:

Councillor John Clarke – Leader of the Council and Portfolio Holder for Corporate Resources and Performance

Councillor Jenny Hollingsworth – Deputy Leader and Portfolio Holder for Sustainable Growth and Economy

Councillor David Ellis – Portfolio Holder for Public Protection

Councillor Kathryn Fox – Portfolio Holder for Life Chances and Vulnerability

Councillor Marje Paling – Portfolio Holder for Environmental Services (Operations)

Councillor Lynda Pearson – Portfolio Holder for Communities and Place

Councillor Viv McCrossen – Portfolio Holder for Climate Change and Natural Habitat

Councillor Henry Wheeler – Portfolio Holder for Lifestyles, 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?
Ambition Arnold To seek approval of design work to regenerate land at Arnold Leisure Centre, with delivery subject to significant funding either from government, private investors or a combination of the two.	19 Nov 2025 Cabinet	Nathan Wall, Assistant Director - Economic Growth and Regen	Officer Report	Portfolio Holder for Sustainable Growth and Economy	Part exempt Paragraph(s) 3 of Part 1 of Schedule 12A of the Local Government Act 1972 Yes
Greater Carlton Long Term Plan for Neighbourhoods To seek approval of the Regeneration Plan and 4 Year Investment Plan	19 Nov 2025 Cabinet	Nathan Wall, Assistant Director - Economic Growth and Regen	Officer Report	Leader of the Council	Open Yes
Gedling Plan Q2 Performance 2025/2026 report To inform Cabinet in summary of the position against Improvement Actions and Performance Indicators in the 2023-27 Gedling Plan at the end of Q2 of 2025/26.	19 Nov 2025 Cabinet	Dan Reason, Assistant Director - Digital, data and technology	Officer Report	Portfolio Holder for Corporate Resources and Performance	Open No
Leisure Management Options For Cabinet to agree the future operational model for the Leisure service.	19 Nov 2025 Cabinet	Lance Juby, Assistant Director of Communities, Leisure & Wellbeing	Officer Report	Portfolio Holder for Lifestyles, Health and Wellbeing	Open Yes
Local Government Reorganisation To discuss and agree the submission of the final proposal for LGR in Nottinghamshire.	26 Nov 2025 Council	Mike Hill, Chief Executive	Officer Report	Leader of the Council	Open
	26 Nov 2025 Cabinet				Yes
Fees and Charges 2026/27 To determine the level of fees and charges for 2026/27 in accordance with the Corporate Charging Policy.	11 Dec 2025 Cabinet 21 Jan 2026 Council	Scott Anderson, Finance Business Partner	Officer Report	Leader of the Council	Open No

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?
Community Infrastructure Levy (CIL) Non- Parish Funding – Local Infrastructure Schedule, Project Assessments and Proposed Funding Allocations 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	11 Dec 2025 Cabinet	Lewis Widdowson, Planning Officer	Officer Report	Portfolio Holder for Sustainable Growth and Economy	Open Yes
Regulation of Investigatory Powers Act 2000 (RIPA) Annual Audit To update Members as to the Council's use of powers under RIPA from 1 April 2024 to 31 March 2025 in line with the Council's RIPA Policy	11 Dec 2025 Cabinet	Laura Chaplin, Solicitor	Officer Report	Portfolio Holder for Public Protection	Open No
Authority Monitoring Report April 2024 - March 2025 To inform Cabinet of Gedling Borough Council's Authority Monitoring Report April 2024 - March 2025	11 Dec 2025 Cabinet	Jo Gray, Planning Policy Manager	Officer Report	Portfolio Holder for Sustainable Growth and Economy	Open No
Five Year Housing Land Supply Assessment 2025 To note the latest five year housing land supply assessment	11 Dec 2025 Cabinet	Jo Gray, Planning Policy Manager	Officer Report	Portfolio Holder for Sustainable Growth and Economy	Open No
Infrastructure Funding Statement 2024/25 To provide Members with information on the monies collected through the Community Infrastructure Levy (CIL) and	11 Dec 2025 Cabinet	Lewis Widdowson, Planning Officer	Officer Report	Portfolio Holder for Sustainable Growth and Economy	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?
<p>Section 106 Planning Obligations, how they are administrated and future expenditure priorities in relation to the monies collected.</p> <p>To seek approval for the publication of the Infrastructure Funding Statement for 2024/25 attached in Appendix A.</p>					
<p>Registration to become a provider of social housing To seek approval in submitting an application to the Regulator of Social Housing (the Regulator) to obtain registration as a provider of social housing.</p> <p>To seek approval to delegate authority to the Director of Place to utilises the Affordable Housing Contributions to either buy properties to create an Affordable Housing portfolio, or to improve existing Affordable Housing in the Borough in accordance with the Section 106 Agreements.</p>	11 Dec 2025 Cabinet	Paul Whitworth, Assistant Director - Housing and Resettlement	Officer Report	Portfolio Holder for Sustainable Growth and Economy	Open Yes
<p>Council Tax Reduction Scheme To seek approval for the adoption of the Council's Council Tax Reduction Scheme for 2026/27.</p>	21 Jan 2026 Council	Andrew Solley, Assistant Director Revenues & Welfare Services	Officer Report	Leader of the Council	Open Yes
<p>Review of Polling Districts, Places and Stations - St Albans Parish For Council to approve a new scheme of Polling Districts, Polling Places and Polling Stations following the review process across the current parish of St Albans</p>	21 Jan 2026 Council	Emma McGinlay, Democratic Services Manager	Officer Report	Leader of the Council	Open No

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?
Update to Section 10 of the Constitution This report proposes updates to Section 10 of the Council's Constitution, which governs planning functions and decision-making processes.	21 Jan 2026 Council	Natalie Osei, Assistant Director - Governance & Democracy and Deputy Monitoring Officer	Officer Report	Portfolio Holder for Sustainable Growth and Economy	Open Yes
Budget Monitoring and Virement Report – August to November 2025 To update Cabinet on the forecast outturn for Revenue and Capital Budgets for 2025/26 and to request approval from Cabinet for the changes to the budget.	29 Jan 2026 Cabinet 4 Mar 2026 Council	Tina Adams, Chief Finance Officer & S151 Officer, Scott Anderson, Finance Business Partner	Officer Report	Leader of the Council	Open Yes
Prudential Code Indicator Monitoring 2025/26 and Treasury Activity Report for the period ended 30 November 2025 To inform Members of the performance monitoring of the 2025/26 Prudential Code Indicators, and to advise Members of the Treasury activity as required by the Treasury Management Strategy.	29 Jan 2026 Cabinet 4 Mar 2026 Council	James Goodall	Officer Report	Leader of the Council	Open Yes
Housing Strategy 2025-2030 The Housing Strategy set out Gedling Borough Councils vision and priorities for housing in the Borough over the next five year period.	29 Jan 2026 Cabinet	Paul Whitworth, Assistant Director - Housing and Resettlement	Officer Report	Portfolio Holder for Sustainable Growth and Economy	Open Yes
Boroughwide Houses in Multiple Occupation update To give Cabinet an overview of the volume of HMOs across the borough	29 Jan 2026 Cabinet	John Krawczyk, Assistant Director - Development	Officer Report	Portfolio Holder for Sustainable Growth and Economy	Open No

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?
General Fund Revenue Budget 2026/27 This report sets out the revenue budget for 2026/27 which aligns to the Gedling Plan priorities, objectives and priority actions for the Council for the forthcoming year.	19 Feb 2026 Cabinet 4 Mar 2026 Council	Scott Anderson, Finance Business Partner	Officer Report	Leader of the Council	Open Yes
Capital Programme and Capital Investment Strategy 2026/27 to 2030/31 This report summarises: a) The proposed Capital Investment Strategy for 2026/27 to 2030/31. b) The proposed Capital Programme for 2026/27 through to 2028/29 for approval, and the indicative Capital Programme for 2029/30 and 2030/31, in light of the Council's priorities and the resources available; and c) The Flexible Use of Capital Receipts Strategy 2026/27.	19 Feb 2026 Cabinet 4 Mar 2026 Council	Scott Anderson, Finance Business Partner	Officer Report	Leader of the Council	Open Yes
Prudential and Treasury Indicators and Treasury Management Strategy Statement (TMSS) 2026/27 To present for Members' approval the Council's Prudential Code Indicators and Treasury Strategy for 2026/27, for referral to Full Council on 4 March 2026.	19 Feb 2026 Cabinet 4 Mar 2026 Council	James Goodall	Officer Report	Leader of the Council	Open Yes
Gedling Plan Quarter 3 Performance 2025/2026 report To inform Cabinet in summary of the position against Annual Delivery Plan Actions and Performance Indicators at the end of Quarter 3 of 2025/26	19 Feb 2026 Cabinet	Dan Reason, Assistant Director - Digital, data and technology	Officer Report	Portfolio Holder for Corporate Resources and Performance	Open No

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?
Carlton Active RIBA 2 Business Case To agree the RIBA 2 concept plans and business case for Carlton Active.	19 Feb 2026 Cabinet	Lance Juby, Assistant Director of Communities, Leisure & Wellbeing	Officer Report	Portfolio Holder for Lifestyles, Health and Wellbeing	Open Yes
Council Tax 2026/27 This report summarises the Council's General Fund Revenue Budget for 2026/27. The report also includes information about the Council's external funding support and sets out the basis from which decisions can be made regarding the Council Tax level for 2026/27.	4 Mar 2026 Council	James Goodall	Officer Report	Leader of the Council	Open Yes
Community Infrastructure Levy (CIL) Non- Parish Funding – Consultation Response and Funding Decision 25/26 For Cabinet to note the representations and comments received in relation to the CIL Non-Parish Neighbourhood Public Consultation and approve the awarding of CIL Non-Parish Neighbourhood Funding and the retention of unsuccessful projects on the Local Infrastructure Schedule, in accordance with the officer recommendations.	26 Mar 2026 Cabinet	Lewis Widdowson, Planning Officer	Officer Report	Portfolio Holder for Sustainable Growth and Economy	Open Yes
Business Case for Revised Cemetery Opening Hours	26 Mar 2026 Cabinet	Sarah Troman, Andrew Burgin, Julie Snowdon	Officer Report	Portfolio Holder for Climate Change and Natural Habitat	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?
Gedling Local Development Plan - publication draft To seek approval to consult on the Gedling Local Development Plan and submit for examination.	23 Apr 2026 Cabinet 20 May 2026 Council	Jo Gray, Planning Policy Manager	Officer Report	Portfolio Holder for Sustainable Growth and Economy	Open Yes
Adoption of Local Labour Agreement SPD To adopt Local Labour Agreement SPD	21 May 2026 Cabinet	Jo Gray, Planning Policy Manager	Officer Report	Portfolio Holder for Sustainable Growth and Economy	Open Yes



Report to Cabinet

Subject: Community Infrastructure Levy (CIL) Non-Parish Funding – Local Infrastructure Schedule, Project Assessments and Proposed Funding Allocations

Date: 11th December 2025

Author: Community Infrastructure Levy 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 as it is likely to be significant in terms of its effect on the communities living or working in an area comprising of two or more wards in the Borough.

Recommendation

THAT:

Cabinet approves the commencement of a public consultation commencing in early 2026 for a period of 4 weeks on the projects nominated for CIL Non-Parish Funding.

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 6th April 2010 through the Community Infrastructure Levy Regulations 2010.
- 1.2. Following an independent examination in March 2015 and approval at full Council on 15th July that year, the Gedling Borough Council Community Infrastructure Levy Charging Schedule was adopted on 16th 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. 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.
- 1.5. 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 should be done in consultation with the local neighbourhood.

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

1.6. 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:-

- The provision, improvement, replacement, operation or maintenance of infrastructure; or
- Anything else that is concerned with addressing the demands that development places on an area.

1.7. 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.

1.8. The Community Infrastructure Levy Guidance ("the Guidance") published on 12th 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. The Guidance states that “charging authorities should set out clearly and transparently their approach to engaging with neighbourhoods”.

- 1.9. 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.
- 1.10. The Guidance Note creates a process that invites the local community, groups and organisations to identify and have their say on appropriate projects for expenditure of the neighbourhood portion of CIL receipts. Groups, organisations and individuals can nominate potential infrastructure projects throughout the year using our online form; nominations can be submitted throughout the year.
- 1.11. 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 will either be considered by Portfolio Holder or Cabinet for approval.
- 1.12. In accordance with the Guidance Note, 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 Receipts (what Non-Parish Neighbourhood Funding has been collected)
 - 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)
- 1.13. 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.
- 1.14. 2017/2018 was the first financial year in that CIL Neighbourhood Funding in the non-parish area of Gedling was awarded. Following public consultation a CIL Funding of £3,500 was awarded to the deliver new lighting as part of the Cinder Path scheme in Netherfield, led by Council's Netherfield Locality Officer.
- 1.15. In 2018/2019 CIL Funding of £100,000 and £40,000 were awarded to a Car Park Extension at Gedling Country Park and Changing Facilities at Lambley Lane Recreation Ground respectively.
- 1.16. In 2019/2020 no projects were nominated for consideration of the CIL Non-Parish Neighbourhood Awards.
- 1.17. In 2020/2021 CIL Funding of £50,000 and £43,000 were awarded to the Green Lung Corridor at Mapperley / Gedling and the Arnold Marketplace development in Arnold Town Centre respectively.

- 1.18. In 2021/2022 CIL Funding of £25,000 and £55,760 were awarded to a Footpath Extension at Willow Park and Internal works and alterations at Netherfield Forum Children, Young People and Families Hub respectively. Construction works for both projects have now been completed.
- 1.19. In 2022/2023 no CIL No-Parish Neighbourhood Awards were made due to a lack of suitable projects. Two projects LIS1 and LIS2 were retained on the Local Infrastructure Schedule.
- 1.20. In 2023/2024 CIL Funding of £62,678 was awarded to 1st Gedling Scout Group HQ Refurbishment. Works have commenced and are ongoing with completion expected in 2025.
- 1.21. In 2024/2025 CIL Funding of £220,000, £236,600 and £11,750 were awarded to Front Street Public Realm Improvements in Arnold, the revitalisation and improvement of sports pavilions within the non-parished area and the final phase of works at 1st Gedling Scouts Group HQ refurbishment respectively.
- 1.22. As of the 1st October 2025 a total of £969,688 has been collected in CIL Receipts which are to be expended on neighbourhood projects in the Non-Parished areas of Gedling Borough.
- 1.23. In total £923,288 of CIL Non-Parish Neighbourhood Funding has been awarded to projects within the non-parished area. This leaves a total of £46,400 currently available for future neighbourhood projects within the non-parish area, however, this figure will continue to rise as Neighbourhood CIL receipts are collected throughout the non-parished area.
- 1.24. The table below sets out the amounts collected across the Non-Parish area as of the 1st October 2024.

Table 1. Breakdown of total CIL Non-Parish Portion Receipts collected by Ward as of 1st October 2025 (to the nearest £)

Area (Ward)	Collected
Coppice	£148,255
Daybrook	£4,503
Ernehale	£9,981
Gedling	£628,982
Mapperley Plains	£17,988
Netherfield	£7,260
Phoenix	£952
Porchester	£34,081
Trent Valley	£113,174
Woodthorpe	£4,512
Total Non-Parish Collected	£969,688
2017/2018 Allocations	£3,500
2018/2019 Allocations	£140,000
2020/2021 Allocations	£93,000
2021/2022 Allocations	£80,760
2023/2024 Allocations	£62,678
2024/2025 Allocations	£543,350
Total Awards Granted	£923,288
Remaining Non-Parish Neighbourhood Portion Available	£46,400

- 1.25. 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 in the ward where the chargeable development has occurred.
2	Infrastructure 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.

2. Local Infrastructure Schedule

2.1. 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.

2.2. 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
Lambley Village Cricket Club	Lambley Village Cricket Club	£75,000
MAS Community Sports Development (Gedling)	The MAS Community	£540,000
All Hallows C of E Church Tower Louvres Repairs	PCC of All Hallows C of E Church	£4,500

Onchan Park Green Refurbishment	The Friends of Onchan Park Group	£60,000
The Church of the Good Shepherd Fabric Repairs	The Church of the Good Shepherd	£200,000

2.3 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?

2.4 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.**

2.5 Of the projects submitted as part of this year's nomination process, it is considered that the project LIS4 "Onchan Park Green Refurbishment" LIS6 is most suitable for funding through the CIL in compliance with Regulation 59F of the CIL Regulations 2010 (as amended). The project is considered deliverable in a timely manner, and appropriate funds are available for the project. As such it is recommended that LIS4 "Onchan Park Green Refurbishment" should be shortlisted for CIL Non-Parish Neighbourhood Funding and a period of public consultation undertaken to seek residents' views about the proposed recommendations.

3 Proposals

3.1 The assessments undertaken on the submitted infrastructure projects propose the following actions in relation to the projects nominated for CIL non-parish neighbourhood funding:-

- 1) **LIS4 “Onchan Park Green Refurbishment”** Shortlist for non-parish neighbourhood funding award of up to £60,000. The project is considered to be in compliance with Regulation 59F of the CIL Regulations 2010 (as amended) and is deemed to be deliverable in a timely manner and will revitalise and bring back into use existing, but delapidated public open space. Whilst it is acknowledged there is currently a shortfall in terms of CIL Non-Parish Neighbourhood Reciepts, forecasts project that the required level of funding should be reached by time the CIL Report is brought back to cabinet in Spring next year following the public consultation.
- 2) **LIS1 “Lambley Village Cricket Club”** No allocation for CIL non-parish neighbourhood funding at this time. Retain on Local Infrastructure Schedule. The applicant has been approached to seek more comprehensive and detailed plans which will better allow the Council to understand the scope of the project and determine if planning permission is or is not required. Should it be determined that planning permission is not required, it is envisaged that this could form a potentially suitable project for the awarding of CIL non-parish neighbourhood funding.
- 3) **LIS2 “MAS Community Sports Development”** No allocation for CIL non-parish neighbourhood funding at this time. Retain on Local Infrastructure Schedule. This project is still in its early infancy with further works required to investigate outstanding issues such as site ownership, land use and identify and relevant stakeholders.

- 4) **LIS3 “All Hallows Tower Louvres”** No allocation for CIL non-parish neighbourhood funding at this time. Remove from Local Infrastructure Schedule List. It is unclear how this project specifically meets a need from new development within the area and therefore how it complies with Regulation 59F of the CIL Regulations 2010 (as amended). If further evidence linking the project to increased development can be submitted this project could potentially be reviewed further.
- 5) **LIS5 “Good Shepherd Church Repairs”** No allocation for CIL non-parish neighbourhood funding at this time. Remove from Local Infrastructure Schedule List. It is unclear how this project specifically meets a need from new development within the area and therefore how it complies with Regulation 59F of the CIL Regulations 2010 (as amended). If further evidence linking the project to increased development can be submitted this project could potentially be reviewed further.
- 3.2 It is proposed that approval is given for the recommendations above to be subject to a four-week consultation that will be held with the public, stakeholders and Ward Councillors in areas where CIL receipts are collected from chargeable developments within the non-parish area. The public consultation will commence in early 2026 to obtain views on the shortlisted projects eligible for the funding from the neighbourhood portion of CIL receipts as well as promoting the opportunity for further potential local infrastructure projects to be identified and to afford the opportunity for further information to be submitted in relation to the above projects.
- 3.3 The consultation will include a posting on the ‘Keep Me Posted’ newsletter, the ‘Community Initiatives’ page on Gedling’s Community and Voluntary E-Newsletter, as well as direct consultation with residential organisation groups throughout the borough and a dedicated article in the Gedling Contacts magazine. A link to the consultation will also be publicised on the Council’s

‘Have Your Say’ webpage and dedicated CIL neighbourhood funding webpage where interested parties can submit comments or representations.

- 3.4 Following the consultation period, all comments and representations received will be considered by Council’s officers who will then prepare a final report, identifying any schemes selected for funding, which will come back to Cabinet in Spring 2026.

4 Alternative Options

- 4.1 The Council is required to formally consult with relevant stakeholders and its residents in relation to the expenditure of the Neighbourhood Non-Parish portion of its CIL Receipts. Failure to undertake the necessary consultation as set out in The Community Infrastructure Levy Guidance (“the Guidance”) published on 12th June 2014 would be contrary to the Community Infrastructure Levy Regulations 2010 (as amended).
- 4.2 Cabinet could decide not to shortlist the identified projects for CIL Non-Parish Funding, however, given that these projects are considered to be in compliance with Regulation 59F of the CIL Regulations 2010 (as amended) this would be against the Councils own guidance set out within the “CIL and the Neighbourhood Portion in Non-Parish Areas” Guidance Note.
- 4.3 Additional projects which have not been recommended for shortlisting of CIL non-parish funding could be included in the shortlist for future awards, however, given that these projects are not yet considered suitable for funding this course of action could result in the Council awarding CIL funding for projects which do not fully comply with Regulation 59F of the CIL Regulations 2010 (as amended).

5 Financial Implications

- 5.1 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.
- 5.2 The CIL monies that form part of the non-parish neighbourhood funding element are monies that must 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 at this time.

6 Legal Implications

- 6.1 If the Council agrees to undertaking public consultation on the CIL, the legislative requirements for consultation, evidence gathering and administering CIL as set out in the CIL Regulations 2010 (as amended) and the procedures set out within the Planning Obligations and Community Infrastructure Levy Guidance Note 2016 will be followed.

7 Equalities Implications

- 7.1 A proportionate level of publicity will be undertaken to publicise the consultation and the Local Infrastructure Schedule to ensure that the process remains accessible to all.
- 7.2 All nominated projects are assessed equally based on the criteria set out in the CIL and the Neighbourhood Portion in Non-Parish Areas: Guidance Note adopted March 2017.
- 7.3 An Equality Impact Assessment has been completed in respect of the proposal attached at Appendix C.

8 Carbon Reduction/Environmental Sustainability Implications

- 8.1 A Climate Impact Assessment has been completed in respect of this proposal, attached at Appendix B.

9 Appendices

- 9.1 Appendix A: Community Infrastructure Levy (CIL) Non- Parish Funding – Local Infrastructure Schedule, Project Assessments and Proposed Funding Allocations
- 9.2 Appendix B: Climate Impact Assessment - CIL Non-Parish Funding
- 9.3 Appendix C: Equality Impact Assessment - CIL Non-Parish Funding

10 Background Papers

- 10.1 CIL and the Neighbourhood Portion in Non-Parish Areas: Guidance Note - <http://www.gedling.gov.uk/media/Guidance%20note%20-%20CIL%20neighbourhood%20Portion.pdf>
- 10.2 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)

11 Reason for Recommendations

- 11.1 To provide information and make Cabinet aware of projects nominated for the CIL Neighbourhood Non-Parish portion.
- 11.2 To seek authorisation to undertake a 4-week public consultation to seek the views of local stakeholders and residents regarding the recommendations for each nominated projects.

Statutory Officer approval

Approved by:

Date:

On behalf of the Chief Financial Officer

Approved by:

Date:

On behalf of the Monitoring Officer

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**Community Infrastructure Levy (CIL) Non-Parish Funding
Local Infrastructure Schedule, Project Assessment and Proposed
Funding Allocations 2025**

December 2025

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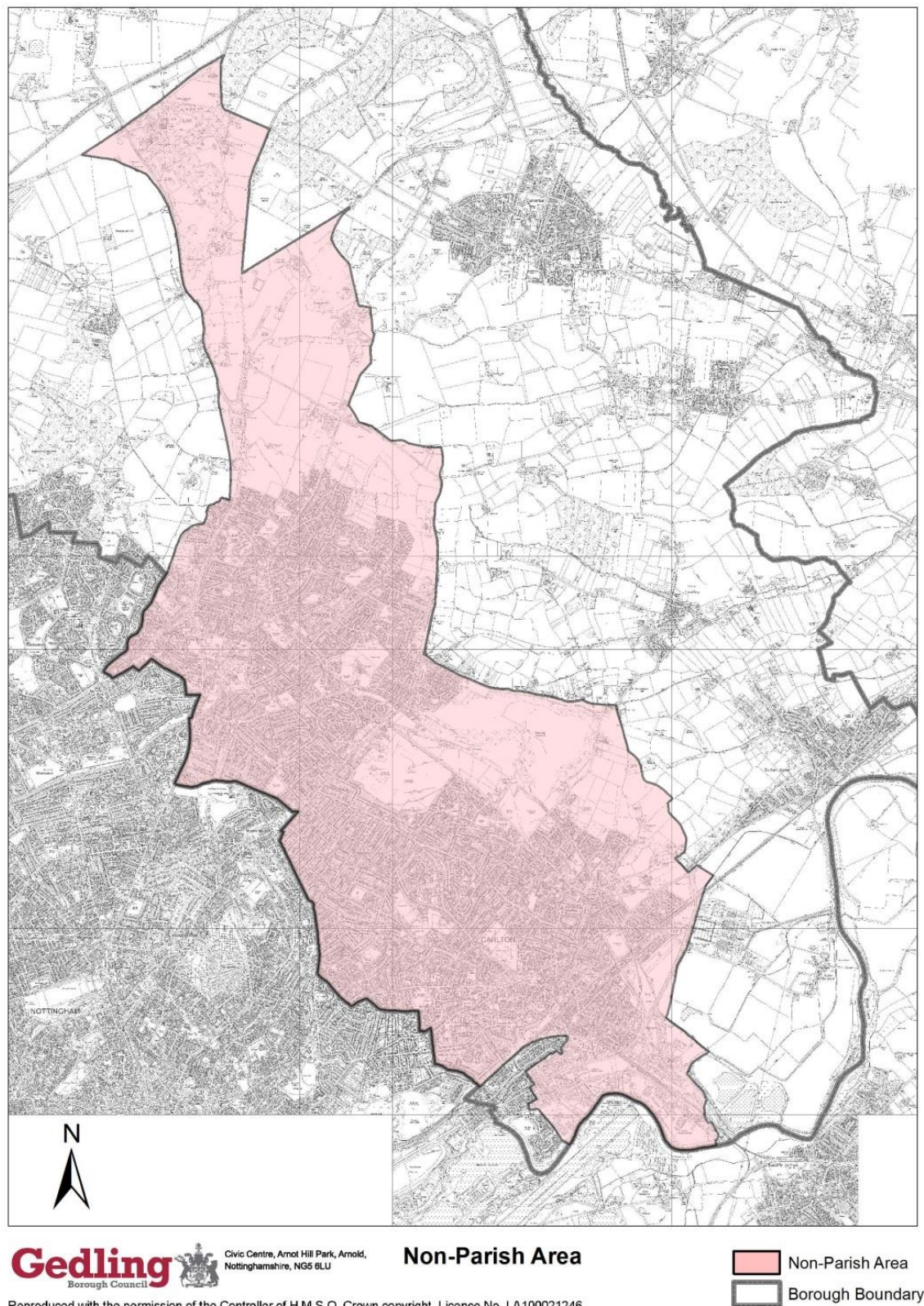
1. Background

- 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 was adopted on the 16th October 2015. Gedling Borough Council is the charging and collecting 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. Where CIL receipts are collected within an area that has an adopted Neighbourhood Plan then the neighbourhood portion increases to 25%.
- 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 should be done in consultation with the local neighbourhood.
- 1.5. The extent of the parishes 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



- 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. The Guidance Note creates a process that invites the local community, groups and organisations to identify and have their say on appropriate projects for expenditure of the neighbourhood portion of CIL receipts. Groups, organisations and individuals can nominate potential infrastructure projects throughout the year using our online form; nominations can be submitted throughout the year.
- 1.13. This Assessment Document has been prepared and is structured to present the following information in accordance with the Councils CIL Guidance Note:
- CIL Receipts (What Non-Parish Neighbourhood Funding has been collected)
 - 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)
 - Information on how the public consultation will be undertaken.

2. CIL Non-Parish Neighbourhood Portion Receipts

- 2.1. In order to make appropriate awards of CIL Neighbourhood Funding in Non-Parish areas of the Borough there is a need to accurately report on Non-Parish CIL Receipts which are currently held by Gedling Borough Council.
- 2.2. As of the 1st October 2024 Gedling Borough Council have collected just under £1million for the Neighbourhood Portion of CIL across the non-parished areas of the Borough.
- 2.3. 2017/2018 was the first financial year in which CIL Neighbourhood Funding in the non-parish area of Gedling Borough was awarded. Since this time approx. £920,000 has been awarded to suitable infrastructure projects within the non-

parish area of Gedling, the latest of which include a Community Hub regeneration project in Gedling, Front Street public realm improvements in Arnold, the revitalisation and improvement of sports pavilions and final works to the Gedling Scouts Hut. A complete list of the successful projects which have been awarded CIL Non-Parish Neighbourhood Funding since the adoption of CIL is set out in table 1 below.

Table 1. Breakdown of projects awarded CIL Non-Parish Neighbourhood Funding (to the nearest £).

YEAR	PROJECT	CIL AWARD
17/18	Cinderpath Lighting	£3,500
18/19	Car Park Extension at Gedling Country Park	£100,000
18/19	Changing Room Facilities at Lambley Lane	£40,000
19/20	Green Lung Corridor	£50,000
19/20	Arnold Marketplace Development	£43,000
20/21	Footpath Extension at Willow Park	£25,000
20/21	Netherfield Forum Children, Young People and Families Hub	£55,760
23/24	1st Gedling Scouts Group HQ Renovation Works	£62,678
24/25	Gedling Youth & Community Hub Regeneration Project	£75,000
24/25	Front Street Public Realm Improvements	£220,000
24/25	Revitalisation and Improvement of Sports Pavilions	£236,600
24/25	1st Gedling Scouts Group HQ Completion Works	£11,750
TOTAL		£923,288

- 2.4. Following the awarding of CIL Neighbourhood Funding to the above projects there remains a balance of £46,400 for expenditure on future Neighbourhood Infrastructure Projects within the non-parished areas of the Borough.
- 2.5. CIL will continue to be administered throughout the year as other CIL liable planning permissions are commenced within the borough, potentially further increasing the Non-Parish Neighbourhood portion before a final decision is made on which projects, if any, should be awarded Neighbourhood Funding.
- 2.6. The table below sets out the Wards within which the Non-Parish Neighbourhood portion of CIL Receipts have been collected.

Table 2. Breakdown of total CIL Non-Parish Portion Receipts collected by Ward as of 1st October 2025 (to the nearest £)

Area (Ward)	Collected
Coppice	£148,255
Daybrook	£4,503
Ernehale	£9,981
Gedling	£628,982
Mapperley Plains	£17,988
Netherfield	£7,260
Phoenix	£952
Porchester	£34,081
Trent Valley	£113,174
Woodthorpe	£4,512
Total Non-Parish Collected	£969,688
2017/2018 Allocations	£3,500
2018/2019 Allocations	£140,000

2020/2021 Allocations	£93,000
2021/2022 Allocations	£80,760
2023/2024 Allocations	£62,678
2024/2025 Allocations	£543,350
Total Awards Granted	£923,288
Remaining Non-Parish Neighbourhood Portion Available	£46,400

2.7. 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 3: Approach to Expenditure of CIL Neighbourhood Portion in Non-Parish Areas

Priority	Type of Infrastructure Project and Location
1	Infrastructure projects (including Infrastructure Funding Statement projects) in the ward where the chargeable development has occurred.
2	Infrastructure projects (including Infrastructure Funding Statement 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 match funding via the Non-Parish Neighbourhood portion of CIL a nomination process was created and allows local stakeholders the opportunity to submit projects for consideration throughout the year.
- 3.2. A list of nominated projects that have been proposed for inclusion on the Local Infrastructure Schedule for the non-parish area of Gedling is set out in Table 4 below.

Table 4: Local Infrastructure Schedule (Summary Table)

Project	Nominator/Proposer	CIL Monies Required
Lambley Village Cricket Pavillion (Gedling)	Lambley Village Cricket Club	£75,000
MAS Community Sports Development (Gedling)	The MAS Community	£540,000
All Hallows Tower Louvres	PCC of All Hallows Church	£4,500
Onchan Park Green Refurbishment	Friends of Onchan Park	£60,000
Good Shepherd Church Urgent Fabric Repairs	Church of the Good Shepherd	£200,000

- 3.3. 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 determining factors which shall be 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?

4. Project Assessments

4.1. An assessment of each submitted project has been prepared, each assessment must be accompanied with 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. A total of six projects are on the Local Infrastructure Schedule this year. Projects LIS1 – Lambley Village Cricket Pavillion and LIS2 – MAS Community Sports Development have been retained on the Infrastructure Schedule from last year's consideration. Three new projects, LIS3 – All Hallows Tower Louvres, LIS4 – Onchan Park Green Refurbishment, and LIS5 – Good Shepherd Church Urgent Fabric Repairs were submitted before the 31st August deadline and have therefore been added to the Infrastructure Schedule for consideration. The initial assessment for each project and whether they are suitable for CIL Non-parish Neighbourhood Funding can be found below.

Project Assessments

Project Reference:
LIS1

Project Name:
Lambley Village Cricket Club

Project Description:

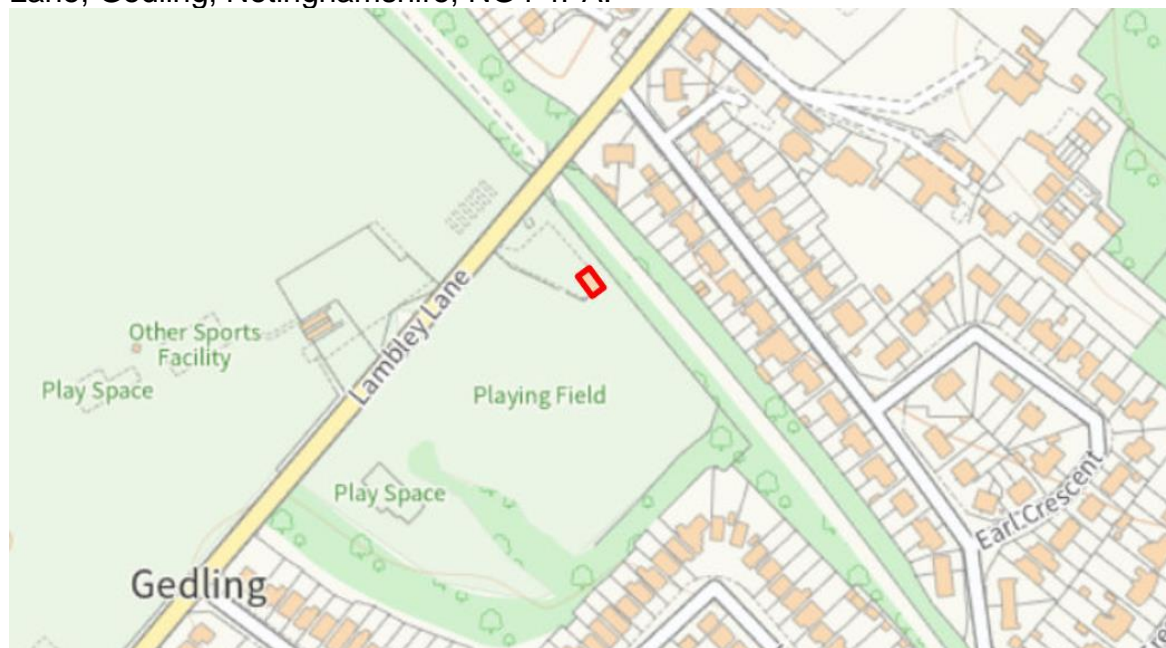
The Lambley Village Cricket Club were established in 1949 and have been playing at Lambley Lane Recreation Ground in Gedling since the early 1980s. At the time the Cricket Club paid for and installed a temporary concrete structure to be used in association with the Cricket Club.

This structure is now unfit for purpose and the proposed project would look to utilise CIL Non-Parish Neighbourhood Funding to replace the existing structure with a small brick-built structure.

The new structure would include two new changing rooms, an officials/private/non-gender changing space, small kitchen area, equipment storage room and a minimum of 3 toilets and 2 showers.

Location:

Lambley Village Cricket Club, Lambley Lane Recreation Ground (South), Lambley Lane, Gedling, Nottinghamshire, NG4 4PA.



Lead Agency:

Lambley Village Cricket Club

How does the project meet a need created by new development:

CIL liable development has commenced and generated substantial CIL receipts adjacent to the Lambley Lane Recreation Ground. Approval has been granted, as part of the Chase Farm Development, for 970 dwellings and a local centre. This will increase the population of Gedling; mainly with young families who require access to sports and recreation.

This project would see an existing sporting facility redeveloped so that it is fit for purpose and can provide sport and leisure activities for new and existing residents of the borough alike.
Total cost of project: £90,000
How much CIL Neighbourhood Funding is required: £75,000
Is match funding available: Match funding of £800 from Cllr Grant Funds and £2,500 from private sponsorships secured to date.
Timeframe for delivery of project: 2024-2028
How will the project be maintained once completed: Once completed Lambley Village Cricket Club will continue to maintain the building through club funds, sponsorship and additional fundraising if required.
<p>Assessment of project:</p> <p><i>Whilst the nominated project is located within a ward which has contributed significant CIL Receipts from local development, namely the new housing development at Chase Farm, Gedling, it is acknowledged that the project would primarily benefit members of the Lambley Village Cricket Club. Whilst this would not preclude the awarding of CIL funding, the wider public benefits a project generates is a key consideration when recommending projects for CIL funding. Subsequently, it may be that other nominated projects are considered to have greater public benefit when assessing which projects should be recommended for CIL Non-Parish Neighbourhood Funding.</i></p> <p><i>The site is situated approx. 500m from the centre of the large housing development at Chase Farm which has generated significant CIL Receipts for Non-Parish Neighbourhood funding. The project would enable the replacement and modernisation of the existing pavilion at the Lambley Lane Recreation Ground (south). The pavilion is used by Lambley Village Cricket Club and would ensure the protection and continued use of this area of open space for sport and leisure activities for the future in accordance with the objectives of the Gedling Plan specifically Community and Place.</i></p> <p><i>Notwithstanding the opportunities to improve health and wellbeing within the Borough, the proposed project is still considered to be in its early infancy and, as of yet, detailed plans have not been provided. I would therefore recommend that this project is retained on the Local Infrastructure Schedule until it has been established if planning permission is required and, if so, an application has been submitted to and determined by the Local Planning Authority. If planning permission is obtained then a review of the suitability of CIL Non-Parish Neighbourhood Funding could be undertaken.</i></p> <p>Recommendation: No allocation for CIL Non-Parish Neighbourhood Funding at this time. Retain on Local Infrastructure Schedule for next round of awards.</p>

Project Reference:
LIS2

Project Name:
MAS Community Sports Development

Project Description:

To build a community sports hub along with 4G pitches, changing rooms and a community room on Lambley lane in Gedling.

There is currently a huge lack of sports provision in Gedling. With so many new houses the desperate need for a facility has grown. MAS coaching have over 400 children on waiting lists. We currently coach over 800 children and adults each week. Our sessions are vital to the mental health of our community.

The Community Hub would be a venue offering a range of services and community-based activities. This could include toddler sessions for families, a dementia café, health and fitness offerings like Yoga/Pilates, and support sessions on a range of issues determined by the community.

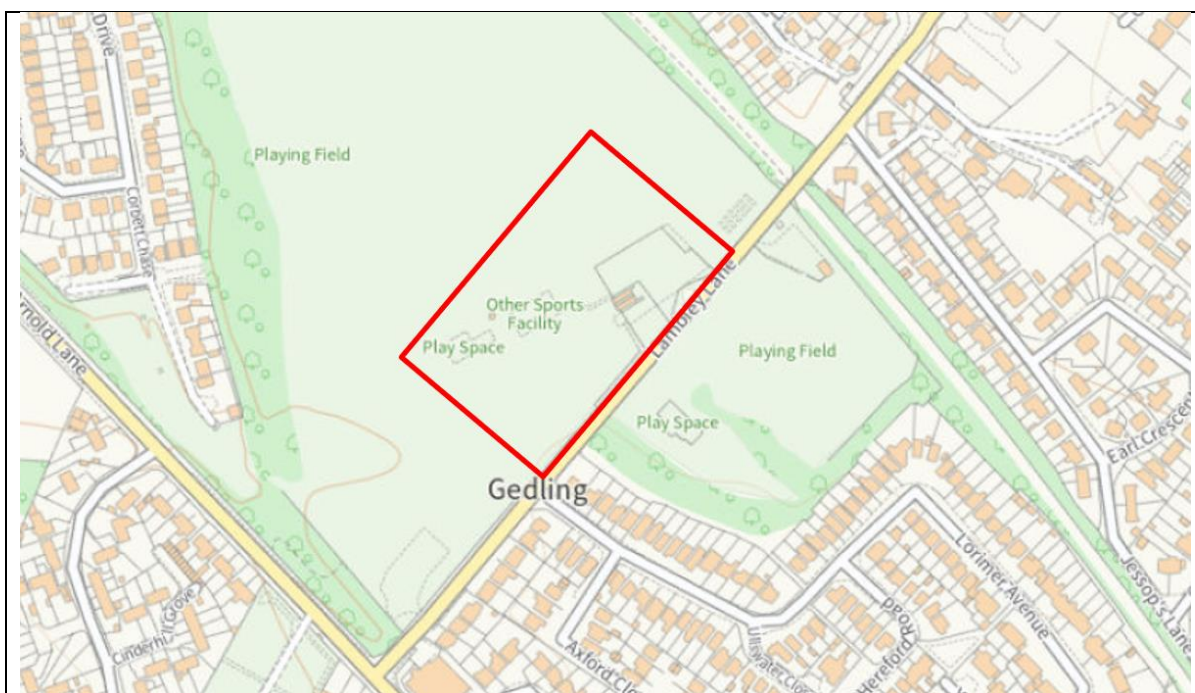
Access to the sessions is likely to incur small charges, and costs would be variable depending on how the session is funded – for example for some health & well-being sessions, the CIC or a provider may be able to access funds that would subsidise attendance.

It is envisaged to have a configuration in the Hub where it is possible to have at least 2 rooms that can be rented out for functions and activities – birthday parties, meetings, and general community gatherings, such as social eating. Outside of the busier times in the evenings and weekends we would want to utilise the space during weekdays for potential Alternative School Provision.

Aside from Football being the focus for the 3G facility it is hoped the surface can be used for Netball, outdoor fitness training and perhaps touch rugby sessions. MAS would also look to partner with local primary & secondary schools to provide access to the pitch.

Location:

Lambley Lane, Gedling, Nottinghamshire, NG4 4PA



Lead Agency:

The MAS Community

How does the project meet a need created by new development:

The project will meet the health and mental-wellbeing needs of the local community. We have a petition signed of over 2000 people who are desperate for a sports facility in Gedling. Since the former Gedling school site was knocked down and a gym and two pitches lost, there has been nothing to replace these facilities. This is adding to an already huge demand for a sports facility in Gedling. We have children and adults who cannot access sport due to a lack of facilities.

The additional housing creating by the Chase Farm development immediately adjacent to Lambley Lane has further increased the need to provide more sporting facilities in the locality.

Total cost of project:

£1.8million

How much CIL Neighbourhood Funding is required:

£540,000

Is match funding available:

Potential for Football Foundation to fund 70% of the project. Other funding sources being explored include include:

- Nottinghamshire County Council (Local Communities Fund - £20,000)
- The Coalfield Regeneration Trust
- Big Lottery – Awards for All & Reaching Communities
- Cash 4 Clubs
- FCC Community Foundation – Landfill
- Sports England

Timeframe for delivery of project:

18 months

How will the project be maintained once completed:

MAS would utilise the money generated by coaching and classes to self-fund the future maintenance of the site.

In addition to coaching and classes the 3G pitches could function 3hrs per night Mon-Fri developing further potential revenue.

In addition to these revenue streams, we hope that catering on matchdays and training nights would also generate a surplus that would be used for the maintenance costs of the facilities.

A more comprehensive business case/plan will be developed with support from the Football Foundation if the project is supported.

We are confident we have both the commercial revenue generation through Mapperley All Stars Coaching and the community revenue through Mapperley All Stars Football club and wider users to make this a more than sustainable facility.

Assessment of project:

Whilst the nominated project would be compliant with Regulation 59F of the 2010 Regulations and is located in a ward which has contributed significant CIL Receipts from local development, namely the new housing development at Chase Farm, Gedling there are questions regarding the business model and commercial aspect of the project and how this relate to accessibility for local residents within the borough and the level of public benefit generated.

This project seeks to create a comprehensive sporting facility on Lambley Lane complete with 3G pitches and indoor sports area. The development would be situated approx. 200m from the centre of the large housing development at Chase Farm which has generated significant CIL Receipts for Non-Parish Neighbourhood funding.

The proposal would create a high quality sporting facility and associated infrastructure to provide access to greater sports and leisure facilities thus improving Health and Wellbeing in the community and developing a strong sense of place in accordance with the objections of the Gedling Plan.

At the present time the site has not been secured, though it is acknowledged that the applicant is currently liaising with various stakeholders. Furthermore, the project as detailed would require planning permission and therefore an application would need to be submitted and determined by the Local Planning Authority before any decision could be made on the suitability of CIL Non-Parish Neighbourhood Funding.

It should be noted that in 2019 £40,000 of CIL Non-Parish Neighbourhood Funding was awarded to Changing Facilities at Lambley Lane Recreation Ground. This funding enabled the renovation of the community changing facilities at the Lambley

Lane Recreation Group to help support the local community teams who play in this location.

Taking all of the above into consideration I would recommend that this project is not yet at a stage where Gedling Borough Council could agree to the committing of funds and as such it is recommended that the project is retained on the Local Infrastructure Schedule until further work has been progressed to address the above issues. If planning permission is obtained then a further review of the suitability of CIL Non-Parish Neighbourhood Funding could be undertaken.

Recommendation: No allocation for CIL Non-Parish Neighbourhood Funding at this time. Retain on Local Infrastructure Schedule for next round of awards.

Project Reference:
LIS3

Project Name:
All Hallows Tower Louvres

Project Description:

The proposed use of Non-Parish Neighbourhood CIL to repair wooden louvres in All Hallows tower which are presently in a poor state of repair and causing danger to the public as wooden slats may potentially fall onto the public footpath that runs around All Hallows Church.

Location:

All Hallows Church, Arnold Lane, Gedling, NG4 4BE



Lead Agency:

PCC of All Hallows Church

How does the project meet a need created by new development:

There is no footpath for the length of the church grounds so the path through the churchyard is frequently used by parents taking children to and from school and to the local ballet school held in the Memorial Hall. Residents from Chase Farm will be using this as well given that some children will attend All Hallows School and the ballet school. Additionally public access to the church for services such as Remembrance Sunday, Christmas services, regular weekday Community gatherings and community events such as the forthcoming VE Day organ recital.

Total cost of project:

£17,984 + vat

How much CIL Neighbourhood Funding is required:

£4,500

Is match funding available:

Applied for £4,500 from Southwell & Nottingham Diocese small building works grant. Not yet secured.

Funds have been raised by the congregation but it will take all savings and we have other future maintenance projects requiring funds. VAT can be recovered from the Listed Places of Worship grant.

Timeframe for delivery of project:

Winter 2025.

How will the project be maintained once completed:

Once completed a guarantee of 100 years using mature seasoned oak replacing like for like

Assessment of project:

This project seeks CIL Non-Parish Funding towards the costs of repair works to external features of All Hallows Church situated on Arnold Lane in Gedling Village.

Whilst the proposal is located in relatively close proximity to the large residential development at Chase Farm, as well as other smaller residential developments within Gedling, it is not clear how this specific project would meet a demand created by development within the area. The proposed works involve structural repairs to the existing louvres which the applicant has stated are important for the health and safety of pedestrians walking past the church.

Whilst the importance of these works is not disputed, it is not considered, based on the information provided, that the CIL Non-Parish Neighbourhood Funding is a suitable source of funding in this instance. It is unclear how the project would have any direct impact on increasing the capacity of the church to meet the needs of new development within the area or provide additional facilities.

Recommendation: Not considered suitable for CIL Non-Parish Neighbourhood Funding. Remove from the Local Infrastructure List.

Project Reference:
LIS4

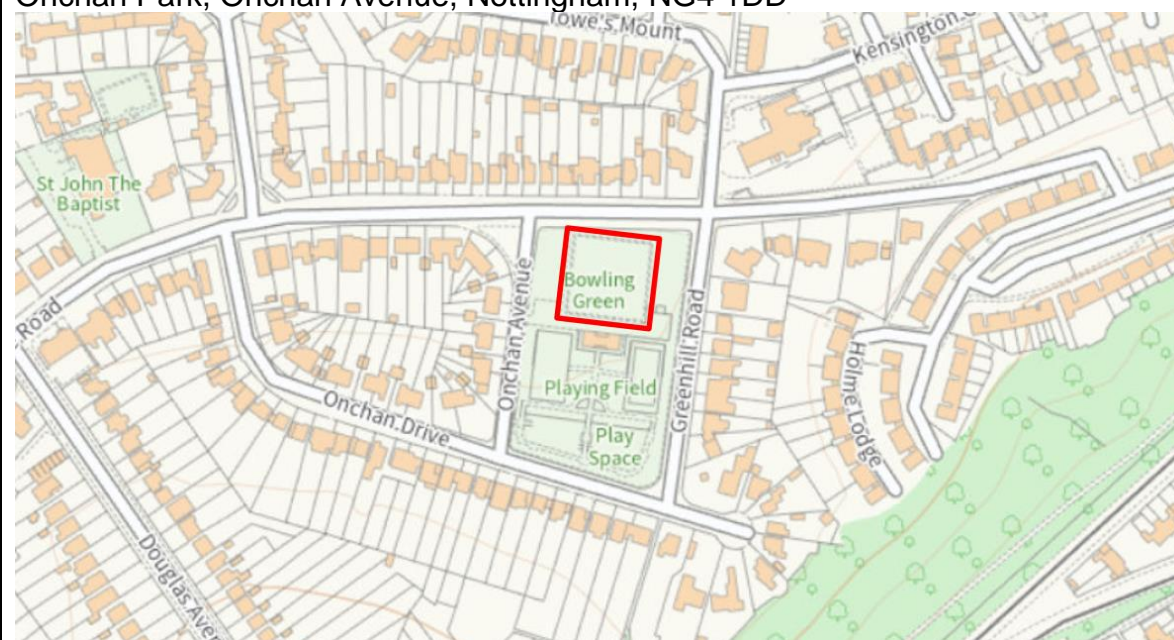
Project Name:
Onchan Park Green Refurbishment

Project Description:

The Old Bowling green is unusable as a green space due to years of neglect. The sandy foundation is now pitted with fox holes and dips making the surface dangerous for any user. We would like to completely resurface the green with a usable grass space including hardwearing grasses on a bed of topsoil that isn't easy for animals to dig holes in. This will withstand play from team games including football rounders etc. and provide a usable green space for the whole community.

Location:

Onchan Park, Onchan Avenue, Nottingham, NG4 1DD



Lead Agency:

Friends of Onchan Park / Gedling Borough Council (Parks and Street Care Team)

How does the project meet a need created by new development:

The increased number of housing developments stretching from Carlton to Colwick and Netherfield have limited facilities which makes the pockets of green space for residents in the densely populated areas even more reliant on the few spaces available. Onchan Park, (Oakdale Road Recreation Ground) is one of those pockets of space that is frequented by residents from Carlton, Colwick, and Netherfield. The green space is currently a dangerous surface to play ball games on, due to holes in the ground risking injury to children playing, and the soft structure of the bowling green requires continuous maintenance to ensure safety. The ground needs resurfacing to bring it back into use for the public to enjoy. We have carried out extensive community consultation. 85.7% of respondents stated they would use the green space if it was made safe and 99% would be encouraged to visit Onchan Park more often.

Total cost of project:

£65,000

How much CIL Neighbourhood Funding is required:

£60,000

Is match funding available:

There is likely opportunity for match funding for the sports pavilions where there is football being played (Football Foundation) due to the popularity of football. Other sporting bodies will less likely match fund, due to the lower uptake of these sports.

Timeframe for delivery of project:

2026/27

How will the project be maintained once completed:

Gedling Borough Council will maintain the grassed area.

Assessment of project:

The proposed project would see the renovation of an existing, but disused, green space which is situated within Carlton ward. Whilst significant CIL receipts have not been collected from this ward to date, the Council's CIL Guidance Note clearly sets out that the Non-Parish Neighbourhood Portion of CIL may be used to fund infrastructure within other wards of the Non-Parish area.

The proposal 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.

Taking the above into consideration the project is deemed to be in compliance with Regulation 59F of the CIL Regulations 2010 (As Amended) and it is recommended that this project be shortlisted for CIL Funding is awarded up to £60,000.

Recommendation: Shortlist for Non-Parish Neighbourhood Funding of up to £60,000 award.

Project Reference:

LIS5

Project Name:

Good Shepherd Church Fabric Repairs

Project Description:

The Church of the Good Shepherd in Arnold performs over 40 services per month and with attendee numbers of around 800 people a week. However, the Church of the Good Shepherd is on Historic England's Heritage at Risk Register, with its condition classified as "Poor" and a Priority A designation due to severe concrete decay threatening its historic fabric.

The Church of the Good Shepherd was built in the 1960s, and opened on 23 July 1964. The architect was Gerard Goalen and the modern design won an award from the Royal Institute of British Architects in 1966. The dalle de verre stained glass is by Patrick Reyntiens. However, the concrete is deteriorating significantly.

This project seeks to utilise CIL Non-Parish Neighbourhood funding towards the repair works to the fabric of the building.

Location:

Church of the Good Shepherd, Thackeray's Lane, Arnold, Nottingham, NG5 4HT



Lead Agency:

Good Shepherd Church

How does the project meet a need created by new development:

Places of worship are still essential in the community, as demonstrated by our high and diverse attendance figures – around 800 mass attendees per week. Our church is open daily for 12 hours from 8am to 8pm every single day and everyone is welcome. According to the last census, 46.2% of the population described themselves as Christian, which means they need a place for baptisms, weddings and funerals.

Total cost of project:

£575,000

How much CIL Neighbourhood Funding is required:

£200,000

Is match funding available:

Funding secured: £375,000

- £320,000 raised already by the parish through church fundraising
- £55,000 in forecast fundraising (2025–26)

Timeframe for delivery of project:

Spring 2026

How will the project be maintained once completed:

By the Parish and the Diocese.

Assessment of project:

This project seeks CIL Non-Parish Funding towards the costs of repair works in relation to The Church of the Good Shephard which is located on Thackerays Lane, Arnold.

The proposed works involve structural repairs to the fabric of the building and whilst CIL Non-Parish Neighbourhood Funding for the sum of £200,000 has been applied for, no formal quotations or a breakdown of the schedule of works has been provided. It is not clear how this project would meet a demand created by development within this ward, or indeed the wider non-parished area.

In addition to the above, the Council currently holds approx. £50k in CIL Non-Parish Neighbourhood Reciepts and, whilst further reciepts will continue to be collected across the course of the next 12 months, forecasts do not project that this level of funding will become available within the next 6 months.

It is considered that the CIL Non-Parish Neighbourhood Funding is a suitable source of funding in this instance. It is unclear how the project would have any direct impact on increasing the capacity of the church to meet the needs of new development within the area or provide additional facilities.

Recommendation: Not considered suitable for CIL Non-Parish Neighbourhood Funding. Remove from the Local Infrastructure List.

- 4.3. Having assessed each of the projects included on the Local Infrastructure Schedule, Projects LIS4 meets the requirements of Regulation 59F of the Community Infrastructure Levy Regulations 2010 (as amended) and it is considered to be deliverable in a timely manner to provide immediate benefits to open space facilities in the Borough. It is therefore recommended that Project LIS4 is shortlisted for a CIL Non-Parish Neighbourhood Funding of £60,000. It is my recommendation that the projects LIS1 and LIS2, whilst in principle, are suitable for CIL Non-Parish Neighbourhood Funding, they are not yet suitably progressed to a point where it would be appropriate for Gedling Borough Council to commit to the allocation of funds. I therefore recommend that these projects are retained on the on Local Infrastructure Schedule for assessment during the next round of awards when further progress regarding their deliverability may have been made. Projects LIS3 and LIS5 are presently unclear how they meet the requirements of Regulation 59F and subsequently they are not recommended for shortlisting at this time.

5. Recommendations

5.1. Following the assessments of the submitted infrastructure projects it is my recommendation that:

- 1) **LIS4 “Onchan Park Green Refurbishment”** Shortlist for Non-Parish Neighbourhood Funding Award of up to £60,000.
- 2) **LIS1 “Lambley Village Cricket Club”** No allocation for CIL Non-Parish Neighbourhood Funding at this time. Retain on Local Infrastructure Schedule List.
- 3) **LIS2 “MAS Community Sports Development”** No allocation for CIL Non-Parish Neighbourhood Funding at this time. Retain on Local Infrastructure Schedule List.
- 4) **LIS3 “All Hallows Tower Louvres”** No allocation for CIL Non-Parish Neighbourhood Funding at this time. Remove from Local Infrastructure Schedule List.
- 5) **LIS5 “Good Shepherd Church Repairs”** No allocation for CIL Non-Parish Neighbourhood Funding at this time. Remove from Local Infrastructure Schedule List.

5.2. The proposals for CIL Neighbourhood Funding will be subject to a four-week public consultation. Any representations received during this consultation will be taken into account and a final recommendation as to which projects should be awarded CIL Non-Parish Neighbourhood Funding will be presented back to Cabinet in Spring 2026.

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 the Gedling Borough Council website at <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.

• Project Name	• Project Description
• Location (Plan)	• Ward
• Individual/Group submitting the nomination	• Lead Agency
• How does the project meet a need created by new development?	• Is funding through CIL required to deliver project?
• Total cost of the project? How much funding through CIL is required?	• Is match funding available?
• Timeframe for delivery of the project?	• 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 collected from chargeable developments within the non-parish area. The public consultation will commence in early 2026 and seek to obtain views on the shortlisted projects eligible for the funding from the neighbourhood portion of CIL receipts.
- 7.2. The consultation will include a posting on the Keep Me Posted newsletter, the Community Initiatives page on Gedling's Community and Voluntary E-Newsletter, an article in the Gedling Contacts magazine and direct consultation

with Residential Organisation Groups throughout the borough. A link to the consultation will also be publicised on the Council's CIL webpage <http://www.gedling.gov.uk/noparishcilneighbourhoodfunding/> where interested parties can submit comments or representations.

7.3. The consultation will seek the following views:

1. **Do you agree with the projects identified 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 in 2026 please submit a nomination via <http://www.gedling.gov.uk/noparishcilneighbourhoodfunding/>

7.4. Following the consultation period all comments and representations received will be considered by the CIL Officer who will prepare a final report identifying the schemes selected for funding. The report will then seek final approval from Cabinet to allocate the CIL Neighbourhood Funding awards to the relevant projects.

8. Contact

8.1. If you require any further information regarding the CIL or Non-Parish Neighbourhood Fund please contact the CIL Officer on 0115 901 3731 or e-mail CIL@gedling.gov.uk.



Community Infrastructure Levy Charging Schedule

Adopted July 2015

Introduction

The Community Infrastructure Levy (CIL) is a new levy that local authorities can choose to charge on new developments in their area. The money can be used to fund a wide range of infrastructure that is needed as a result of development – for example, new or safer road schemes, park improvements or schools. The levy applies to most new buildings and charges are based on the size and type of the new development.

CIL is considered to be fairer, faster and more certain and transparent than the current system of planning obligations which are generally negotiated on a 'case-by case' basis. Levy rates have been set in consultation with local communities and developers and provide developers with much more certainty 'up front' about how much money they will be expected to contribute.

Levy rates must be set at a level which does not affect the viability of development in the area taking into account the cost of land, build costs, expected sales price and a return for the developer. Given the differences in land costs and sales prices across the Borough it is proposed to set different CIL rates in different parts of the Borough.

The Charging Authority

The Borough of Gedling is a charging authority for the purposes of Part 11 of the Planning Act 2008 and may therefore charge the Community Infrastructure Levy (CIL) in respect of development in the Borough of Gedling. The Council is also the collecting authority for its administrative area.

Date of Approval

The Charging Schedule was approved by the Council on 15th July 2015

Date of Effect

The Charging Schedule will come into effect within three months of the date of Council approval.

Statutory Compliance

The Charging Schedule has been prepared in accordance with the Community Infrastructure Levy Regulations 2010 (as amended), Part 11 of the Planning Act 2008 and statutory guidance in 'Community Infrastructure Levy: Guidance' (CLG, 2012).

In accordance with Regulation 14, in setting the CIL rate the Council has aimed to strike what it considers to be an appropriate balance between

- the desirability of funding from CIL (in whole or part) the actual and expected estimated total cost of infrastructure required to support the development of

its area, taking into account other actual and expected sources of funding;
and

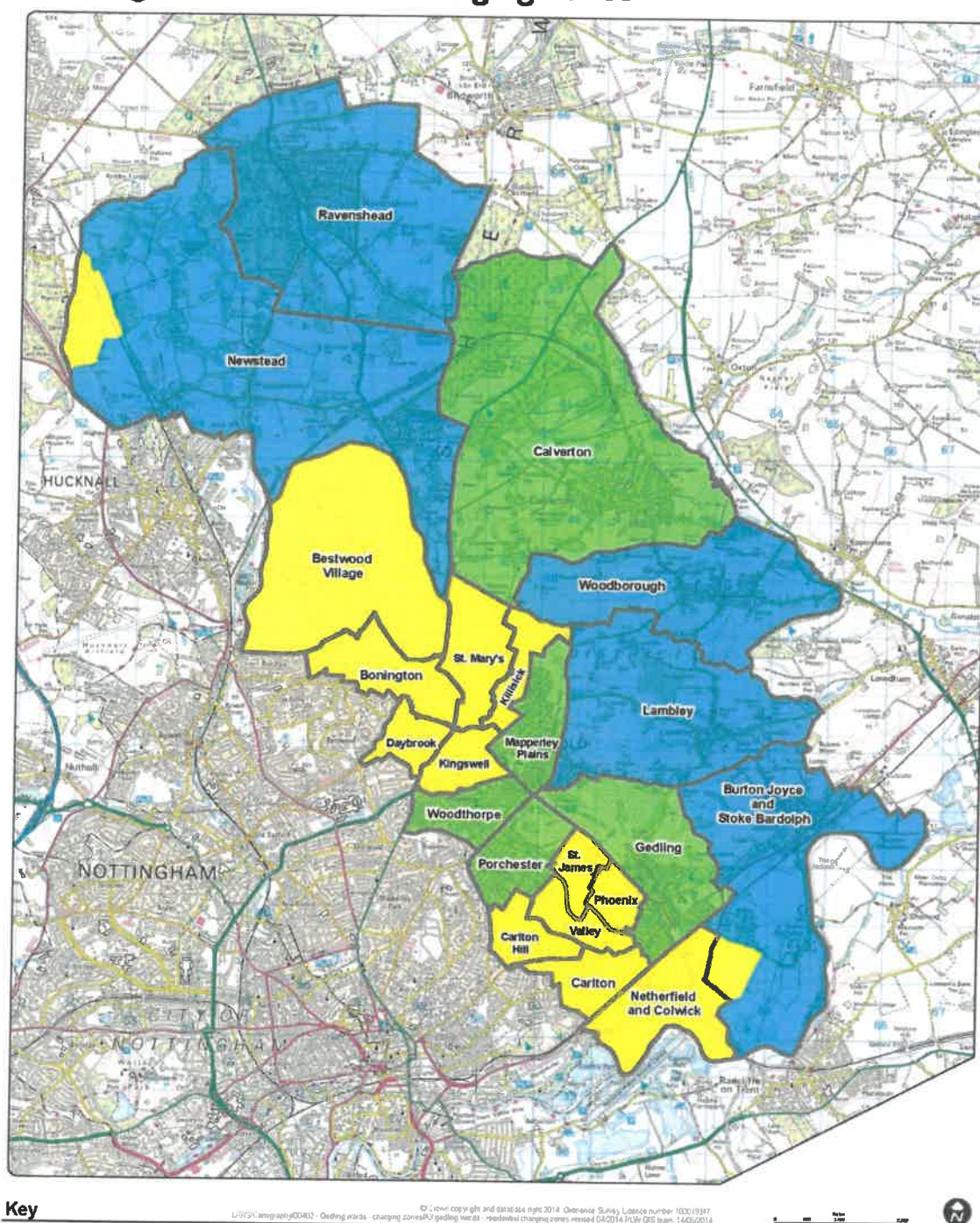
- the potential effects (taken as a whole) of the imposition of CIL on the economic viability of development across its area.

CIL Rate

The rate at which CIL will be charged shall be:

Development Type			
Residential	Zone 1	Zone 2	Zone 3
	£0/sqm	£45/sqm	£70/sqm
Commercial	Borough wide		
Retail A1, A2, A3, A4, A5	£60/sqm		
All other uses	£0/sqm		

Gedling CIL - Residential Charging Zones



Key

- Wards
- Zone 1
- Zone 2
- Zone 3

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 L1000193870000 - Gedling wards - charging zones/2 gedling ward - residential charging zones revised 04/2014 PLW GIS team: 14/05/2014

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Liability to pay CIL

Liability to pay CIL occurs on the grant of the related planning permission that first permits the proposed development, such as the grant of full planning, change of use or approval of the last reserved matter on the grant of outline planning.

CIL payment

GBC will issue a liability notice following the grant of the planning permission for the chargeable development. The notice will be sent to the applicant, the owner and any party who has assumed liability for the CIL.

The Regulations state that CIL becomes payable upon the commencement of development (defined by reference to section 56(4) of the TCPA 1990 and includes works of demolition and construction and preparatory works such as digging foundations and installing services). The Council proposes to introduce an instalments payments policy as set out below:

Chargeable Amount	Timescale
Less than £15,000	Full payment within 90 days of development commencing
Between £15,000 and £50,000	First instalment (25%) within 90 days Second instalment (50%) within 270 days Third instalment (25%) within 360 days
Between £50,000 and £100,000	First instalment (25%) within 90 days Second instalment (50%) within 360 days Third instalment (25%) within 540 days
Over £100,000	First instalment (25%) within 90 days Second instalment (25%) within 270 days Third instalment (25%) within 540 days Fourth instalment (25%) within 720 days

Calculating the Charge

GBC will calculate the amount of CIL payable ("chargeable amount") in respect of a chargeable development in accordance with regulation 40 of the Community Infrastructure Levy Regulations 2010, as amended in 2011, 2012 and 2014.

Under Regulation 40, the CIL rate will be index linked with the Royal Institute of Chartered Surveyors "All In Tender Price Index".

Existing Floorspace on a Development Site

Regulation 40 provides that the total floorspace of any existing buildings on a development site should be subtracted from the floorspace of the chargeable development, where the existing buildings have been in use for at least six months within the period of 36 months ending on the day planning permission first permits the chargeable development.

Exemptions and Reliefs

The following forms of development are exempt from paying CIL:

- buildings into which people do not normally go, or go only intermittently for the purpose of inspecting or maintaining fixed plant or machinery (Regulation 6);
- developments of under 100 sq m that do not result in the creation of 1 or more additional dwellings (Regulation 42);
- development by a charity where the development will be used wholly or mainly for charitable purposes (Regulation 43) and
- self-build housing or self-build communal development (Regulation 54A)

The following types of development are able to apply for relief from paying CIL:

- social housing (Regulations 48, 49, 50, 51, 52, 53, 54).

In addition, the Council has the option to offer discretionary relief for:

- development by a charity where the profits of the development will be used for charitable purposes (Regulations. 44, 45, 46, 47, 48); and
- exceptional circumstances (Regulations 55, 56, 57, 58).

The Council's policy on whether discretionary relief is offered will be set out in a separate policy document, in accordance with the relevant regulations.

GEDLING BOROUGH COUNCIL INFRASTRUCTURE LIST

Gedling Borough Council's Infrastructure List	
Community Infrastructure Levy	
Secondary School Contributions at Top Wighay Farm developments.	To be funded through Strategic portion of CIL Receipts collected from Top Wighay Farm development.
Carlton Leisure & Wellbeing Community Centre	To be funded through Strategic portion of CIL Receipts collected across the Borough.
Annual assessment of suitable Infrastructure projects identified in accordance with Regulation 59F of the Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019.	To be funded through the Neighbourhood portion of CIL Receipts collected in the 'relevant area'.
Section 106 Contributions	
Provision of Affordable Housing Units either on-site or through capital contributions.	To be secured through Section 106 Obligations.
Provision of Open Spaces including new infrastructure and improvements to existing sites.	To be secured through Section 106 Obligations.
Provision for Primary Healthcare including new infrastructure and improvements of existing surgeries.	To be secured through Section 106 Obligations.
Any other future infrastructure which is deemed necessary, in accordance with the Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019	To be secured through Section 106 Obligations.

Further Information

Further information on the Community Infrastructure Levy is available on the Borough Council's website www.gedling.gov.uk or contact the CIL Officer at cil@gedling.gov.uk or tel (0115) 901 3731.

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Planning Obligations and Community Infrastructure Levy

Guidance Note

December 2016

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1. Introduction

- 1.1. This document is based upon the policies of the adopted Gedling Borough Aligned Core Strategy (2014), the adopted Gedling Borough Replacement Local Plan (2005) and the emerging Local Planning Document. This guidance should be read in conjunction with the Gedling Borough Council Community Infrastructure Levy Charging Schedule adopted July 2015.
- 1.2. This guidance explains how the Community Infrastructure Levy (CIL) and Section 106 will be used together to deliver planning obligations and will demonstrate that developers will not be required to pay twice for the provision of infrastructure through both a CIL charge and Section 106 contributions.
- 1.3. The guidance provides a clear and transparent system that identifies what infrastructure will be funded through CIL and in what circumstances would infrastructure be required in addition to the CIL payment as a planning obligation.
- 1.4. The document will identify how the Council will deal with CIL and Planning Obligations including the identification of clear procedures involved in the application and setting of contributions.

2. Legislative and Policy Framework

- 2.1. The legislative and policy framework for planning obligations includes the following:
- Town and Country Planning Act 1990 (as amended);
 - Planning Act 2008 (as amended);
 - The Community Infrastructure Levy Regulations 2010 (as amended);
 - The National Planning Policy Framework (NPPF) (2012);
 - The Planning Practice Guidance (PPG) (2014);
 - Gedling Borough Aligned Core Strategy (2014);

- Gedling Borough Replacement Local Plan (2005) and
- Emerging Local Planning Document (2016)

2.2. Paragraph 206 of the NPPF states that planning conditions should only be imposed where they are necessary, relevant and reasonable in all other respects.

2.3. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition and where they meet the three tests set out CIL Regulation 122 and paragraph 204 of the NPPF:

‘A planning obligation may only constitute a reason for granting planning permission for the development if the obligation is –

- a) Necessary to make the development acceptable in planning terms;*
- b) Directly related to the development; and*
- c) Fairly and reasonably related in scale and kind to the development.’*

2.4. If a planning obligation does not meet all of these tests it cannot legally be taken into account in granting planning permission. The local authority needs to be convinced that, without the obligation, permission should be refused.

2.5. Planning obligations cannot be used to deliver projects which will be provided for by CIL. The Gedling Community Infrastructure Levy Regulation 123 List sets out the infrastructure projects that the Council may fund, in whole or in part, through CIL and which cannot be the subject of an obligation.

2.6. Regulation 123 of the CIL Regulations 2010 (as amended) limits the pooling of planning obligations towards infrastructure not on the Regulation 123 List. The pooling limit includes all planning obligations entered into since 6 April 2010. No more than five separate planning obligations may be pooled towards an infrastructure type or project. This includes planning obligations attached to applications under Section 73 of the Town and Country Planning Act 1990, which vary a planning condition. Phased payments as part of a

planning obligation collectively count as a single obligation. There are no pooling limits in relation to affordable housing and for infrastructure that is not capable of being funded by CIL

2.7. In the 2014 Aligned Core Strategy Policy 19: Developer Contributions identifies what all developments are expected to contribute towards in relation to the provision and maintenance of new infrastructure as consequence of development. The policy also identifies that the Council intend to introduce the Community Infrastructure Levy to secure the necessary infrastructure to meet the Core Strategy objectives.

2.8. The Council have prepared a number of SPDs, documents and informal guidance that provides further interpretation of the policies contained with the Gedling Borough Replacement Local Plan (2005) and Gedling Borough Aligned Core Strategy (2014). The following GBC SPDs, documents and informal guidance provides the current basis for the requirement of Planning Obligations and the Community Infrastructure Levy.

Affordable Housing

Affordable Housing SPD (2009)

http://www.gedling.gov.uk/media/documents/planningbuildingcontrol/affordable_housing_spd_final_dec2009.pdf

Open Space and Leisure

Open Space SPD (2001)

[http://www.gedling.gov.uk/media/documents/planningbuildingcontrol/open_space_planning_guidance_document_\(final_edition\).pdf](http://www.gedling.gov.uk/media/documents/planningbuildingcontrol/open_space_planning_guidance_document_(final_edition).pdf)

Air Quality

Guidance on Air Quality and Emissions Mitigation (informal guidance) (2015)

<http://www.gedling.gov.uk/media/documents/planningbuildingcontrol/GBC%20AQ%20PLANNING%20GUIDANCE%20Aug2015v2.pdf>

Economic Development

Greater Nottingham Aligned Core Strategies Part 1 Local Plan (2014) – Policy 4: Employment Provision and Economic Development

[http://www.gedling.gov.uk/media/documents/planningbuildingcontrol/adopted_alignedcorestrategy/ACS%20Main%20Publication%20First%20Draft%20\(Au](http://www.gedling.gov.uk/media/documents/planningbuildingcontrol/adopted_alignedcorestrategy/ACS%20Main%20Publication%20First%20Draft%20(Au)

[gust%202014\)%203-9-14.pdf](http://www.gedling.gov.uk/media/documents/planningbuildingcontrol/adoptedalignedcorestrategy/ACS%20Main%20Publication%20First%20Draft%20(August%202014)%203-9-14.pdf)

Primary Healthcare

***Greater Nottingham Aligned Core Strategies Part 1 Local Plan (2014) –
Policy 12: Local Services and Health Lifestyles***

[http://www.gedling.gov.uk/media/documents/planningbuildingcontrol/adoptedalignedcorestrategy/ACS%20Main%20Publication%20First%20Draft%20\(August%202014\)%203-9-14.pdf](http://www.gedling.gov.uk/media/documents/planningbuildingcontrol/adoptedalignedcorestrategy/ACS%20Main%20Publication%20First%20Draft%20(August%202014)%203-9-14.pdf)

Community Infrastructure Levy

Community Infrastructure Levy Charging Schedule (2015)

[http://www.gedling.gov.uk/media/documents/planningbuildingcontrol/cils/Charging%20Schedule%20\(Adoption%20July%202015\).pdf](http://www.gedling.gov.uk/media/documents/planningbuildingcontrol/cils/Charging%20Schedule%20(Adoption%20July%202015).pdf)

3. Community Infrastructure Levy

3.1. The Gedling Borough Council Community Infrastructure Levy Charge

Schedule was approved by the Council on 15th July 2015. The Charging Schedule came into effect on 15th October 2015. The Gedling Borough Council CIL Charging Schedule can be viewed at: www.gedling.gov.uk/CIL.

3.2. A broad definition of 'infrastructure' for the purposes of CIL funding is set out in section 216(2) of the Planning Act 2008 and includes:

- Road and other transport facilities;
- Flood defences;
- Schools and other education facilities;
- Medical facilities;
- Sporting and recreational facilities; and
- Open spaces.

3.3. The evidence supporting the CIL Charging Schedule shows that developments would still be viable even though CIL would exceed past levels of S106 contributions.

3.4. The Council's approach in the supporting Viability Appraisal reflects appropriate industry costs and is set at an appropriate and realistic rate. Contingency costs and significant viability buffers are built in and provide reasonable margins for any additional costs. The viability assessments carried out as part of the preparation of the CIL demonstrate that the rates contained in the CIL Charging Schedule have been set realistically and can be borne by most developments without making projects commercially unviable. This represents a cautious but realistic approach to viability and the CIL rates in the Borough.

4. Gedling Borough Council Approach to Contributions

4.1. This section sets out Gedling Borough Council's approach towards seeking planning contributions from development schemes. It looks at the interaction between planning obligations and CIL, the process for seeking planning obligations, and the Council's approach to viability considerations. This section provides worked examples.

Interaction between Planning Obligations and CIL

4.2. CIL payments will be sought in line with the Borough's adopted CIL Charging Schedule. In addition to CIL, developers will still be expected to mitigate any impact on the environment or local infrastructure that arises directly as a result of the development, in line with the tests set out in CIL Regulation 122 and NPPF paragraph 204. The following will still continue to be provided through planning obligations:

- Affordable housing (as this is outside the scope of CIL);
- Infrastructure that is required as a result of specific development (and is not included in the Regulation 123 list);
- Commuted sums for the maintenance of facilities/infrastructure that the developer would like another body to adopt; and
- Mitigating the direct negative impacts of development.

4.3. Figure 1 below sets out a summary of what may be required from a typical development scheme. This is provided as an illustration only, and there may be specific cases which vary from this for justifiable reasons. Applicants are advised to consult the Planning Department at an early stage in the process in order to discuss requirements relating to specific development proposals.

Figure 1 Potential contributions from development schemes (illustrative only)

Type of development scheme	Standard CIL charge	Potential planning obligations
Residential extension less than 100 m ²	No	<ul style="list-style-type: none"> • Mitigation of specific impacts if required
Residential extensions of 100 m ² +	Yes (Residential Charging Zones 2 and 3 only)	<ul style="list-style-type: none"> • Mitigation of specific impacts if required
1 to 14 dwellings <ul style="list-style-type: none"> • Sites > 0.4ha 	Yes (Residential Charging Zones 2 and 3 only)	<ul style="list-style-type: none"> • Mitigation of specific impacts if required • On site provision of open space or contribution to off-site improvements + commuted maintenance sum (residential sites over 0.4 ha)
15 to 99 dwellings <ul style="list-style-type: none"> • Sites > 0.4ha 	Yes (Residential Charging Zones 2 and 3 only)	<ul style="list-style-type: none"> • Mitigation of specific impacts if required • On site provision of open space or contribution to off-site improvements + commuted maintenance sum (residential sites over 0.4 ha) • Affordable Housing
100+ dwellings <ul style="list-style-type: none"> • Sites > 0.4ha 	Yes (Residential Charging Zones 2 and 3 only)	<ul style="list-style-type: none"> • Mitigation of specific impacts if required • On site provision of open space or contribution to off-site improvements + commuted maintenance sum (residential sites

		over 0.4 ha) <ul style="list-style-type: none"> • Affordable Housing • Development-specific infrastructure (where need created by the development – e.g. primary school or community facility)
Retail development less than 100 m ²	No	<ul style="list-style-type: none"> • Mitigation of specific impacts if required
Retail development of 100m ² +	Yes (Borough wide)	<ul style="list-style-type: none"> • Mitigation of specific impacts if required • Development-specific infrastructure (could include open space, transport infrastructure or other aspects)
Other types of development	No	<ul style="list-style-type: none"> • Mitigation of specific impacts if required • Development-specific infrastructure (could include open space, transport infrastructure or other aspects)

4.4. Since 6th April 2015, Gedling Borough Council have only been able to pool up to five Section 106 contributions towards the implementation of a specific item of infrastructure. If such an item is to be delivered wholly or partly through CIL, this item of infrastructure must be clearly exempt from a planning obligation and are identified in the Council's Regulation 123 List, which details specific items of infrastructure to be delivered by CIL.

4.5. Figure 2 below seeks to clarify the split between CIL and Section 106 agreements, by listing the key forms of contributions likely to be sought. It should be noted that the list of infrastructure types is not exhaustive.

Figure 2 Infrastructure types delivered through CIL and Section 106

Type of infrastructure*	S106 infrastructure/mitigation	CIL funded infrastructure
Transport	Site-related requirements only.	Project 1- Gedling Colliery/Chase Farm Gedling Access Road to facilitate development of Gedling Colliery/Chase Farm
Drainage and flood protection	Site-related flood defence infrastructure (such as SUDS)	-
Public transport	Site-related requirements only.	-
Travel behavioural change measures	Site-related requirements only.	-
Affordable housing	Affordable housing	-
Education	Mitigation and development of specific schools and education facilities to meet needs of new development.	Project 3 - Gedling Colliery/Chase Farm Secondary School Contributions Project 4 - Top Wighay Farm Secondary School Contributions
Open Space	Site related requirements only or replacement of open space lost through development.	-
Community facilities	Site-related requirements only.	Project 2 – Visitor Centre for Gedling Country Park
Cultural facilities	Site-related requirements only.	Project 2 – Visitor Centre for Gedling Country Park
Health and social care facilities	New health facilities within large developments.	Project 2 – Visitor Centre for Gedling Country Park

Emergency services	Site-related requirements only.	-
Environmental improvements	Site-related requirements only.	-
Waste recycling facilities	Site-related requirements only.	-
Shopping facilities	Site-related requirements only.	-
Green Infrastructure	Site-related requirements only	-
Information and Communication Technology	Site-related requirements only.	-
Training and employment measures for local people	Site-related requirements only.	-

**Infrastructure types taken from paragraph 2.19.2 of the Core Strategy (Adopted September 2014)*

Process for seeking developer contributions

4.6. This section sets out the process for CIL and the seeking of developer contributions, including the collection, financial management and use of funds.

Application process

4.7. Developers are advised to enter into discussion with the local planning authority (and other infrastructure providers including Nottinghamshire County Council) as early as possible in the process, e.g. prior to an application being submitted.

4.8. The Planning Officer will consider the potential requirements for planning obligations as outlined in this document and/or CIL charges (if applicable).

4.9. The Planning Officer may draw on advice from other infrastructure providers and stakeholders in relation to the need for planning obligations. When dealing with outline applications, the local planning authority is able to provide an indicator of the requirements for planning obligations. CIL

charges will only apply and be calculated on detailed planning applications (Full / Reserved Matters) when final floorspaces are known.

- 4.10. Nottinghamshire County Council has a Planning Obligations Strategy that was adopted April 2014. The strategy seeks to provide a fair, consistent and transparent basis for negotiating legal agreements throughout Nottinghamshire, thereby enabling developers to take account the potential costs of a proposed development at the earliest stage. The County Council's Planning Obligation Strategy can be accessed via the following link:

<http://www.nottinghamshire.gov.uk/planning-and-environment/general-planning/planning-obligations-strategy>

- 4.11. If you have any queries regarding the 'Planning Obligations Strategy' please contact the County's Planning Obligations Unit, telephone 0115 9774545.

Process Diagram

- 4.12. The process diagrams at Figure 3, 4 and 5 set out how both planning obligations and CIL are secured, collected, monitored, reported and used and shows how these individual processes will work in parallel through the planning system.

Figure 3 Planning Obligation Process

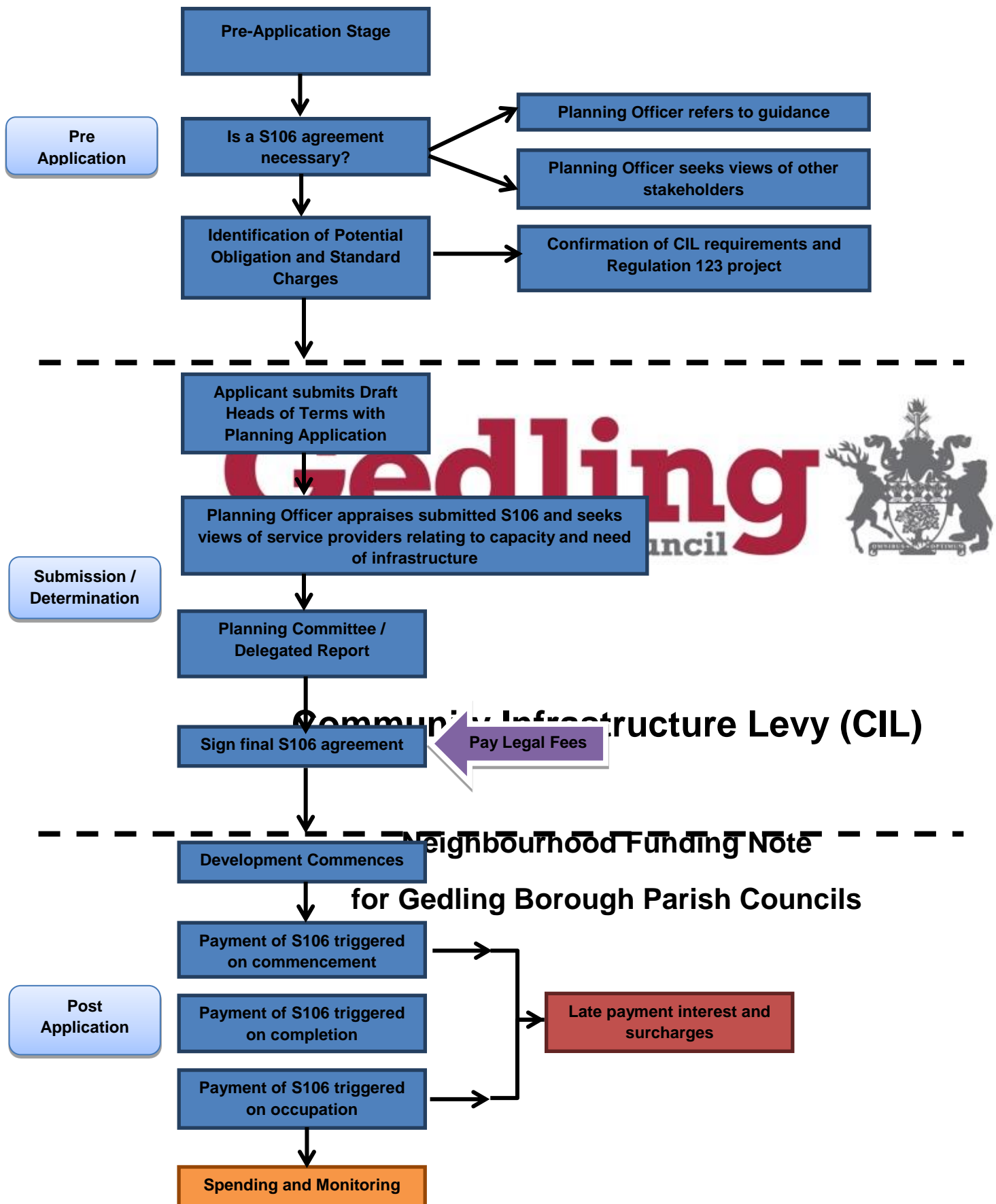


Figure 4 Community Infrastructure Levy Process (only applicable to detailed applications – Full/Reserved Matters applications)

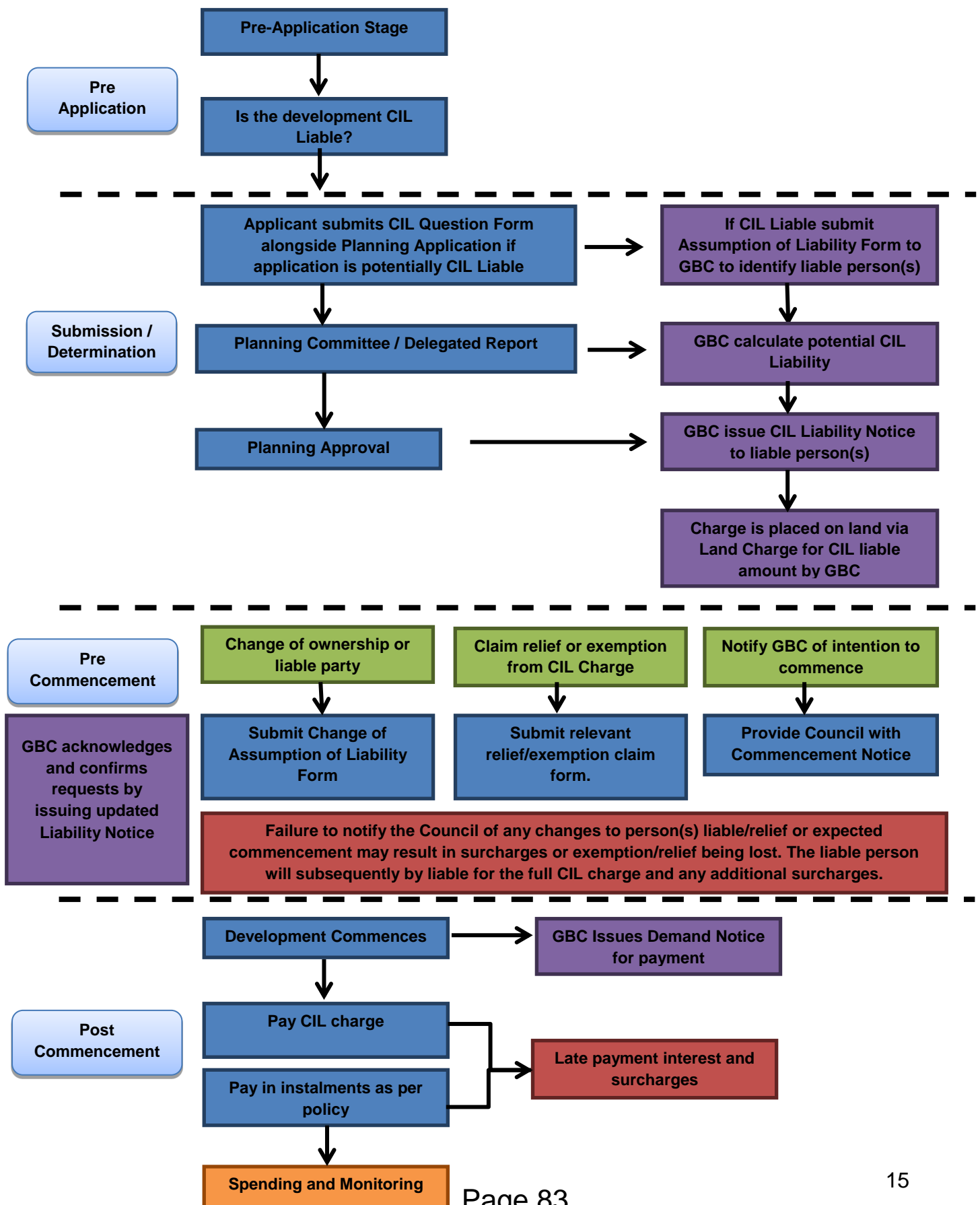
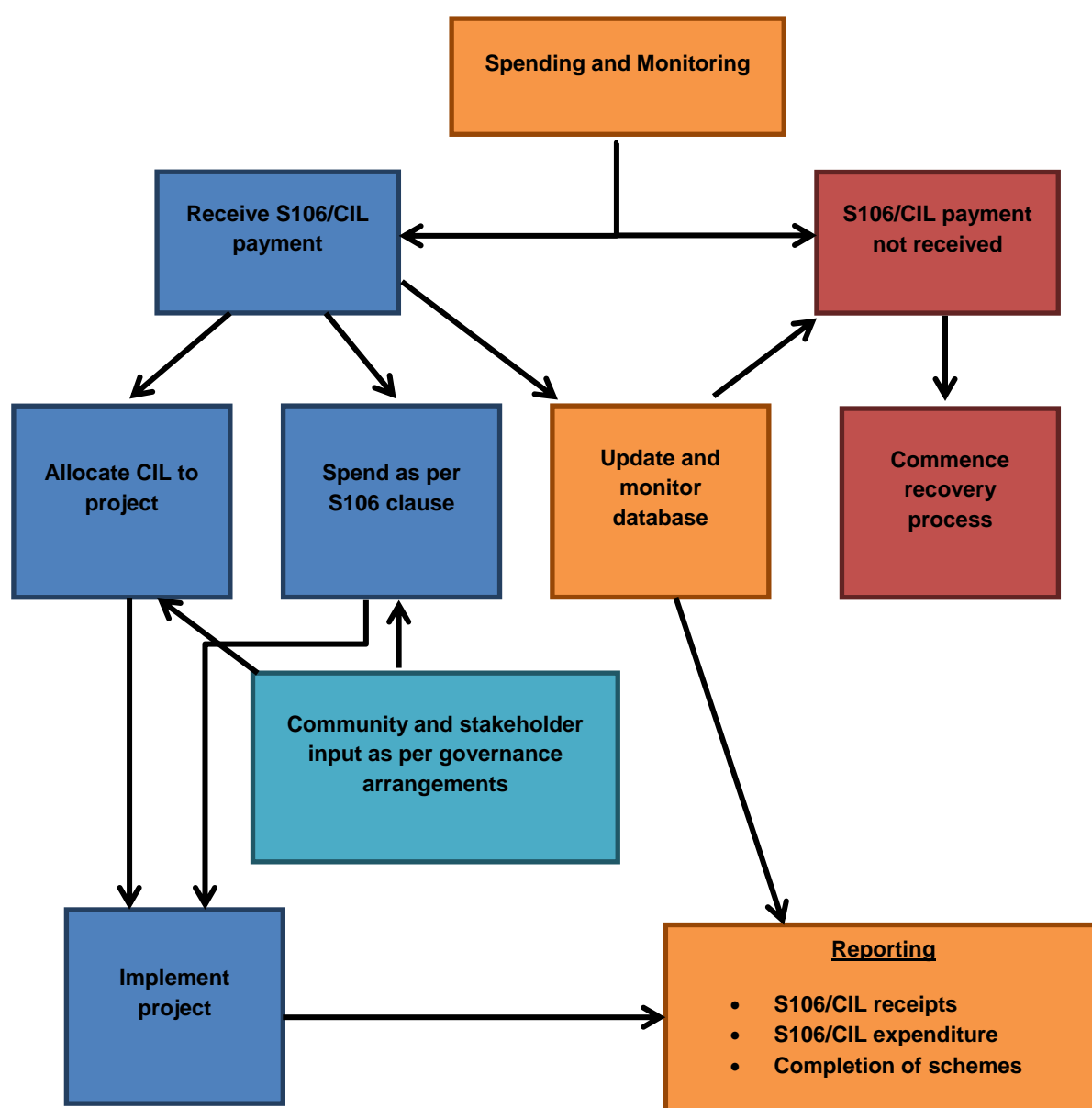


Figure 5 Spending and Monitoring Process for CIL and Planning Obligations



4.13. Planning obligations are generally agreed as part of the planning application process and then secured when planning permission for a site or scheme is granted. Unlike S106, CIL is non-negotiable. When an application is received, council officers will determine if the development is eligible to pay CIL in accordance with the CIL Regulations. The CIL liability will then be calculated and the applicant will be informed of the amount due. CIL collection arrangements are covered in part 8 of the CIL Regulations (<http://www.legislation.gov.uk/ukdsi/2010/9780111492390/part/8>) and shown in the process highlighted in Figure 4 further information on CIL collection,

enforcement, forms and templates are also available on the National Planning Practice Guidance website.

<http://planningguidance.planningportal.gov.uk/blog/guidance/community-infrastructure-levy/>

Forms

4.14. When applying and administering the CIL, there are a number of potential stages where forms and information are required to be supplied to the Council. All of these forms are available to access and download on the Council's website at www.gedling.gov.uk/CIL. The following table highlights these forms and their purpose:

Figure 6 CIL Forms and Purpose

CIL Form	Purpose
CIL Form 1 – Assumption of Liability	This form is used to assume liability prior to commencement of development.
CIL Form 2 – Claiming Exemption and or Relief	This form should be used to claim charitable relief, social housing relief, and/or exceptional circumstances relief prior to the commencement of development.
CIL Form 3 – Withdrawal of Assumption of Liability	This is used to withdraw the assumption of liability. It must be submitted/received by the Council prior to commencement of development.
CIL Form 4 – Transfer of Assumed Liability	This form allows parties to transfer liability to pay at any time up to the day before the date when final payment is due.
CIL Form 5 – Notice of Chargeable Development	This form should be used when a development is granted by way of

	general consent (i.e. Permitted Development, Prior Notification etc.) for additional floorspace for either a residential extension or retail development over 100 sq. m of the creation of a new dwelling.
CIL Form 6 – Commencement Notice	This notice must be received by the charging/collecting authority prior to commencing development. Failure to issue this may result in losing the ability to pay the levy in instalments, it may also nullify any claim for exemption or relief.
CIL Form 7 – Self Build Exemption Claim Form Part 1	The form is used to claim exemption for a self build home. It must be granted prior to the commencement of the development and a Commencement Notice must be received prior to the date of commencement of the development. If this is not received the applicant will otherwise be liable for the full levy charge.
CIL Form 7 – Self Build Exemption Claim Form Part 2	This form is used to validate the Self Build Exemption Claim. It must be submitted to the Council within six months of the completion of the development with the detailed supporting evidence. Without it the applicant may otherwise be liable for the full levy charge.
CIL Form 8 – Self Build Residential Annex Exemption Claim Form	This form is used to claim exemption for residential annexes. It must be granted prior to the commencement of the development and a Commencement

	Notice must be received prior to the date of commencement of the development. If this is not received the applicant will otherwise be liable for the full levy charge.
CIL Form 9 – Self Build Extension Exemption Claim Form	This form is used to claim exemption for a self build residential extension that is over 100 sq.m. This relief must be submitted and granted prior to commencement.

Relief and Exemptions

4.15. As detailed in the Gedling Charging Schedule a number of forms of development are exempt from paying CIL:

- Buildings into which people do not normally go, or go only intermittently for the purpose of inspecting or maintaining fixed plant or machinery (Regulation 6);
- Developments of under 100 sq m that do not result in the creation of 1 or more additional dwellings (Regulation 42);
- Self-build Residential Extension and Annexes over 100 sq m. (Regulations 42A and 42B);
- Development by a charity where the development will be used wholly or mainly for charitable purposes (Regulation 43); and
- Self-build housing or self-build communal development (Regulation 54A).

4.16. In order for a relief or exemption to apply to a potential CIL liable development, relief must be applied for and confirmed by the Council prior to commencement of the following types of development:

- Self-build residential extensions and annexes over 100 sq m;
- Development by a charity where the development will be used wholly or mainly for charitable purposes;
- Self-build housing or self-build communal development; and

- Social housing.

The Council cannot apply relief or exemptions retrospectively to development that has already commenced.

Exceptional Discretionary Relief

- 4.17. In the Examiner's Report into the Examination of the Gedling Borough Council Revised Draft Community Infrastructure Levy Charging Schedule, the Examiner considered that having or not having a discretionary relief policy is "a matter for the Council".
- 4.18. At this time, although there is the legislative framework available to provide this relief through Regulations 55, 56, 57 and 58 of Community Infrastructure Levy Regulation 2010 (as amended), the Council does not envisage bringing forward a policy offering this relief.

Timing, Payment and Enforcement of Financial Obligations

- 4.19. The Borough Council will monitor planning obligations to ensure they are fulfilled with, and enforcement action will be taken where conditions or planning obligations are not complied with. Payment of financial contributions will be in line with triggers in the agreements. Late payment of more than 3 weeks will trigger a reminder letter and the Council will consider pursuing appropriate legal action to recover unpaid amounts, including interest and legal fees.
- 4.20. Payment of the CIL is due upon the commencement of development (defined by reference to section 56(4) of the Town and Country Planning Act 1990 and includes works of demolition and construction and preparatory works such as digging foundations and installing services).
- 4.21. The Council's CIL Instalment Payment Policy is shown in Figure 7:

Figure 7 Instalment Payment Policy

Chargeable Amount	Number of Instalments	Total Timescale for Instalments	Payment Periods and Amounts
Less than £15,000	1	90 days	Full payment within 90 days of development
Between £15,000 and £50,000	3	360 days	1 st Instalment (25%) within 90 days. 2 nd Instalment (50%) within 270 days. 3 rd Instalment (25%) within 360 days.
Between £50,000 and £100,000	3	540 days	1 st Instalment (25%) within 90 days. 2 nd Instalment (50%) within 360 days. 3 rd Instalment (25%) within 540 days.
Over £100,000	4	720 days	1 st Instalment (25%) within 90 days. 2 nd Instalment (25%) within 270 days. 3 rd Instalment (25%) within 540 days. 4 th Instalment (25%) within 720 days

4.22. Unlike Section 106 obligations, CIL payment is mandatory and non-negotiable. If you do not pay on time:

- you will be subject to a penalty without further notification; and
- any agreement for you to pay by instalments will be withdrawn.

4.23. There are strong enforcement powers and penalties for failure to pay, including Stop Notices, surcharges and prison terms. Further detail regarding the enforcement of CIL can be found within Part 9 of the CIL Regulations at <http://www.legislation.gov.uk/ukxi/2010/948/part/9/made> and will be detailed further in the separate CIL Enforcement Guidance.

Monitoring

4.24. The Council will monitor Section 106 agreements closely focusing on key trigger points for payment and/or delivery of infrastructure related to development. These triggers are usually based on key stages and levels of development (e.g. prior to commencement, commencement, completion and occupation.) Signatures' of the S106 agreement are responsible for notifying the Council of when trigger points have been hit. Once the Council have been notified or have found that a trigger has been met invoices will be prepared and sent by relevant departments. The Council will monitor Section

106 agreements up until the discharge of the agreement once all requirements have been met.

- 4.25. The Council will publish information on an annual basis outlining the scope of planning obligations and CIL monies received and how they have been spent. This information will be detailed in the Council's Annual Monitoring Report and will be published on the Council's website.

Spending

- 4.26. Legal agreements will specify timeframes for spending monies secured through planning obligations. Where necessary the Council will refund monies where required to do so in accordance with a Section 106 agreement. Delivery of infrastructure can take time and may also be delayed due to availability of funding from other sources.
- 4.27. There is no exact timescale for the spending of CIL receipts. However, there will be a need to establish relationships with external bodies to agree a process for the requesting of appropriate funds for payment towards infrastructure identified on the Regulation 123 List.

Neighbourhood Funding

- 4.28. Information relating to the Neighbourhood Funding element of the CIL is contained within a separately published guidance note.

5. Keeping the CIL up to date

Updating the Regulation 123 List

- 5.1. When a charging authorities wishes to revise their Regulation 123 list, it is required that any changes are clearly explained and are subject to appropriate local consultation.
- 5.2. The National Planning Practice Guidance states that “Charging authorities (Gedling Borough Council) should not remove an item from the Regulation 123 list just so that they can fund this item through a new section 106 agreement. Authorities may amend the Regulation 123 list without revising their charging schedule, subject to appropriate consultation. However, where a change to the Regulation 123 list would have a very significant impact on the viability evidence that supported examination of the charging schedule, this should be made as part of a review of the charging schedule”.
- 5.3. At this time Gedling Borough Council are not proposing to revise the Regulation 123 List. If the Council were minded to the revise the Regulation 123 List it would undergo a 6 week period of public consultation with key stakeholders and the general public.

Indexation of the CIL Rate

- 5.4. CIL payments are index linked from the year when CIL is introduced by the Council to the year when planning permission is granted. The index which is used is known as the national All-in Tender Price Index which is published by the Build Cost Information Service (BCIS).
- 5.5. This index presents forecast figures, which are updated and finalised periodically. The indexation will be applied annually (1st January) to keep the CIL responsive to market conditions.

CIL Review

5.6. The Examiner assessing the Council's Charging Schedule concluded in their Examiners Report dated May 2015 that the Council should review the schedule within 3 years of adoption.

5.7. The Examiner stated that this approach would ensure that the overall approach towards the funding the cost of new infrastructure and the potential effects on the economic viability of development across the charging area would remain viable and ensure that an appropriate balance was struck.

Appendix B: Climate Impact Assessment



Name of project, policy, function, service or proposal being assessed:	Community Infrastructure Levy (CIL) Non- Parish Funding – Local Infrastructure Schedule, Project Assessments and Proposed Funding Allocations			
The main objective of Community Infrastructure Levy (CIL) Non- Parish Funding – Local Infrastructure Schedule, Project Assessments and Proposed Funding Allocations	The objective of the above proposal is to notify Cabinet of projects nominated for consideration as part of this year's annual CIL Non-Parish Neighbourhood Funding awards and to approve the undertaking of a four-week public consultation seeking local residents and stakeholders' views on the projects recommended for funding.			
What impact will the Community Infrastructure Levy (CIL) Non- Parish Funding – Local Infrastructure Schedule, Project Assessments and Proposed Funding Allocations have on the following. Please read guidance before completing.				
Category	Negative	Positive	No impact/ Negligible change	Mitigation/ Comments
<u>Behaviour & Culture Change</u>	-	-	Yes	No specific impact

<u>Built Environment</u>	-	-	Yes	Subject to the outcome of the public consultation, it is recommended that this year's CIL Non-Parish Funding should be awarded to the redevelopment of open space rather than any built form.
<u>Transport</u>	-	-	Yes	No specific impact

<u>Energy, Natural Resources & Climate Change</u>	-	-	Yes	No specific impact
<u>Waste Reduction & Recycling</u>	-	-	Yes	No specific impact
<u>Blue-Green Infrastructure/Biodiversity</u>	-	Yes	-	The recommendations to award CIL Non-Parish Funding would improve existing Blue-Green infrastructure within the Borough.
<u>Procurement & Purchasing</u>	-	-	Yes	No specific impact

In response to the information provided above please provide if there is any proposed action including any consultation that is going to be carried out

Planned Actions	Timeframe	Potential Outcome	Responsible Officer
Statutory Consultation on the Community Infrastructure Levy (CIL) Non- Parish Funding – Consultation Response and Funding Decision 24/25 recommendations.	Four-week public consultation to commence early 2026.	All representations received in response to the consultation will be duly considered and used to inform final CIL Non-Parish Funding recommendations.	Lewis Widdowson Community Infrastructure Levy Officer

Authorisation and Review

Completing Officer	Lewis Widdowson
Authorising Head of Service/Director	Director of Place
Date	11th December 2025
Review date (if applicable)	N/A

Appendix C: Equality Impact Assessment



Name of project, policy, function, service or proposal being assessed:	Community Infrastructure Levy (CIL) Non- Parish Funding – Local Infrastructure Schedule, Project Assessments and Proposed Funding Allocations				
The main objective of Community Infrastructure Levy (CIL) Non- Parish Funding – Local Infrastructure Schedule, Project Assessments and Proposed Funding Allocations	The objective of the above proposal is to notify Cabinet of projects nominated for consideration as part of this year's annual CIL Non-Parish Neighbourhood Funding awards and to approve the undertaking of a four-week public consultation seeking local residents and stakeholders' views on the projects recommended for funding.				
<p>What impact will the Community Infrastructure Levy (CIL) Non- Parish Funding – Local Infrastructure Schedule, Project Assessments and Proposed Funding Allocations have on the following groups? Please note that you should consider both external and internal impact:</p> <ul style="list-style-type: none"> • External (e.g. stakeholders, residents, local businesses etc.) • Internal (staff) 					
Please use only 'Yes' where applicable		Negative	Positive	Neutral	Comments
<u>Gender</u>	External	-	-	Yes	No specific impact
	Internal	-	-	Yes	No specific impact
<u>Gender Reassignment</u>	External	-	-	Yes	No specific impact
	Internal	-	-	Yes	No specific impact
<u>Age</u>	External	-	-	Yes	No specific impact
	Internal	-	-	Yes	No specific impact

<u>Marriage and civil partnership</u>	External	-	-	Yes	No specific impact
	Internal	-	-	Yes	No specific impact
<u>Disability</u>	External	-	Yes	-	Any recommendation of funding awards shall be DDA compliant where applicable to improve and enhance accessibility and opportunities for those with disabilities.
	Internal	-	-	Yes	No specific impact
<u>Race & Ethnicity</u>	External	-	-	Yes	No specific impact
	Internal	-	-	Yes	No specific impact
<u>Sexual Orientation</u>	External	-	-	Yes	No specific impact
	Internal	-	-	Yes	No specific impact
<u>Religion or Belief (or no Belief)</u>	External	-	-	Yes	Two of this year's nominations relate to religious infrastructure. At present it is not considered that these nominations demonstrate compliance with Regulation 59F.
	Internal	-	-	Yes	No specific impact
<u>Pregnancy & Maternity</u>	External	-	-	Yes	No specific impact

	Internal	-	-	Yes	No specific impact
Other Groups (e.g. any other vulnerable groups, rural isolation, deprived areas, low income staff etc.) Please state the group/s: <hr/> <hr/>	External	-	-	Yes	No specific impact
	Internal	-	-	Yes	No specific impact

Is there is any evidence of a high disproportionate adverse or positive impact on any groups?		No	
Is there an opportunity to mitigate or alleviate any such impacts?		N/A	
Are there any gaps in information available (e.g. evidence) so that a complete assessment of different impacts is not possible?		No	
In response to the information provided above please provide a set of proposed action including any consultation that is going to be carried out:			
Planned Actions	Timeframe	Success Measure	Responsible Officer
Statutory Consultation on the Community Infrastructure Levy (CIL) Non- Parish Funding – Consultation Response and Funding Decision 24/25 recommendations.	Four-week public consultation to commence early 2026.	All representations received in response to the consultation will be duly considered and used to inform final CIL Non-Parish Funding recommendations.	Lewis Widdowson Community Infrastructure Levy Officer

Authorisation and Review

Completing Officer	Lewis Widdowson
Authorising Head of Service/Director	Director of Place
Date	11th December 2025
Review date (if applicable)	N/A



Report to Cabinet

Subject: Regulation of Investigatory Powers Act 2000 (RIPA) Annual Audit

Date: 11 December 2025

Author: Legal Services Manager

Wards Affected

All wards

Purpose

The purpose of this report is to:

Update Members as to the Council's use of powers under RIPA from 1 April 2024 to 31 March 2025 in line with the Council's RIPA Policy.

Key Decision

This is not a key decision.

Recommendation(s)

THAT Cabinet:

- 1) **Notes the content of this report**

1 Background

- 1.1 Under the Council's RIPA policy, Members are required to consider and review the Council's use of RIPA powers and its policy and guidance at least once a year. Cabinet last received a report in January 2025 in relation to RIPA usage for 2023/24. At this time Cabinet were also advised that the Council's RIPA policy remained fit for purpose and required only minor amendments to reflect changes in roles following restructure. In line with the policy a further review of the policy has been undertaken, and it remains fit for purpose with no updates required.

There is also a requirement under the policy that internal reporting to members is done throughout the year to update on RIPA usage. The

Council's RIPA Co-ordinating officer provides updates when necessary throughout the year to the Portfolio Holder for Public Protection in relation to the Council's RIPA usage.

- 1.2 Under RIPA, local authorities have the power to authorise directed surveillance (usually covert cameras or covert observations by officers) and the use of Covert Human Intelligence Sources (CHIS) (essentially undercover officers conducting surveillance), if the authorisation is necessary for the prevention and detection of crime or preventing disorder and if the surveillance is proportionate to the aims it seeks to achieve. In respect of directed surveillance, save for a small number of licensing and tobacco offences, any crime or disorder being prevented or detected using RIPA must be a criminal offence which attracts a minimum of six months in custody, the so-called "serious crime" threshold. Since 1 November 2012, any RIPA authorisations or renewals must also have judicial approval from a Justice of the Peace. This is done at the Nottingham Magistrates' Court.
- 1.3 The authorisations under RIPA can only be given by 'Authorising Officers' who for the Council are Directors or the Chief Executive. The entire process is now overseen by the Deputy Chief Executive as the Senior Responsible Officer (SRO) with assistance from the RIPA Co-ordinating Officer, who is the Legal Services Manager.
- 1.4 The Council's RIPA processes and procedures come under regular scrutiny. Each year, the RIPA co-ordinating officer or SRO, undertakes an audit of RIPA usage. **There have been no authorisations given for directed surveillance or the use of covert human intelligence sources in the year 2024/25.**
- 1.5 In addition to monitoring RIPA usage, the SRO is required, in line with the Council's policy, to ensure refresher training on RIPA is available to officers on an annual basis. Legal officers attend annual RIPA update training provided by external trainers. The latest in person training was delivered in 2023. There is also recorded training available on the Council's intranet which is available to all Council officers who may utilise RIPA powers. Although there have been no changes in the law or significant cases decided, that mean this training is out of date, the Legal Services Manager intends on updating the online training and introducing an online quiz to assist officers in recognising and applying RIPA during 2026. Following the restructure and all Director's being in post targeted refresher training was delivered to the Council's Authorising Officers in July 2025, to ensure all Authorising Officers are aware of the authorisation process and criteria to consider.
- 1.6 In addition to the internal annual audit, annual policy review and reports to Cabinet, the Council is also subject to external inspection by the

Investigatory Powers Commissioner's Office (IPCO). These inspections are undertaken roughly every 3 years. The last inspection reported to Cabinet was conducted in June 2023 which involved a written, desk top exercise inspection as opposed to the Inspector physically visiting the Council. The inspection entailed answering a number of questions set by to IPCO covering our RIPA usage, governance, procedures, policy and training, in order to assure the IPCO that the Council is maintaining good levels of compliance.

- 1.7 No formal recommendations were made as a result of the inspection. The Inspector was assured by the Council's ongoing compliance with RIPA. Although there has been no use of RIPA powers by the Council since 2015, the inspection shows the importance of maintaining the necessary internal governance and oversight of the Council's obligations under RIPA.
- 1.8 The Council will be due it's next inspection in 2026 and it is expected that this will again involve a paper-based exercise, where details of the Council's RIPA usage, governance, procedures, policy, and training will be considered.
- 1.9 The Council is also a member of the Nottinghamshire and Derbyshire District RIPA working group which provides the opportunity to share best practice in relation to RIPA usage and share training opportunities and knowledge. Although in the past this has been a stand-alone group, over the past couple of years it has joined with the Nottinghamshire Information Officers Group as the majority of the members were the same. This group meets at least every three months and is another mechanism by which the Council ensures that compliance with RIPA is maintained and knowledge is kept up to date. Meetings continue to be held remotely and whilst this Council historically chaired the meeting, the chair now rotates between member authorities.
- 1.10 The Council has recently outsourced part of the public protection enforcement duties to private enforcement agents WISE. They may undertake investigations as part of their duties. The contract stipulates that they must comply with RIPA, however the Council would not expect any surveillance to be undertaken by WISE that would trigger the legislation and the need for authorisations, should they do so then the correct procedures must be followed.
- 1.11 It is still essential, whatever the level of RIPA usage, that the Council keeps RIPA processes and procedures under close scrutiny. The Council will continue to be subject to inspection in relation to its use of the powers by the IPCO and as such the Council's policy, processes,

training and review of RIPA usage must continue, to ensure our processes remain fit for purpose.

- 1.12 It is important that information about RIPA and covert surveillance is disseminated to staff to maintain awareness between training sessions, and the RIPA co-ordinating officer will continue to update officers and Members with any key developments in this area.

2 Proposal

- 2.1 It is proposed that Members note the detail in this report in relation to the Council's use of RIPA.

3 Alternative Options

- 3.1 Members could determine not to receive annual updates in relation to RIPA, however this would be contrary to the Council's policy position. The Inspection in June 2023 highlights that even though authorities may not be utilising RIPA powers, appropriate arrangements must be in place to monitor usage and awareness of RIPA must be maintained.

4 Financial Implications

- 4.1 There are no additional financial implications arising from this report. The cost of training and other related RIPA activity are expected to be met from existing budgets.

5 Legal Implications

- 5.1 Where the Council wishes to carry out covert surveillance in relation to an investigation, compliance with RIPA ensures that any such surveillance is properly authorised and full consideration is given to its necessity and proportionality. Where covert surveillance is conducted under a RIPA authorisation, this provides a potential defence to any claim that the surveillance amounted to a breach of the individual's right to privacy under the Human Rights Act 1998. Whilst RIPA authorisations are limited to specific circumstances for local authorities, local authorities must still maintain appropriate processes and procedures to demonstrate compliance with RIPA, this includes ensuring that an appropriate policy document is maintained.
- 5.2 Part of the Council's investigatory powers have been outsourced to a private enforcement company, WISE, although the Council does not expect any surveillance that would trigger the legislation would be necessary, should there be any situation where it is, WISE are contracted to comply with RIPA and any such surveillance would need the required authorisations.

6 Equalities Implications

- 6.1 The report has **no equality implications**. It maintains transparency and accountability without affecting any protected characteristic groups. An equality impact assessment has been attached at **Appendix 1** to show this.

7 Carbon Reduction/Environmental Sustainability Implications

- 7.1 There are no carbon reduction/sustainability implications arising out of this report.

8 Appendices

- 8.1 1. Equalities Impact Assessment.

9 Background Papers

- 9.1 Regulation of Investigatory Powers Act Policy

<https://intranet.gedling.gov.uk/wp-content/uploads/2022/10/RIPA-Policy-2025.docx>

10 Reasons for Recommendations

- 10.1 To update Members in line with the Councils RIPA policy

Statutory Officer approval

Approved by:

Date:

On behalf of the Chief Financial Officer

Approved by:

Date:

On behalf of the Monitoring Officer

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Name of project, policy, function, service or proposal being assessed:	Regulation of Investigatory Powers Act 2000 (RIPA) Annual Audit.				
The main objective of (please insert the name of accessed document stated above):	Ensure no covert surveillance is undertaken as part of an investigation without the correct authorisations being in place in accordance with the law. To update Cabinet on any authorisations given and the authorities compliance with the law.				
What impact will this audit have on the following groups? Please note that you should consider both external and internal impact: <ul style="list-style-type: none"> • External (e.g. stakeholders, residents, local businesses etc.) • Internal (staff) 					
Please use only 'Yes' where applicable		Negative	Positive	Neutral	Comments
<u>Gender</u>	External			Yes	The audit is a factual update with no direct service delivery implications . No authorisations were made; therefore, no surveillance activity occurred that could impact individuals or groups. The decision does not introduce or amend policies, procedures, or practices that affect protected groups.

	Internal				
<u>Gender Reassignment</u>	External			Yes	As above.
	Internal				
<u>Age</u>	External			Yes	As above.
	Internal				

Equality Impact Assessment

<u>Marriage and civil partnership</u>	External			Yes	As above.
	Internal				
<u>Disability</u>	External			Yes	As above.
	Internal				
<u>Race & Ethnicity</u>	External			Yes	As above.
	Internal				
<u>Sexual Orientation</u>	External			Yes	As above.
	Internal				
<u>Religion or Belief (or no Belief)</u>	External			Yes	As above.
	Internal				
<u>Pregnancy & Maternity</u>	External			Yes	As above.
	Internal				
<u>Other Groups</u> (e.g. any other vulnerable groups, rural isolation, deprived areas, low income staff etc.)	External			Yes	As above.
	Internal				

Please state the group/s: _____					

Is there is any evidence of a high disproportionate adverse or positive impact on any groups?		No	The audit has no equality implications . It maintains transparency and accountability without affecting any protected characteristic groups.
Is there an opportunity to mitigate or alleviate any such impacts?	Yes	No	N/A
Are there any gaps in information available (e.g. evidence) so that a complete assessment of different impacts is not possible?		No	
In response to the information provided above please provide a set of proposed action including any consultation that is going to be carried out:			
Planned Actions	Timeframe	Success Measure	Responsible Officer

Authorisation and Review

Completing Officer	Laura Chaplin
Authorising Head of Service/Director	Francesca Whyley
Date	27/11/2025
Review date (if applicable)	

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Report to Cabinet

Subject: Authority Monitoring Report April 2024 – March 2025

Date: 11th December 2025

Author: Planning Policy Manager

Wards Affected

Borough-Wide

Purpose

This report is to inform Cabinet of Gedling Borough Council's Authority Monitoring Report April 2024 – March 2025.

Key Decision

This is not a Key Decision.

Recommendation(s)

THAT:

- 1) Cabinet receives and notes the content of the Authority Monitoring Report April 2024 – March 2025.

1 Background

- 1.1 The Authority Monitoring Report is prepared annually and the updated version covers the period 1 April 2024 to 31 March 2025.
- 1.2 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 co-operate and shows how the implementation of policies in the Local Plan is progressing.

1.3 The updated Authority Monitoring Report is attached as **Appendix A**.

1.4 Key updates in Gedling Borough in 2024/25 include:-

Local Plan Delivery and Monitoring

1.5 All policies of the Aligned Core Strategy (Part 1 Local Plan) and the Local Planning Document (Part 2 Local Plan) are being implemented and monitored through this Authority Monitoring Report to inform future plan preparation.

1.6 At the start of the monitoring period, the Council was preparing the Greater Nottingham Strategic Plan in conjunction with Nottingham City, Broxtowe and Rushcliffe Councils. The six week consultation on the Publication Draft Greater Nottingham Strategic Plan began on 4th November and ended on 16th December 2024. However, the Council has since withdrawn from the preparation of the Greater Nottingham Strategic Plan and agreed instead to commence preparation of the Gedling Local Development Plan which will cover both strategic and non-strategic matters. Consultation on the Issues and Options document took place outside of the monitoring period, between 21st July and 1st September 2025.

1.7 The Council continues to fulfill the Duty to Co-operate with neighbouring authorities as set out in Section 3 of the Authority Monitoring Report.

Neighbourhood Plans

1.8 All policies specified in the Neighborhood Plans for Burton Joyce, Calverton, Papplewick and Linby are being implemented.

Supplementary Planning Documents and Guidance

1.9 During the monitoring period, the Council published Planning Guidance on Biodiversity Net Gain (April 2024) and the Gedling Borough Council Design Code Framework (November 2024). More recently, the Council has published Murals Guidance and a Shopfront SPD (both May 2025) and a Grey Belt Position Statement (September 2025).

Monitoring Local Plan Policies

- 1.10 Section 5 of the AMR monitors the implementation of the Local Plan against the monitoring indicators set out in the policies of the Greater Nottingham Aligned Core Strategy and the Gedling Borough Local Planning Document. The Local Plan was underpinned by a Sustainability Appraisal Monitoring Framework which included further monitoring indicators. The majority of the Authority Monitoring Report therefore contains detailed monitoring information covering the following planning topics:-

- Climate Change, Flood Risk and Water Management
- Environmental Protection
- Green Belt
- Natural Environment
- Open Space and Recreational Facilities
- Historic Environment
- Design
- Homes
- Retail and Community Facilities
- Transport
- Infrastructure and Developer Contributions

2 Proposal

- 2.1 To ask Cabinet to note the content of the Authority Monitoring Report April 2024 – March 2025.

3 Alternative Options

- 3.1 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.

4 Financial Implications

- 4.1 All costs associated with staff involved in assessing progress against the monitoring indicators will be met from existing budgets.

5 Legal Implications

- 5.1 Regulation 34 of the Town and Country Planning (Local Planning)(England) Regulations 2012 require local planning authorities to produce a monitoring report.

6 Equalities Implications

- 6.1 An Equalities Impact Assessment has already been undertaken on the council's policies through the assessment of the adopted version of the Local Plan. The Authority Monitoring Report monitors the effectiveness of these policies.

7 Carbon Reduction/Environmental Sustainability Implications

- 7.1 The document monitors policies of the Local Plan which will help to protect the environment and respond to climate change.

8 Appendices

- 8.1 Appendix A – Authority Monitoring Report April 2024 – March 2025.

9 Background Papers

- 9.1 None

10 Reasons for Recommendations

- 10.1 To inform Cabinet of the Authority Monitoring Report.

Statutory Officer approval

Approved by:

Date:

On behalf of the Chief Financial Officer

Approved by:
Date:
On behalf of the Monitoring Officer

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Authority Monitoring Report

April 2024 – March 2025

Published December 2025

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1. Introduction

- 1.1. The Authority Monitoring Report is based upon the monitoring period **1 April 2024 to 31 March 2025**.
- 1.2. The Authority Monitoring Report is required under Regulation 34 of The Town and Country Planning (Local Planning) (England) Regulations 2012. Regulation 34 can be viewed on the following website <https://www.legislation.gov.uk/uksi/2012/767/regulation/34/made>.
- 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.
- 1.4. All of the monitoring indicators included in this report and their origins are set out in **Appendix 1**.

2. Development Plan Documents

- 2.1. Development Plan Documents set out the local planning policies for development in the area and comprise the Local Plan, Supplementary Planning Documents and Guidance and Neighbourhood Plans. The Development Plan for Gedling Borough is summarised below.

Local Plan

Greater Nottingham Aligned Core Strategy (Part 1 Local Plan)

- 2.2. The Aligned Core Strategy was adopted in September 2014 and was prepared in conjunction with Nottingham City Council and Broxtowe Borough Council and in close co-operation with Erewash Borough Council and Rushcliffe Borough Council. In 2015, the Councils won the 'Plan of the Year' award by the Royal Town Planning Institute in recognition of their joint working. The document sets out the strategic policy direction for future development in Gedling Borough. The Aligned Core Strategy is available on the Council's web page www.gedling.gov.uk/acs.

Gedling Borough Local Planning Document (Part 2 Local Plan)

- 2.3. The Local Planning Document was adopted in July 2018 and superseded the Gedling Borough Replacement Local Plan (2005). The document sets out policies for the assessment of planning applications and site specific policies and allocations for new housing, employment, retail, community facilities, recreation and open space, nature conservation and other land uses. The Local Planning Document is available on the Council's web page www.gedling.gov.uk/lpd.
- 2.4. The Council has withdrawn from the preparation of the Greater Nottingham Strategic Plan and agreed instead to commence preparation of the Gedling Local Development Plan which will cover both strategic and non strategic matters. See 'Local Development Scheme' below for further information regarding progress on the Gedling Local Development Plan which, when adopted, will replace the Aligned Core Strategy and the Local Planning Document.

Supplementary Planning Documents and Guidance

- 2.5. Councils may produce Supplementary Planning Documents (SPDs) or guidance to support Local Plan policies. SPDs and guidance can be thematic or site specific and are a material consideration for determining planning applications. The following documents have been adopted in Gedling Borough and are available on the Council's web page www.gedling.gov.uk/resident/planningandbuildingcontrol/planningpolicy/adoptedlocalplanandpolicydocuments/supplementaryplanningdocumentsandguidance:-

Development brief SPDs/informal guidance

- Murals Guidance (May 2025)
- Planning Guidance on Biodiversity Net Gain (April 2024)
- Willow Farm Development Brief informal guidance (December 2019)
- Development Brief for three sites to the north east of Arnold (January 2019)
- Top Wighay Farm Development Brief SPD (February 2017)
- Dark Lane, Calverton Development Brief SPD (July 2008)
- Gedling Colliery and Chase Farm Development Brief SPD (June 2008)

Topic based SPDs/guidance

- Shopfront SPD (May 2025)
- Gedling Borough Council Design Code Framework (November 2024)
- Parking Provision for Residential and Non-Residential Developments SPD (February 2022)
- Low Carbon Planning Guidance for Gedling Borough (May 2021)
- Air Quality and Emissions Mitigation Guidance (2019)
- Planning Obligations Protocol (guidance) (June 2014)
- Affordable Housing SPD (December 2009)
- Open Space Provision for New Housing Development SPG (guidance) (November 2001)

Statements

- Grey Belt Position Statement (September 2025)
- Interim Planning Policy Statement: First Homes (October 2022)
- Position Statement on Green Belt Policies LPD 13 and LPD 14 of the Local Planning Document (February 2022)

- 2.6. During the monitoring period the Council adopted a Borough wide Design Code Framework as an SPD relating to new residential development (7th November 2024) and published Planning Guidance on Biodiversity Net Gain (April 2024). More recently, a Shopfront SPD was adopted and Murals Guidance was published, both in May 2025. A Grey Belt Position Statement was published in September 2025

Neighbourhood Planning

- 2.7. Neighbourhood Plans are prepared and approved by the local community and set out planning policies for the specified neighbourhood area. There are currently four neighbourhood areas in Gedling Borough and more information is available on the Council's web page www.gedling.gov.uk/resident/planningandbuildingcontrol/planningpolicy/neighbourhoodplans. The following progress has been made on neighbourhood plans:-

- Burton Joyce Neighbourhood Plan. Approved by referendum on 29 November 2018 (94% 'YES' vote) and 'made' on 10 January 2019.
- Calverton Neighbourhood Plan. Approved by referendum on 30 November 2017 (94.63% 'YES' vote) and 'made' on 31st January 2018.
- Linby Neighbourhood Plan. Approved by referendum on 2 May 2019 (92% 'YES' vote) and 'made' on 27 July 2019.
- Papplewick Neighbourhood Plan. Approved by referendum on 5 July 2018 (91.34% 'YES' vote) and 'made' on 6 September 2018.

2.8. Neighbourhood Development Orders are prepared and approved by the local community and grant planning permission for specific types of development in a specific neighbourhood area. No such orders have been adopted or are being prepared in Gedling Borough.

Statement of Community Involvement

2.9. The Statement of Community Involvement sets out the Council's approach towards community consultation on planning applications and emerging planning policy documents. The document was last updated in October 2025 and is available on the Council's web page www.gedling.gov.uk/resident/planningandbuildingcontrol/planningpolicy/consultations.

Local Development Scheme

2.10. The Local Development Scheme sets out the Council's programme for preparing documents that will form part of the Local Plan. The Local Development Scheme was last updated in February 2025 and is available on the Council's web page www.gedling.gov.uk/resident/planningandbuildingcontrol/planningpolicy/consultations. The Local Development Scheme sets out the below timetable for the preparation of the Gedling Local Development Plan.

Table 1: Local Development Scheme timetable

Stage	Dates
Starting Evidence Base	January 2025
Consultation on SA scoping report	March 2025
Consultation on Regulation 18	July 2025
Consultation on Regulation 19	March 2026
Publication of Submission Document	December 2026
Independent Examination Hearings (if required)	Jan 2027
Receipt of Inspector's Report	December 2027
Adoption	Spring 2028
Post production (monitoring and review mechanisms)	Ongoing

2.11. Consultation on an Issues and Options (Regulation 18) document took place between 21st July and 1st September 2025. The Issues and Options document is the first stage in preparing the Gedling Local Development Plan. It asks a series of questions regarding key issues that will help narrow down the alternative options and define the content of the final document. The 'Issues and Options' stage is structured around a series of topics and, for each topic, a number of issues have been identified. Possible options for responding to each issue are given and a series of questions are asked in order to tease out the views of the community, business and other organisations on which they think would be the best approach.

3. Duty to Co-operate

3.1 The Duty to Co-operate was introduced in the Localism Act 2011 and progress is annually reported through the Authority Monitoring Report.

Local Planning Authorities

3.2 The Council has undertaken the following Duty to Co-operate actions:-

- The Council had been preparing the joint Greater Nottingham Strategic Plan with Broxtowe Borough, Nottingham City and Rushcliffe Borough Councils. Consultation was undertaken on the Greater Nottingham Strategic Plan Growth Options document between July and September 2020 and between February and March 2021, which comprises the first formal stage of plan preparation. Consultation on the Greater Nottingham Strategic Plan Preferred Approach document took place in January/February 2023 focusing on the vision and strategy for meeting longer term development needs, including the approach to housing provision and employment need as well as the strategic sites required to meet requirements. A subsequent consultation in September – November 2023 focused on the Preferred approach to strategic distribution and logistics. A publication draft Greater Nottingham Strategic Plan was consulted on from 4th November to 16th December 2024. Whilst the Council has withdrawn from the preparation of the Greater Nottingham Strategic Plan and agreed instead to commence the preparation of the Gedling Local Development Plan, a collaborative approach with the Greater Nottingham Planning Partnership will continue, through attendance at Joint Planning Advisory Board meetings and continued use of the shared evidence base in agreement with the Greater Nottingham Planning Partnership as well as the consistent policies that have been agreed through the preparation of the Greater Nottingham Strategic Plan.
- A joint evidence base is being prepared, some elements in conjunction with other Nottinghamshire authorities including Ashfield District and Erewash Borough Councils.
- The Part 1 Local Plan Aligned Core Strategies (2014) were adopted in partnership with Broxtowe Borough and Nottingham City Councils, with Erewash and Rushcliffe Borough Councils adopting their own Core

Strategies but ensuring a high degree of alignment between the Part 1 Local Plans.

- The Planning Obligations Protocol (2014) sets out how cross boundary impacts will be addressed through Section 106 contributions and/or Community Infrastructure Levy.
- The Inspector's Report on the Gedling Borough Council Local Planning Document (Part 2 Local Plan) (2018) confirmed that the legal requirements of the Duty to Co-operate had been met.
- The Council has worked with the Greater Nottingham authorities to prepare a joint statement of common ground, in accordance with paragraph 27 of the National Planning Policy Framework 2021. This was submitted to the Ministry of Housing, Communities and Local Government in late 2018 and a response is still awaited.
- 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, building on good practice already taking place across Greater Nottingham providers to deliver high quality, sustainable development was endorsed by Joint Planning Advisory Board and will be adopted and implemented by the partner Councils. Subsequent housing delivery workshops have been facilitated to consider barriers to housing delivery and to explore how to raise the environmental sustainability standard of housing developments.
- The Greater Nottingham Authorities have prepared the joint Strategic Housing Land Availability Assessment (SHLAA) methodology report to facilitate consistency across this area of work.
- Similarly, the Greater Nottingham Authorities have prepared a joint Strategic Employment Land Availability Assessment (SELAA) methodology report to ensure consistency in reporting on employment land availability.
- South Nottinghamshire authorities have worked together to prepare an updated Green Belt Assessment Framework, which was consulted on by Broxtowe Borough Council, Gedling Borough Council, Nottingham City Council and Rushcliffe Borough Council in September 2025. Ashfield District Council and Newark and Sherwood District Council will consult on the draft Assessment Framework in due course.

Statutory Consultees

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

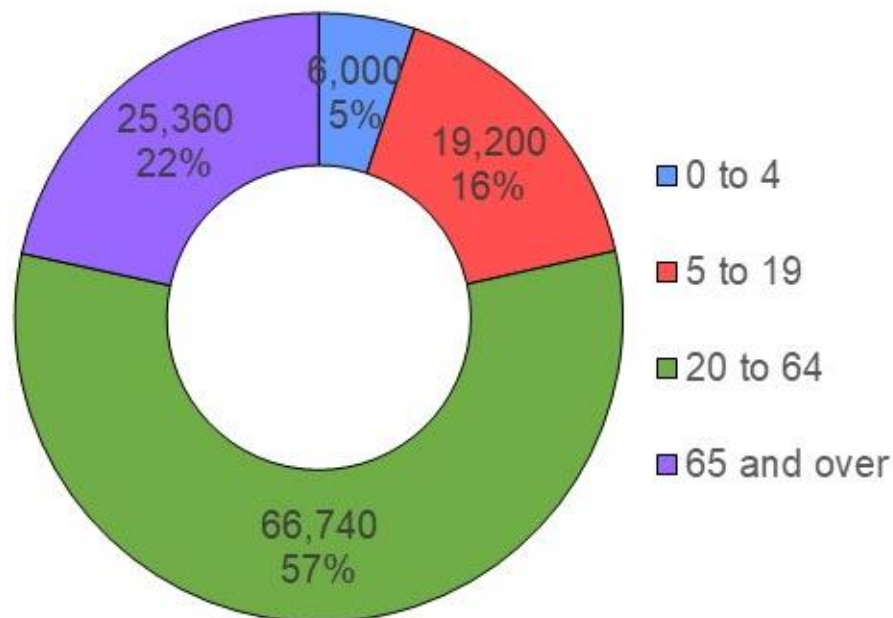
4. Demographics of Gedling Borough

- 4.1. This section is informed by the 2011 Census and the 2021 Census which provides demographic information about Gedling's population. The Census is updated every 10 years. The first results from the 2021 Census were released in June 2022. Information on the 2021 Census is available at the following website pages www.ons.gov.uk/census and www.ons.gov.uk/census/aboutcensus/releaseplans.
- 4.2. The government also publishes population mid-estimates annually.

Population

- 4.3. Key statistics about Gedling Borough's population are:-
- The population from the 2021 Census was 117,300 which is an increase of 3.3% (3,757) since 2011 when it was 113,543.
 - According to the mid-year estimate 2024 the population figure was 120,179. The gender split was 61,995 (52%) female and 58,184 (48%) male. The gender split is 48.5% male (56,900) and 51.5% female (60,400).
 - Since 2011, Gedling has seen a 3% increase in children aged under 15, a 1% decrease in adults aged 15 to 64 and a 20 % increase in those aged 65 and over.

Chart 1: Gedling Borough population by age (2021 Census)



Deprivation

- 4.4. Gedling Borough has seen a gradual improvement in overall Index of Multiple Deprivation score from 15.29 in 2010 to 14.89 in 2019. In 2019, Gedling Borough Council had a national deprivation ranking of 207 out of the 317 Districts in England. The three most deprived wards are Netherfield, Daybrook and Cavendish.

Ethnicity

- 4.5. Table 2 below shows the mix of ethnicities in Gedling Borough, according to the 2021 Census:-

Table 2: Ethnic demographic information

Ethnicity	Percentage
White: English/Welsh/Scottish/Northern Irish/British	85.6%
White: Irish	0.8%
White: Gypsy or Irish Traveller	0.1%
White: Other White	3.1%
Mixed/multiple ethnic group: White and Black Caribbean	1.8%
Mixed/multiple ethnic group: White and Black African	0.3%
Mixed/multiple ethnic group: White and Asian	0.7%
Mixed/multiple ethnic group: Other Mixed	0.7%
Asian/Asian British: Indian	1.5%
Asian/Asian British: Pakistani	1.2%
Asian/Asian British: Bangladeshi	0.1%
Asian/Asian British: Chinese	0.4%
Asian/Asian British: Other Asian	0.6%
Black/African/Caribbean/Black British: African	0.9%
Black/African/Caribbean/Black British: Caribbean	1.1%
Black/African/Caribbean/Black British: Other Black	0.3%
Other ethnic group: Arab	0.2%
Other ethnic group: Any other ethnic group	0.7%

5. Monitoring Local Plan Policies

Overview and Interpretation

- 5.1. This section monitors the implementation of the Local Plan against the monitoring indicators set out in the policies of the Aligned Core Strategy (Part 1 Local Plan) (“ACS”) and the Local Planning Document (Part 2 Local Plan) (“LPD”). The Part 1 and Part 2 Local Plans were underpinned by a Sustainability Appraisal Monitoring Framework (“SA”) which included further monitoring indicators.
- 5.2. All of the monitoring indicators and targets for each planning topics as well as their origins are set out in **Appendix 1**. The relevant monitoring indicators are referenced and highlighted yellow throughout this section and can be cross-referenced with Appendix 1.

Monitoring Indicators: ACS Policy & SA / LPD Policy & SA

- 5.3. The monitoring indicators are split into the following planning topics:-
- Climate change, flood risk and water management
 - Environmental protection
 - Green Belt
 - Natural environment
 - Open space and recreational facilities
 - Historic environment
 - Design
 - Homes
 - Retail and community facilities
 - Transport
 - Infrastructure and developer contributions
- 5.4. Reporting for each monitoring indicator will depend on the type of information available. Generally, information is recorded with reference to the **monitoring period** (1 April 2021 to 31 March 2024) and the **base period** (since 1 April 2011 which is the start of the plan period for the adopted Local Plan). Where information for the indicators has not been reported the reasons for this are explained.

Climate Change, Flood Risk and Water Management

Energy and climate change

- 5.5. Appendix 1 sets out that the Council will monitor renewable energy schemes; energy use by type and carbon dioxide emissions.

Monitoring Indicators: ACS Policy 1 & SA 9, 10 / LPD Policy 1, 2 & SA 10, 11

- Tables 3, 4, 5, 6 and 7 provide a list of planning permission granted for types of renewable energy schemes since 2011.
- Table 8 shows that between 2011 and 2023, there was a decrease in average domestic electricity and gas use, a decrease in average industrial/commercial electric use and an increase in average industrial/commercial gas use.
- Table 9 shows that between 2011 and 2022, there was a decrease in energy consumption derived from coal, gas and electricity, and an increase in energy consumption derived from petroleum products and biofuels.
- Table 10 shows that between 2011 and 2022, the total carbon dioxide emissions per capita has reduced from 4.9 to 3.4 tonnes of carbon dioxide.

Table 3: Planning permissions granted for wind turbine schemes since 2011

Ref	Description	Date granted
2010/0025	Erect wind turbine on 18 metre steel mast, 13 metre diameter. St Georges Hill Cottage, Georges Lane, Calverton.	21 May 2010
2010/0244	Erection of two wind turbines at Woodborough Park, Foxwood Lane.	19 August 2010
2011/0523	Single wind turbine with a generating capacity of 330 kW in Woodborough.	20 April 2016
2012/0840	Single wind turbine with generating capacity of 0.1mw at Burntstump landfill site in Calverton.	21 December 2012
2012/1472	Single wind turbine with a generating capacity of 2.5mw at Severn Trent Water site in Stoke Bardolph.	26 September 2013
2014/0556	Single wind turbine with a generating capacity of 0.5mw at Barracks Farm in Papplewick.	1 December 2014
2014/1168	Single wind turbine with a generating capacity of 1.5mw at Newstead and Annesley Country Park.	18 July 2016
2016/0571	Wind turbine with a maximum height of 100m, associated infrastructure to include building and crane hardstanding in Newstead And Annesley Country Park.	18 July 2016

Table 4: Planning permissions granted for solar power schemes since 2011

Ref	Description	Date granted
2011/0191	Extension including siting of PV Solar Panels at 282 Longdale Lane in Ravenshead.	19 April 2011
2011/0981	New entrance porch extension. First Floor extension to accommodate new staircase, new roof tiles throughout, new solar PV roof tiles, new retrofit photovoltaic solar modules system on roof. Insulated render system applied to external rendered walls, internal alterations, Woodborough Mill, Epperstone By Pass.	11 October 2011

2011/1102	Installation of solar array on existing flat roof on side of property, 48 Salcombe Drive Redhill.	24 November 2011
2011/1117	The proposal is for the installation of a ground mounted system of 16 Sharp 245Wp solar panels.	29 December 2011
2011/1144	Installation of ground based solar PV system.	28 November 2011
2011/1430	Installation of 80 solar photovoltaic arrays over two flat roofs of the Kestrel Business Centre building, Kestrel Business Centre, Road No 2 Colwick.	15 February 2012
2012/0049	The installation of solar photovoltaic panels to parts of 5 roofs on the site, for the microgeneration of electricity using an inverter, Nottinghamshire Fire And Rescue Headquarters Bestwood Lodge Drive.	20 February 2012
2012/0068	Erect two storey front extension, single storey extension to rear and side and solar panels to rear roof, 281 Main Street Calverton.	22 March 2012
2012/0121	Solar PVs installed at Council assets – Civic Centre, Jubilee House, the Depot and Richard Herrod Centre.	27 February 2012
2012/0439	Retention of Photovoltaic Solar Panels, Village Hall, Lingwood Lane.	25 September 2012
2012/1335	Solar Photovoltaic Farm on part of the former Gedling Colliery site.	23 October 2013
2014/0633	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.	8 September 2014
2014/0596	Installation of Solar PV panels to front and rear roof slopes of commercial building at 10 Chapel Lane Arnold.	10 July 2014
2015/0058	To install wind and solar powered lights on the multi use games area (MUGA) at Newstead, Multi Use Games Area Tilford Road Newstead Nottinghamshire.	3 July 2015
2015/0352	A 100kW Solar PV array at Little Tithe Farm, Blidworth Lane	8 July 2015
2015/0862	Erection of a 4MW PV Solar Farm and associated infrastructure in Calverton	25 Aug 2016
2015/1079	Variation of condition 2 to allow for the siting of an additional 46 solar panels within the existing site area (REF 2015/0352), Little Tithe Farm, Blidworth Lane, Calverton.	24 November 2015
2016/0266	Erection of a timber summer house. Installation of solar heating at Hall Mews 5 Hall Lane Papplewick.	1 June 2016

2016/0740	Retention of Solar Panels, Foxhills Foxwood Lane Woodborough .	21 April 2017
2016/1140	Installing a solar panel array at 322 Spring Lane Lambley .	22 December 2016
2018/0193	A Ground Mounted Solar PV Array at Calverton Fish Farm, Moor Lane.	22 May 2018
2019/0907	Up to 10 solar panels mounted on a freestanding aluminium and wooden adjustable stand at 5 Douglas Crescent Carlton.	13 December 2019
2021/0110	Single storey extension to existing banqueting hall and solar panels to existing roof slope in Goosedale Farm Goosedale Lane.	11 May 2021
2022/0430	To fit solar panels to the pitched roof (south and east), as well as a south facing flat roof, 65 Nottingham Road, Ravenshead.	30 June 2022
2021/1471	Variation of condition 2 (Plans) of planning permission 2020/1054 to provide solar PV panels and air source heat pumps to plots 71-80 and 120-125 and solar PV panels to plots 1-14, 20-24, 33-41, 126-127, Land At Rolleston Drive, Arnold	1 July 2022
2022/1282NM A	Non-material amendment relating to planning permission 2021/1471 in relation to solar panels on plots 86-89 incl and 120-125 incl, Land At Rolleston Drive, Arnold	15 December 2022
2022/0223PN	Installation of PV solar equipment on a non-domestic premise, Sherwood Lodge, Sherwood Lodge Drive, Arnold	5 April 2022
2022/1012NM A	6 GSE in roof system solar panels to be added to the roof of the property, 3 either side of the window, Plot 8 96 Plains Road, Mapperley	16 September 2022
2022/0779	8KW solar panels system in the rear garden, Cobblestone Lodge, Lamins Lane, Bestwood, Nottingham	12 December 2022
2020/1072	Installation of solar panels to south facing roof, 51 Main Street, Lambley	17 February 2023
2022/1284	Installation of three solar powered carports, Sherwood Lodge, Sherwood Lodge Drive, Arnold	17 March 2023
2022/1359	Installation of solar panels to restored pitched roof, Youth Centre ,13 Shearing Hill, Gedling	15 March 2023
2023/0277	Detached garage with solar panels and front boundary wall and electric sliding gates, 172 Mansfield Road Redhill, Nottinghamshire	12 June 2023
2023/0201	Installation of 2 x 16kw Air Source Heat Pumps, Warren House, Bestwood Lodge Drive, Bestwood	22 June 2023
2023/0582	Installation of 2 x 16kw Samsung Air Source Heat Pumps (model AE160RXYDEG/EU), Warren House, Bestwood Lodge Drive. <u>2023/0201</u> : Two 16kW air source heat pumps have been granted. Amended plans to relocate	15 September 2023

	the proposal further south on the elevation to address concerns raised by the Council's Environmental Health Team.	
2023/0457NM A	Non-material amendment to reserved matters approval 2019/0152 for the addition of solar panels to various plots, Land Off Teal Close, Netherfield	20 July 2023
2023/0529	Array of solar panels on flat roof using low profile mounting system, Land and Buildings, Road No 3, Colwick	1 September 2023
2023/0578NM A	Non-material amendment to reserved matters approval 2019/0560 (addition of PV Panels to roofs), Land At Teal Close, Netherfield	13 September 2023
2023/0496	Installation of a 4.9kW solar PV system comprising of 12 x Canadian Solar 410w modules, The Annexe At Hollinwood House, Hollinwood Lane, Calverton	16 October 2023
2023/0721NM A	Non material amendment to permission 2020/0020 (solar panels to roofs of certain plots), Land North West Park Road	19 October 2023
2023/0722NM A	Non-material amendment to permission 2022/0584 (PV solar panels to some plots), Land North West of Park Road, Calverton	19 October 2023
2023/0827	Erection of two-bedroom detached house with roof-mounted solar panel, 238 Carlton Hill Carlton Nottinghamshire	12 January 2024

Table 5: Planning permissions granted for biofuel schemes since 2011

Ref	Description	Date granted
2010/0332	Chimney for biomass boiler at Calverton Fish Farm	7 July 2010
2014/1376	Timber constructed heat cabin to house two biomass boilers, thermal store and pellet store at Sherwood Lodge Police Headquarters.	16 March 2015
2015/0004	Biomass boilers at Sherwood Lodge Police Headquarters.	28 April 2015
2018/0111	Biomass boilers to provide up to 120kW energy at Charnwood Court Nursing Home.	24 April 2018
2019/0989	Installation of biomass boiler in Dorket Head Farm, 431 Calverton Road, Arnold.	6 January 2020

Table 6: Planning permissions granted for heat pump schemes since 2011

Ref	Description	Date granted
2011/0930	Retain installation of air source heat pump, Elysium, Newstead Abbey Park.	14 October 2011
2013/0246	Installation of an air source heat pump (Danfoss AT6), 428 Carlton Hill, Carlton.	08 April 2013

2015/0599	Installation of 2 no. 9kW Air Source Heat Pumps, 1-3 Stokers Cottages, Rigg Lane, Papplewick.	4 September 2015
2016/0788	Associated landscaping and external works; new paths; foul and surface water drainage provision; site lighting; external air source heat pump condenser compound, Gedling Country Park Spring Lane.	16 December 2016
2020/0027	Installation of a Stiebel Eltron WPL25 12kW air source heat pump, 32 Rowan Avenue, Ravenshead.	24 February 2020
2020/0828	Variation of condition 2 (approved drawings) of permission 2017/0157 for the inclusion of air source heat pumps to be positioned on external elevation of the building, Site of 72 To 74 Westdale Lane East, Gedling.	2 November 2020
2019/0004	Retention of two air source heat pumps, Lodge Farm, Lambley Lane, Burton Joyce	3 May 2023
2023/0292	Heat pump on side of the house, 6 Churchmoor Lane, Redhill, Nottinghamshire	1 August 2023
2024/0520	Installation of an Air Source Heat Pump (ASHP), 12kW EXCEEDING 0.6m3, Caradoc, 4 Rowland Avenue, Mapperley	24 September 2024
2024/0619	Installation of heat pump in rear garden, 9 Woodland Grove, Woodthorpe	21 November 2024
2024/0754	Installation of air source heat pump, 23 Rawnsley Drive, Gedling	16 December 2024

Table 7: Planning permissions granted for renewable solid fuel schemes since 2011

Ref	Description	Date granted
2011/0401	Diversification of a farming business to include the production of renewable solid fuel by the processing of wood at Silverland Farm in Ravenshead.	21 July 2011

Table 8: Average electricity and gas use (mean consumption) per meter in kilowatt hours (kWh)

	Electricity use per meter: domestic users	Electricity use per meter: non-domestic users	Gas use per meter: domestic users	Gas use per meter: non-domestic users
2011	3,986	61,662	15,529	880,835
2021	3,480	50,855	13,791	1,148,489
2022	3,136	52,381	11,921	1,073,469
2023	3,221	50,794	12,209	875,803

Source: <https://www.gov.uk/government/collections/sub-national-gas-consumption-data> and <https://www.gov.uk/government/collections/sub-national-electricity-consumption-data>

Table 9: Energy consumption by type in tonnes of oil equivalent (ktoe)

	Coal	Manufactured fuels	Petroleum products	Gas	Electricity	Bioenergy & wastes
2011	0.9	4.3	37.8	90.6	30.9	1.7
2020	0.5	2.3	33.5	99.0	28.8	3.7
2021	0.5	4.0	36.3	97.8	28.4	4.6
2022	0.6	4.3	43.2	84.3	26.9	6.2

Source: <https://www.gov.uk/government/collections/total-final-energy-consumption-at-sub-national-level>

Table 10: Carbon dioxide emissions estimates: industry, commercial, domestic and transport sectors (tonnes of CO2 per capita)

	Industry	Commercial	Domestic	Transport	Total (t CO2) per capita
2012	105.6	53.1	260.3	110.7	4.9
2022	92.3	30.6	151.3	108.2	3.4

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

Flooding and water quality

- 5.6. Appendix 1 sets out that the Council will monitor the number of planning permissions implemented against Environment Agency and Local Lead Flood Authority advice, the number of developments incorporating Sustainable Urban Drainage Systems and the area of and number of households within Flood Zones 2 and 3.

Monitoring Indicators: ACS Policy 1 & SA 8 / LPD Policy 3, 4, 5, 6 & SA 8, 9

- Zero planning permissions have been granted contrary to Environment Agency or Local Lead Flood Authority advice (including advice on flood risk, water quality and aquifers) since 2011. The information is available on the following website www.gov.uk/government/publications/environment-agency-objections-to-planning-on-the-basis-of-flood-risk. Where objections from statutory bodies are received the Council takes due regard and technical matters would be satisfied by a planning condition upon granting permission.
- Table 11 shows that there has been a decrease of 14.63 hectares of land and an increase of 863 houses within Flood Zones 2 or 3 between 2011 and 2025.
- All new buildings granted planning permission since 2011 have either incorporated Sustainable Drainage Systems or a condition was attached to the decision requiring details for the disposal of surface water to be approved before commencement of the development in accordance with the Council's standard approach, to ensure that any flooding risks are fully mitigated.

Table 11: Area and households within Flood Zones 2 and 3

Year	Area in Flood Zones 2 or 3	Number of households in Flood Zones 2 or 3	Number of households in Flood Zone 2	Number of households in Flood Zone 3
2011	1,189.47 ha	4,600	N/A	N/A
2012	1,233.00 ha	5,154	N/A	N/A
2013	1,233.00 ha	5,154	N/A	N/A
2014	1,233.00 ha	5,154	N/A	N/A
2015	1,233.00 ha	5,154	N/A	N/A
2016	1,233.00 ha	5,154	N/A	N/A
2017	1,180.83 ha	5,495	2,104	3,391
2018	1,206.00 ha	N/A	N/A	N/A
2019	1,232.00 ha	5,033	1,352	3,681
2020	1,211.70 ha	5,007	1,325	3,682
2021	1,221.83 ha	5,263	1,789	3,474
2022	1,221.83 ha	5,189	1,842	3,347
2023	1,221.76 ha	5,263	1,789	3,474
2024	1,221.73 ha	5,583	2,194	3,389
2025	1,174.84 ha	5,463	2,341	3,122

N/A = data not available

Waste management facilities

5.7. Appendix 1 sets out that the Council will monitor the number of new waste management facilities by type.

Monitoring Indicators: ACS SA 9, 10 / LPD SA 10, 11

- Table 12 shows that nine new waste management facilities have been granted planning permission by Nottinghamshire County Council as waste authority since 2011. There has been one new waste facilities granted planning permission in the Borough during the monitoring period.

Table 12: Planning permissions granted for waste management facilities since 2011

Ref	Description	Date granted
2011/0548 NCC	Change of use of land and buildings for a waste management facility to handle wastes including metals, end of life vehicles and their associated parts including plastics & waste electrical components, aggregates and non-hazardous wastes at Private Road No 2, Colwick Industrial Estate.	9 November 2011
2011/1167 NCC	Change of use to allow for the construction and operation of a Roadsweeper Waste Reception Bay. R C Tuxford Exports, Hollinwood Lane, Calverton	13 January 2012
2013/0890 NCC	Development of an anaerobic digestion facility. This is understood to be operational but may not	13 November 2013

Ref	Description	Date granted
	be working at full capacity. Private Road No.4, Colwick Industrial Estate	
2017/0962 NCC	Change of use of land to accommodate a small sewage pumping station. Land to the north of Stoke Lane, Stoke Bardolph	15 September 2017
2019/0017 NCC	Change of use of existing buildings from waste water transfer station and B1, B2 and B8 to plastic recycling. Private Road No 2, Colwick Industrial Estate	21 January 2020
2019/1089 NCC	Application for habitat enhancement and provision of open space through sustainable use of material arising from the construction of the Gedling Access Road. Land off Arnold Lane, Gedling	22 January 2020
2021/0599 NCC	Retrospective planning application to retain:- - Unit 1: Parts and storage racking to rear of main site office; Increased refuse derived fuel (RDF) Area; Bays in aggregate area; Storage bays in wood recycling yard; SRF refinement plant; Scrap metal storage area and associated works. - Unit 2 : External storage area of baled sorted waste; Storage bays adjacent bale storage area; Storage bays to rear of processing shed & Mobile glass cleaner and associated works. Enviro Building, Private Road No 4, Colwick Industrial Estate, Colwick	30 June 2021
2021/0648 NCC	Development of a waste management facility comprising a waste transfer station incorporating refuse derived fuel (RDF) production associated works. Land off Private Road No. 3, Colwick Industrial Estate, Nottingham, Colwick	14 September 2021
2022/0158 NCC	Use of existing yard area and workshop and storage building as part of the material recycling operations. Land off Hollinwood Lane, Calverton	20 April 2022
7/2025/03 07NCC	Change of Use from industry (Use Class B2 and B8) to waste recycling sui generis. Units 6 and 7 Armitage Business Park, private Road No 3, Colwick Industrial Estate, Colwick.	15 th May 2025
2024/0902 NCC	Installation of a Hand Picking Station Chris Allsop Metals Ltd., Chris Allsop Business Park, private Road No 2, Colwick Industrial Estate, Colwick	7 th March 2025
7/2024/07 56NCC	Extension to Materials Recycling Building and minor changes to extend site layout building relocation of HGV parking area and new storage bays.	13 th March 2025.

Environmental Protection

Environmental consultees

- 5.8. Appendix 1 sets out that the Council will monitor the number of planning applications approved against the advice of the Council's Public Protection (Scientific) Officer, the Coal Authority and the Health and Safety Executive.

Monitoring Indicators: LPD Policy 7, 8, 9, 10

- Zero planning applications during the monitoring period were approved against the advice of Gedling Borough Council's Scientific Officer who provides technical advice on land contamination and air quality.
- Zero planning permissions for development have been granted contrary to advice from the Coal Authority since 2011. Where objections from statutory bodies are received the Council takes due regard and technical matters would be satisfied by a planning condition upon granting permission.
- Zero planning permissions for development have been granted contrary to advice from the Health and Safety Executive since 2011. Where objections from statutory bodies are received the Council takes due regard and technical matters would be satisfied by a planning condition upon granting permission.

Air quality management

- 5.9. Appendix 1 sets out that the Council will monitor air quality management and whether development accords with the requirements of the Air Quality and Emissions Mitigation guidance.

Monitoring Indicators: LPD Policy 11 & SA 8, 9

- The Air Quality Management Area along the A60 Mansfield Road was formally revoked in November 2024. The Council continues to monitor air quality along this transport corridor, and throughout the Borough.
- The Department for Environment, Food & Rural Affairs expects local planning authorities to work towards reducing emissions and/or concentrations of PM2.5 (fine particulate matter) regardless of levels. There is clear evidence that PM2.5 has a significant impact on human health, including premature mortality, allergic reactions, and cardiovascular diseases even at very low levels.
- In 2019 the Council updated the 'Air Quality and Emissions Mitigation: Guidance for Developers', which sets out borough-wide measures to help reduce vehicle emissions occurring as a result of development and construction emissions during development. The document is incorporated into Policy LPD 11 of the Part 2 Local Plan.
- The Council's Scientific Officer is consulted on planning applications where issues of air quality and emissions mitigation arise and provides technical comments in relation to interpreting the Air Quality and Emissions Mitigation guidance. It is generally the approach that conditions where appropriate, or otherwise advisory notes, are attached to planning decisions where these are requested. The guidance is given weight under

Policy LPD 11. Zero planning permissions have been granted where an objection has been raised by the Council's Scientific Officer.

Green Belt

Green Belt land

5.10. Appendix 1 sets out that the Council will monitor the percentage of planning permissions granted contrary to Policy LPD 13 and Policy LPD 14 of the Part 2 Local Plan (proposals that increase the floor space of an existing building or replacement building by more than 50%), the number of homes for rural workers granted planning permission, the location/area of land removed from the Green Belt and progress in producing a Part 2 Local Plan.

Monitoring Indicators: ACS Policy 3 & LPD Policy 13, 14, 16, 17

- The Council adopted the Local Planning Document (Part 2 Local Plan) in July 2018. The Part 2 Local Plan released 215 hectares of Green Belt land across the Borough in accordance with Policy 3 of the Aligned Core Strategy. This represents a 2% reduction. 73% of Gedling Borough is now Green Belt (8,794 hectares).
- Since the Part 2 Local Plan was adopted, five planning permissions have been granted for disproportionate additions (above 50% of the original floor space), as set out in Policy LPD 13 and Policy LPD 14 of the Part 2 Local Plan. Table 13 sets out the reasons for these.
- Zero homes were granted planning permission for rural workers in the Green Belt (in accordance with Policy LPD 17 of the Part 2 Local Plan) in 2024/25.

Table 13: Planning permissions granted for development in the Green Belt with an increase in floor space being over 50% since the adoption of the Local Planning Document

Ref	Summary of reason for approval	Date granted
2018/0569	Extension 104% over original floor space. Very Special Circumstances demonstrated.	15 August 2018
2020/0889	Extension over 50% of original floor space. Very Special Circumstances demonstrated.	8 December 2020
2021/0110	Extension over 50% of original floor space. Very Special Circumstances demonstrated due to economic benefits relating to Goosedale Farm.	11 May 2021
2020/1177	Extension 255% over original floor space. Very Special Circumstances demonstrated due to economic benefits relating to Goosedale Farm.	6 July 2021
2021/0929	Extension 67% over original floor space. Very special circumstances demonstrated that would outweigh the limited harm identified.	24 September 2021
2022/1242	Extension 65% over original floor space. The development would result in an overall 30% decrease, as the existing percentage of total increase from original is currently 95%.	18 May 2023

Ref	Summary of reason for approval	Date granted
2023/0679	Extension over 50% of original floor space. The proposed development would result in a decrease in floor space over how the building currently stands.	6 December 2023
2023/0880	Extension over 50% of original floorspace. Very Special Circumstances demonstrated.	2 February 2024
2023/0881	Extension over 50% of original floorspace. Very Special Circumstances demonstrated.	8 March 2024
2023/0885	Extension over 50% of original floorspace. Very Special Circumstances demonstrated.	11 March 2024
2024/0239	Extension over 50% of original floorspace. Very Special Circumstances demonstrated. The original property has already been extended above 50%. The new extensions would be less than that currently in place.	13 June 2024
2023/0518	Extension over 50% of original floorspace. Prior approval (2024/0302) for a first floor extension represents a fall-back position - considered the proposal would not result any greater harm to the GB.	26 July 2024
2023/0839	Extension over 50% of original floorspace. Very Special Circumstances demonstrated. Proposed basement area exceeds the permitted 50% allowance, but is underground and will not impact on the GB openness.	16 August 2024
2024/0473	Extension over 50% of original floorspace. PDL site. Aligns with LPD 13 as there are demonstrable benefits (i.e. improvement in GB openness through the reduction of existing volume).	5 September 2024

Safeguarded land

5.11. Appendix 1 sets out that the Council will monitor the status of safeguarded land and why any planning permissions have been granted.

Monitoring Indicators: ACS Policy 3

- The planning status of each safeguarded land site is set out in Table 14. The Issues and Options consultation on the Gedling Local Development Plan included a question on whether the protected or non-protected safeguarded land designations from the 2018 Part 2 Local Plan are still applicable.

Table 14: Planning status of safeguarded land

Site	Planning status
Top Wighay Farm, Hucknall	Safeguarded for future development in the Part 2 Local Plan. Previously proposed for residential development in the Publication Draft Greater Nottingham Strategic Plan (2024).
Oxton Road/ Flatts Lane, Calverton	Safeguarded for future development in the Part 2 Local Plan.
Moor Road, Bestwood Village	Safeguarded for future development in the Part 2 Local Plan.
Mapperley Golf Course	Safeguarded (Protected) from future development in the Part 2 Local Plan.
Lodge Farm Lane, Arnold	Safeguarded (Protected) from future development in the Part 2 Local Plan.
Glebe Farm, Gedling Colliery	Safeguarded (Protected) from future development in the Part 2 Local Plan.
Spring Lane, Lambley	Safeguarded (Protected) from future development in the Part 2 Local Plan.

Natural Environment

Nationally and internationally designated site and species

5.12. Appendix 1 sets out that the Council will monitor Sites of Special Scientific Interest, progress on the designation of Special Protection Areas and losses/gains to priority habitats.

Monitoring Indicators: ACS Policy 17 / LPD Policy 18 & SA 6, 7

- There is one Site of Special Scientific Interest in Gedling Borough which is Linby Quarries, the condition of which is 81.24 % 'favourable' and 18.76 % 'unfavourable – no change'. The information is provided by Natural England (<https://designatedsites.naturalengland.org.uk>). There has been no net change in the monitoring period.
- The potential possible Sherwood Forest Special Protection Area has been considered for being formally proposed for designation since prior to the preparation of the Aligned Core Strategy (Part 1 Local Plan). No progress has been made towards formal designation of the Sherwood Forest Special Protection Area.
- The baseline information on losses and gains in priority habitat is not currently available for Gedling Borough.

Locally Designated Sites

5.13. Appendix 1 sets out that the Council will monitor the number, area and net change of Local Nature Reserves, Local Wildlife Sites, Local Geological Sites and the number of Local Wildlife Sites under positive conservation management.

Monitoring Indicators: ACS Policy 16, 17 & SA 6, 7 / LPD Policy 18 & SA 6, 7

- Table 15 shows there are five Local Nature Reserves in Gedling Borough all of which have a management plan in place.
- Tables 16 and 17 set out the number and area of Local Wildlife Sites in Gedling Borough and the number of those under positive management using Single Data List Indicator 160. Information on Local Wildlife Sites and Local Geological Sites is provided by the Nottinghamshire Biological and Geological Records Centre. For the monitoring period there has been a slight increase in the area of Local Wildlife Sites, mainly due to mapping revisions. A new Local Wildlife Site at Bestwood Pit Top, a former pit top supporting butterflies of conservation importance, may also be designated in the next monitoring period, subject to surveys being undertaken.
- Table 18 sets out the number and area of Local Geological Sites, which were first identified in 2018.

Table 15: Local nature reserves

Site	Designated	Area (ha)	Management
Gedling House Woods	1992	4.79 ha	Friends of Gedling House Woods
Gedling House Meadow	2007	5.93 ha	Friends of Gedling House Woods
Netherfield Lagoons	2007	51.01 ha	Gedling Conservation Trust
The Hobbucks	2015	9.79 ha	Gedling Borough Council/ Friends of the Hobbucks
Gedling Country Park	2018	106.77 ha	Gedling Borough Council supported by Friends of Gedling Country Park

Table 16: Local wildlife sites

Year	Total sites	Area (ha)
Spring 2011	80	1,198.06 ha
Spring 2012	85	1,227.27 ha
Spring 2013	83	1,227.48 ha
Spring 2014	88	1,232.09 ha
Spring 2015	83	1,250.53 ha
Spring 2016	82	1,250.53 ha
Spring 2017	83	1,268.12 ha
Spring 2018	87	1,272.56 ha
Spring 2019	86	1,275.37 ha
Spring 2020	85	1,284.45 ha
Spring 2021	82	1,250.80 ha
Spring 2022	78	1,249.95 ha
Spring 2023	78	1,247.11 ha
Spring 2024	78	1,386.80 ha
Spring 2025	78	1,389.17 ha

Table 17: Local wildlife sites under positive management

Year	Total sites	Sites under positive management	Percentage under positive management
2011/12	68	24	35.3%
2016/17	79	22	27.8%
2018/19	79	23	29.1%
2019/20	85	N/A	N/A
2020/21	82	N/A	N/A
2021/22	78	N/A	N/A
2022/23	78	N/A	N/A
2023/24	78	N/A	N/A
2024/25	78	N/A	N/A

Table 18: Local geological sites

Site	Area (ha)
Bestwood II (Wildman's Wood) Quarry	18.36 ha
Culley Quarry, Linby (Yellowstone Quarry)	0.34 ha
Gedling Colliery Sidings	0.34 ha
Gedling Colliery Sidings/B	1.23 ha
Gedling Colliery Sidings/C	0.41 ha

Woodland and Ancient Woodland

- 5.14. Appendix 1 sets out that the Council will monitor net changes in woodland area and ancient woodland and the number of planning permissions resulting in the loss of ancient woodland.

Monitoring Indicators: ACS SA 6, 7 / LPD Policy 18 & SA 6, 7

- Forestry Commission statistics on woodland show as at March 2018 there was 1,763.5 hectares of woodland in Gedling Borough. This figure was 1,764.7 hectares in 2014. Forestry Commission reports are available on the following website <https://www.forestresearch.gov.uk/tools-and-resources/national-forest-inventory>.
- The Forestry Commission recorded approximately 53.6 hectares of ancient woodland in Gedling Borough in 2024. This has decreased from 56.8 hectares in 2019.
- During the monitoring period no planning permissions have been granted that resulted in the loss of trees within designated ancient woodland.

Open Space and Recreational Facilities

Open space

- 5.15. Appendix 1 sets out that the Council will monitor the setting of green infrastructure policies in the Part 2 Local Plan; the area of new open spaces by type and net change; the number of open spaces and financial contributions towards open spaces secured via Section 106 agreements; the

amount of greenfield land lost to new development, and the net change in Local Green Spaces.

Monitoring Indicators: ACS Policy 16 & SA 6, 7/ LPD Policy 20, 21, 22 & SA 2, 6, 7

- The Part 2 Local Plan includes Policy LPD 20 and Policy LPD 21 which seek to protect existing green infrastructure and provide new green infrastructure (10% on sites 0.4 hectares and above).
- Table 19 shows the area of open space in the Borough by type, as recorded by the Council's Parks and Street Care team. It is noted that there may be some overlap between the categories. The 2018 figure equates to the area of open spaces shown on the Local Planning Document Policies Map.
- Table 20 shows the amount of greenfield land lost to new large development for housing (10 dwellings or more) and other uses. For information, land is considered 'lost' upon commencement of development.
- New open spaces committed from s106 agreements during 2024/25 are set out in Table 21. The total figure for s106 contributions and obligations related to open space in 2024/25. There is a total of £250,859.41 in Off-Site Contributions potentially due subject to the approval of open spaces schemes.
- Table 22 shows that there are 29 Local Green Spaces in Gedling Borough, which are designated through the adoption of a Development Plan including the Part 2 Local Plan and Neighbourhood Plans. There has been no net loss of designated Local Green Spaces since they were designated. It should be noted that Local Green Spaces in Burton Joyce were designated in the Part 2 Local Plan and not in the Neighbourhood Plan. The Issues and Options consultation on the Gedling Local Development Plan included a question asking for sites to be put forward for consideration as new Local Green Spaces (and assessed against national planning policy).

Table 19: Area of open space by type and net change

Type of Open Space	Area in LPD (2018)	Net change since 2018
Allotments	24.41 ha	N/A
Amenity greenspaces	113.13 ha	N/A
Cemeteries	26.39 ha	N/A
Green corridors	0.99 ha	N/A
Natural and semi natural urban green	107.4 ha	N/A
Outdoor sports facility	348.24 ha	N/A
Parks and gardens	446.01 ha	N/A
Play areas/young people	22.09 ha	N/A
Recreation ground/sport	10.18 ha	N/A

N/A = data not available

Table 20: Amount of greenfield land (ha) lost to new large development since 2011

Year	Site Name	Type	Area lost
2011/12	147 homes on Ashwater Drive allocation site (allocated in 2005 Local Plan).	Residential	4.58 ha
2012/13	49 homes on Howbeck Road allocation site (allocated in 2005 Local Plan).	Residential	1.50 ha
2012/13	113 homes on Main Street and Hollinwood Lane, Calverton (designated safeguarded land).	Residential	3.76 ha
2013/14	18 homes on Park Road in Bestwood Village.	Residential	0.29 ha
2014/15	38 homes on part of the Top Wighay Farm strategic site.	Residential	1.47 ha
2015/16	No loss.		
2016/17	150 homes on Spring Lane allocation site (H6).	Residential	9.88 ha
2017/18	237 homes on North of Papplewick Lane strategic site.	Residential	7.87 ha
2018/19	No loss.		
2019/20	199 homes (phase 1) on part of the Teal Close strategic site.	Residential	4.80 ha
2019/20	66-bedroom care home on the Teal Close strategic site.	Residential care home	0.44 ha
2020/21	164 homes on part of the Howbeck Road/ Mapperley Plains allocation site (H7).	Residential	7.69 ha
2020/21	14 homes on Wood Lane allocation site (allocated in 2005 Local Plan).	Residential	0.72 ha
2020/21	14 homes on Mill Field Close allocation site (H20) in Burton Joyce.	Residential	0.75 ha
2021/22	Additional 18 homes on North of Papplewick Lane strategic site.	Residential	0.91 ha
2021/22	353 homes (phase 2) on part of the Teal Close strategic site.	Residential	11.32 ha
2021/22	Unit 1 and 14 trade counter units on part of the Teal Close strategic site.	Employment	3.4 ha
2021/22	101 homes on part of the Westhouse Farm allocation site (H12) in Bestwood Village.	Residential	3.29 ha
2021/22	351 homes on Park Road allocation site (H16) in Calverton.	Residential	13. 6 ha
2022/23	Units 2 to 7 industrial units on part of the Teal Close strategic allocation - comprising 10,312 sq. metres.	Employment	3.05 ha
2022/23	Glebe Farm 14 homes on land off Glebe Drive, Burton Joyce	Residential	1.24 ha
2022/23	Dark Lane housing allocation (H14) Calverton	Residential	2.22 ha
2022/23	Burton Road, Land to the South - Linden Grove housing allocation (H4)	Residential	3.97 ha

Year	Site Name	Type	Area lost
2023/24	255 homes Teal Close (phase 3).	Residential	13.32 ha
2023/24	47 homes Cornwater Fields	Residential	2.92 ha
2023/24	11 homes Ashdale, Burton Joyce	Residential	0.57 ha
2023/24	14 homes Hillside Farm, Burton Joyce	Residential	0.7 ha

Table 21: Open space contributions 2024/25

App Ref	Location	Breakdown of Obligations	Capital Contribution	Maintenance Contribution
2021/0072	Land to the West Mansfield Road, Redhill	Open Spaces Scheme to be submitted and approved prior to commencement	TBC	TBC
2023/0233	Land off Marion Avenue, Hucknall	Open Spaces Scheme to be submitted and approved prior to commencement	£49,469.36 (RPI Index Linked)	£20,891.60 (RPI Index Linked)
2023/0830	Land East, Killisick Lane, Arnold	Open Spaces Scheme to be submitted and approved prior to commencement	£60,037.20 (RPI Index Linked)	£27,360.00 (RPI Index Linked)
2023/0926	Land Rear Coppice Farmhouse, Mapperley Plains	Open Spaces Scheme to be submitted and approved prior to commencement	£63,840.00 (RPI Index Linked)	£29,261.25 (RPI Index Linked)
2024/0063	Land at Top Wighay Farm, Wighay Road	Delete and replace definition of 'Playing Fields' to two 11 year old / 12 year old (9v9) pitches including run off areas.	N/A	N/A

Table 22: Local Green Spaces in the Borough

Development Plan	Number of Local Green Spaces designated	Designation date
Local Planning Document (Part 2 Local Plan)	9	July 2018
Calverton Neighbourhood Plan	4	November 2017
Papplewick Neighbourhood Plan	6	July 2018

Development Plan	Number of Local Green Spaces designated	Designation date
	(including two duplicates also designated in the Part 2 Local Plan)	
Linby Neighbourhood Plan	12	May 2019
Total	29	

Recreational open space and facilities

5.16. Appendix 1 sets out that the Council will monitor Green Flag awarded open spaces; net changes to Country Parks, and the number of planning permissions for new tourism related accommodation.

Monitoring Indicators: ACS Policy 16 & SA 3 / LPD Policy 24 & SA 2, 6, 7

- Table 23 shows there are five Green Flag awarded parks in Gedling Borough – Arnot Hill Park, Gedling Country Park, Burton Road Jubilee Park, Bestwood Country Park and for the first time Breck Hill Park in 2022.
- There are five Country Parks in Gedling Borough – Bestwood Country Park; Burntstump Country Park; Gedling Country Park; Newstead and Annesley Country Park and Newstead Abbey. No changes in designation have taken place during the monitoring period.
- Four planning permissions for new tourist accommodation have been granted since the adoption of the Local Planning Document as shown in Table 24.

Table 23: Green Flag awarded to open spaces since 2011

Open Space	Award	Management
Arnot Hill Park	Since 2007	Managed by the Council and the Friends of Arnot Hill Park. Completed projects include improvements to the lake, play areas, buildings, car parks and security and installation of planting schemes and sculptures.
Gedling Country Park	Since 2016	Managed by the Council supported by the Friends of Gedling Country Park. Completed projects include the play area, café 1899, visitor centre and information, nature trail and sculptures, relocation of the beehives onto the Butterfly walk, Ivan Gollop memorial garden, viewing platforms and extensions to the car park.
Burton Road Jubilee Park	2014-2018 Since 2019	A Friends of Burton Road Jubilee Park group is now involved with the management and development.

Open Space	Award	Management
Bestwood Country Park	2020 - 2023	Green Flag awarded summer 2020. The park is owned by Gedling Borough Council and Nottinghamshire County Council. The Council have the maintenance responsibilities for all of the park through a collaborative agreement with County. The Friends of Bestwood Country Park also assist with the development and management with frequent volunteering conservation activities. Green Flag no longer applied for since management of the park was handed back to Nottinghamshire County Council in 2023.
Breck Hill Park	Since 2022	Managed by the Council and supported by the Friends of Breck Hill Park. Refurbishment of the playground completed in February 2021.

Table 24: New tourist accommodation granted permission since the adoption of the Local Planning Document

Ref	Site name	Accommodation Type	Date granted	Status
2018/0174	272 Longdale Lane, Ravenshead	Change of use to 3 holiday apartments	27 April 2018	Built in 2019.
2018/0115	Lakeside, Mansfield Road, Bestwood	Proposed hotel	7 December 2018	Lapsed permission i.e. not built.
2019/0177	Fairview Farm, Ravenshead	Construct 3 holiday lets	23 April 2019	Unimplemented.
2024/0176	314 Spring Lane, Lambley	3 Self-contained holiday lets	20 May 2024	Not started

Historic Environment

Heritage assets

5.17. Appendix 1 sets out that the Council will monitor the number of heritage assets by type and area and the number and percentage of heritage assets at risk.

Monitoring Indicators: ACS Policy 11 & SA 6, 7 / LPD Policy 26, 27, 28, 29, 30, 31 & SA 3

- The number of designated and non-designated heritage assets by type in Gedling Borough are:-
 - 195 Listed Buildings (6 Grade I, 15 Grade II* and 174 Grade II).

- Nine Scheduled Monuments.
 - Four Registered Parks and Gardens.
 - Seven Conservation Areas.
 - 144 non-designated heritage assets.
- Further information on Listed Buildings, Scheduled Monuments and Registered Parks and Gardens are available on Historic England's national heritage list website <https://historicengland.org.uk/listing/the-list>. Recent Listed Building entries are reported on the Council's web page www.gedling.gov.uk/heritage-assets.
- The area of each Registered Park and Garden in Gedling Borough is:-
 - Bestwood Pumping Station – 2.35 hectares
 - Newstead Abbey – 287.33 hectares
 - Papplewick Hall – 46.33 hectares
 - Papplewick Pumping Station – 2.75 hectares
- Appraisals have been adopted for each of the seven Conservation Areas which are available on the Council's website www.gedling.gov.uk/conservation-areas. A new conservation area for Gedling Village was designated in June 2025 (outside the monitoring period). Work has commenced on the review of the Calverton Conservation Area Character Appraisal (2007) with the intent of preparing a new Conservation Area Appraisal and Management Plan for this Conservation Area. The area currently covered by each Conservation Area is:-
 - Bestwood Village – 15.71 hectares
 - Calverton – 14.25 hectares
 - Lambley – 24.62 hectares
 - Linby – 25.54 hectares
 - Papplewick – 55.70 hectares
 - Woodborough – 45.43 hectares
 - Gedling Village – 13.91 hectares
- Table 25 shows that there are five out of 214 (2.3%) designated heritage assets at risk in Gedling Borough and the information is provided in the Heritage at Risk Midlands Register 2023 by Historic England (<https://historicengland.org.uk/advice/heritage-at-risk>). The Council has not identified non-designated heritage assets at risk.
- The Council adopted 'Non-Designated Heritage Assets: Selection Criteria' in January 2019 in order to progress the implementation of Policy LPD 31 of the Part 2 Local Plan. The Council has reviewed non-designated heritage assets using the selection criteria document since 2020 and the latest local heritage list was published in October 2023. Further information is available on the Council's web page www.gedling.gov.uk/heritage-assets.

Table 25: Designated heritage assets at risk by type

Type of heritage asset	2012	2025
Listed Buildings	3	3
Conservation Areas	0	0
Scheduled Monuments	1	2
Registered Park and Gardens	0	0
Non-Designated Heritage Assets	0 (not identified)	0 (not identified)

Planning applications in historic environment

5.18. Appendix 1 sets out that the Council will monitor the number of planning applications approved against Historic England advice and the number of Section 106 contributions to manage or conserve heritage assets.

Monitoring Indicators: LPD Policy 26, 29, 30 & SA 3

- Zero planning applications were approved against Historic England advice in the monitoring period.
- Zero Section 106 obligations entered into related to the management and conservation of heritage assets in the monitoring period.

DesignNew development

5.19. Appendix 1 sets out that the Council will monitor the density of new development, the number of homes built on residential garden land and progress on setting indicators to improve the standard of design in the Part 2 Local Plan.

Monitoring Indicators: ACS Policy 10 / LPD Policy 33, 34

- The density of new homes delivered on large sites (50 or more dwellings in the urban area and 10 or more dwelling in the rural area) is shown in Tables 26, 27 and 28. The density policy in the Part 2 Local Plan provides the target of no new development of less than 30 dwellings per hectare with the exception of no new development of less than 20 dwellings per hectare in Burton Joyce, Lambley, Ravenshead and Woodborough, no new development of less than 25 dwellings per hectare in Bestwood Village, Calverton and Newstead and locations where there is convincing evidence of a need for a different figure.
- Table 29 shows that since 1 April 2011, 9% of new homes were constructed on residential garden land.
- The Part 2 Local Plan does not include indicators that monitor the improvement of the standard of design given that there is no framework in place to assess standard of design. The Part 1 Local Plan includes Policy 10 (Design and Enhancing Local Identity) and the Part 2 Local Plan includes Policy LPD 32 (Amenity) and Policy LPD 35 (Safe, Accessible

and Inclusive Development), all of which are taken into consideration when determining planning applications.

- Following the submission of an expression of interest for the National Model Design Code: Phase 2 pilots the Council were in receipt of a grant award from the Department for Levelling Up, Housing and Communities in March 2022 to produce a design guide to steer new development in the Borough. The information is available on the following website <https://www.gov.uk/government/news/communities-empowered-to-shape-design-of-neighbourhoods>.

Table 26: Density of new homes completed on sites of 50 dwellings or more in the urban area (policy requirement is 30 dwellings per hectare (dph)) since 2011

	Number of dwellings at up to 29 dph	Number of dwellings at 30 dph and over
2011/12	0	55
2012/13	0	158
2013/14	0	177
2014/15	0	136
2015/16	0	52
2016/17	0	27
2017/18	0	89
2018/19	0	163
2019/20	0	250
2020/21	0	130
2021/22	0	262
2022/23	0	406
2023/24	33	265
2024/25	108	183

Table 27: Density of new homes completed on sites of 10 dwellings or more in Burton Joyce, Lambley, Ravenshead and Woodborough (policy requirement is 20 dwellings per hectare (dph)) since 2011

	Number of dwellings at up to 19 dph	Number of dwellings at 20 dph and over
2011/12	0	33
2012/13	0	13
2013/14	0	0
2014/15	0	1
2015/16	0	0
2016/17	1	12
2017/18	0	0
2018/19	1	0
2019/20	0	0
2020/21	0	2
2021/22	0	6
2022/23	5	34
2023/24	10	6
2024/25	15	7

Table 28: Density of new homes completed on sites of 10 dwellings or more in Bestwood Village, Calverton and Newstead (policy requirement is 25 dwellings per hectare (dph)) since 2011

	Number of dwellings at up to 24 dph	Number of dwellings at 25 dph and over
2011/12	0	46
2012/13	3	0
2013/14	2	6
2014/15	4	77
2015/16	2	55
2016/17	0	9
2017/18	3	11
2018/19	0	15
2019/20	0	4
2020/21	0	6
2021/22	0	14
2022/23	0	132
2023/24	0	161
2024/25	0	107

Table 29: New homes completed on residential garden land since 2011

Year	Total (net) completions	Number of completions on garden land	Percentage (%)
2011/12	275	59	21%
2012/13	227	32	14%
2013/14	321	35	11%
2014/15	311	30	10%
2015/16	174	36	21%
2016/17	198	40	20%
2017/18	237	26	11%
2018/19	286	29	10%
2019/20	360	21	6%
2020/21	310	27	9%
2021/22	357	34	10%
2022/23	691	18	3%
2023/24	604	19	3%
2024/25	463	14	3%
TOTAL	4,814	420	9%

Homes

Housing delivery

- 5.20. Appendix 1 sets out that the Council will monitor the housing completions (net additional homes); planning progress made on strategic sites and allocated housing sites; the five year land supply of deliverable housing sites; housing completions on previously developed land and windfall sites; and progress made on the Gedling Colliery/Chase Farm as a regeneration site.

Monitoring Indicators: ACS Policy 2, 7 & SA / LPD Policy 40, 64, 65, 66, 67, 68, 69, 70 & SA 1

- The Part 1 Local Plan was adopted in September 2014 and sets the housing requirement. The Part 2 Local Plan was adopted in July 2018 and includes housing allocations in line with the objectives of the Part 1 Local Plan.
- The Department for Levelling Up, Housing and Communities published the results of the Housing Delivery Test for 2023 on 12th December 2024. The 2023 result for Gedling Borough Council was 109% and was based on the three year period 1 April 2020 to 31 March 2023. This was an improvement against the figure of 88% for the 2022 Housing Delivery Test result. The Housing Delivery Test result for 2023 meant that the Council needed longer need to prepare an action plan. However, it is the view of the Council that the Housing Delivery Action Plan continues to be useful report to prepare and publish.
- The Council's Housing Delivery Action Plan was published in July 2025 and has been updated to reflect the result of the Housing Delivery Test 2023 (published on 12th December 2024). The latest Action Plan is available on the following Council's web page www.gedling.gov.uk/resident/planningandbuildingcontrol/planningpolicy/monitoringreports. As well as including a detailed analysis of the key reasons for the under delivery of the Council's housing requirement the Action Plan identifies the measures the Council intends to undertake to increase/maintain delivery of new housing in Gedling Borough. Many of the actions identified in the previous Housing Delivery Action Plan have already been implemented and a number of actions are ongoing.
- The Council's Five Year Housing Land Supply Assessment 2025 published in December 2025 considers the Borough's supply of housing against the housing target (based on the annual local housing need calculated using the standard method because the housing requirement set out in the Part 1 Local Plan is now out of date). Gedling Borough Council has a 3.73 year supply. The direct web link to the latest five year housing land supply assessment is www.gedling.gov.uk/5yhs.
- The Council updates its Brownfield Land Register annually in accordance with the Housing and Planning Act 2015. The latest Brownfield Land Register is available on the Council's web page www.gedling.gov.uk/shlaa.
- Table 30 sets out the housing requirement for the plan period and the number of new homes built since 2011.
- Table 31 sets out progress made with the strategic sites in the Aligned Core Strategy and the housing sites allocated in the Local Planning Document.
- Table 32 sets out the number of housing completions since 2011 on allocated, unallocated and safeguarded land sites. Allocated sites are

those that are allocated for residential development in the Local Plan. Unallocated sites are those that are not allocated in the Local Plan, otherwise known as “windfall sites”. Safeguarded land is protected from development during the plan period in order to meet longer term development needs.

- Table 33 sets out the number of new home completions on previously developed land or ‘brownfield’ land since 2011.
- The Chase Farm/Gedling Colliery site is a strategic allocation in the Part 1 Local Plan and was subsequently allocated for housing and employment in the Part 2 Local Plan. A Supplementary Planning Document for the site was approved in 2008. Tables 31 and 40 set out progress made on the residential and employment allocations of this site.

Table 30: Housing requirement and completions (net) during the plan period

Locality area	Aligned Core Strategy housing requirement 2011-2028	Local Planning Document 2011-2028	Completions 2011-2025
Urban area (Arnold and Carlton) including Teal Close and Gedling Colliery/Chase Farm sites	4,045	4,890	3,476
Around Hucknall including North of Papplewick Lane and Top Wighay Farm	Approx 1,300 homes including up to 300 homes on North of Papplewick Lane and 1,000 homes on Top Wighay Farm	1,265 homes	293 (250 on North of Papplewick Lane and 38 on Top Wighay Farm)
Key settlement for growth - Bestwood Village	Up to 560 homes	540 homes	165
Key settlement for growth - Calverton	Up to 1,055 homes	820 homes	557
Key settlement for growth - Ravenshead	Up to 330 homes	300 homes	143
Other villages (listed below)	Up to 260 homes	170 homes including 80 homes in Burton Joyce and 50 homes in Woodborough	
• Burton Joyce	-	80 homes	116
• Lambley	-	-	33
• Linby	-	-	5
• Newstead	-	-	9
• Papplewick	-	-	-1
• Stoke Bardolph	-	-	1

Locality area	Aligned Core Strategy housing requirement 2011-2028	Local Planning Document 2011-2028	Completions 2011-2025
• Woodborough	-	50 homes	23
Total			4,814

Table 31: Progress made on strategic sites and allocated housing sites

Site	Progress and planning status
Teal Close	Allocated for 830 homes. Site has outline planning permission for residential development, employment uses and other uses (2013/0546). First housing phase of 199 homes is currently under construction (2017/0800). Second housing phase of 353 homes is also currently under construction (2019/0152). The third and final housing phase of 255 homes is also under construction (2019/0560). The total figure granted to date is 807 homes. As of 31 March 2025, 507 dwellings have been built. 197 homes on phase 1 (2 plots remaining), 301 homes on phase 2 (52 plots remaining) and 9 dwellings on phase 3 (246 remaining).
North of Papplewick Lane	Allocated for up to 300 homes. Part of the site has completed construction for 273 homes (2017/0201 and 2020/0258). Planning permission was granted on the remainder of the site, for an additional 30 homes (2023/0233) in January 2025.
Top Wighay Farm	Allocated for 845 homes. Part of site for 38 homes (2014/0950) is built. Outline planning permission for mixed-use development comprising 805 homes (2020/0050) granted in March 2022. Reserved Matters granted in September 2024 for 763 homes (2023/0872). Site commenced construction in October 2025.
(H1) Rolleston Drive	Allocated for 140 homes. The site is currently under construction for 131 factory-built affordable homes (2020/1054). As of 31 March 2025, 42 homes have been built.
(H2) Brookfields Garden Centre	Allocated for 90 homes. A combined development brief for three sites (H2, H7 and H8) to the north east of Arnold adopted in January 2019. Outline planning permission for up to 32 homes on part of the site (to the rear of Brookfields Garden Centre) (2017/0155) lapsed in March 2023. No planning applications have since been received.
(H3) Willow Farm	Allocated for 110 homes. Development brief (informal guidance) adopted in February 2020. Site is currently under construction for 24 houses on part of the site (2021/1398).
(H4) Linden Grove	Allocated for 115 homes. Site is currently under construction for 120 homes (2021/0694). As of 31 March 2025, 98 homes have been built.

(H5) Lodge Farm Lane	Allocated for 150 homes. Resolution to grant outline planning application for up to 148 homes (2018/0347) in August 2019 subject to the signing of the s106.
(H6) Spring Lane	Allocated for 150 homes. Site completed in April 2019.
(H7) Howbeck Road/ Mapperley Plains	Allocated for 205 homes. A combined development brief for three sites (H2, H7 and H8) to the north east of Arnold adopted in January 2019. The majority of the site has completed construction for 164 homes (2019/0213).. The remainder of the site is currently under construction for 54 homes (2023/0926).
(H8) Killisick Lane	Allocated for 230 homes. A combined development brief for three sites (H2, H7 and H8) to the north east of Arnold adopted in January 2019. The Local Planning Document includes a phasing policy to ensure that development of the site follows the extraction and progressive restoration of the adjoining quarry. Quarry extraction was scheduled to be complete by 2021, however due to COVID-19 the extraction of clay was slower than expected and consent has since been granted to vary the timing phasing condition. It is now anticipated that extraction will be completed by December 2025 with progressive restoration taking place following this, but will not impact the delivery of housing. Part of the site is under construction for 45 homes (2023/0830). A full application for 172 homes on the remainder of the site was received in October 2025.
(H9) Gedling Colliery/Chase Farm	Allocated for 1,050 homes (updating the strategic location made in the Aligned Core Strategy). Development brief adopted in June 2008. The site currently under construction for 508 homes on phase 1 (2015/1376, 2017/1018, 2017/1076, 2017/1275, 2018/0249, 2018/0392, 2019/0304, 2019/0586, 2019/0759 and 2020/0667), 433 homes on phase 2 (2021/1294) and 24 homes on the remainder of the site (2022/0200). Total figure granted to date is 965 homes. As of 31 March 2025, 634 homes have been built.
(X1) Daybrook Laundry	Allocated for 50 homes. Full planning permission for 51 retirement apartments (2023/0701) was granted in March 2024.
(X2) Land West of A60 A	Allocated for 70 homes. Site completed in February 2023.
(X3) Land West of A60 B	Allocated for 150 homes. Full planning application for 144 homes was approved at Planning Committee in March 2024 subject to s106 (2021/0072).
(H10) Hayden Lane	Allocated for 120 homes. Full planning application for 135 homes (2022/0501) was approved at Planning Committee in October 2023 subject to s106. The planning application for the access arrangement is located in Ashfield district and was refused by members in March 2024.
(H11) The Sycamores, Bestwood Village	Allocated for 25 homes. Construction of 11 homes (2018/0650 and 2019/0678) had been completed by

	November 2023. A further 3 dwellings on the remainder (2024/0101) are currently under construction..
(H12) Westhouse Farm, Bestwood Village	Allocated for 210 homes. Part of the site is currently under construction for 101 homes (2018/0823). As of 31 March 2025, 66 homes have been built. Full planning permission for 93 homes on the remainder of the site (2024/0095) was submitted in February 2024 and is currently pending.
(H13) Bestwood Business Park, Bestwood Village	Allocated for 220 homes. Outline planning permission for up to 220 homes (2014/0214) lapsed in March 2018.
(H14) Dark Lane, Calverton	Allocated for 70 homes. The site is currently under construction for 57 homes (2017/1263). As of 31 March 2025, 26 homes have been built.
(H15) Main Street, Calverton	Allocated for 75 homes. Outline planning permission for up to 79 homes (2018/0360) granted in April 2021. A Reserved Matters application for 77 dwellings (2024/0217) was received in April 2024 and is currently pending.
(H16) Park Road, Calverton	Allocated for 390 homes. Majority of the site is currently under construction for 363 homes (2022/0584). As of 31 March 2025, 238 homes have been built. Full planning permission for 20 bungalows on the remainder of the site (the car park at North Green) (2018/0817) granted in August 2021.
(X4) Flatts Lane, Calverton	Allocated for 60 homes. The site completed construction for 82 homes (2020/0822)
(H17) Longdale Lane A, Ravenshead	Allocated for 30 homes. Full planning application for 33 homes was submitted in January 2023 and is pending consideration.
(H18) Longdale Lane B, Ravenshead	Allocated for 30 homes. Resolution to grant outline planning application for up to 31 homes (2014/0273) in August 2018 subject to the signing of the s106. Approved at Planning Committee in October 2022 to agree amendments to the planning obligations and conditions to facilitate custom/self-build developments.
(H19) Longdale Lane C, Ravenshead	Allocated for 70 homes. Site is currently under construction for 47 homes (2017/1164).
(X5) Kighill Lane A, Ravenshead	<p>Allocated for 20 homes. Being delivered as three separate sites:-</p> <ul style="list-style-type: none"> • The west part of the allocation site (land of 22 Kighill Lane) for six homes was completed in April 2022 (2020/0741). • For the middle part of the allocation site, two new dwellings have been built. 16 Kighill Lane was built in August 2019 (2018/1004) and 16a Kighill Lane was built in June 2024 (2023/0155) • For the east part of the allocation site (land adjacent to 16 Kighill Lane), full planning permission for 7 dwellings (2020/1108/FULL) was granted in May 2021. As of 31 March 2025, 4 homes have been built.

(X6) Kighill Lane B, Ravenshead	Allocated for 30 homes. Full application for 11 homes on part of the allocation site was submitted in March 2022 and withdrawn (2022/0250). No planning applications have been received since.
(H20) Mill Field Close, Burton Joyce	Allocated for 20 homes. Site completed in March 2022.
(H21) Orchard Close, Burton Joyce	Allocated for 15 homes. Site completed construction for 14 homes (2021/0301).
(H22) Station Road, Newstead	Allocated for 40 homes. Allocated in the Local Planning Document but not included in housing supply due to uncertainty over delivery, in part due to difficulties regarding access. The public house on site was demolished in early 2018.
(H23) Ash Grove, Woodborough	Allocated for 10 homes. Reserved matters for 12 homes (2007/0831) granted in November 2007. Plot 1 (3 Ash Close) was built in May 2018 (2016/0888) and plot 2 (adjacent to 3 Ash Grove) (2019/1147) was built in August 2023.
(H24) Broad Close, Woodborough	Allocated for 15 homes. Two full planning applications. Resolution to grant full planning application for three detached houses on part of the allocation site to be accessed off Private Road (2019/1079) in August 2020 subject to the signing of the s106. Outline planning application for 11 residential houses on the remainder of the allocation site to be accessed off Broad Close (2019/1080) was submitted in November 2019 and pending consideration.

Table 32: New homes (net) built on allocated, non-allocated and safeguarded sites since 2011

	Completions	Allocated (%)	Unallocated (%)	Safeguarded (%)
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	63 (32%)	135 (68%)	0 (0%)
2017/18	237	91 (38%)	146 (62%)	0 (0%)
2018/19	286	163 (57%)	123 (43%)	0 (0%)
2019/20	360	251 (70%)	109 (30%)	0 (0%)
2020/21	310	196 (63%)	114 (37%)	0 (0%)
2021/22	357	235 (66%)	122 (34%)	0 (0%)
2022/23	691	540 (78%)	151 (22%)	0 (0%)
2023/24	604	495 (82%)	109 (18%)	0 (0%)
2024/25	463	407 (85%)	56 (12%)	0 (0%)
TOTAL	4,814	3,142 (66%)	1,559 (32%)	113 (2%)

Table 33: New homes built on previously developed land (PDL or brownfield land) (gross) since 2011

	New build	Conversions	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	15	25	141	261	54%
2018/19	154	6	15	175	303	58%
2019/20	137	5	43	185	367	50%
2020/21	40	7	45	92	322	29%
2021/22	63	1	28	92	369	25%
2022/23	199	6	16	221	701	32%
2023/24	66	9	30	105	615	17%
2024/25	40	4	17	61	478	13%

Housing delivery by type

5.21. Appendix 1 sets out that the Council will monitor the number of affordable housing completions (by social, intermediate and affordable rent); the number of housing completions by dwelling type, size, tenure, density and location; the number of planning permissions for specialist accommodation; the number of planning permissions for live work units; and the delivery of self-build and custom homes.

Monitoring Indicators: ACS Policy 8 / LPD Policy 36, 37, 39, 41, 42 & SA 1

- Policy LPD 36 of the Part 2 Local Plan sets out affordable housing requirements of 10%, 20% or 30% dependent on sub-market location. Table 34 shows the overall percentage of housing completions that are affordable, the number of which are social, intermediate and affordable rent.
- Chart 2 shows the types of homes (flat/house) and bedroom size of homes completed since 2011.
- The density of housing completions is set out in Table 26, 27 and 28 above.
- Table 35 shows the specialist accommodation granted permission or built since 2011.
- The Council applies Policy LPD 41 of the Part 2 Local Plan where it is relevant to do so in determining planning applications on live work units. During the monitoring period, one planning permission has been granted for a live work unit.
- The Council maintains a joint self-build and custom housebuilding register with Broxtowe Borough, Erewash Borough, Nottingham City and Rushcliffe Borough Councils. Information on the register is available on the following Council's web page www.gedling.gov.uk/selfbuild. Information from the register has been used to support the determination of planning applications and will inform the implementation of Policy LPD 42 of the

Part 2 Local Plan. Table 36 provides the number of entries added to Gedling's register for each base period. The register did not have a local connection test when it was set up in 2016. The register was revisited in 2018 and the revised registration form which now includes local connection criteria was launched on 31 October 2018. As a result of this review the number of entries on the register is split between part 1 and part 2 of the register. Only those who meet the local connection test are entered on Part 1 of the register.

- Table 37 provides the number of suitable self-build and custom build plots for each base period.
- The Council introduced a self-build matchmaker service in June 2021 which aims to match landowners who are considering selling their land with people who want to build their own home within Gedling Borough. Information on the matchmaker service is available on the Council's web page www.gedling.gov.uk/selfbuild.

Table 34: Percentage of affordable homes delivered since 2011

Year	Net completions	Affordable homes type delivered	Total affordable
2011/12	275	Social rent: 42 Intermediate: 12 Affordable rent: n/a	54 (20%)
2012/13	227	Social rent: 7 Intermediate: 12 Affordable rent: 17	36 (16%)
2013/14	321	Social rent: 7 Intermediate: 21 Affordable rent: 28	56 (17%)
2014/15	311	Social/affordable rent: 23 Intermediate: 15	38 (12%)
2015/16	174	Social/affordable rent: 12 Intermediate: 6	18 (10%)
2016/17	198	Social rent: 28 Intermediate: 11	39 (20%)
2017/18	237	Social rent: 28 Intermediate: 24	52 (22%)
2018/19	286	Social rent: 22 Intermediate: 28	50 (17%)
2019/20	360	Social/affordable rent: 11 Intermediate: 8	19 (5%)
2020/21	310	Social/affordable rent: 24 Intermediate: 7	31 (10%)
2021/22	357	Social/affordable rent: 29 Shared ownership: 8	37 (10%)
2022/23	691	Social/affordable rent: 103 Shared ownership: 21 First Homes: 4	128 (18%)
2023/24	604	Social/affordable rent: 74 Shared ownership: 37	120 (20%)

Year	Net completions	Affordable homes type delivered	Total affordable
		Discount Off Market Value: 1 Unknown: 8	
2024/24	463	Social/affordable rent: 35 Shared ownership: 27	62 (13%)

Chart 2: Type and size of housing completions since 2011

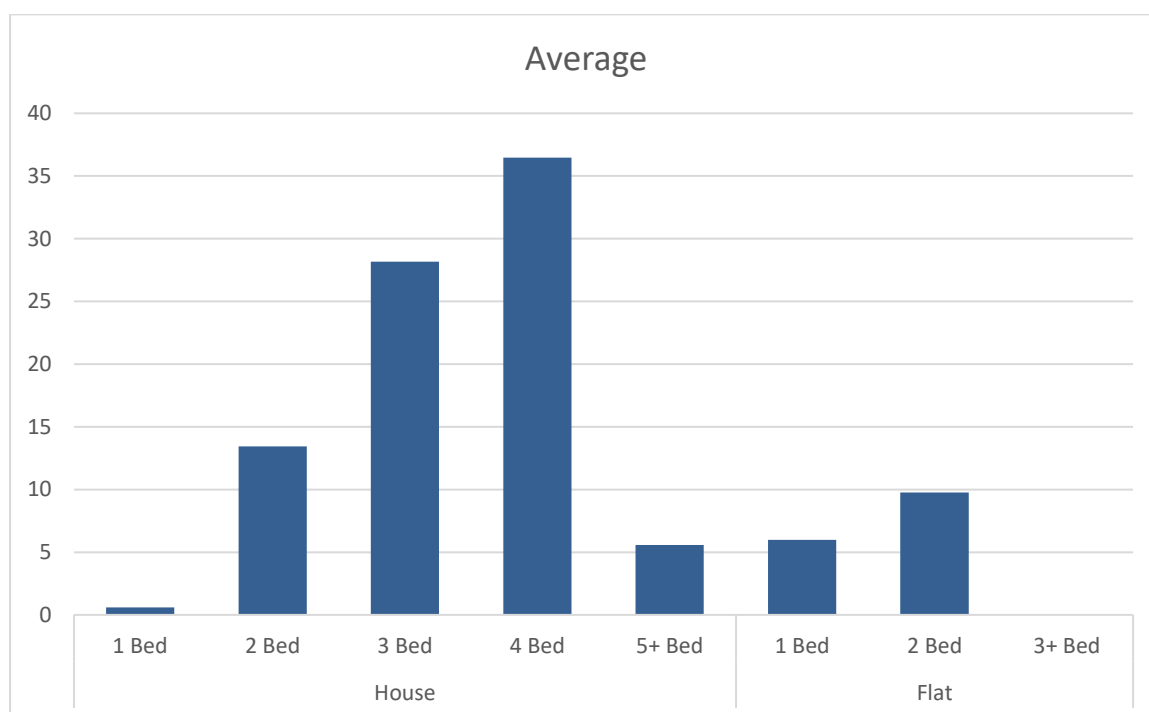


Table 35: Specialist accommodation granted permission or built since 2011

Ref	Site name	Type	Proposal and number of bedrooms	Date granted	Status
2010/1118	The Maid Marian (Coppice Road), Arnold	Elderly	New development. 64 beds.	31 March 2011	Built June 2012.
2011/0223	Mansfield Road (738), Woodthorpe	Dementia care	New development. 31 beds.	21 April 2011	Built April 2012.

Ref	Site name	Type	Proposal and number of bedrooms	Date granted	Status
2012/0618	Grey Goose, Gedling	Elderly	New development. 52 beds.	26 July 2012	Built Nov 2013.
2014/0033	St Andrews House, Mapperley	Elderly	Conversion of sheltered housing to apartments. 32 beds.	9 May 2014	Built May 2015.
2015/1268	Braywood Gardens (Millbrook Drive), Carlton	Elderly	Extension of care home. +12 beds.	23 December 2015	Built June 2016.
2017/0614	Moriah House, Carlton	Elderly	Extension of care home. +16 beds.	11 July 2017	Built November 2018.
2018/0318	Eden Lodge, Bestwood Village	Elderly	Demolish and replace existing care home. 64 beds.	6 September 2018	Lapsed.
2019/1191	Teal Close, Netherfield (Rivendell View)	Elderly	New development. 66 beds.	11 March 2020	Built March 2021.
2020/0880	Ernehale Lodge, Arnold	Elderly	Extension of care home. +7 beds	2 December 2020	Not implemented.
2021/0484	274 Porchester Road, Mapperley	Children's home	Change of use from dwelling house to care home. 6 beds.	21 June 2021	Not implemented.
2021/0847	7 Dawlish Court Mapperley	Children's home	Change of use from dwelling house to care home. 4 beds.	17 September 2021	Completed October 2023
2021/0674	26 Breck Hill Road, Woodthorpe	Children's home	Change of use from dwelling house to care home. 3 beds.	24 September 2021	Not implemented.
2021/0968	30 Church Street Arnold	Children's home	Change of use from dwelling house to care home. 3 beds.	26 October 2021	Completed March 2022
2021/1138	160 Mapperley Plains, Mapperley	Children's home	Change of use from dwelling house to care home. 3 beds.	19 November 2021	Completed in December 2021

Ref	Site name	Type	Proposal and number of bedrooms	Date granted	Status
2021/1421	Orla House, 317 Mapperley Plains	Elderly	3 additional bedrooms: 2 additional residents (15 to 17)	5 April 2022	Completed in May 2023..
2022/0348	1 Hughes Lane, Gedling	Children's home	Change of use from dwelling house to children's home. 3 children & 3 caregivers	1 June 2022	Not implemented.
2021/1466	1 Forester Road, Carlton	Children's home	Change of use from res. dwelling to a children's home. 2 children & 3 caregivers	8 July 2022	Completed in January 2022.
2020/1312	53 Woodthorpe Drive, Woodthorpe	Elderly	A new build residential care home for 40 residents	19 July 2022	Completed in October 2024.
2022/1120	160 Mansfield Lane, Calverton	Children's home	Change of use from dwelling house to children's home. 3 children & 2 staff.	25 November 2022	Completed in May 2023.
2022/0975	1 Moss Close, Bestwood	Care Home	Change of use from dwelling house to care home	8 Sept 2023	
2023/0915	46 Claygate, Carlton	Children's home	Change of use from dwelling house to children's care home	11 March 2024	
2023/0278	16 Pitch Close, Carlton	Children's home	Change of use from dwelling house to children's care home	6 June 2023	
2023/0251	17 Bailey Drive, Arnold	Children's home	Change of use from a dwelling house to a	26 May 2023	Completed

Ref	Site name	Type	Proposal and number of bedrooms	Date granted	Status
			children's home		
2023/0911	4 Lacewood Close, Bestwood	Children's home	Change of use from dwelling house to children's care home	15 February 2024	
2023/0125	272 Longdale Lane, Ravenshead	Children's Home	Change of use from holiday let to children home	12 April 2023	
2024/0299	45 Newstead Avenue, Carlton	Children's Home	Change of use of a dwellinghouse to a children's residential home	21 June 2024	Completed
2024/0351	16 Boniface Gardens, Arnold	Residential care home	Proposed change of use of dwelling to residential care home	15 July 2024	
2024/0623	170 Porchester Road, Carlton	Children's Home	Use of the property as four separate flats for supporting children/young	22 November 2024	Completed
2024/0793	35 Brickenell Road, Calverton	Children's Home	Change of use of dwelling to children's home	10 January 2025	

Table 36: Number of entries added to Gedling's self-build register for each base period (31 October to 30 October)

Base period	Number of entries in total	Number of entries on Part 1	Number of entries on Part 2
Base period 1: 1 April 2016 to 30 Oct 2016	20	N/A	N/A
Base period 2: 31 Oct 2016 to 30 Oct 2017	47	N/A	N/A
Base period 3: 31 Oct 2017 to 30 Oct 2018	35	N/A	N/A
Base period 4:	31	19	12

Base period	Number of entries in total	Number of entries on Part 1	Number of entries on Part 2
31 Oct 2018 to 30 Oct 2019			
Base period 5: 31 Oct 2019 to 30 Oct 2020	28	19	9
Base period 6: 31 Oct 2020 to 30 Oct 2021	46	33	13
Base period 7: 31 Oct 2021 to 30 Oct 2022	42	26	16
Base period 8: 31 Oct 2022 to 30 Oct 2023	31	22	9
Base Period 9: 31 Oct 2023 to 30 Oct 2024	18	17	1
Base Period 10: 31 Oct 2024 to 30 Oct 2025	18	13	5

N/A = not applicable

Table 37: Number of planning permission for serviced plots suitable for self and custom build granted for each base period (31 October to 30 October)

	Number of plots suitable
Base period 1: 1 April 2016 to 30 Oct 2016	11
Base period 2: 31 Oct 2016 to 30 Oct 2017	22
Base period 3: 31 Oct 2017 to 30 Oct 2018	31
Base period 4: 31 Oct 2018 to 30 Oct 2019	12
Base period 5: 31 Oct 2019 to 30 Oct 2020	17
Base period 6: 31 Oct 2020 to 30 Oct 2021	14
Base period 7: 31 Oct 2021 to 30 Oct 2022	11
Base period 8: 31 Oct 2022 to 30 Oct 2023	4
Base period 9: 31 Oct 2023 to 30 Oct 2024	8
Base period 10: 31 Oct 2024 to 30 Oct 2025	8

Accessibility of homes

5.22. Appendix 1 sets out that the Council will monitor the percentage of households with sustainable access to community facilities.

Monitoring Indicators: ACS Policy 12 & SA 9 / LPD SA 12

- The percentage of households within 800 metres/10 minutes walk of a bus stop with an hourly or better daytime bus service (weekdays 0600-1800) in Gedling Borough is 93%. By comparison the percentage of such households within 400 metres/ 5 minutes walk is 72%. The number of total households with access to public transport is not available. The information is based on data collated in October 2024 by Nottinghamshire County Council Performance, Intelligence and Policy.
- An accessibility score for Gedling has been calculated as 3.83/4.00, based on October 2024 data collated by Nottinghamshire County Council Performance, Intelligence and Policy. Scoring comprises consideration of postcodes in the borough and whether four key tested facilities can be reached within 20 minutes walking, cycling or public transport. Tested facilities include Primary Schools, GP's, Supermarkets and Leisure Facilities.

Empty homes, homelessness and house prices

- 5.23. Appendix 1 sets out that the Council will monitor the number of vacant homes; the number of homelessness acceptances; average house prices; and population by group.

Monitoring Indicators: ACS SA 1 / LPD SA 1

- The number of empty homes (those that are unoccupied for council tax purposes) by ownership type is set out in Table 38. The Council has taken measures to reduce empty homes including reducing the council tax discount that empty homes can benefit from, charging a council tax 100% premium on properties that have been empty for two to five years and a 200% premium on properties empty for over five years, operating a service to help owners of empty properties to find investors and employing an Empty Homes Officer.
- The Council takes a proactive approach to bringing empty homes in the Borough back into use. An Empty Homes officer has been in post since June 2017. Chart 3 shows the number of homes brought back into use each year since March 2011.
- The number of homelessness acceptances is set out in Table 39. The Council prevents homelessness in the majority of cases by advocating on behalf of tenants; mediating between young people and their parents; and assisting people to find private or social rented housing. The significant rise in acceptances from 2018/19 reflects changes brought about by the Homelessness Reduction Act 2017.
- Population by group is set out in the demographics section in this report.
- Chart 4 shows the average house prices for all property types (detached, semi-detached, terraced and flats) from March 2011 to March 2022. Information on average house prices are available on the following website <https://landregistry.data.gov.uk/app/ukhpi>.

Table 38: Number of empty homes (unoccupied for Council Tax purposes) since 2013

	Private	Local authority	Registered social housing	Total
2013	1,735	3	31	1,769
2014	1,431	3	53	1,487
2015	1,490	0	34	1,524
2016	1,268	1	122	1,391
2017	1,372	2	108	1,482
2018	1,595	2	86	1,683
2019	1,391	5	99	1,495
2020	1,464	6	80	1,550
2021	1,252	5	68	1,325
2022	1,295	8	59	1,362
2023	1,438	8	61	1,507
2024	1,562	12	79	1,653
2025	1,230	19	73	1,322

Chart 3: Empty homes brought back into use since 2011

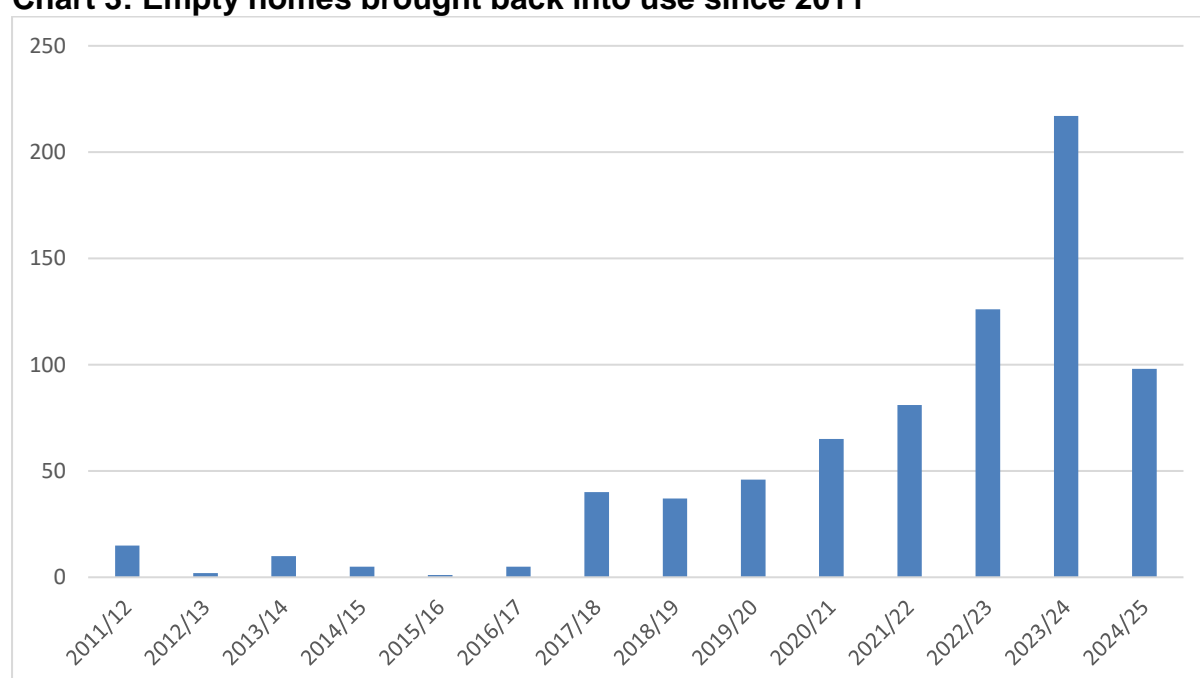
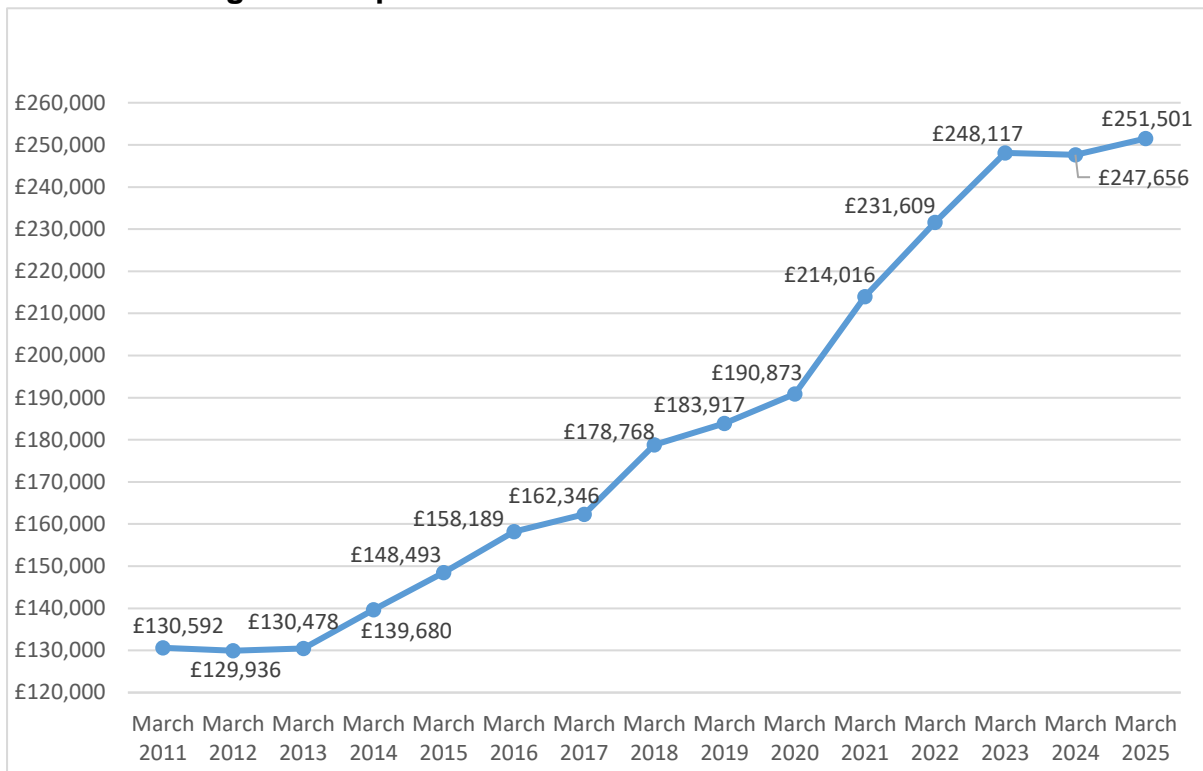


Table 39: Number of homelessness acceptances since 2012

Year	Number of homelessness acceptances
2012/13	56
2013/14	51
2014/15	74
2015/16	75
2016/17	100
2017/18	99
2018/19	351
2019/20	358
2020/21	288

Year	Number of homelessness acceptances
2021/22	268
2022/23	286
2023/24	322
2024/25	256

Chart 4: Average house prices since 2011



Gypsy and travellers pitches

5.24. Appendix 1 sets out that the Council will monitor the number of pitches granted planning permission and delivered for gypsy and traveller communities.

Monitoring Indicators: ACS Policy 9 & SA 1 / LPD Policy 38 & SA 1

- The 2016 Gypsy and Traveller Accommodation Assessment indicated that there was a requirement for three additional pitches in Gedling Borough between 2014 and 2029 and the Part 2 Local Plan therefore sets out that a site for three pitches would be identified in the built up area of Gedling Borough.
- One pitch has been granted planning permission in Gedling Borough since April 2011. Permission was granted for one pitch on land west of 175 Mansfield Road, Papplewick on appeal (APP/N3020/W/24/3356092) on

28th March 2025. The Greater Nottingham and Ashfield Council Gypsy and Traveller Accommodation Assessment (March 2021) confirmed the need for one additional pitch for gypsy and traveller accommodation and eight plots for travelling showpeople up to 2038. The Greater Nottingham authorities will continue to work together on this strategic issue and the extent of existing and new provision of pitches and plots will be kept under review as will the potential need for stopping places. The issue will continue to be kept under review through the preparation of the emerging Gedling Local Development Plan, informed by an updated Gypsy and Traveller Accommodation Assessment.

Employment

Employment delivery

5.25. Appendix 1 sets out that the Council will monitor planning progress made on strategic and allocated employment sites and the supply/availability of employment land by type and area.

Monitoring Indicators: ACS Policy 4 & SA 12, 13, 14 / LPD Policy 71 & SA 13, 14, 15

- The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as Use Classes. For any planning applications submitted the Use Classes will be used to determine it. The Use Classes were last updated on 1 September 2020 and the new Class E introduced uses previously defined in the revoked Classes covering employment uses B1. The existing uses B2 and B8 remain unchanged.
- Table 40 shows the progress made on employment allocations in the Part 2 Local Plan.
- Table 41 sets out the available supply of employment land on non-allocated sites with planning permission.

Table 40: Progress made on allocated employment sites

Allocated Site	Progress and planning status
Teal Close	Allocated site for 7 hectares. The Employment Land Needs Study (2021) recalculates the site area as 8.6 hectares gross and 6.45 hectares net. Outline planning permission (2013/0546) granted in June 2014. Reserved matters (2019/0614) in relation to part of the employment area – unit 1 and trade park – was granted in November 2019. The trade park element is 4,905 sq. m of B8 and unit 1 is 2782.4 sq. m for B1, B2 and B8 uses. Permission built in September 2021. Reserved matters (2019/0615) for six employment units within the remainder of the employment area for B1, B2 and B8 uses comprising 10,312 sq. m granted in June 2021. Permission built in September 2022. The employment allocation is now complete.

Allocated Site	Progress and planning status
Top Wighay Farm	Allocated site for 8.5 hectares. The Employment Land Needs Study (2021) recalculates the site area as 8.55 hectares gross and 6.5 hectares net based on outline planning permission 2020/0050 for mixed-use development including land for employment purposes (up to 49,500 m ² of B1 and B8 uses) granted in March 2022. The office B1a element is 8,000 sq. m. Planning application for office building use for 3,412 sq. m (on a site area of 5.7 ha) class E (g)(i) within part of the employment allocation (7/2022/0050NCC) granted by Nottinghamshire County Council in July 2022. This office building was completed in March 2025. The site area includes access roads, landscaping and surface water drainage. The site for the office building is estimated to be 1.3 ha and therefore if implemented the residual employment land allocation is around 5.2 ha.
Gedling Colliery/Chase Farm	Allocated site for 5 hectares. Outline planning permission for a mix of employment units, pub/restaurant and a drive through unit (2017/1571) granted in July 2020 on 4.12 ha net site area
Hillcrest Park	Allocated site for 1 hectare.

Table 41: Available supply of employment land on non-allocated sites with planning permission or within designated employment areas (above 1 ha site area or 1,000 square meters floor space)

Ref	Site	Use class	Proposal	Date granted
2022/0798	Former Total petrol Storage Site off Road No 3	E (g) (iii) B2/B8	<p>Full planning permission for erection of a building for a builders merchant and erection of 13 units for logistics and industrial uses.</p> <p>Comprises 9,457.8 sq. m on 2.52 ha.</p> <p>Full planning permission for the erection of industrial and warehouse units comprising 12,493 sq. m for a mix of E(g)ii, B2 and B8 uses.</p>	<p>13th January 2023.</p> <p>25th July 2024</p>
N/A	Colwick Industrial Estate – Former Total and Butlers Fuels		Potential employment site within designated protected employment site 2.03 hectares. Previously used for storage.	

Employment development

- 5.26. Appendix 1 sets out that the Council will monitor the net addition of new office floor space and industrial and warehouse development (i.e. by type and location); the area of employment land lost to residential and other uses; new industrial and warehouse floor space taken up on non-allocated sites; the number of planning permissions granted for rural/employment business development; the percentage of large developments including Local Labour Agreements.
- 5.27. The Council is also monitoring the gross take up of employment land and office space from 1st April 2018 (over 500 sq. m of floorspace or 0.1 hectares and above) to 31st March 2023 in order to coincide with the forecasting period for the Employment Land Study May 2021 undertaken by Lichfields which has assessed employment land needs over the period 2018 - 2038 and used as evidence for the emerging Gedling Borough Local Development Plan

Monitoring Indicators: ACS Policy 4 & SA 12, 13, 14 / LPD Policy 44, 45, 47, 48 & SA 13, 14, 15

- There has been a net gain of 3,412 sq m of new office development during the monitoring period (over 1,000 square metres floor space or 1 hectare site size) as shown in Table 42.
- There has been a net gain of industrial and warehouse unit space (over 1,000 sq. m or 1 hectare site size) amounting to 3,294 square metres sq. m during the monitoring period. Gross losses amounted to minus 144 square metres sq m due to the change of use of the former Coal Merchants Yard, Church Street, Arnold to residential. .
- Between 31st March 2018 and 31st March 2025, 4,150 square metres of office space has been developed (over 500 sq m). This includes the completion of a new Head Quarter office building, Oak House at Top Wighay Farm (3,412 square metres) in March 2025 and an office building, Archibald House within Carlton Square Local Centre (738 square metres) completed in September 2024. Over the period 31st March 2018 to 31st March 2025, 12.21 ha of industrial / warehousing land have been completed (over 500 sq. m floorspace or 0.1 ha site size).
- Table 43 sets out the area of employment land (above 0.1 hectares) lost to residential or other uses. During the 2024/25 monitoring period, a A small site the former Coal Merchants Yard on Church Street, Arnold (coal storage) was redeveloped for residential involving the change of use of 0.11 ha of land and demolition of 144 square metres of buildings. No office space was recorded as a change of use for other purposes during the 2024/25 monitoring year. During the period 2011 – 2024 approximately 8 ha of former employment land has been recycled for other uses particularly residential. The main source of these residential windfalls have been individual former industrial sites/premises such as the former Metallifactory factory as opposed to designated employment areas, although the Council has released some protected employment areas in whole or part which are considered as not being of sufficient quality and no longer considered attractive to the business market.

- The Council determined that Prior Approval was not required for the conversion of an agricultural barn to a restaurant as part of a farm diversification scheme at Spring Lane Farm (2024/0052PN) and subsequently planning permission was granted for the cladding and roofing of the agricultural barn to a restaurant (2024/0052).
- Table 44 provides a list of developments in Gedling Borough which included local labour agreement. It is intended that more detail will be provided in future authority monitoring reports.

Table 42: Gain and loss of office and industrial and warehouse floor space since 2011

Year	Office floor space B1(a) and E(g)(i)	Industrial and warehouse floor space B1(b), B1(c), E(g)(ii), E(g)(iii), B2 and B8
2011/12	0 sq. m	-2,760 sq. m
2012/13	0 sq. m	-1,320 sq. m
2013/14	0 sq. m	0 sq. m
2014/15	0 sq. m	--5,600 sq. m
2015/16	0 sq. m	0 sq. m
2016/17	-287 sq. m	0 sq. m
2017/18	9,630 sq. m	7,800 sq. m
2018/19	0 sq. m	0 sq. m
2019/20	-193 sq. m	0 sq. m
2020/21	-109 sq. m	3,200 sq. m
2021/22	-3,707 sq. m	970 sq. m
2022/23	0 sq. m	15,477 sq. m
2023/24	-1050 sq. m	-999 sq. m
2024/25	3,412 sq. m	3,294 sq. m
Total	7,696 sq. m	20,062 sq. m

- Threshold: Gain is above 1 ha site area or 1,000 square metres floor space. Loss is amount of whole floor space lost to residential or other development for sites over 0.1 hectares.
- Note 2024/25 figure does not include the 738 square metres at Archibald House, Carlton Square as this is below the 1,000 sq m threshold.
- Note corrections have been made for year 2016/17 where the conversion of a former office building was wrongly recorded as a loss of industrial / warehousing land and the correct amount of office space “lost” has now been added to the “office” column.
- Note a correction is also made for year 2021/22 due to a slight under recording of Industrial / warehousing space gain at Teal Trade Park with the effect of increasing net gains for this year by plus 810 sq m.

Table 43: Area of employment land (above 0.1 hectares and development commenced) lost to residential or other uses since 2011

Year	Losses in employment or regeneration area	Amount lost to residential development only
2011/12	0 ha	0.69 ha
2012/13	0.33 ha	0.33 ha

Year	Losses in employment or regeneration area	Amount lost to residential development only
2013/14	0 ha	0 ha
2014/15	1.40 ha	0 ha
2015/16	0 ha	0 ha
2016/17	0 ha	0.22 ha
2017/18	0 ha	0 ha
2018/19	0 ha	0 ha
2019/20	0 ha	0.10 ha
2020/21	0 ha	0.32 ha
2021/22	0 ha	5.32 ha
2022/23	0 ha	0 ha
2023/24	0 ha	0.52 ha
2024/25	0	0.11 ha
Total	1.73 ha	7.61 ha

Note a correction has been made to the 2023/24 year to delete 1.1 ha relating to the change of use of Gedling House from offices to a meditation centre as the site is not located within an employment and regeneration area or represent a change of use to residential use only. However, the change of use of Gedling House from offices to a non employment use has been recorded within the net change in office floorspace set out in Table 42 above (2023/24 as minus 1050 sq m).

Table 44: Local Labour Agreements secured

Ref	Site	Proposal	Agreement
2016/0854	Metallifactory Ltd	Erection of 72 dwellings	Local Labour Agreement
2018/0577	Wood Lane	Residential development of 14 houses	Local Labour Agreement
2018/0549	Carlton Police Station	Conversion of former police station into 42 apartments	Employment and Skills Plan
2018/0607	Land North West, Park Road, Calverton	Residential development of up to 365 dwellings	Employment and Skills Plan
2018/1143	Land on Flatts Lane, Calverton	Erection of up to 84 dwellings	Employment and Skills Plan
2018/1034	Land Off Orchard Close, Burton Joyce	Erection of up to 15 dwellings	Employment and Skills Plan
2017/0155	Brookfields Garden Centre	Erection of up to 32 dwellings	Employment and Skills Plan
2019/0213	Land to the West Mapperley Plains	Erection of 164 dwellings	Local Labour Agreement
2019/1186	Linden Grove, Gedling	Residential development for up to 120 dwellings	Local Labour Agreement
2017/1263	Dark Lane, Calverton	Erection of 57 dwellings	Local Labour Agreement

Ref	Site	Proposal	Agreement
2019/1031	Earl of Chesterfield, Carlton Hill	Erection of 23 sheltered accommodation flats with one office	Local Labour Agreement
2020/0050	Top Wighay Farm	Mixed-use development comprising 805 homes, land for employment purposes, a Local Centre and a 1.5 form entry Primary School	Employment and Skills Plan
2020/1054	Land at Rolleston Drive, Arnold	Residential development for 140 dwellings	Employment and Skills Plan
2020/0954	The Phoenix, Shelford Road, Gedling	Construction of 26 self-contained flats	Employment and Skills Plan
2018/0817	Car Park, North Green , Calverton	Erect 20 No. single storey bungalows	Employment and Skills Plan
2018/0360	Land south of Main Street, Calverton	Residential development for up to 79 dwellings	Employment and Skills Plan
2020/1312	53 Woodthorpe Drive, Woodthorpe	Residential care home for 40 residents.	Employment and Skills Plan
2022/0240	Netherfield Methodist Church, Victoria Road, Netherfield	Conversion of property and change of use to 13 one bed residential units	Employment and Skills Plan
2020/1254	Site of High Clere Lodge, 73 Burton Road, Carlton	Residential development of 20 apartments	Employment and Skills Plan
2021/1398	Land at Grange View Road, Gedling	Residential development of 24 dwellings.	Employment and Skills Plan
2022/0200	Land on the west side of Lambley Lane, Gedling, Nottingham	Residential development of 24 dwellings.	Employment and Skills Plan
2021/0072	Land To The West Mansfield Road Redhill Nottinghamshire	Proposals for 144 dwellings with associated landscaping, public open space, highways and infrastructure on land west of the A60, Redhill, Nottingham	Employment and Skills Plan
2023/0830	Land East of Killisick Lane, Arnold, Nottinghamshire	Erection of 45 dwellings, including associated infrastructure, landscaping and open space	Employment and Skills Plan
2023/0233	Land Off Marion Avenue	Residential development of 30 dwellings with associated	Employment and Skills Plan

Ref	Site	Proposal	Agreement
	Hucknall	infrastructure, open space and landscaping	
2023/0926	Land Rear Coppice Farmhouse Mapperley Plains Arnold Nottinghamshire	Erection of 54 dwellings (38 open market and 16 affordable dwellings), along with the provision of associated public open space and infrastructure	Employment and Skills Plan
2023/0474	2 Sandford Road Mapperley Nottinghamshire NG3 6AL	Construction of 1 no. dwelling and 13 no. apartments.	Employment and Skills Plan

Employment profile

5.28. Appendix 1 sets out that the Council will monitor the overall number of jobs, Borough's employment supply, employment and unemployment rate, earnings by type, employment profile by type and the qualifications by type of the working age population.

Monitoring Indicators: ACS Policy 4 & SA 12, 13, 14 / LPD SA 13, 14, 15

- Employment profile information is from the Office for National Statistics. A profile report for Gedling Borough is available on the following website <https://www.nomisweb.co.uk/reports/lmp/la/1946157165/report.aspx>.
- Table 45 shows that for the period January 2021 to December 2021 that 93.2% of the working age population of Gedling Borough are qualified to RQF/NVQ2 or above. Table 45 shows a breakdown of qualifications by type.
- Table 46 shows the overall number of employee jobs in Gedling Borough.
- The employment and unemployment rate in Gedling Borough is set out in Table 47.
- The employment profile of Gedling Borough residents is shown in Table 48.
- The weekly earnings for full-time workers is shown in Table 49. Whilst wages have risen since 2011 the gap in pay between male and female full time employees has widened.

Table 45: Qualifications of Gedling Borough working age residents by type (January 2024 to December 2024)

Individual Levels	Number of residents	Percentage (%)
RQF4/NVQ4 and above	31,200	41.7%
RQF3/NVQ3 and above	51,700	69.1%
RQF2/NVQ2 and above	69,800	93.2%
RQF1/NVQ1 and above	71,900	96.1%
Other qualifications	No data	No data
No qualifications	No data t	No data

Table 46: Employee jobs in Gedling Borough (excluding farm-based agriculture, self-employed, government-supported trainees and HM forces) (2011 and 2024)

Year	(Full-time employee jobs)	(Part-time employee jobs)	Total employee jobs
2011	17,000	12,000	29,000
2024	21,100	12,300	33,500

Table 47: Number of working age people (16+) in employment, self-employed and unemployed in Gedling Borough (2010/11 and 2023/ 25)

Year	People in employment (including self-employed)	Self-employed	Unemployed
April 2010 – March 2011	56,300 (74.1%)	6,100 (7.0%)	3,700 (6.2%)
April 2023 – March 2025	58,300 (78.1%)	7,700 (8.6%)	2,400 (4.2%)

Table 48: Employment profile of Gedling Borough by occupation (working age) (2010/11 and 2023/24)

Employment Group	April 2010 – March 2011	April 2023 – March 2025
Managers, directors and senior officials	12.4%	14.3 %
Professional occupations	17.6%	22.6 %
Associate professional and technical	8.8%	25.4 %
Administrative and secretarial	14.1%	9.2 %
Skilled trades occupations	11.3%	No data
Caring, leisure and other service occupations	11.2%	No data
Sales and customer services occupations	8.0%	No data %
Process plant and machine operatives	6.7%	No data
Elementary occupations	9.9%	8.3 %

Table 49: Earnings by residence (gross weekly pay) (2011 and 2024)

	Male Full-Time Workers	Female Full-Time Workers	Full-Time Workers (all)
2011	£501.00	£387.10	£456.70
2024	£774.10	£544.30	£696.30

Retail and Community Facilities

Retail monitoring

- 5.29. Appendix 1 sets out that the Council will monitor retail need, the health and diversity of uses of local centres, the proportion of vacant units, the amount of office floor space created in local centres; the number of planning permissions granted for upper floor uses; the amount of retail floor space approved outside of local centres; and the number of planning applications for A1 uses above 500 square metres with an Impact Assessment.

Monitoring Indicators: ACS Policy 6 / LPD Policy 50, 51, 52 & SA 13, 14, 15

- The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as Use Classes. For any planning applications submitted the Use Classes will be used to determine it. The Use Classes were last updated on 1 September 2020 and the new Class E introduced uses previously defined in the revoked Classes covering retails uses A1, A2, A3 with other retail uses A4 and A5 being under sui generis.
- Table 51 shows that the health and diversity of Arnold town centre and local centres is monitored by measuring the percentages of uses of ground floor frontages. The target percentages are set out in Policy LPD 50 of the Part 2 Local Plan.
- Vacancies within Arnold town centre and local centres between 2011 and 2024 are also shown in Table 52.
- No new office floor space (over 1,000 sq. m floor space or 1 hectare site size) has been completed in Arnold town centre during the monitoring period.
- No planning permissions were granted for new retail development (over 1,000 sq. m floor space or 1 hectare site size) within town and local centres during the monitoring period.
- Hybrid application for a balancing lagoon (full application) and outline permission for local shops at the Gedling Colliery/Chase Farm site (2020/1255) was granted in December 2021. When implemented, the centre will be added to Tables 51 and 52 in future authority monitoring reports.
- Planning permission (2020/1292) was granted on 21st May 2021 for a new food store comprising 1,818 sq. m which is to be part of the new local centre for the Teal Close strategic site as reported in the previous AMR. This foodstore was constructed during 2023/24. A reserved matters application was approved on 21st May 2021 (2019/0613) for the appearance, landscaping and layout of the Local Centre comprising of a public house, commercial retail terrace and children's day nursery. The retail terrace (371.6 sq. m) was completed in May 2022. The combined floor area of the food store and local centre is 3,447 sq. m. Full planning permission was granted on 30th November 2023 for a drive through restaurant with a gross internal area of 253 square metres on the proposed site of the public house within the Local Centre which was completed during the 2024/25 monitoring year. Planning permission (2024/0740) was granted on 20/12/2024 for an electric vehicle charging station on the site of the consented children's day nursery site. Whilst not a main town centre use this was felt to be an appropriate alternative use given its location and nearby housing and in the context that the applicant

following extensive marketing had been unable to secure a developer for the nursery. When fully implemented, the local centres will be added to Tables 50 and 51 in future authority monitoring reports.

- The amount of retail floor space approved and built outside of defined centres is set out in Table 52.
- Policy LPD 51 of the Part 2 Local Plan has been used to justify planning permissions for change of use of upper floors to retail uses and other uses. During the monitoring period one planning permission was granted as shown in Table 53.
- No applications for A1 uses above 500 sq. m, and therefore requiring a Retail Impact Assessment under Policy LPD 52 of the Part 2 Local Plan, were determined by the Council during the monitoring period.

Table 50: Percentage of frontage by uses of ground floor units within town and local centres (April 2025)

Shopping Centre	Shops	Financial and professional services	Café or restaurant	Pub or drinking establishment	Take away	Other non-retail uses
Arnold Town Centre (Primary Area)	63%	14%	6%	8%	3%	8%
Arnold Town Centre (Secondary Area)	35%	9%	4%	10%	9%	32%
Burton Joyce Local Centre	37%	11%	4%	0%	9%	39%
Calverton Local Centre	48%	0%	9%	0%	12%	31%
Carlton Hill Local Centre	52%	3%	7%	4%	9%	25%
Carlton Square Local Centre	53%	0%	6%	0%	16%	25%
Gedling Village Local Centre	36%	7%	8%	7%	11%	31%
Mapperley Plains Local Centre	50%	8%	17%	6%	6%	12%
Netherfield Local Centre	42%	0%	5%	3%	5%	45%
Ravenshead Local Centre	50%	19%	5%	0%	6%	21%

Table 51: Percentage of vacancies of ground floor units within local centres (April 2023).

Shopping Centre	August/September 2011	March 2025
Arnold Town Centre (Primary Area)	8%	12%
Arnold Town Centre (Secondary Area)	6%	12%
Burton Joyce Local Centre	0%	11%
Calverton Local Centre	5%	5%
Carlton Hill Local Centre	9%	5%
Carlton Square Local Centre	24%	17%
Gedling Village Local Centre	4%	11%
Mapperley Plains Local Centre	3%	9%
Netherfield Local Centre	13%	9%
Ravenshead Local Centre	0%	6%

Table 52: Retail and other town centre use developments permitted and built outside of town and local centres (over 1,000 sq. m floor space or 1 hectare site size) since 2011

Ref	Site	Proposal	Date granted	Status
2011/0887	Victoria Retail Park (Unit 1)	Unit 1 demolished and re-developed for three new retail units.	3 November 2011	Built.
2012/1031	Victoria Park	Demolition of Unit 1 and redevelopment for three retail units.	5 December 2018	Built in May 2014.
2013/0497	Land South of Colwick Loop Road	A4 public house and A3 restaurant or A5 hot food takeaway.	12 December 2013	Lapsed.
2013/0500	Land South of Colwick Loop Road	Hybrid application for full permission for A1 retail, petrol filling station and outline permission for B1/B2/B8 employment uses.	30 January 2014	A1 retail store (Sainsbury's) built in November 2021.
2013/1518	The White Hart	Former public house demolished and redeveloped for a new retail food store.	15 May 2014	Built.
2016/0808	Former B&Q, 786 Mansfield Road	Installation of a mezzanine floor to add 1,115 sq. m of A1 retail floor space within an existing retail building.	22 September 2016	Implemented December 2016.
2020/1292 2019/0613	Teal Close (part of new local centre)	New retail food store Comprising 1,818 sq. m. and new retail terrace of 372 sq. m.	Both applications 21 May 2021	Food store implemented January 2023 and retail terrace May 2022.

Ref	Site	Proposal	Date granted	Status
2020/1174	Timmermans Garden Centre, Woodborough	Demolition of commercial buildings and the erection of 15 artisan outlets and play barn. Net gain 175 sq. m.	3 June 2021	Not implemented.

Table 53: Permissions for change of use of upper floors to retail uses and other uses since the adoption of the Local Planning Document

Ref	Site	Proposal	Date granted
2018/0625	347 Carlton Hill, Carlton	Redevelopment of existing shop and 3 flats on first and second floors.	31 August 2018
2018/0901	938 942 Woodborough Road	Change use of first floor to A3 use.	04 December 2018
2019/0145	1A Standhill Road, Carlton	Change of use of part of first floor to barbers A1 use.	13 March 2019
2019/0002	28 Victoria Road, Netherfield	Change of use of first floor to form 5 No. flats (C3 use) including first floor side extension, loft conversion and external alterations.	29 March 2019
2019/0457	388 Carlton Hill, Carlton	Change of use of first and second floor to residential.	19 July 2019
2020/0037	53A Main Street Burton Joyce	Retrospective change of use from estate agency office to osteopathic clinic.	04 March 2020
2021/0145	41A Plains Road	Change of use of first floor from A2 (Use Class E, since 1st September 2020) to aesthetics clinic and training (Sui Generis).	8 April 2021
2021/0997 PN	116 St Austell Drive	Change of use of upper floors to residential.	8 October 2021
2021/0682	2A Mayfield Road	Erection of first floor over existing retail unit to also be used as Use Class E (Commercial, Service and Business class).	27 August 2021
2021/0227	43B Plains Road	Change of use from accountant office (B1) to training centre (D1).	25 May 2021

Ref	Site	Proposal	Date granted
2021/1326	4 Coppice Road	Change of use of first floor to two 1 bed residential units with shared kitchen accommodation.	8 th August 2022
2022/1119	31 Plains Road	Change of use and extension to ground floor to create bar restaurant and erection of two storey side and rear extensions with commercial unit at ground floor with four apartments and office space above.	7 th February 2023
2021/1135	135 - 141 Front Street	Demolition of existing building and the creation of residential departments and a ground floor commercial unit	12 th December 2022
2021/1343	908 Woodborough Road, Mapperley	Construction of a two storey rear extension to the existing public house use	7 June 2022
2022/0319 PN	Byron House 140 Front Street Arnold	Convert first and second floor offices to 12 self-contained residential flats	13 May 2022
2022/0831	17 Main Road, Gedling	Extension comprising one self-contained flat above	11 November 2022
2022/1010	15 Kenrick Street, Netherfield	Conversion and partial demolition of old cinema and 15 Kenrick Street for residential development comprising 8 dwellings	8 December 2022
2021/0936	Regenerate 53 Front Street, Arnold	Erection and conversion from ancillary storage to residential apartments	15 March 2023
2023/0147	84 Front Street, Arnold	Change use of ground floor café (Class Eb) and first floor storage to bar and bistro	26 May 2023
2021/0734	16 Westdale lane East, Gedling	Change of use of rear ground floor store to be incorporated into the existing ground floor flat to create a two bedroom flat and first floor extension to create a one	11 September 2023

Ref	Site	Proposal	Date granted
		bedroom flat with external steel staircase.	
2024/0656	Boots, 19 Carlton Square, Carlton	Prior approval granted for the change of use of first floor to create two one bedroomed dwellings.	18 November 2024

Community facilities

5.30. Appendix 1 sets out that the Council will monitor the number of community centres, GP practices, health facilities, leisure centres, museums and libraries and the development of major sporting facilities.

Monitoring Indicators: ACS Policy 13 & SA 2, 3, 5 / LPD SA 2, 5

- Table 54 records the number of local facilities within Gedling Borough which include the following:-
 - 18 community centres – seven council operated (The Brickyard, Burton Road, Killisick, Pond Hills Lane, Westdale Lane, Eagles Nest and Haywood Road). Information on the council operated community centres is available on the following website www.gedling.gov.uk/resident/community/communitycentres. There are also other community centres not operated by the Council (Bestwood Village Community Centre, Colwick Community Centre, Netherfield St Georges Centre, Papplewick & Linby Village Hall, Burton Joyce & Bulcote Village Hall, Calverton Village Hall, Woodborough Village Hall, Lambley Village Hall, Ravenshead Village Hall, Stoke Bardolph Village Hall and Newstead Centre). Note the table does not include private sector community centres in the Borough, and the figure differs from last year due to a revised definition.
 - 13 GP practices. Information is available from NHS Nottingham and Nottinghamshire Integrated Care Board.
 - Six leisure centres – five council operated (Arnold, Redhill, Carlton Forum, Calverton and Richard Herrod) and one operated by Ravenshead Parish Council. Information on the council operated leisure centres is available on the following website www.gedling.gov.uk/leisure/ourcentres. Note the table does not include private sector leisure facilities in the Borough.
 - Two accredited museums (Papplewick Pumping Station and Newstead Abbey). Unaccredited museums include Bestwood Winding Engine House; Burton Joyce Centre for Local History and Calverton Folk Museum. Information is available on the following website <https://finds.org.uk/contacts/accreditedmuseums>.

- Nine libraries. Information is available on the following website www.inspireculture.org.uk/reading-information/find-a-library.
- No major sporting facilities have been developed in Gedling Borough since 1 April 2011.

Table 54: Number of local facilities

	Community centres	GP practices	Leisure centres	Museums	Libraries
Arnold and Carlton	9	10	4	0	6
Bestwood Village	1	0	0	0	0
Calverton	1	1	1	0	1
Ravenshead	1	0	1	0	1
Burton Joyce	1	2	0	0	1
Lambley	1	0	0	0	0
Linby	0	0	0	0	0
Papplewick	1	0	0	1	0
Newstead	1	0	0	1	0
Stoke Bardolph	1	0	0	0	0
Woodborough	1	0	0	0	0
Total	18	13	6	2	9

Community information

5.31. Appendix 1 sets out that the Council will monitor life expectancy at birth, residents' participation in sport and crime by type.

Monitoring Indicators: ACS Policy 12 & SA 2, 4 / LPD Policy & SA 4

- Life expectancy within the Borough is set out in Table 55. The information is available at the following website <https://www.ons.gov.uk/peoplepopulationandcommunity/healthandsocialcare/healthandlifeexpectancies/datasets/lifeexpectancyestimatesallagesuk>.
- Residents' participation in sport in Gedling Borough is set out in Table 56 and Table 57. The data in Table 56 comes from the Active People Survey which ran from 2005 to 2016 and has now been superseded by the Active Lives Survey. The data in Table 57 comes from the Active Lives Survey and available at the following website <https://activelives.sportengland.org>.
- Table 58 shows the number of crimes in Gedling Borough has risen since 2015 and provided by Nottinghamshire Police.

Table 55: Life expectancy

	2010-12	2013-15	2014-16	2015-17	2016-18	2018-20	2021-23
Male	80.3	79.4	80.0	80.1	80.9	80.1	79.5
Female	82.9	83.6	83.2	83.0	82.9	83.1	83.5

Table 56: Adult (16+) participation in 3 x 30 minute sessions of moderate intensity activity per week

	2011/12	2012/13	2013/14	2014/15	2015/16
Sport participation frequency	23.4%	26.8%	30.1%	24.1%	22.9%

Table 57: Adult (16+) level of activity per week (not including gardening)

	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
May 2016/17	28.9%	11.7%	59.4%	74.3%
May 2017/18	20.7%	13.6%	65.7%	81.3%
May 2018/19	25.1%	13.9%	61.0%	79.7%
May 2019/20	21.4%	13.2%	65.4%	81.9%
May 2020/21	24.5%	9.8%	65.7%	76.0%
Nov 2021/22	25.8%	11.1%	63.1%	76.7%
Nov 2022/23	10.8%	24.6%	64.6%	77.9%

Table 58: Number of crimes by type

	All crime	Burglary - Residential	Burglary – Business and Community	Robbery	Violence against the person
2015/16	3,663	Not available	680	40	1,132
2018/19	6,539	389	789	67	2,138
2019/20	6,584	370	822	62	2,265
2020/21	5,794	233	700	46	2,156
2021/22	6,117	Not available	712	44	1,341
2022/23	6,469	173	79	53	2,455
2023/24	6,274	177	74	56	2,465
2024/25	6,144	177	59	52	2,255

Transport

Parking and transport schemes

5.32. Appendix 1 sets out that the Council will monitor the percentage of planning permissions in accordance with LPD 57; the number of park and ride facilities granted; progress on the delivery of the Gedling Access Road and other schemes promoted in Infrastructure Delivery Plans; the number of major applications approved against County Highways advice; and the number of travel plans agreed.

Monitoring Indicators: ACS Policy 14, 15 / LPD Policy 57, 59, 60, 61

- Policy LPD 57 of the Part 2 Local Plan and the Parking Provision for Residential and Non-Residential Developments SPD (2022) set out parking standards for developments in Gedling Borough. Conformity with

Policy LPD 57 is a planning consideration for all proposals in Gedling Borough.

- Zero planning permissions for major development have been granted contrary to advice from the Highways Authority since 2011. Where objections from statutory bodies are received the Council takes due regard and technical matters would be satisfied by a planning condition upon granting permission.
- Zero park and ride facilities have been granted during the monitoring period.
- Progress made on the delivery of transport schemes promoted in Policy 15 of the Part 1 Local Plan and Policy LPD 60 of the Part 2 Local Plan is set out in Table 59.
- Three travel plans in the Borough were approved by Nottinghamshire County Council Highways during the monitoring period. One relates to the planning permission for residential development on the land rear of Coppice Farmhouse on Mapperley Plains, Arnold (2023/0926), the other relates to the planning permission for the erection of industrial and warehouse units (Use Classes E(g)(iii), B2 and B8) within Colwick Industrial Estate situated at Private Road No. 3 (2024/0094), while the other travel plan relates to the planning permission for a new private residential treatment and therapy centre (Use Class C2) on Bestwood Lodge Drive, Bestwood (2024/0708).

Table 59: Progress on local transport schemes supported in Policy LPD 60

Transport Scheme	Type	Progress
A60 Larch Farm Crossroads Improvements	Road	The improvement scheme was completed on 20 September 2019.
A60 Leapool to Sherwood Express Busway	Road	The County Council is currently safeguarding land for this scheme. The project was initially awarded funding from the Transforming Cities Fund (TCF) in March 2020 but the cost to construct the package was significantly greater than the allocated budget and will not be delivered as part of the TCF programme.
Gedling Access Road	Road	The Gedling Access Road project commenced construction in January 2020. The new road A6211 Colliery Way opened to traffic on 22 March 2022. The final phase of construction works at Arnold Lane was completed on 15 July 2022.
A612 Daleside Road Improvement (bus priority linked to City Southern Growth Corridor)	Road	Nottingham City Council completed their works on their highway network. No works planned for this section as part of County Council's Transforming Cities programme.
A612 Colwick Loop Road (bus priority linked to City Southern Growth Corridor)	Road	The County Council is currently safeguarding land for this scheme. The project was awarded funding from the Transforming Cities Fund (TCF) in March 2020 but will no longer be delivered through the TCF programme.

Transport Scheme	Type	Progress
South Notts Rail Network (Netherfield to Gedling route)	Rail	The County Council is currently safeguarding a scheme for possible construction during the third Local Transport Plan for Nottinghamshire 2011-2026 (LTP3). This scheme does not however feature in the current LTP3 implementation programme.
Minerals Railway "Robin Hood Line" (near Bestwood Village) to Calverton	Rail	The County Council has acquired the former railway line for a possible multi user trail i.e. cycling and walking. The scheme is currently under investigation with a view to NCC submitting a future funding bid to Active Travel England.
Fourth Trent Crossing	Road	No safeguarded scheme at this location.

Transport usage

5.33. Appendix 1 sets out that the Council will monitor the proportion of households with hourly or better daytime bus services to local centres; the number of cycling trips, the number of public transport trips, traffic growth, travel to work and railway station usage.

Monitoring Indicators: ACS Policy 14 & SA 11 / LPD Policy & SA 12

- The latest traffic growth in Gedling Borough by cars and cycling is shown in Table 60 and provided by Nottinghamshire County Council Highways. Data for the number of individual journeys is not available. The year 2020 saw a decrease in car traffic and a huge increase of 'leisure counters' during the first lockdown during the covid-19 pandemic, i.e. sites with higher number of cyclists at the weekend than on a weekday, which has influenced the data for 2020. 2022 data for car traffic is not available in time for this year's AMR.
- Table 61 provides estimated railway station usage in Gedling Borough which shows reduced station usage due to the covid-19 pandemic during 2020/21. The information is available at the following website <https://dataportal.orr.gov.uk/statistics/usage/estimates-of-station-usage>.
- The main mode of public transport in Gedling Borough is buses. Table 63 sets out the number of bus boardings registered for each service operator. (Data should be treated as indicative as recording depends on the operator).
- In 2021, the proportion of residents who travel to work by bus (6.4%), was lower than 2011 (9.2%). However, the 2021 level remains higher than the figure for the County (3.1%) and national average (4.3%) according to the 2021 Census.
- The percentage of households within 800 metres/10 minutes walk of a bus stop with an hourly or better daytime bus service (weekdays 0600-1800) in Gedling Borough is 93%. The information is based on October 2024 provided from Nottinghamshire County Council Performance, Intelligence and Policy.

Table 60: Percentage (compared to 2010 baseline) of cycling and car traffic growth in Gedling Borough since 2010

	Car traffic (%)	Cycling (%)
2010	0.0%	0.0%
2011	-0.2%	7.6%
2012	-2.8%	-0.2%
2013	-0.8%	5.8%
2014	3.2%	11.2%
2015	2.5%	13.1%
2016	2.8%	11.9%
2017	4.1%	8.4%
2018	3.1%	12.3%
2019	3.7%	4.4%
2020	-16.0%	45.7%
2021	-7.2%	18.3%
2022	-0.2%	14.8%
2023	0.6%	4.1%
2024	3.0%	-1.8%

Table 61: Estimates of station usage (entries and exits) at railway stations since 2011

	Burton Joyce	Carlton	Netherfield	Newstead
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
2017/18	16,268	54,282	8,644	41,796
2018/19	16,084	54,632	9,150	40,288
2019/20	15,330	57,552	8,292	44,200
2020/21	1,826	12,254	1,210	8,570
2021/22	6,146	27,610	5,556	23,010
2022/23	9,426	36,846	6,946	31,702
2023/24	11,014	43,120	7,780	33,046

Table 62: Bus boardings in Gedling Borough by operator

Bus Operator	Bus boardings 2024/25
Nottingham City Transport	5,161,183
Trent Barton	Data not available
Stagecoach East Midlands	168,102
Nottinghamshire County Council Fleet Service	6,406
Ravenshead Community Transport	3,853

Infrastructure and Developer Contributions

Infrastructure delivery

- 5.34. Appendix 1 sets out that the Council will monitor the implementation of individual schemes in the Infrastructure Delivery Plan and Part 2 Local Plans; that Authority Monitoring reports will be produced and the Infrastructure Delivery Plan periodically updated.

Monitoring Indicators: ACS Policy 18

- The Council updates the Authority Monitoring Report annually reporting on the monitoring indicators of the Part 1 and Part 2 Local Plans policies and the Sustainability Appraisal Monitoring Framework. The Infrastructure Delivery Plan is updated at each stage of local plan preparation and was last comprehensively updated to support the Part 2 Local Plan.
- Given the range and number of projects referred to in the Infrastructure Delivery Plans it would be impractical to report on them in detail as part of the Authority Monitoring Report. However, the Council does periodically review the status of individual schemes and information held on individual schemes can be provided on request.

Community Infrastructure Levy (CIL) and Section 106 contributions

- 5.35. Appendix 1 sets out that the Council will monitor the adoption of a CIL charging schedule and Section 106/ CIL funding.

Monitoring Indicators: ACS Policy 19

- Gedling Borough Council adopted the CIL charging schedule on 16 October 2015, which is based on a £/sqm calculation based on the use and location of proposed development.
- During the reporting year 24/25 Gedling Borough Council undertook an interim review of its Strategic Projects identified within the Council's Infrastructure List pending a full-scale review of the Community Infrastructure Levy prior to the adoption of revised Gedling Local Plan. The Infrastructure List is contained within the Infrastructure Funding Statement which is publicly available on the Council's website www.gedling.gov.uk/cil. Table 63 sets out the key figures relating to CIL receipts.
- The Planning White Paper proposes significant changes to the current Planning system and many of the changes detailed within this document will directly and indirectly impact on the way that Local Authorities implement the Community Infrastructure Levy. As such, we have concluded that now would not be an appropriate time to be undertaking a review of our existing CIL charging schedule, given further changes to legislation which are expected in the future.
- The Council annually reports its Section 106 contributions via the Infrastructure Funding Statement and full details are available on the Council's website www.gedling.gov.uk/cil. Table 64 sets out the key figures relating to Section 106 contributions.

Table 63: Summary of Community Infrastructure Levy contributions

Cumulative CIL position from 16 October 2015 to 31 March 2025	Amount (£)
Total CIL receipts collected	£10,328,422
Total receipts remaining as at 31 March 2025	£2,563,836

Table 64: Summary of Section 106 contributions

Section 106 position as of 31 March 2025	Amount (£)	
Contributions received in 2024/25	Capital	Revenue
	£1,095,037	£168,404
Contributions spent on projects in 2024/25	Capital	Revenue
	£232,600	£53,009
Total Capital contributions remaining	£3,848,765	
Total Revenue contributions remaining	£709,321	

Appendix 1 – Monitoring Indicators

This appendix lists out the indicators and targets for each planning topic.

ACS = Aligned Core Strategy
 ACSSA = Aligned Core Strategy Sustainability Framework
 LPD = Local Planning Document
 LPDSA = Local Planning Document Sustainability Framework

The final column of the table refers to the source of the monitoring indicators for example LPD1 refers to Policy LPD1 of the Local Planning Document.

Climate Change, Flood Risk and Water Management

Indicator	Target	Source
Renewable energy – by type (wind turbines and other renewable energy schemes) and amount of installed capacity	No target	ACSSA9; ACSSA10 LPD1; LPD2 LPDSA10; LPDSA11
Energy per meter – by type	No target	ACSSA9; ACSSA10 LPDSA10; LPDSA11
Energy consumed – by type	No target	ACSSA9; ACSSA10 LPDSA10; LPDSA11
Carbon dioxide emissions per capita total	No target	ACSSA9; ACSSA10 LPDSA10; LPDSA11
Department of Energy & Climate Change's 'Carbon dioxide emissions within the scope of influence of local authorities'	To reduce per capita CO2 emissions and increase renewable power generation	ACS1
Area of land and number of households in Flood Zones 2 or 3 and without flood protection measures	No target	ACSSA8 LPDSA8; LPDSA9
Number of planning applications in flood risk areas approved against Environment Agency advice /	Zero	ACS1 ACSSA8

Indicator	Target	Source
Number of permissions in flood risk areas implemented against Environment Agency advice		LPD3 LPDSA8; LPDSA9
Number of planning applications approved against the Environment Agency advice on water quality	Zero	ACSSA8 LPD5 LPDSA8; LPDSA9
Number of planning applications approved against the Environment Agency advice on aquifer	Zero	ACSSA8 LPD6
Number of planning applications approved against the advice of the Lead Local Flood Authority	Zero	LPD4 LPDSA8; LPDSA9
Number of developments incorporating SUDS	LPD = No target. ACS = Increase the number of Sustainable Drainage Systems (SuDS)	ACS1 LPD4 LPDSA8; LPDSA9
New waste management facilities – by type	No target	ACSSA9; ACSSA10 LPDSA10; LPDSA11

Environmental Protection

Indicator	Target	ACS/ LPD Policy or SA Framework
Number of planning applications approved against the advice of Gedling Borough Council's Public Protection (Scientific) Officer	Zero	LPD7; LPD10
Number of planning applications approved against the advice of the Coal Authority	Zero	LPD8
Number of planning applications approved against the advice of the Health and Safety Executive	Zero	LPD9
Development to accord with the requirements of the Air Quality and Emissions Mitigation guidance	Zero	LPD11
Air Quality Management	No Target	LPDSA8; LPDSA9

Green Belt

Indicator	Target	ACS/ LPD Policy or SA Framework
Percentage of planning permissions granted against policy (increase in floor space over 50%)	Zero	LPD13; LPD14
Status of each area of Safeguarded Land and the reason why, if any, planning permission has been granted	No target	LPD16
Number of homes granted planning permission for rural workers	No target	LPD17
Production of part 2 Local Plan	Green Belt release in line with the needs set out in the Aligned Core Strategies	ACS3
Location and area of land removed from Green Belt	Green Belt release in line with the needs set out in the Aligned Core Strategies	ACS3

Natural Environment

Indicator	Target	ACS/ LPD Policy or SA Framework
Net change in Site Special Scientific Interest	No net loss	LPD18 LPDSA6; LPDSA7
Number of SSSIs in a favourable condition	Improve management of biodiversity sites	ACS17
Number, area and net change of Local Nature Reserves	No net loss	ACSSA6; ACSSA7 LPD18 LPDSA6; LPDSA7
Number of Local Nature Reserves with a management plan in place	Increase in quality of open spaces & improve management of biodiversity sites	ACS16; ACS17

Indicator	Target	ACS/ LPD Policy or SA Framework
Number, area and net change in Local Wildlife Sites (formerly SINCS)	LPD = No net loss. ACS = Retain areas of biodiversity importance.	ACS17 ACSSA6; ACSSA7 LPD18 LPDSA6; LPDSA7
The number and percentage of Local Wildlife Sites with positive conservation management (using Single Data List Indicator 160)	LPD = Increase in percentage. ACS = Increase in quality of open spaces & improve management of biodiversity sites	ACS16; ACS17 LPD18 LPDSA6; LPDSA7
Net change in Local Geological Sites	No net loss	LPD18 LPDSA6; LPDSA7
Woodland area	No target	ACSSA6; ACSSA7
Number of planning permissions granted that result in loss of Ancient Woodland	Zero	LPD18
Net change in woodland and ancient woodland	No target	LPDSA6; LPDSA7
Losses and gains in priority habitat	No net loss	LPD18
Progress on designation and if designated what condition it is in (Special Protection Area)	Designation of and thereafter maintain or improve condition of Special Protection Area.	ACS17

Open Space and Recreational Facilities

Indicator	Target	ACS/ LPD Policy or SA Framework
To be set locally (GI assets)	Increase the percentage of population with access to GI assets.	ACS16
Net change in certain types of open space/ area of new open space	No net loss	ACSSA6; ACSSA7 LPD20 LPDSA2; LPDSA6; LPDSA7

Indicator	Target	ACS/ LPD Policy or SA Framework
Amount of greenfield land lost to housing and other uses / Greenfield loss of new development (ha) in line with the ACS	No target	ACSSA6; ACSSA7 LPDSA6; LPDSA7
Open space managed to green flag award standard	Increase in quality of open spaces	ACS16 ACSSA3
New open space committed from s106 agreements	Increase in open space	LPD21
Number of s106 contributions related to open space	Increase quality of open spaces	ACS16
Net change in local green space	No net loss	LPD22 LPDSA2; LPDSA6; LPDSA7
Number of planning permissions for new tourist accommodation	No target	LPD24
Net change in country parks	No target	LPDSA2; LPDSA6; LPDSA7

Historic Environment

Indicator	Target	ACS/ LPD Policy or SA Framework
Number of conservation area appraisals	LPD = Increase the number of conservation area appraisals. ACS = Increase quality of open spaces.	ACS11
Number of and area of heritage assets conservation areas and Parks and Gardens	No target	ACSSA6; ACSSA7 LPDSA3
Number of heritage assets – Listed Buildings, Scheduled Ancient Monuments	No target	ACSSA6; ACSSA7 LPDSA3
Number of planning applications approved against Historic England advice (generally, historic parks and gardens and scheduled monuments)	Zero	LPD26; LPD29; LPD30 LPDSA3
Number and percentage of heritage assets (listed buildings, conservation areas, historic parks and	LPD = Zero. ACS = Decrease number of heritage assets at risk	ACS11 ACSSA6; ACSSA7

Indicator	Target	ACS/ LPD Policy or SA Framework
gardens and scheduled monuments) on Heritage at Risk Register		LPD26; LPD27; LPD28; LPD29; LPD30 LPDSA3
No of s106 obligations to manage and conserve heritage assets	Increase	LPD26
Number of Locally Important Heritage Assets	No loss	LPD31 LPDSA3
Number and percentage of Locally Important Heritage Assets at risk	Zero	LPD31 LPDSA3

Design

Indicator	Target	ACS/ LPD Policy or SA Framework
Indicators to be set locally by each Council	Improve the standards of design	ACS10
Density of new development	Burton Joyce, Lambley, Ravenshead and Woodborough = no less than 20 dwellings per hectare. Bestwood Village, Calverton and Newstead = no less than 25 dwellings per hectare	LPD33
Number of homes built on residential garden land	No target	LPD34

Homes

Indicator	Target	ACS/ LPD Policy or SA Framework
Progress on the delivery of the sites allocated (housing)	All sites delivered by 2028. Plus LPD64 only = (The Council will closely monitor	LPD64; LPD65; LPD66; LPD67; LPD68; LPD69; LPD70

Indicator	Target	ACS/ LPD Policy or SA Framework
	progress on all allocated sites to identify any significant slippage or risk of no delivery and should this occur the Council will consider whether this warrants an early review of the Local Plan)	
Net additional homes	7,250 in Gedling	ACS2
Council supply of ready to develop housing sites	5 year (with additional buffer of 5% or 20% as appropriate) supply of deliverable housing sites	ACS2
Planning permissions of strategic allocations	5 year (with additional buffer of 5% or 20% as appropriate) supply of deliverable housing sites	ACS2
Preparation of part 2 Local Plans to meet objective of the Aligned Core Strategies	5 year (with additional buffer of 5% or 20% as appropriate) supply of deliverable housing sites	ACS2
Progress towards an allocation in part 2 Local Plans of Supplementary Planning Document	Delivery of Gedling Colliery/ Chase Farm	ACS7
Completion of site (Gedling Colliery) or certain elements of it (e.g. sq. m of offices developed)	Delivery of Gedling Colliery/ Chase Farm	ACS7
Number of affordable housing delivered and commuted sums	1,450 affordable provision	LPD36
Affordable housing completions by Social Rent, Intermediate Housing, Affordable Rent	Provision of affordable housing – 1,450 in Gedling	ACS8
Type, size and tenure of new housing development/ completions	LPD = No target. ACS = Maintain an appropriate mix of house type, size and tenure	ACS8 LPD37

Indicator	Target	ACS/ LPD Policy or SA Framework
Housing completions – affordable homes, dwelling types, density, location	No target	LPDSA1
Number of housing completions	No target	LPDSA1
Number of housing completions – affordable	No target	LPDSA1
Number of housing completions by dwelling type, size and density	No target	LPDSA1
Number and area of housing completions on previously developed land	No target	LPDSA1
Number of vacant dwellings – by type	No target	LPDSA1
% of households with access to services and facilities by public transport, walking and cycling within 30 minutes travel time with no more than a 400m walk to a stop	Improve accessibility from residential development to key community facilities and services	ACS12 ACSSA9;
Number of new homes with access to key community facilities and services – by walking, cycling and public transport	No target	LPDSA12
Number of pitches delivered (gypsy and travellers)	Three additional pitches provided by March 2019	LPD38
Number of plots/pitches allocated and granted planning permission for gypsy and traveller communities. Total number implemented.	Meet the needs of Gypsies, Travellers and Travelling Showpeople	ACS9 ACSSA1 LPDSA1
Number of planning permissions for specialist accommodation	No target	LPD39
New housing development on windfall sites	No target	LPD40
Number of planning permissions for live work units	No target	LPD41
Delivery of self-build and custom homes	No target	LPD42
Population – by group	No target	ACSSA1 LPDSA1
Average house prices	No target	ACSSA1 LPDSA1
Number of empty homes	No target	LPDSA1

Indicator	Target	ACS/ LPD Policy or SA Framework
Number of homelessness acceptances	No target	ASCSA1 LPDSA1

Employment

Indicator	Target	ACS/ LPD Policy or SA Framework
Progress on the delivery of the sites allocated (employment)	All sites delivered by 2028.	LPD71
Planning permissions (strategic sites)	Delivery of strategic sites in the Aligned Core Strategy	ACS4
Supply of employment land – by type	No target	LPDSA13; LPDSA14; LPDSA15
Overall number of jobs in the plan area	Strengthen and diversify the economy and create 27,900 new jobs (Greater Nottingham)	ACS4
Net addition in new office floor space	Develop 23,000 sq m of office space in Gedling Borough	ACS4 LPDSA13; LPDSA14; LPDSA15
Available supply and net change in supply of industrial and warehouse	Maintain a minimum amount of industrial and warehouse supply of 33.5 hectares (Greater Nottingham)	ACS4
Net addition in new industrial and warehouse development	Develop 10 hectares in Gedling Borough	ACS4 LPDSA13; LPDSA14; LPDSA15
% of the working age population with NVQ level 2 or above / skills level of the working age population/ qualifications by type	Improve skill levels of the working age population	ACS4 ACSSA12; ACSSA13; ACSSA14 LPDSA13; LPDSA14; LPDSA15
Area of employment land lost to residential and other uses above (0.1 ha threshold)	No target	ACSSA12; ACSSA13; ACSSA14 LPD44 LPDSA13; LPDSA14; LPDSA15
New industrial and warehouse floor space taken up on non-allocated sites over 1,000 sq m or 1 hectare threshold	No target	LPD45

Indicator	Target	ACS/ LPD Policy or SA Framework
Number of planning permissions granted for rural employment/business development	No target	LPD47
Percentage of developments over 10 or more dwellings, 0.5 ha of employment land or those creating more than 15 jobs securing Local Labour Agreement	No target	LPD48
Employment supply	No target	LPDSA13; LPDSA14; LPDSA15
Employment and unemployment rate	No target	ACSSA12; ACSSA13; ACSSA14 LPDSA13; LPDSA14; LPDSA15
Earnings – by type	No target	ACSSA12; ACSSA13; ACSSA14
Employment profile – by type	No target	ACSSA12; ACSSA13; ACSSA14
Area of new floor space and land by type and location	No target	ACSSA12; ACSSA13; ACSSA14
Type and area of employment land availability (ha)	No target	ACSSA12; ACSSA13; ACSSA14

Retail and Community Facilities

Indicator	Target	ACS/ LPD Policy or SA Framework
Planning permissions for retail and other town centre use development	Maintain or improve the vitality and viability of the centres within the plan area	ACS6 LPDSA13; LPDSA14; LPDSA15
New retail development	No target	LPDSA13; LPDSA14; LPDSA15
Assessment retail need (from Needs Study)	Maintain or improve the vitality and viability of the centres within the plan area	ACS6
Centre health checks	Maintain or improve the vitality and viability of the centres within the plan area	ACS6
Amount of new B1 office floor space created in town centres	Maintain or improve the vitality and viability of the centres within the plan area	ACS6

Indicator	Target	ACS/ LPD Policy or SA Framework
Amount of retail floor space approved outside of defined centres	Maintain or improve the vitality and viability of the centres within the plan area	ACS6
Percentage of frontages for individual uses/ diversity of uses in centres	No target	LPD50 LPDSA13; LPDSA14; LPDSA15
Proportion of vacant units	No target	LPDSA13; LPDSA14; LPDSA15
Number of planning permissions granted (upper floors)	None	LPD51
Number of planning applications for A1 uses 500 sq metres or more with an Impact Assessment	100%	LPD52
Life expectancy at birth	Improvements in health	ACS12 ACSSA2
Number of major sporting facilities developed	Increase in provision of major sporting facilities	ACS13
Residents participation in sport	No target	ACSSA2
Crime – by type	No target	ACSSA4 LPDSA4
Number of community centres, GP practices, health facilities, leisure centres, museums and libraries	No target	ACSSA2; ACSSA5; ACSSA3 LPDSA2; LPDSA5

Transport

Indicator	Target	ACS/ LPD Policy or SA Framework
Percentage of planning permissions in accordance with the policy	No target	LPD57
Number of park and ride facilities granted	No target	LPD59
Progress on the delivery of transport schemes promoted in the policy (LPD60)	All schemes delivered by 2028. In particular, the Council will closely monitor progress on the Gedling Access Road to identify any significant slippage	LPD60

Indicator	Target	ACS/ LPD Policy or SA Framework
	or risk of no delivery and a decision made as to whether this warrants an early review of the Local Plan by December 2018.	
Number of major planning applications approved against Highway advice on road safety matters	Zero	LPD61
Proportion of households with hourly or better daytime bus service to town, district or city centre	Increase modal shift towards public transport, walking and cycling	ACS14 ACSSA11
Number of public transport trips	Increase modal shift towards public transport, walking and cycling	ACS14 ACSSA11
Plan area wide traffic growth	Increase modal shift towards public transport, walking and cycling	ACS14 ACSSA11 LPDSA12
Number of cycling trips	Increase modal shift towards public transport, walking and cycling	ACS14 ACSSA11 LPDSA12
Number of travel plans agreed	Increase in the number of developments supported by travel plans	ACS14
Railway station usage	No target	ACSSA11
Travel to work	No target	LPDSA12
Implementation of individual schemes as in the Infrastructure Delivery Plan (ACS 15)	Delivery of projects promoted in the policy (Gedling Access Road in Gedling)	ACS15

Infrastructure and Developer Contributions

Indicator	Target	ACS/ LPD Policy or SA Framework
Implementation of individual schemes as in Infrastructure Delivery Plan and in Part 2 Local Plans	Delivery of infrastructure identified in the Infrastructure Delivery Plan and Part 2 Local Plans	ACS18
Authority Monitoring Reports and the periodic updates to the Infrastructure Delivery Plan	Delivery of infrastructure identified in the Infrastructure Delivery Plan and Part 2 Local Plans	ACS18
Adopt Community Infrastructure Levy charging schedule	Introduction of Community Infrastructure Levy	ACS19
Authority report on s106 contributions and Community Infrastructure Levy funding	Ensure appropriate developer contributions to infrastructure.	ACS19

There are no indicators for the following policies: ACSA; ACS5; LPD12; LPD15; LPD19; LPD23; LPD25; LPD32; LPD35; LPD43; LPD46; LPD49; LPD53; LPD54; LPD55; LPD56; LPD58; LPD62 and LPD63.



Report to Cabinet

Subject: Five Year Housing Land Supply Assessment 2025

Date: 12th December 2025

Author: Planning Policy Manager

Wards Affected

All

Purpose

To note the latest five year housing land supply assessment

Key Decision

No

Recommendation(s)

THAT Cabinet:

- 1) Notes the Gedling Borough Five Year Housing Land Supply Assessment 2025 attached as Appendix A.

1 Background

- 1.1 This report sets out the latest Gedling Borough's five year housing land supply position as at 31st March 2025, which is attached at **Appendix A**. The National Planning Policy Framework 2024 requires that local planning authorities update their five year housing land supply assessments on an annual basis.
- 1.2 The assessment includes the housing sites in the Local Planning Document which was adopted by Council on 18 July 2018. The five year period is 1 April 2025 to 31 March 2030. For clarity, this is the assessment against the housing requirement as calculated using the Government's standard methodology (published December 2023) as the

Aligned Core Strategy was adopted in September 2014 and the policies are yet to be reviewed.

- 1.5 A joint SHLAA methodology was first published in November 2020 by Broxtowe Borough Council, Erewash Borough Council, Gedling Borough Council, Nottingham City Council and Rushcliffe Borough Council. It is considered that a common approach is more robust and the methodology is intended to be more transparent and evidence based. The joint methodology comprises a common methodology document plus a separate appendix for each authority to justify the assumptions used for each SHLAA update (<https://www.gedling.gov.uk/sites/default/files/2025-09/shlaa-methodology-report-2023-update.pdf>).
- 1.6 In accordance with paragraph 78 of the National Planning Policy Framework 2024, the supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:
 - a) 5% to ensure choice and competition in the market for land; or
 - b) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply.
- 1.7 For Gedling Borough Council, the results of the latest Housing Delivery Test for 2023 means that a 5% buffer has been applied.
- 1.8 The assessment shows that against the housing target as calculated using the standard methodology, Gedling Borough Council does not have a five year plus 5% buffer supply of land for housing. The Council has a 3.73 year supply, which equates to an undersupply of 846 homes. This is a significant decrease from the previous 2024 five year land supply assessment's figure of 6.19 years' supply. The main reason for this is due to the new standard method which results in a significant increase in the number of dwellings to be delivered per annum, now 638 (previously 460). The new standard method comprised one of the reasons for the Council's decision to cease preparation of the Greater Nottingham Strategic Plan and to progress the Gedling Local Development Plan. It is important that the Council continues to allocate land for development through the preparation of its local plan, to ensure an ongoing supply of housing land.

2 Proposal

- 2.1 To ask Cabinet to note the content of the Gedling Borough Five Year Housing Land Supply Assessment 2025 as set out in **Appendix A**.

3 Alternative Options

- 3.1 The National Planning Policy Framework requires that local planning authorities update their five year housing land supply assessment on an annual basis and there is no alternative option other than to prepare the latest five year housing supply assessment.

4 Financial Implications

- 4.1 There are no financial implications arising out of producing the five year housing supply assessment which is met through existing budgets.

5 Legal Implications

- 5.1 Paragraph 78 of the National Planning Policy Framework 2024 states that 'local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old'.

6 Equalities Implications

- 6.1 None, this report monitors the supply of housing sites. An equalities impact assessment has already been undertaken on the Council's policies (including housing allocations) through the assessment of the adopted version of the Local Plan.

7 Carbon Reduction/Environmental Sustainability Implications

- 7.1 None, this report monitors the supply of housing sites. Consideration of carbon reduction/environmental sustainability implications has already been undertaken on the Council's policies (including housing allocations) through the preparation of the adopted version of the Local Plan.

8 Appendices

- 8.1 **Appendix A** – Gedling Borough Five Year Housing Land Supply Assessment 2025

9 Background Papers

- 9.1 Background Paper 1 – SHLAA Joint Methodology Report (available from <https://www.gedling.gov.uk/sites/default/files/2025-09/shlaa-methodology-report-2023-update.pdf>)

10 Reasons for Recommendations

10.1 To note the latest five year housing land supply assessment.

Statutory Officer approval

Approved by:

Date:

On behalf of the Chief Financial Officer

Approved by:

Date:

On behalf of the Monitoring Officer

Five Year Housing Land Supply Assessment 2025

Published December 2025

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Introduction

- 1 The five year housing land supply assessment is based on the Council's Strategic Housing Land Availability Assessment (SHLAA) 2025 update.
- 2 The purpose of this five year housing land supply assessment is to monitor and review the Council's housing supply against the housing requirement set out in adopted strategic policies or against their local housing need where the strategic policies are more than five years old as required by the National Planning Policy Framework December 2024.
- 3 The Department of Levelling Up, Housing and Communities last published the results of the Housing Delivery Test for 2023 on 12 December 2024. The Housing Delivery Test result for 2023 for Gedling Borough Council is 109%. Following the Housing Delivery Test results for 2018, 2019 and 2020, the Council was required to publish an Action Plan and a buffer of 20% was added to the supply of deliverable sites for the purposes of housing delivery assessment. The Housing Delivery Test result for 2023 means that the Council is no longer required to prepare an action plan or apply a buffer of 20% to its five year housing land supply. However, it is the view of the Council that the Housing Delivery Action Plan continues to be useful report to publish. For further information on the Housing Delivery Test and the Council's Action Plan please see separate Gedling Borough Housing Delivery Action Plan 2024 which is available at the following web page <https://www.gedling.gov.uk/planning-and-building-control/planning-and-building-control/planning/planning-and-building-control/planning-and-building-control/planning-policy/planning-and-building-control/planning-and-building-control/planning/planning-and-building-17>. For the purposes of this five year housing land supply assessment, a 5% buffer has been applied in accordance with Paragraph 78 of the National Planning Policy Framework.
- 4 The current development plan for Gedling Borough consists of the Aligned Core Strategy and the Local Planning Document. The Aligned Core Strategy was adopted in September 2014 and allocates strategic sites for housing and other uses. The Aligned Core Strategy sets the housing requirement. The Local Planning Document was adopted on 18 July 2018 and allocates non-strategic sites for housing and other uses.

Policy context

- 5 Paragraph 78 of the National Planning Policy Framework 2024 states that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old (unless these strategic policies have been reviewed and found not to require updating).
- 6 The supply of specific deliverable sites should in addition include a buffer of:-
 - a) 5% to ensure choice and competition in the market for land; or
 - b) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply; or
 - c) From 1 July 2026, for the purposes of decision-making only, 20% where a local planning authority has a housing requirement adopted in the last five years examined against a previous version of this Framework , and whose annual average housing requirement is 80% or less of the most up to date local housing need figure calculated using the standard method set out in national planning practice guidance.
- 7 Annex 2 of the National Planning Policy Framework 2024 defines deliverable sites as follows:-

To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

 - a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*
 - b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.*
- 8 Paragraph 75 of the National Planning Policy Framework 2023 states that local planning authorities may only make an allowance for windfall sites as part of anticipated housing supply if there is compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having

regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends. The Framework also states that local planning authorities should consider the case for setting out policies in their Local Plans to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.

- 9 The Aligned Core Strategy sets a housing requirement of 7,250 homes for the plan period 2011-2028. As the Aligned Core Strategy was adopted in September 2014 and the policies are yet to be reviewed, this means that the housing requirement figure is out of date and the Council must now monitor and review the housing supply against the annual local housing need figure calculated using the standard method.
- 10 The annual local housing need for Gedling Borough is 631. **Appendix A** explains and provides the breakdown on how the figure was calculated using the standard method as published in 2025.
- 11 The Use Classes Order 1987 (as amended) defines Use Class C2 (Residential Institutions) as residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres. National Planning Practice Guidance states that local planning authorities will need to count housing provided for older people, including residential institutions in Use Class C2, as part of their housing land supply. All student accommodation, whether it consists of communal halls of residence or self-contained dwellings, and whether or not it is on campus, can in principle count towards contributing to an authority's housing land supply based on the amount of accommodation that new student housing releases in the wider housing market (by allowing existing properties to return to general residential use); and / or the extent to which it allows general market housing to remain in such use, rather than being converted for use as student accommodation. The Housing Delivery Test Measurement Rule Book published in July 2024 explains how the net homes delivered calculated with adjustments for net student accommodation and net other communal accommodation (calculated by applying nationally set ratios to the bedroom data of 2.4 and 1.9 respectively) for the Housing Delivery Test results.

Methodology

- 12 The Council calculates the housing supply using the approach set out in the Greater Nottingham Planning Partnership's Joint Methodology Report for Strategic Housing Land Availability Assessments (SHLAAs) which can be found at the following web page <https://www.gedling.gov.uk/planning-and-building-control/planning-and-building-control/planning/planning-and-building-control/planning-and-building-control/planning/planning-policy/planning-and-building-control/planning-and-building-control/planning/planning-and-building-13>. This will be referred to as the "SHLAA methodology report" throughout in this document.
- 13 The SHLAA methodology report was updated in 2023 and Appendix C to the SHLAA methodology report updates the evidence used to support Gedling Borough Council's approach to the SHLAA methodology which includes lead-in times and build-out rates, the windfall allowance and non-implementation rates.

Deliverable sites that make up the housing supply

- 14 The sites that will make up the housing supply are those assessed to be deliverable within five years. The SHLAA methodology report explains that, in accordance with the NPPF, this consists of sites that are available now, suitable and achievable now. They include sites that are currently under construction, small sites with outline planning permission, sites with detailed planning permission and medium/large sites with outline planning permission with evidence that the site will be progressed within five years.
- 15 All sites in the assessment have been identified through the Council's SHLAA 2023 update and are listed in **Appendix B**. The appendix includes:-
- All strategic sites in the Aligned Core Strategy and site allocations in the Local Planning Document.
 - Sites granted planning permission before 31 March 2025.
 - Updates to existing sites in the SHLAA database during the current financial year (i.e. since 1 April 2025) such as work starting on site, construction completing, a new planning permission being granted or a new planning application being submitted have been noted.
- 16 New sites that are not currently in the SHLAA and have been granted planning permission during the current financial year (i.e. since 1 April 2025) are not included in this assessment, but will be included in next year's assessment.
- 17 The assessment takes account of the loss of a dwelling where this is replaced by at least one dwelling in order to provide a net figure for the number of new dwellings. **Appendix B** does not include sites that involve a loss of a dwelling where replaced by a single dwelling, unless the loss has occurred and work on the replacement dwelling has not yet started.

- 18 The approach taken to completion timescales and delivery rates is set out in the SHLAA methodology report.
- 19 Where allocated sites are complete or do not contribute towards the housing supply within the five year period, they are listed in **Appendix B** for the sake of completeness.
- 20 Where sites have already been granted planning permission, approved subject to s106 agreement or are the subject of a planning application, the number of homes permitted or proposed via the planning application has been used.
- 21 **Appendix B** comprises separate tables for each locality for clarity as follows:-
- Strategic sites in the Aligned Core Strategy and site allocations in the Local Planning Document;
 - Sites that are currently under construction;
 - Sites with planning permission, which consists of small sites with outline planning permission, all sites with detailed planning permission and those medium/large sites with outline planning permission with evidence that the site will be progressed within five years; and
 - Sites with planning permission for communal accommodation.

Future sources of supply (windfall allowance)

- 22 Paragraph 75 of the National Planning Policy Framework 2024 states that local planning authorities may only make an allowance for windfall sites as part of anticipated housing supply if there is compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends. The National Planning Policy Framework 2024 defines windfall sites as sites not specifically identified in the development plan (which includes Local Plan).
- 23 Paragraphs 45-49 of the SHLAA methodology report explains the approach taken and concludes that a windfall allowance of 131 dwellings per annum will contribute to the housing supply from Year 4 onwards.

Consideration of undersupply (under-delivery)

- 24 Paragraph 22 of the National Planning Practice Guidance states that local planning authorities may consider what factors might have led to this and whether there are any measures that the authority can take, either alone or jointly with other authorities, which may counter the trend. Where the standard method for assessing local housing need is used, the standard method factors in past under-delivery as part of the affordability ratio so there is no requirement to specifically address under-delivery when establishing the annual local housing need figure.

5%, 10% or 20% buffer

- 25 The Housing Delivery Test result for 2023 means that the Council will need to apply a buffer of 5% to its five year housing land supply by reason that paragraph 78 of the National Planning Policy Framework 2024 states that the housing supply should include a buffer of 5% to ensure choice and competition in the market for land.

Forward look approach

- 26 It is considered appropriate for the five year period to begin with the current financial year i.e. this assessment will look at the period 1 April 2025 to 31 March 2030.

Non-implementation (lapse) rates

- 27 Paragraphs 51-52 of the SHLAA methodology report explain the approach taken to non-implementation rates which will be applied to the totalled figure of all unimplemented sites with planning permission i.e. sites where construction work has not started. The non-implementation rates are:-
- 9% for small sites (1-9 dwellings) and;
 - 1% for medium/large sites (10+ dwellings).

Communal accommodation

- 28 Paragraphs 16-19 of the SHLAA methodology report refer to counting other forms of accommodation including student housing and housing provided for older people in the housing supply. Currently there are no proposals for student accommodation within Gedling Borough. As there are sites with planning permission for other communal accommodation (for example residential care homes) within Gedling Borough the nationally set ratio applied to other communal accommodation will be based on the national average number of adults in all households and applying a ratio to the bedroom data of 1.9. Source data for the nationally set ratio is from the Census 2021 and the ratio will be updated following each Census when the data is publicly available.

Five year land supply calculation

- 29 In accordance with the advice of the Planning Advisory Service (PAS) and as set out in the SHLAA methodology report, the Council calculates its 5 year land supply as follows:-

[Local housing need for 5 year period] + [5%, 10% or 20% buffer] = 5 year housing target

5 year housing target ÷ 5 years = annual target

Housing supply for 5 year period (including the non-implementation rates for unimplemented sites with planning permission) including adjustments for

student accommodation and other communal accommodation (calculated by applying nationally set ratios to the bedroom data of 2.4 and 1.9 respectively)
 \div annual target = supply in years

Summary

- 30 In summary, the methodology in calculating the five year assessment is as follows:-
- The sites that make up the housing supply include sites that are currently under construction, small sites with outline permission, all sites with detailed planning permission and those medium/large sites with outline planning permission with evidence that the site will be progressed within five years;
 - The windfall allowance will contribute to the housing supply from Year 4 onwards;
 - Addressing under-delivery is already built in to the annual local housing need figure;
 - The Council adopts a 5% buffer in accordance with NPPF paragraph 78
 - The Council considers the five year period starting from the current financial year rather than taking a forward look approach;
 - The non-implementation (lapse) rates are applied to unimplemented sites with planning permission; and
 - Adjustments for student accommodation and other communal accommodation have been included within the housing supply;
 - The methodology used to calculate the five year supply accords with PAS advice.

Five year housing land supply assessment

- 31 The local housing need for the five year period is 3,190 homes. However, in line with NPPF paragraph 78 a 5% buffer is applied, which increases the housing target for the five year period to 3,350 homes.

Annual local housing need	638
Local housing need for five years (460 x 5 years)	3,190
5% buffer (rounded)	160
Five year housing target	3,350

- 32 Paragraphs 14 to 20 explain the sources of sites that make up the housing supply. The estimated housing supply for the five year period is shown in **Table 1**.

Table 1: Estimated housing supply for the five year period

	Allocations in the Local Plan [#]	Sites under construction	Small sites with permission	Medium/ large sites with permission	Total
Urban area	1048	86	63	155	
Edge of Hucknall	455	0	0	0	
Bestwood Village	93	0	4	0	
Calverton	236	4	12	0	
Ravenshead	47	0	8	0	
Other villages	0	16	23	0	
Total	1,879	106	106	155	
Non-implementation (lapse) rates applied	N/A	N/A	9% rate applied	1% rate applied	
Revised total	1,879	106	96	153	2235
Windfall allowance (128 x 2 years = 256)					256
Communal accommodation					7
Housing supply					2,498

[#] Aligned Core Strategy and Local Planning Document

- 33 **Appendix B** lists out the sites that are expected to deliver homes during the five year period. The appendix also includes information on whether the delivery information comes from the agent, developer or landowner through the SHLAA process or using the assumptions from the SHLAA methodology report. For housing allocations without planning permission and where delivery information has not been provided, annual delivery information is not available as the assumptions do not apply to sites without planning permission. However, the sites are included in the table for the sake of completeness.

- 34 **Appendix C** shows the housing trajectory for the plan period. This updates and provides more detail than the housing trajectory included in Appendix A of the Local Planning Document.

Conclusion

- 35 Comparing the estimated housing supply of 2,504 homes to the five year housing target of 3,350 homes, there is an undersupply of 846 homes.

Housing supply for five years	2,498
Annual housing target (3,350 divided by five years) (rounded)	670
No of years supply (rounded)	3.73 years

- 36 The assessment shows that against the housing target, Gedling Borough Council has a **3.73** year supply.

Appendix A: Calculating the annual local housing need

The minimum annual local housing need figure for Gedling Borough is calculated using the standard method as published in December 2024.

Standard method

The standard method to calculate a minimum annual local housing need figure is set out in the national Planning Practice Guidance which can be found at the following web page <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>.

Step 1 – Setting the baseline

Set the baseline using the value of existing housing stock for the area of the local authority (Dwelling stock (including vacants), Table 125: dwelling stock estimates by local authority district). The baseline is 0.8% of the existing housing stock for the area, and the most recent data published at the time should be used.

The dwelling stock estimates by local authority district are available at the following web page [Live tables on dwelling stock \(including vacants\) - GOV.UK](#)

Step 2 – An adjustment to take account of affordability

Then adjust the housing stock baseline figure (as calculated in step 1) based on the affordability of the area.

The most recent median workplace-based affordability ratios, published by the Office for National Statistics at a local authority level, should be used.

The most recent median workplace-based affordability ratios can be found at the following web page <https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningslowerquartileandmedian>.

No adjustment is applied where the ratio is 5 or below. For each 1% the ratio is above 5, the average household growth should be increased by a quarter of a percent.

Where an adjustment is to be made, the precise formula is as follows:

$$\text{Adjustment factor} = \left(\frac{\text{five year average affordability ratio} - 5}{5} \right) \times 0.95 + 1$$

Calculating the annual local housing figure for Gedling Borough

Step 1 – Baseline

Latest dwelling stock estimates taken from Table 125 of the dwelling stock estimates by local authority from the following web page [Live tables on dwelling stock \(including vacants\) - GOV.UK](#)

Dwelling stock estimate for 2024 = 55,131

Multiplied by 0.8% = 441

Baseline = 441

Step 2 – Adjustment factor

Latest ratio of median house price to median workplace-based earnings from Table 5C of the house price to workplace-based earnings ratio dataset (released on 24 March 2025) from the following web page <https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningslowerquartileandmedian>.

Ratio of median house price to median workplace-based earnings average for 2020-2024 = 7.35

Adjustment = $([7.35 \text{ minus } 5] \text{ divided by } 5) = 0.47$

Multiply by 0.95 = 0.4465

Add 1 = 1.4465

Multiply average annual household growth (441) (from step 1) by adjustment factor (1.4465) = 637.9065

Annual local housing need = 638 (rounded).

The annual local housing need for Gedling Borough is 638.

Appendix B: Schedule of deliverable sites in the plan period 2011 to 2030

Urban Area

Net completions 1 April 2011 to 31 March 2025:-

Arnold = 1,001 homes
 Carlton = 2,475 homes
 Total = 3,476 homes

Allocations in the Local Plan

Local Plan ref	Site name	Locality/area	Units (remain ing)	Housing delivery source	Assessment conclusion	2025-26	2026-27	2027-28	2028-29	2029-30
H1	Rolleston Drive	Arnold	89	Assumptions for build-out rates based on information from developer	SHLAA site G18. The site is allocated for 140 homes in the Local Planning Document (site H1). The site is currently under construction for 131 factory-built affordable homes (2020/1054). As of 31 March 2025, 42 homes have been completed.	89				
H2	Brookfields Garden Centre	Arnold	90	Delivery rates to be added when planning application is submitted.	SHLAA site G49. The site is allocated for 90 homes in the Local Planning Document (site H2). Outline planning permission for up to 32 homes on part of the site (to the rear of Brookfields Garden Centre) (2017/0155) granted in March 2020 has since lapsed in March 2023.					
H3	Willow Farm	Carlton	110	Assumptions for build out rates	SHLAA site G1225 (formerly part of SHLAA site G459). Site is allocated for 110 homes in the Local Planning Document (site H3). The landowner has promoted a wider site, including SHLAA sites G459 and G1225, for residential development through the Greater Nottingham Strategic Plan Growth Options consultation. Site is currently under construction for 24 houses on part of the site (2021/1398).No planning application has been received for the remainder of the site.	13	11			
H4	Linden Grove	Carlton	22	Based on past build-out rates	SHLAA site G542. The site is allocated for 115 homes in the Local Planning Document (site H4). Site is currently under construction for 120 homes (2021/0694). As of March 2025, 98 homes have been completed.	22				
H5	Lodge Farm Lane	Arnold	148	SHLAA consultation response 2023	SHLAA site G48. The site is allocated for 150 homes in the Local Planning Document (site H5). Resolution to grant outline planning application for up to 148 homes (2018/0347) in August 2019 subject to the signing of the s106. The landowner has promoted a wider site, including SHLAA sites G48 and G462, for residential development through the Greater Nottingham Strategic Plan Growth Options consultation. Information from the SHLAA 2023 consultation provides the delivery rates for the site.		33	33	33	33
H6	Spring Lane	Carlton			Site completed in April 2019.					

Local Plan ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2025-26	2026-27	2027-28	2028-29	2029-30
H7	Howbeck Road/ Mapperley Plains	Arnold	54	SHLAA consultation response 2023 for the majority of the site under construction. Delivery rates to be added when planning application is submitted or permission granted for the remainder of the site	The site (which consists of SHLAA sites G51 and G671) is allocated for 205 homes in the Local Planning Document (site H7). The majority of the site has completed for 164 homes (2019/0213) in September 2024. The remainder of the site is currently under construction for 54 homes.	7	33	14		
H8	Killisick Lane	Arnold	230	Assumptions for build out rates	The site (which consists of SHLAA sites G50, G871, G872, G873 and G1032) is allocated for 230 homes in the Local Planning Document (site H8). The Local Planning Document includes a phasing policy to ensure that development of the site follows the extraction and progressive restoration of the adjoining quarry. Quarry extraction was scheduled to be complete by 2021, however due to COVID-19 the extraction of clay was slower than expected and consent has since been granted to vary the timing of the phasing condition. It is now anticipated that extraction will be completed by December 2025 with progressive restoration taking place following this, but will not impact the delivery of housing. Part of the site is under construction for 45 homes (2023/0830). A full application for 172 homes on the remainder of the site was received in October 2025.	11	34			
H9	Gedling Colliery/ Chase Farm	Carlton	331	Based on past build-out rates	SHLAA site G131. The site is identified in the Aligned Core Strategy as a strategic location and is allocated for 1,050 homes in the Local Planning Document (site H9). The site currently under construction for 508 homes on phase 1 (2015/1376, 2017/1018, 2017/1076, 2017/1275, 2018/0249, 2018/0392, 2019/0304, 2019/0586, 2019/0759 and 2020/0667) ,433 homes (2021/1294) on phase 2 and 24 homes on the remainder of the site (2022/0200). Total granted to date is 965 homes. As at 31 March 2025, 634 homes have been built.	87	87	87	70	
X1	Daybrook Laundry	Arnold	51	Delivery rates to be added when planning application is submitted or permission granted	SHLAA site G477. The site is allocated in the Local Planning Document (site X1). The site is under construction for 51 retirement apartments (2023/0701).	51				
X2	West of A60 A	Arnold			Site completed in February 2023					
X3	West of A60 B	Arnold	144	SHLAA consultation response 2023	SHLAA site G778. The site is allocated for 150 homes in the Local Planning Document (site X3). Full planning application for 144 homes was approved at Planning Committee in March 2024 subject to s106 (2021/0072).		33	33	33	33

Local Plan ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2025-26	2026-27	2027-28	2028-29	2029-30
ACS	Teal Close	Carlton	300	Based on past build-out rates	SHLAA site G782. The site is allocated for 830 homes in the Aligned Core Strategy and has outline planning permission for residential development, employment uses and other uses (2013/0546). All three housing phases are currently under construction (2017/0800, 2019/0152 and (2019/0560). Total figure granted to date is 807 homes. As of 31 March 2025, 507 homes have been built.	84	84	84	48	
Total						364	282	218	151	33

Sites under construction (or complete during the current financial year)

SHLAA ref	Site name	Locality/area	Units (remain ing)	Housing delivery source	Assessment conclusion	2025-26	2026-27	2027-28	2028-29	2029-30
G1236	Birkland Avenue (31, Land Adj To)	Arnold	2	Building Control	Site is currently under construction for a new dwelling (2021/0559).	1				
G351 (part)	Calverton Road	Arnold	1	Building Control	Remaining one plot on site - plot 49. Site is currently under construction for 1 detached dwelling (2020/1002).	1				
G1113	Church Street (3)	Arnold	2	Building Control	Site is currently under construction for change of use from offices to two apartments (2018/0749).	2				
G864	Church Street (36)	Arnold	9	Building Control	Site is currently under construction for (2023/0423) for proposed redevelopment of the site to provide an Independent Living Scheme comprising nine apartments and communal/office space following site clearance.	9				
G1165	Coppice Farm Stables	Arnold	3	Building Control	Currently under construction for three detached houses (2023/0927) pursuant to outline permission (2022/0426).		1	1	1	
G1350	Dean Road (14)	Arnold	1	Assumptions for build-out rates	Site is under construction for a new detached bungalow (2024/0367).		1			
G119	Marlborough Road (34, Land Adj To)	Arnold	2	Assumptions for build-out rates	Site is currently under construction for two new dwellings (2021/0747).	2				
G1347	Mansfield Road (71)	Arnold	1	Assumptions for build-out rates	Site is under construction for conversion of ground floor retail unit into a two bedroomed apartment (2024/0467).	1				
G932	Newcombe Drive (4)	Arnold	1	Site visit	Site is under construction for a new dwelling (2021/1331).	1				
G1306	Portland Street (2)	Arnold	1	Assumptions for build-out rates	Site is under construction (2023/0315) for separation of part of redundant cafe (no 32 Mansfield Road) and returning of no2 Portland Street to ground floor apartment.	1				
G1226	Redhill Road (69)	Arnold	2	Assumptions for build-out rates	Site is currently under construction for change of use from retail unit to two residential units, net gain of two dwellings (2020/0634).	2				
G1254	Redhill Road (10A)	Arnold	2	Assumptions for build-out rates	Site is currently under construction for two new dwellings (2020/0376).	1	1			
G1228	Sandfield Road (49, Land To Side & Rear Of)	Arnold	3	Site visit	Site is currently under construction for three new dwellings (2020/0922).	1	1	1		
G1097	Sandfield Road (98)	Arnold	1	Assumptions for build-out rates	Site is under construction for plot 1 (2023/0539 and 2024/0254).	1				
G1300	St Albans Road (49)	Arnold	2	Assumptions for build-out rates	Site is under construction for 2 new dwellings (2024/0231 and 2023/0245)	2				
G1240	Arnold Lane (123)	Carlton	2	Site visit	Site is under construction for the demolition of existing dwelling and replacement with two detached dwellings (2021/1120)	2				
G735	Blenheim Avenue (21 and 23)	Carlton	1	Assumptions for build-out rates	The site has one remaining plot which is currently under construction (2017/1084).	1				
G1057	Burton Road (148)	Carlton	2	Assumptions for build-out rates	Site is under construction for four new dwellings (2019/1167).	2				

SHLAA ref	Site name	Locality/area	Units (remain ing)	Housing delivery source	Assessment conclusion	2025-26	2026-27	2027-28	2028-29	2029-30
G1227	Carlton Hill (238)	Carlton	1	Assumptions for build-out rates	Site is under construction for a new dormer bungalow (2020/0097).	1				
G1351	Carlton Square (19)	Carlton	2	Building Control	Site completed for the change of use of first floor to create two 1 bedroomed dwellings (2024/0656) in September 2025.	2				
G999	Dunstan Street Garages (46-50)	Calton	2	Assumptions for build-out rates	Site is currently under construction for the erection of 2 dwellings (2024/0268).		1	1		
G117	Gardenia Grove (35)	Carlton	5	Site Visit	Site is currently under construction for five dwellings (2022/0545).	4	1			
G1187	Hucknall Crescent (2A)	Carlton	1	Assumptions for build-out rates	Site is currently under construction for a new dwelling (2020/0070).	1				
G1234	Lambley Lane (32, Land Rear Of)	Carlton	1	SHLAA consultation response 2023	Site is under construction for a new dwelling (2021/0284).	1				
G1353	Land at Pearson Street	Carlton	2	Assumptions for build-out rates	Site is under construction for the erection of 2 dwellings and associated parking (2024/0267).	1	1			
G1291	Nursery Drive (3)	Carlton	7	Building Control	Site completed construction for rear extension and alterations to host building and associated outbuildings to form 7 category 3 supportive living accommodation and welfare unit (2024/0230) in September 2025.	7				
G151	Old Brickyard (1-15)	Carlton	7	Site visit	Site is currently under renovation for change of use of ground floor storage units to seven additional new flats (2020/0602)	7				
G1231	Pheonix Avenue (94)	Carlton	1	Assumptions for build-out rates	Site is currently under construction for a new dwelling (2018/0833).	1				
G725	Plains Road (88)	Carlton	2	Site Visit	The site is currently under construction for 2no. detached two storey dwellings (2019/0721) granted in September 2021	2				
G1040	Plains Road (96)	Carlton	3	Site Visit	Site is currently under construction for 9 new dwellings (2021/0737).	3				
G1090	Scotgrave Farm	Carlton	5	Assumptions for build-out rates	Site is currently under construction for 5 dwellings (4 semi-detached and 1 detached bungalow) (2024/0093).	1	1	1	1	1
G1337	Woodborough Road (850)	Carlton	1	Assumptions for build-out rates	Site is under construction for change of use of part of ground floor to 1 Bedroom Flat (2024/0043)	1				
G513	Woodborough Road (864)	Carlton	9	Site visit	Site is under construction for (2022/1347) for the conversion of the existing house to 3 flats and build seven new flats	9				
Total						76	8	4	2	1

Sites with planning permission

Small sites with planning permission

SHLAA ref	Site name	Locality/area	Units (remain ing)	Housing delivery source	Assessment conclusion	2023-24	2024-25	2025-26	2026-27	2027-28
G1278	Calverton Road (20A)	Arnold	2	Assumptions for lead-in times and build-out rates	Outline planning permission for a demolition of existing dwelling and construction of three residential units (2021/1078) granted in October 2022.			1	1	
G1275	Coppice Road (4)	Arnold	1	Assumptions for lead-in times and build-out rates	Full planning permission for change of use to two residential units (2021/1326) granted in August 2022.	2				
G553	Churchmoor Lane (51)	Arnold	3	Assumptions for lead-in times and build-out rates	Full planning permission for conversion of existing building into dwelling and erection of 2 semi-detached dwellings (2023/0810) granted in November 2024	1		1	1	
G1162	Cross Street (Gas Govenor)	Arnold	7	Assumptions for lead-in times and build-out rates	Full planning permission for construction of detached building containing 7 2-bedroom apartments (2024/0283) granted in January 2025.		7			
G1342	Church Street (5)	Arnold	2	Assumptions for lead-in times and build-out rates	Demolition of remnants of shop and out-buildings; erection of semi-detached 2-story dwellings (2024/0104) granted in July 2024.		1	1		
	Coronation Road (17)	Arnold	1	Assumptions for lead-in times and build-out rates	Full planning permission for erection of a dwelling (2024/0785) granted in March 2025		1			
G1283	Front Street (135-141)	Arnold	5	Assumptions for lead-in times and build-out rates	Full planning permission (2021/1135) for the demolition of existing building including four flats and the creation of nine residential apartments, net gain of five residential units granted in December 2022.		5			
G1369	Furlong Street (7A)	Arnold	2	Assumptions for lead-in times and build-out rates	Full planning permission for conversion of an industrial unit to 2 self-contained residential units (2023/0565) granted in January 2025.	2				
G1324	2A Henry Street	Arnold	1	Assumptions for lead-in times and build-out rates	Full planning permission (2023/0741) granted for construction of 2 storey dwelling with off road vehicle access and parking		1			
G1281	Mapperley Plains (383)	Arnold	1	Assumptions for lead-in times and build-out rates	Full planning permission for a new dwelling (2021/1448) granted in October 2022.		1			
G1343	Mansfield Road (22a)	Arnold	5	Assumptions for lead-in times and build-out rates	Demolition of existing buildings and replacement with 3no. Retail units (Class E) together with 5no. residential properties above, including off street car parking and cycle storage (2023/0242) granted in July 2024.		2	2	1	
G1292	Plains Road (31)	Arnold	4	Assumptions for lead-in times and build-out rates	Full planning permission (2022/1119) for the change of use of and extensions of ground floor for commercial with four apartments above granted in February 2023.	2	2			
G1335	Thackerays Lane (42)	Arnold	1	Assumptions for lead-in times and build-out rates	Full planning permission granted for conversion of the upper floor to create one dwelling using an existing entrance for access to the newly created flat (2023/0770)	1				
G1346	Carlton Hill (376 First Floor)	Carlton	1	Assumptions for lead-in times and build-out rates	Full planning permission for change of use from Class E, (Dance Studio) to C3 self contained, two bedroom apartment (2024/0431) granted in August 2024	1				
G1349	Carlton Hill (85)	Carlton	1	Assumptions for lead-in times and build-out rates	Full planning permission to divide property into two separate residences (2024/0458) granted in September 2024.	1				

SHLAA ref	Site name	Locality/area	Units (remain ing)	Housing delivery source	Assessment conclusion	2023-24	2024-25	2025-26	2026-27	2027-28
G1368	Carnarvon Grove Carlton (adj 20)	Carlton	1	Assumptions for lead-in times and build-out rates	Full planning permission for erection of dwelling (2024/0831) granted in January 2025.		1			
G1367	Ernest Road (1)	Carlton	2	Assumptions for lead-in times and build-out rates	Full planning permission for demolition of existing garages and erection of 2 new build dwellings (2024/0549) granted in January 2025		1	1		
G1268	Forester Road (32A)	Carlton	6	Assumptions for lead-in times and build-out rates	Full planning permission (2022/0173) for the conversion and extension of two existing dwellings to eight dwellings, net gain of six dwellings granted in July 2022.		1	1	1	1
G1339	Foxhill Road Central (259)	Carlton	2	Assumptions for lead-in times and build-out rates	Full planning permission for change of use from office to office plus 2 self contained apartments (2023/0327) granted in June 2024.	1	1			
G1177	Main Road (17)	Carlton	1	Assumptions for lead-in times and build-out rates for planning application 2022/0831	Full planning permission for erection of rear extension comprising ground floor offices with one flat above (2022/0831) granted in November 2022.	1				
G221	Mount Pleasant (12, Land Adj To)	Carlton	1	Assumptions for lead-in times and build-out rates	Full planning permission for a new dwelling (2020/0839) granted in October 2020. An application to renew the planning permission was granted in Ocotber 2023(2023/0615).		1			
G10	Manor Farm	Carlton	7	Assumptions for lead-in times and build-out rates	Outline planning permission for 7 dwellings (2023/0096) granted in September 2024.			1	1	1
G159	Nursery Drive (1) Plot A	Carlton	1	Assumptions for lead-in times and build-out rates	Site has planning permission for a new dwelling (OPP - 2021/1375 and RM 2024/0922) granted in Feb 25.		1			
G160	Nursery Drive (1) Plot B	Carlton	1	Assumptions for lead-in times and build-out rates	Site has planning permission for a new dwelling (OPP 2021/1377 and RM 2024/0923) granted in Feb 2025.		1			
G161	Nursery Drive (1) Plot C	Carlton	1	Assumptions for lead-in times and build-out rates	Site has planning permission for a new dwelling (OPP 2021/1378 and RM 2024/0924) granted in Feb 25.		1			
G802	Oakdale Road (194, 196, 198, 200 and 202, Land To the Rear Of)	Carlton	4	Assumptions for lead-in times and build-out rates	Full planning permission for the erection of 5 detached dwellings (2023/0865) granted in March 2024.		1	1	1	1
G1286	Perlethorpe Crescent	Carlton	1	Assumptions for lead-in times and build-out rates	Full planning permission for a new dwelling (2022/0900) granted in December 2022.		1			
G1280	Second Avenue (92)	Carlton	1	Assumptions for lead-in times and build-out rates	Full planning permission for change of use to two residential units (2022/0972) granted in October 2022.	1				

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2023-24	2024-25	2025-26	2026-27	2027-28
	Shelford Road (land adj. 172)	Carlton	1	Assumptions for lead-in times and build-out rates	Outline planning permission for the erection of a dwelling (2024/0465) granted in March 2025.			1		
G1344	Tudor Close (80)	Carlton	1	Assumptions for lead-in times and build-out rates	Outline application with all matters reserved for the construction of a detached dwelling (2024/0170) granted in July 2024			1		
G1279	The Elwes Arms	Carlton	2	Assumptions for lead-in times and build-out rates	Full planning permission for two new dwellings (2022/0832) granted in October 2022.		1	1		
G170	Waterhouse Lane (Land south of Kingsdale)	Carlton	1	Assumptions for lead-in times and build-out rates	Full planning permission for erection of dwelling with associated garage and landscaping (2024/0214) granted June 2024.		1			
G1318	Westdale Lane East (16 Westdale Balti)	Carlton	1	Assumptions for lead-in times and build-out rates	Full planning permission (2021/0734) for change of use of rear ground floor store to be incorporated into the existing ground floor flat to create a one bedroom flat with external steel staircase. Granted September 2023.	1				
Total						14	32	12	6	3

Medium/large sites with planning permission

SHLAA ref	Site name	Locality/area	Units (remain ing)	Housing delivery source	Assessment conclusion	2025-26	2026-27	2027-28	2028-29	2029-30
G1352	Baptist Church (Cross Street)	Arnold	23	Assumptions for lead-in times and build-out rates	Full planning permission for the conversion of church building to 9 no. residential apartments and erection of 14 apartments, including ancillary bin stores, cycle stores and landscaping (2024/0404) granted in February 2025.		13	10		
	Friar Tuck	Arnold	51	Assumptions for lead-in times and build-out rates	Full planning permission for demolition of existing buildings and erection of a 51 no. apartment retirement living development (2024/0526) granted in August 2025.			51		
G1370	Leivers Court (Douro Drive)	Arnold	30	Assumptions for lead-in times and build-out rates	Full planning permission subject to s106 for the demolition of existing care home and construction of a 3-storey building to incorporate 22 flats providing supported accommodation and the erection of 8 semi-detached dwellings (2023/0851) approved in February 2025.			13	13	4
G925	Mapperley Plains land between Arnold Lane and Chartwell Grove	Carlton	37	Assumptions for lead-in times and build-out rates	Full planning application for 8 detached dwellings and 3 apartment buildings (comprising 29 flats) (2021/0934) was approved in June 2025.		13	13	11	
G1340	Sandford Road (2)	Carlton	14	Assumptions for lead-in times and build-out rates	Full planning permission for the construction of 1 dwelling and 13 apartments (2023/0474) granted in February 2025.		13	1		
Total							39	88	24	4

Sites for communal accommodation with planning permission

SHLAA ref	Site name	Locality/area	Bed spaces	Units (remain ing)	Housing delivery source	Assessment conclusion	2025-26	2026-27	2027-28	2028-29	2029-30
G1270	Woodthorpe Drive (53)	Arnold	12	7	Assumptions for lead-in times and build-out rates	Full planning permission for a new build residential care home (2020/1312) granted in July 2022.	7				
Total							7	9	0	0	0

Edge of Hucknall

Net completions 1 April 2011 to 31 March 2025:-

293 homes

Allocations in the Local Plan

Local Plan ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2025-26	2026-27	2027-28	2028-29	2029-30
ACS	North of Papplewick Lane	Hucknall	30	Based on past build-out rates	SHLAA site G463. The site is allocated for up to 300 homes in the Aligned Core Strategy. The majority of the site completed for 273 homes (2017/0201 and 2020/0258). The remainder of the site has full permission for 30 homes (2023/0233) granted in January 2025	13	13	4		
ACS	Top Wighay Farm	Hucknall	763	Based on information from the SHLAA consultation response 2022	SHLAA site G989. The site is allocated for 1,000 homes in the Aligned Core Strategy and part of the site for 38 homes (2014/0950) is built. Remainder of the site is currently under construction for 763 homes (2020/0050 and 2023/0872).	25	100	100	100	100
H10	Hayden Lane	Hucknall	131	Delivery rates to be added when planning permission granted	SHLAA site G460. The site is allocated for 120 homes in the Local Planning Document (site H10). Full planning permission for 131 homes (2022/0501) was granted subject to s106.					
Total						38	113	104	100	100

Sites under construction (or complete during the current financial year)

None.

Sites with planning permission

None.

Bestwood Village

Net completions 1 April 2011 to 31 March 2025:-

165 homes

Allocations in the Local Plan

Local Plan ref	Site name	Locality/area	Units (remain ing)	Housing delivery source	Assessment conclusion	2024-25	2025-26	2026-27	2027-28	2028-29
H11	The Sycamores	Bestwood Village	3	Building Control	SHLAA site G484. The site is allocated for 25 homes in the Local Planning Document (site H11). Part of the site completed construction for 11 homes (2018/0650 and 2019/0678). The remainder of the site is currently under construction for 3 homes (2024/0101).	3				
H12	Westhouse Farm	Bestwood Village	194	Delivery rates based on past build out rates	SHLAA site G26. The site is allocated for 210 homes in the Local Planning Document (site H12). Part of the site is currently under construction for 101 homes (2018/0823). As at 31 March 2025, 66 homes have been built. Full planning permission for 93 homes on the remainder of the site (2024/0095) was submitted in February 2024 and is currently pending.	18	18	18	18	18
H13	Bestwood Business Park	Bestwood Village	220	Delivery rates to be added when planning application is submitted or permission granted	SHLAA site G20. The site is allocated for 220 homes in the Local Planning Document (site H13). Outline planning permission for up to 220 homes (2014/0214) lapsed in March 2018. No planning application has been received.					
Total						21	18	18	18	18

Sites under construction (or complete during the current financial year)

None.

Sites with planning permission

Small sites with planning permission

None.

Medium/large sites with planning permission

None.

Sites for communal accommodation with planning permission

None.

Calverton

Net completions 1 April 2011 to 31 March 2024 :-

557 homes

Allocations in the Local Plan

Local Plan ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2024-25	2025-26	2026-27	2027-28	2028-29
H14	Dark Lane	Calverton	31	Based on past build	SHLAA site G130. The site is allocated for 70 homes in the Local Planning Document (site H14). The site is currently under construction for 57 homes (2017/1263). As of 31 March 2025, 26 homes have been completed.	13	13	5		
H15	Main Street	Calverton	73	SHLAA consultation response	SHLAA site G544. The site is allocated for 75 homes in the Local Planning Document (site H15). Outline planning permission for up to 79 homes (2018/0360) granted in April 2021. Reserved matters approved for 73 dwellings (2024/0217) in April 2025		15	15	15	15
H16	Park Road	Calverton	125	Based on past build out rates for 351 homes on part of the site. Assumptions for lead-in times and build-out rates for 20 bungalows on the remainder of the site	The site (which consists of SHLAA sites G47, G662 and G665) is allocated for 390 homes in the Local Planning Document (site H16). Majority of the site is currently under construction for 363 homes (2022/0584). As of 31 March 2024, 158 dwellings have been built. Full planning permission for 20 bungalows on the remainder of the site (the car park at North Green) (2018/0817) granted in August 2021.	74	50			
X4	Flatts Lane	Calverton		Assumptions for build-out rates	Site completed in June 2024.					
Total						96	77	24	15	

Sites under construction (or complete during the current financial year)

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2025-26	2026-27	2027-28	2028-29	2029-30
G1239	Crookdole Stud	Calverton	1	Assumptions for build-out rates	Site is currently under renovation for change of use from equestrian and workshop building to residential use (2021/1093)	1				
G801	Spring Farm Kennels (plot 4)	Calverton	1	Assumptions for build-out rates	Site is currently under construction for a new dwelling (2020/0370).	1				
G1209	Main Street (130)	Calverton	1	Assumptions for build-out rates	Site is currently under construction for change of use from business premises to two new dwellings (2020/0245).	2				
Total						3	0	0	0	

Sites with planning permission

Small sites with planning permission

SHLAA ref	Site name	Locality/area	Units (remain ing)	Housing delivery source	Assessment conclusion	2025-26	2026-27	2027-28	2028-29	2029-30
G1336	Flatts Lane (3)	Calverton	2	Assumptions for lead-in times and build-out rates	Full planning permission for the subdivision of the existing first-floor apartment to create two first-floor apartments, and a first floor rear extension to form a dwellinghouse together external alterations and off-street car parking spaces (2023/0666) granted in March 2024.	2				
G1321	Salterford Manor	Calverton	1	Assumptions for lead-in times and build-out rates	Full planning permission granted for proposed re-use of former agricultural buildings to form a single residential dwelling, garage and ancillary accommodation (2023/0591) in October 2023.	1				
G1301	The Small Holding	Calverton	1	Assumptions for lead-in times and build-out rates	Full planning permission (2023/0295) for change of use into a new dwelling granted in June 2023	1				
G1338	Mansfield Lane (rear of Bandook)	Calverton	4	Assumptions for lead-in times and build-out rates	Full planning permission for residential development consisting of 4no. Flats (2023/0483)		2	2		
G587	Whitehaven Farm	Calverton	5	Assumptions for lead-in times and build-out rates	Full planning permission granted on part of site for demolition of existing buildings for residential development of five detached dwellings, garages and curtilages, improvement of existing private access track to Mansfield Lane(2023/0728) granted in August 2024.		1	1	1	1
Total						4	3	3	1	1

Medium/large sites with planning permission

None.

Sites for communal accommodation with planning permission

None

Ravenshead

Net completions 1 April 2011 to 31 March 2024:-

143 homes

Allocations in the Local Plan

Local Plan ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2025-26	2026-27	2027-28	2028-29	2029-30
H17	Longdale Lane A	Ravenshead	33	Delivery rates to be added when planning permission granted	SHLAA site G41. The site is allocated for 30 homes in the Local Planning Document (site H17). A detailed planning application was received in January 2023 for 33 homes (2023/0083) and is pending determination.					
H18	Longdale Lane B	Ravenshead	31	Delivery rates to be added when planning permission granted	SHLAA site G39. The site is allocated for 30 homes in the Local Planning Document (site H18). Resolution to grant outline planning application for up to 31 homes (2014/0273) in August 2018 subject to the signing of the s106.					
H19	Longdale Lane C	Ravenshead	44	SHLAA consultation response 2022	SHLAA site G40. The site is allocated for 70 homes in the Local Planning Document (site H19). Reserved matters for 47 homes (2017/1164) granted in December 2019. A site visit in July 2023 informed that the construction of the site is currently underway.	33	11			
X5	Kighill Lane A	Ravenshead	3	Based on past build-out rates for SHLAA site G841.	The site (which consists of SHLAA sites G166, G669 and G841) is allocated for 20 homes in the Local Planning Document (X5). <ul style="list-style-type: none"> The west part of the site (land of 22 Kighill Lane) for six homes was completed in April 2022 (2020/0741) (SHLAA site G166). For the middle part of the site, a new dwelling 16 Kighill Lane was built on part of SHLAA site G669 in August 2019 (2018/1004). For the east part of the site (land adjacent to 16 Kighill Lane), Reserved Matters permission for seven homes (2021/0573) was granted in September 2021. As of 31 March 2025, 4 dwellings have been completed. (SHLAA site G841). 	1	1	1		
X6	Kighill Lane B	Ravenshead	30	Delivery rates to be added when planning application is submitted or permission granted.	The site (which consists of SHLAA sites G843, G845 and G1046) is allocated for 30 homes in the Local Planning Document (X6). Full application for 11 homes on part of the allocation site (SHLAA sites G843 and G845) was submitted in March 2022 has since been withdrawn. No planning application has been received since.					
Total						22	14	8	1	

Sites under construction (or complete during the current financial year)

None.

Sites with planning permission

Small sites with planning permission

SHLAA ref	Site name	Locality/area	Units (remain ing)	Housing delivery source	Assessment conclusion	2025-26	2026-27	2027-28	2028-29	2029-30
G214	Chapel Lane (148, Land Rear Of)	Ravenshead	1	Assumptions for lead-in times and build-out rates	Outline planning permission for a detached dwelling (2020/0734) granted in October 2020.			1		
G1288	Longdale Lane (225)	Ravenshead	1	Assumptions for lead-in times and build-out rates	Full planning permission for the conversion of existing garage/store building to residential dwelling (2022/0031) granted in December 2022.	1				
G1289	Main Road (226)	Ravenshead	1	Assumptions for lead-in times and build-out rates	Outline planning permission for a new dwelling (2022/0296) granted in December 2022.			1		
G1303	Ling Farm	Ravenshead	5	Assumptions for lead-in times and build-out rates	Full planning permission (2023/0100) for conversion of two agricultural buildings to create 5 dwellings approved subject to s106 in June 2023. Section 106 was signed in June 2025.		2	2	1	
G1372	Main Road (Land rear 285)	Ravenshead	1	Assumptions for lead-in times and build-out rates	Full planning permission granted for the change of use and conversion of stable block to one dwelling (2024/0692) granted in November 2024.	1				
Total						2	2	4	1	

Medium/large sites with planning permission

None.

Sites for communal accommodation with planning permission

None.

Other Villages

Net completions 1 April 2011 to 31 March 2024:-

Burton Joyce	= 116 homes
Lambley	= 33 homes
Linby	= 5 homes
Newstead	= 9 homes
Papplewick	= - 1 home
Stoke Bardolph	= 1 home
Woodborough	= 23 homes
Total	= 186 homes

The sites in the tables are listed in alphabetical order by village name.

Allocations in the Local Plan

Local Plan ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2025-26	2026-27	2027-28	2028-29	2029-30
H20	Mill Field Close	Burton Joyce			Site completed in March 2022.					
H21	Orchard Close	Burton Joyce			Site completed in July 2024.					
H22	Station Road	Newstead	40	Delivery rates to be added when planning application is submitted or permission granted	SHLAA site G132. The site is allocated for 40 homes in the Local Planning Document (site H22). Allocated in the Local Planning Document but not included in housing supply due to uncertainty over delivery, in part due to difficulties regarding access. The public house on site was demolished in early 2018. No planning application has been received.					
H23	Ash Grove	Woodborough	10	Delivery rates to be added when planning application is submitted or permission granted for the remaining plots on site	SHLAA site G196. The site is allocated for 10 homes in the Local Planning Document (site H23). Reserved matters for 12 homes (2007/0831) granted in November 2007. Plot 1 (3 Ash Close) was built in May 2018 (2016/0888). Plot 2 (adjacent to 3 Ash Grove) (2019/1147) completed in August 2023. Work on the remaining plots have not started.					
H24	Broad Close	Woodborough	14	Delivery rates to be added when planning permission granted	The site (which consists of SHLAA sites G776, G825 and G840) is allocated for 15 homes in the Local Planning Document (site H24). Resolution to grant full planning application for three detached houses on part of the allocation site (part of SHLAA site G776) to be accessed off Private Road (2019/1079) in August 2020 subject to the signing of the s106. Outline planning application for 11 residential houses on the remainder of the allocation site (i.e. remainder part of SHLAA site G776 and include SHLAA sites G825 and G840) to be accessed off Broad Close (2019/1080) was submitted in November 2019 and pending consideration.					

Local Plan ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2025-26	2026-27	2027-28	2028-29	2029-30
Total						0	0	0	0	0

Sites under construction (or complete during the current financial year)

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2025-26	2026-27	2027-28	2028-29	2029-30
G539	Glebe Farm (Land At), Burton Joyce	Burton Joyce	1	Assumptions for build-out rates for 14 dwellings on part of the site	Full planning permission also granted for the replacement farmhouse and erection of dwelling (2023/0702) granted in March 2024.	1				
G29	The Paddocks (4 & 5)	Burton Joyce	2	Assumptions for build-out rates	Site is currently under construction for two dwellings (2020/0857).	1	1			
G1038	The Riding Stables	Lambley	1	Assumptions for build-out rates	Site is currently under construction for redevelopment of existing stable buildings to provide a new dwelling (2021/0946) granted in January 2022.	1				
G1251	Park Lane Stables	Lambley	1	Assumptions for build-out rates	Site is currently under construction for redevelopment of land and stables to create a single self-build dwelling (2023/0678) granted in October 2023.	1				
G1267	Spring Lane (164)	Lambley	5	Site visit	Site is currently under construction for five new dwellings (2022/0173) granted in June 2022.	3	1	1		
G975	Hill Close Farm / Catfoot Lane (26)	Lambley	1	Site visit	Site completed construction for the erection of 1 chalet bungalow (2023/0249) in September 2025.	1				
G1242	Main Street (14, Land to Rear Of)	Linby	1	Assumptions for build-out rates	Site is currently under construction to convert a detached garage to a new dwelling (2020/1147).	1				
G1312	Abbey Fields Farm	Newstead	1	Assumptions for build-out rates	Site is currently under construction for conversion of an existing stable barn and adjoining agricultural outhouse to a new single dwelling (2022/1077).	1				
G1211	Old Manor Farm (workshop)	Woodborough	1	Assumptions for build-out rates	Site is currently under construction for a new dwelling (2020/0528).	1				
G1276	Roe Hill (Land On East Side)	Woodborough	1	Site visit	Site is currently under construction for one new dwelling (2022/0441) granted in September 2022.	1				
Total						12	2	1		

Sites with planning permission

Small sites with planning permission

SHLAA ref	Site name	Locality/area	Units (remain ing)	Housing delivery source	Assessment conclusion	2025-26	2026-27	2027-28	2028-29	2029-30
G656	Bridle Road (80, Land To Front Of)	Burton Joyce	1	Assumptions for lead-in times and build-out rates	Full planning application for a new dwelling (2024/0008) granted in April 2024.		1			
G847	Lee Road (2)	Burton Joyce	4	Assumptions for lead-in times and build-out rates	Full planning permission granted for the erection of 4 dwellings (2023/0882) granted in September 2024.		1	1	1	1
G1214	Nottingham Road (228)	Burton Joyce	1	Assumptions for lead-in times and build-out rates	Full planning permission for conversion of existing outbuilding to a new dwelling (2020/0885) granted in January 2021.		1			
G1333	Stockhill Farm (The Stables)	Burton Joyce	1	Assumptions for lead-in times and build-out rates	Full planning permission for re-use and conversion of existing stables/storage building to dwelling (2022/1082) granted in February 2024	1				
G922	Lambley Lane (75)	Burton Joyce	1	Assumptions for lead-in times and build-out rates	Full planning permission granted for the erection of a dwelling (2023/0212) granted in November 2023 and (2024/0777) granted in January 2025.		1			
G1298	Catfoot Lane (216 Orchard Farm)	Lambley	1	Assumptions for lead-in times and build-out rates	Full planning permission (2021/0882) for the clearance and redevelopment of land and buildings at Orchard Farm for a replacement self build dwelling granted in May 2023		1			
G1311	Barn Farm, Challenge Consultants	Lambley	2	Assumptions for lead-in times and build-out rates	Full planning permission (2023/0045) for conversion of barn to dwelling and demolition of the existing training and conference centre building and barn-outbuilding and erection of 1no. Dwelling. Granted in July 2023.	1	1			
G1348	The Dumbles (18)	Lambley	1	Assumptions for lead-in times and build-out rates	Full planning permission for erection of self build dwelling (2023/0753) granted September 2024		1			
G1317	Lowdham Lande (adj. 114)	Woodborough	1	Assumptions for lead-in times and build-out rates	Full planning permission (2023/0537) for proposed re-use of former agricultural building to form a single (self build) dwelling. Granted in September 2023.	1				
G1310	Mansfield Road (169)	Papplewick	5	Assumptions for lead-in times and build-out rates	Full planning permission (2020/0581) for demolition of buildings (single storey arched and flat roof structures) and erection 5no. 3 bedroom bungalows including associated works. Granted July 2023.		1	1	1	1
G1308	Spring Lane (326)	Lambley	1	Assumptions for lead-in times and build-out rates	Full planning permission (2023/0084) for proposed new 'self-build' dwelling granted July 2023.		1			
G1265	Old Manor Farm	Woodborough	4	Assumptions for lead-in times and build-out rates	The site had permitted development rights for change of use two former agricultural buildings to four dwelling houses (2020/0513PN). Decision date is July 2023.	2	2			
G1345	Baptist Church, Shelt Hill	Woodborough	1	Assumptions for lead-in times and build-out rates	Part demolition and conversion of Church to a dwelling and associated parking and amenities (2024/0348) granted in July 2024	1				
Total						2	1	1		

Medium/large sites with planning permission

None.

Sites for communal accommodation with planning permission

None.

Appendic C Housing Trajectory - Five Year Housing Land Supply 2025

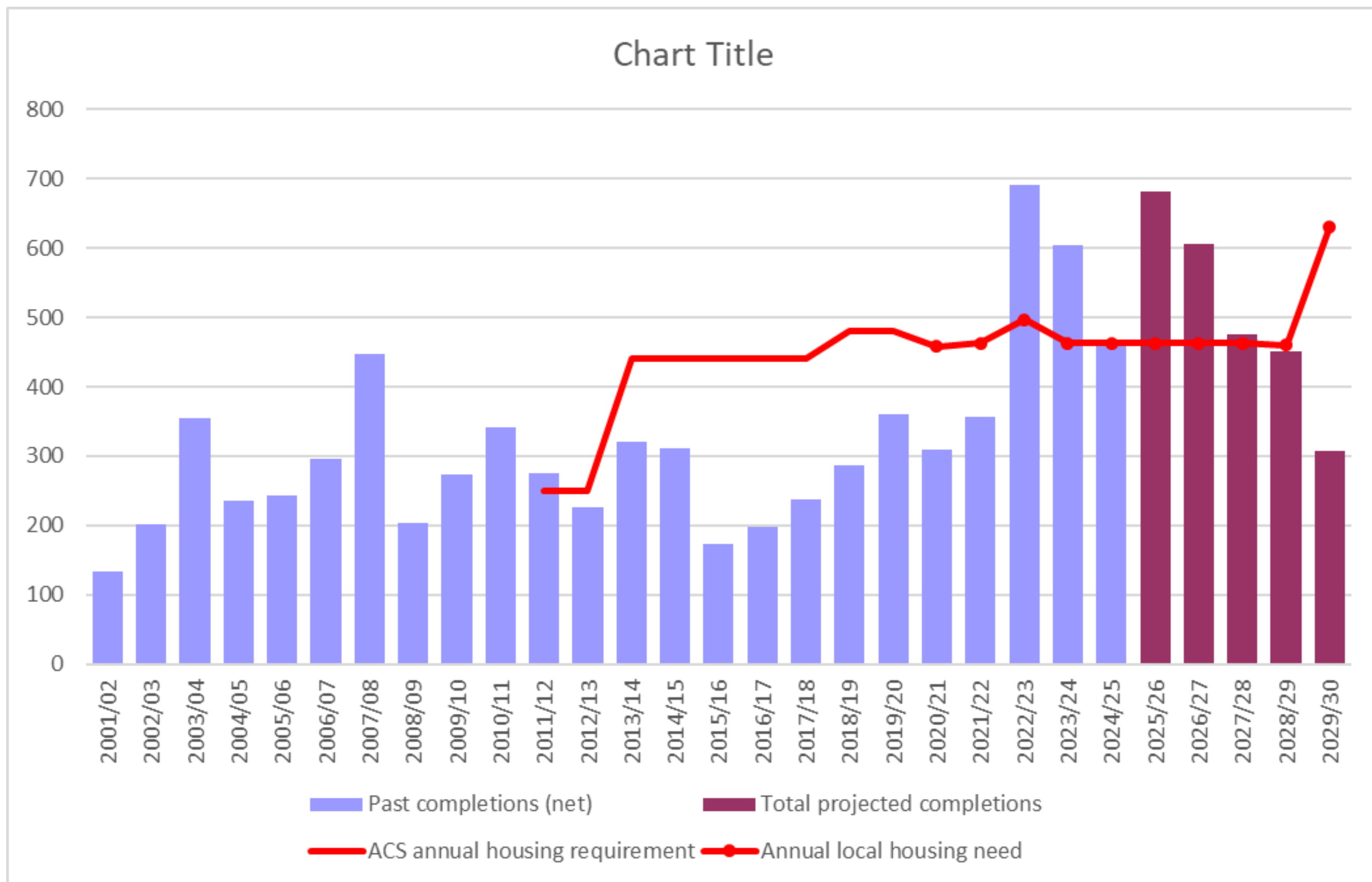
															Year 1	Year 2	Year 3	Year 4	Year 5		
	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	A	Total
Past completions (net)	275	227	321	311	174	198	237	286	360	310	357	691	604	463							4814
Past completions (net) - urban area	183	199	296	206	120	104	193	218	287	232	278	462	366	326							3470
Past completions (net) - Edge of Hucknall	0	0	0	0	0	36	2	43	55	38	36	44	30	9							293
Past completions (net) - Bestwood Village	30	2	1	19	0	14	6	0	3	10	13	18	32	17							165
Past completions (net) - Calverton	16	3	10	64	56	10	17	15	3	8	4	117	144	90							557
Past completions (net) - Ravenshead	42	15	5	15	-5	21	4	4	7	10	5	7	10	3							143
Past completions (net) - Burton Joyce	0	2	1	0	2	7	0	3	1	9	10	43	18	20							116
Past completions (net) - Lambley	3	3	2	2	1	5	4	2	1	4	2	2	3	-1							33
Past completions (net) - Linby	1	0	1	1	0	-1	2	0	1	0	0	0	0	0							5
Past completions (net) - Newstead	0	0	1	0	0	0	8	0	0	0	0	-1	0	1							9
Past completions (net) - Papplewick	1	0	0	2	0	-1	0	0	0	0	0	-2	0	-1							-1
Past completions (net) - Stoke Bardolph	0	0	0	0	0	0	0	0	0	0	0	1	0	0							1
Past completions (net) - Woodborough	-1	3	4	2	0	3	1	1	2	-1	9	0	1	-1							23
Urban area - ACS and LPD allocations															364	282	218	151	33	438	1486
Teal Close									95	72	61	103	83	93	84	84	84	48			807
H1 - Rolleston Drive												10	9	23	89						131

H2 - Brookfields Garden Centre																					0
H3 - Willow Farm															13	11				86	110
H4 - Linden Grove												14	50	34	22						120
H5 - Lodge Farm Lane																				148	148
H6 - Spring Lane						27	64	55	4												150
H7 - Howbeck Road/Mapperley Plains											24	65	51	24	7	33	14				218
H8 - Killisick Lane															11	34				185	230
H9 - Gedling Colliery/Chase Farm							25	65	96	64	90	98	88	108	87	87	87	70		19	984
X1 - Daybook Laundry															51						51
X2 - West of A60 A												72									72
X3 - West of A60 B																33	33	33	33		132
Urban area - sites under construction															71	8	4	2	1		86
Urban area - small sites with permission															14	32	13	6	3		68
Urban area - medium/large sites with permission															0	39	88	24	4		155
Edge of Hucknall - ACS and LPD allocations															38	113	104	100	100	431	886
North of Papplewick Lane								43	55	38	36	44	30	9	13	13	4				285
Top Wighay Farm						36	2								25	100	100	100	100	300	763
H10 - Hayden Lane																				131	131
Edge of Hucknall - sites under construction																					0
Edge of Hucknall - small sites with permission																					0
Edge of Hucknall - medium/large																					0

sites with permission																					
Bestwood Village - LPD allocations															21	18	18	18	18	257	350
H11 - The Sycamores													11		3						14
H12 - Westhouse Farm											12	18	19	18	18	18	18	18	18	37	194
H13 - Bestwood Business Park																				220	220
Bestwood Village - sites under construction																					0
Bestwood Village - small sites with permission																					0
Bestwood Village - medium/large sites with permission																					0
Calverton - LPD allocations															102	84	20	15	15	13	249
H14 - Dark Lane													12	14	13	13	5				57
H15 - Main Street																15	15	15	15	13	73
H16 - Park Road											1	77	92	68	89	56					383
X4 Flatts Lane												37	37	8							82
Calverton - sites under construction															4						4
Calverton - small sites with permission															4	3	3	1	1		12
Calverton - medium/large sites with permission																					0
Ravenshead - LPD allocations															34	12	1	0	0	64	111
H17 - Longdale Lane A																				33	33
H18 - Longdale Lane B																				31	31
H19 - Longdale Lane C													3	0	33	11					47
X5 Kighill Lane A									1	4	1	2	2	2	1	1	1				15

X6 Kighill Lane B																					0
Ravenshead - sites under construction																					0
Ravenshead - small sites with permission															2	2	3	1			8
Ravenshead - medium/large sites with permission																					0
Other villages - LPD allocations																			0		0
H20 - Mill Field Close (Burton Joyce)										8	6										14
H21 - Orchard Close (Burton Joyce)													7	7							14
H22 - Station Road (Newstead)																					0
H23 - Ash Grove (Woodborough)								1				1	1								3
H24 - Broad Close (Woodborough)																					0
Other villages - sites under construction															12	3	1				16
Other villages - small sites with permission															6	11	2	2	2		23
Other villages - medium/large sites with permission																					0
Windfall allowance																		128	128		262
Past communal accommodation completions (net)	0	53	29	0	-12	46	-13	-5	-14	37	-16	8	18	7							138
Communal accommodation															9						9
Total projected completions															681	607	475	448	305	1203	3725
Cumulative completions	275	555	905	1216	1378	1622	1846	2127	2473	2820	3161	3860	3860	3860	4541	5148	5623			7585	7585
PLAN - annual housing target	250	250	440	440	440	440	440	480	480	458	463	497	463	463	463	463	463				7393

PLAN - housing target (cumulative)	250	500	940	1380	1820	2260	2700	3180	3660	4118	4581	5078	5541	6004	6467	6930	7393			7393	
MONITOR - number of dwellings above or below cumulative housing target	25	55	-35	-164	-442	-638	-854	-1053	-1187	-1298	-1420	-1218	-1681	-2144	-1926	-1782	-1770			192	
MANAGE - annual housing target taking account of past/projected completions	426	436	446	453	464	489	512	540	577	611	648	734	741	926	1234	1511	2415				
Remaining years	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1				



Climate Impact Assessment



Name of project, policy, function, service or proposal being assessed:	5-Year Land Supply (5YLS) 2025			
The main objective of the 5-Year Land Supply (5YLS) 2025:	The purpose of this five-year housing land supply assessment is to monitor and review the Council’s housing supply against the housing requirement set out in adopted strategic policies or against their local housing need where the strategic policies are more than five years old as required by the National Planning Policy Framework 2024.			
What impact will the 5-Year Land Supply (5YLS) 2025 have on the following:				
Category	Negative	Positive	No impact / Negligible change	Mitigation/ Comments
Behaviour & Culture Change			No impact	No impact.
Built Environment			No impact	The report monitors housing sites which are projected to deliver housing within 5-years. Does not propose any changes, therefore no impact.
Transport			No impact	No impact.

Energy, Natural Resources & Climate Change			No impact	No impact
Waste Reduction & Recycling			No impact	No impact
Blue-Green Infrastructure/Biodiversity			No impact	No impact.
Procurement & Purchasing			No impact	No impact.

In response to the information provided above please provide if there is any proposed action including any consultation that is going to be carried out

Planned Actions	Timeframe	Potential Outcome	Responsible Officer
Publish 5YLS 2025	December 11 th 2025	N/A	Planning Policy Manager

Authorisation and Review

Completing Officer	Grace Francis
Authorising Head of Service/Director	Alison Gibson / Joanna Gray
Date	24/10/2025
Review date (if applicable)	N/A



Report to Cabinet

Subject: Infrastructure Funding Statement 2023/24
Date: 11th December 2025
Author: Community Infrastructure Levy and Section 106 Monitoring Officer

Wards Affected

Borough-wide

Purpose

To provide members with information on the monies collected through the Community Infrastructure Levy (CIL) and Section 106 planning obligations, how they are administrated and future expenditure priorities in relation to the monies collected.

To seek approval for the publication of the Infrastructure Funding Statement for 2024/25 attached in Appendix A.

Key Decision

This is a Key Decision as it is likely to be significant in terms of its effect on the communities living or working in an area comprising of two or more wards in the borough.

Recommendation(s)

THAT:

- 1) **Cabinet notes the report.**
- 2) **Cabinet agrees to the publication of the Infrastructure Funding Statement for 2024/25 as detailed in Appendix A.**

1 Background

- 1.1 Members will be aware that the Council can secure financial contributions and non-monetary contributions from developments through Section 106 planning obligations and the Community Infrastructure Levy (CIL). These contributions are to be expended on infrastructure within the Borough to mitigate against the impacts of local development.
- 1.2 On the 1st September 2019, the Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019 were published which introduced a new requirement into the Community Infrastructure Levy Regulations 2010 (“the Regulations”) for all charging authorities to publish an annual document, known as the “Infrastructure Funding Statement”, before the 31st December each calendar year. This document must include an “Infrastructure List” listing the infrastructure or types of infrastructure the authority intends will be or may be wholly or partly funded by CIL, a “CIL Report” in relation to the previous financial year, and a “Section 106 Report” about planning obligations in relation to the previous financial year. The document must be published on the Council’s website.
- 1.3 The attached Infrastructure Funding Statement 2024/25 at Appendix A includes details of the amount of CIL receipts received, expended and retained for the financial year 2024/25 (“the reported year”), a breakdown of cumulative CIL receipts since its adoption in 2015 and details of demand notices issued during the reported year. It also provides detail of CIL passed to parish councils.

- 1.4 The Infrastructure Funding Statement 2024/25 in Appendix A also provides an update on financial contributions collected through Section 106 planning obligations, including details of new planning obligations which were agreed upon during the reported year, the amount of money which was received during the reported year, the monies which has either been allocated or expended within the reported year and the amount of monies retained at the end of the reported year. The report also gives a breakdown of any non-monetary obligations.
- 1.5 In accordance with the Regulations an Infrastructure List (formerly known as the Regulation 123 List) is included at the end of the report to detail future infrastructure projects and how they will likely be funded through Planning Obligations. A review of the Councils Infrastructure List was undertaken in 2025 and subsequently revised in September 2025 and published to the Councils website.

2 Proposals

- 2.1 The Infrastructure Funding Statement 2024/25 in Appendix A has been prepared taking into account the requirements of the Regulations. It is proposed that members note the Infrastructure Funding Statement 2024/25 in Appendix A and approve publication of the Statement on the Council's website in accordance with the Regulations.

3 Alternative Options

- 3.1 The Council is required to prepare and publish an Infrastructure Funding Statement under Regulation 121A of the Regulations before the end of the calendar year. The content of the statement in Appendix A is accurate and is as prescribed within the Regulations. If members did not approve the publication of the statement, this would be contrary to the above Regulations.

4 Financial Implications

- 4.1 Failure to correctly identify and deliver on the Section 106 schemes would mean that contributions including any indexation may have to be paid back to the developer.
- 4.2 This report does not alter the amount of money that can be collected from developments through the use of the Community Infrastructure Levy (CIL) or Section 106 planning obligation.

5 Legal Implications

- 5.1 The Community Infrastructure Levy Regulations 2010 (as amended) details the Council's responsibility to publish a record of planning obligations negotiated, received and spent annually. An IFS is a factual report which summarises the amount of developer contributions obtained, allocated and spent in the previous financial year (2024/25). In accordance with the Community Infrastructure Levy Regulations 2010 (as amended) any authority that receives a contribution from development through the CIL or through Section 106 planning obligations (S106) must prepare and publish an annual Infrastructure Funding Statement which must be published before 31st December 2025. The publication of the Infrastructure Funding Statement fulfils this statutory requirement. The statement must include the information set out in Regulation 121A and the relevant schedules detailed therein.

6 Equalities Implications

- 6.1 There are no equalities implications arising from this report.

7 Carbon Reduction/Environmental Sustainability Implications

- 7.1 There are no carbon reduction/sustainability implications arising from this report.

8 Appendices

8.1 Appendix A: Infrastructure Funding Statement 2024/25 Annual Report

9 Background Papers

9.1 Gedling Borough Council CIL Charging Schedule -
<https://www.gedling.gov.uk/media/CIL%20Charging%20Schedule%20and%20Infrastructure%20List.pdf>

10 Reasons for Recommendations

10.1 To provide information and make Cabinet aware of monies generated through the Community Infrastructure Levy and collected through Section 106 planning obligations.

10.2 To ensure an up-to-date Infrastructure Funding Statement is published in accordance with The Community Infrastructure Levy Regulations 2010.

Statutory Officer approval

Approved by:

Date:

On behalf of the Chief Financial Officer

Approved by:

Date:

On behalf of the Monitoring Officer

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**Gedling Borough Council
Community Infrastructure Levy (CIL)**

Infrastructure Funding Statement 2024/25

Published December 2025

1 INTRODUCTION

Welcome to the Gedling Borough Council Infrastructure Funding Statement. This statement sets out the income and expenditure relating to the Community Infrastructure Levy and Section 106 obligations,

Income collected from the CIL and / or s106 (collectively known as 'planning obligations' or 'developer contributions') is used to help fund the provision of infrastructure which is necessary to support and enable development and growth within the Borough.

Sections 2 and 3 of this statement will provide details of the progress in relation to the collection and expenditure of income, generated through the CIL and s106 respectively, for the financial year 2024 / 25.

Section 4 sets out the planned future expenditure of income generated through these mechanisms over the next reporting period.

1.1 Community Infrastructure Levy & Section 106 Agreements

The Community Infrastructure Levy is a tariff-based charge on the development of new floorspace within the borough. Monies collected through the CIL can be used to fund a wide range of infrastructure (e.g. roads, medical practices and the provision of open space) that is required to meet the future growth needs of the borough.

The Gedling Borough Community Infrastructure Levy (CIL) Charging Schedule was approved by Full Council on 15th July 2015 and came into effect on 16th October 2015. Planning applications decided on or after 16th October 2015 may therefore be subject to CIL.

Section 106 agreements are private agreements, made between local authorities and developers, which can be attached to a planning permission to ensure that a certain development that may otherwise be unacceptable in planning terms, meets the local planning authorities policy requirements. Typical forms of Section 106 Obligations include:

- Site-specific financial contribution;
- Non-financial obligations; and
- Provision of on-site affordable housing.

1.2 Summary of Headlines within Statement

Table 1. Key Headlines from the Statement.

Summary of CIL Receipts

A total of £495,288 in CIL receipts were collected during the financial year 2024/25.

A total of £2,563,836 receipts were retained at the end of the financial year 2024/25. Of this, £2,013,227 is to be used towards the provision of Strategic Infrastructure within the Borough, whilst £550,610 remains for the Council to expend on Infrastructure projects identified through the Neighbourhood portion of the CIL.

A total of £81,120 was passed to Local Parishes during 2024/25 in accordance with Regulations 59A.

A total of £24,764 was allocated to cover the administrative costs of implementing and monitoring the CIL during 2024/25.

Summary of Section 106 Contributions

During the 2024/25 financial year £1,095,037 was collected in capital contributions through Section 106 Obligations. £168,404 was collection in revenue contributions during the same period.

A total of £486,985 capital and £53,009 revenue contributions have been spent on infrastructure within Gedling Borough Council during the 2024/25 financial year.

At the end of the financial year 2024/25, £3,848,765 worth of capital contributions and £709,321 in revenue contributions were retained by Gedling Borough Council.

Obligations including Affordable Housing, Open Space and Local Labour Agreements were secured by way of Section 106 Obligations from seven developments approved during 2024/25 with a further Deed of Variation signed in relation to a pre-existing Section 106 Agreement.

2 COMMUNITY INFRASTRUCTURE LEVY

Unlike Section 106 Agreements, the CIL payable is a fixed rate which is mandatory and non-negotiable. The charge becomes payable upon the commencement of development.

The amount of CIL payable depends on where the development is located within the borough, the type of use the development comprises of, and the net additional increase in floorspace (£ per Sqm).

Gedling Borough Council's Charging Schedule currently identifies two different types of Uses which are liable for the CIL. Retail development chargeable by a flat rate across the borough whilst new residential development is split into three different zones. The Charging Schedule and Map of the different zones are available to view from our website at <https://www.gedling.gov.uk/cil/>.

Alongside the Charging Schedule Gedling Borough Council also adopted a Regulation 123 List in accordance with the regulations in force at the time. Expenditure of the Strategic CIL receipt was approved for the following infrastructure projects:

- The Gedling Access Road (GAR);
- Secondary School Contributions for Gedling Colliery / Chase Farm and Top Wighay Farm strategic sites; and
- The Gedling Country Park Visitors Centre.

The Regulation 123 List has since been superseded as part of the CIL Amendment Regulations 2019 and replaced with the new 'Infrastructure List'. Since the introduction of the CIL, the Strategic portion of the levy has been expended on the delivery of the GAR and the Gedling Country Park Visitors Centre. A review of the Strategic projects identified within the Council's Infrastructure List was undertaken during the reporting year 24/25. Subsequently, the GAR and Gedling Country Park Visitors Centre were removed from the Infrastructure List due to the completion of these projects. In addition, following consultation with Nottinghamshire County Council in its capacity as the Education Authority, the project for Secondary School Contributions at Chase Farm was also removed as this was no longer considered necessary. Finally, the Carlton Leisure and Community Centre project was added to the Infrastructure List.

Full details of the review can be found through the 4th September Cabinet minutes - <https://democracy.gedling.gov.uk/ieListDocuments.aspx?CId=127&MId=3506&Ver=4>

The Councils revised Infrastructure List now contains the following Strategic projects;

- Secondary School Contributions for Top Wighay Farm strategic sites; and
- Carlton Leisure & Wellbeing Community Centre

2.1 CIL Income

Table 2 below provides a cumulative total of all CIL receipts retained by Gedling Borough Council since its first adopted of the CIL in 2015. A breakdown of these receipts is provided in greater detail further into the report.

Table 2. Cumulative Total CIL Receipts Retained (to the nearest £)	
Year	Income
2015/16	£0
2016/17	£36,171
2017/18	£420,148
2018/19	£1,038,139
2019/20	£1,276,677
2020/21	£1,671,993
2021/22	£4,272,039
2022/23	£5,614,450
2023/24	£2,237,110
2024/25	£2,563,836

Gedling Borough Council adopted the CIL on 16th October 2015. In accordance with the Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019, any planning application which was determined prior to this date is not chargeable. It is for this reason, along with a gap between the granting of permission and implemented, that no receipts were collected during the 2015/16 financial year. Following the completion of the GAR and the Gedling County Park Visitors Centre during the last reporting year no CIL receipts were expended on Strategic Infrastructure during 24/25. The Strategic portion of CIL will once again be collated

until such a time as they need to be used for the construction of one of the Strategic projects identified in the Councils Infrastructure List.

2.2 Breakdown of CIL for 2024/25

During the reported year 2024/25, 15 Demand Notices were issued totalling £1,685,598 in CIL Receipts. To date a total of £727,287 of these receipts have been collected. The remaining sums will be collected in accordance with the relevant payment plans as approved in the Councils Charging Schedule. The collection of the remaining sums from these Demand Notices will be reported in future Infrastructure Funding Statements in accordance with relevant payment policies.

During the reported year 2024/25 there has been a total of £267,739 collected in CIL receipts from across 12 different developments. A summary of the allocation of receipts collected during the year is detailed in Table 3 below.

Table 3. Annual Breakdown of CIL Receipts 1st April 2024- 31st March 2025 (to the nearest £)	
Total Receipts Collected	£495,288
Neighbourhood Portion of CIL Receipts	£106,741
Strategic Element of CIL Receipts	£363,783
Administration Element of CIL Receipts	£24,764
Receipts Spent on Strategic Infrastructure	£0
Receipts Passed to Local Parishes	£81,120
Receipts Awarded to Non-Parish Neighbourhood Projects	£62,678
CIL Receipts Retained at End of Year	£2,563,836

Of the receipts which were collected during 2024/25, £363,783 is to be spent on strategic infrastructure projects that are identified on the Infrastructure List while £106,741 is to be spent in the locality it was collected as part of the neighbourhood portion of the CIL.

In accordance with Regulation 59A of the Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019, a total of £81,120 from the

Neighbourhood Portion of CIL Receipts has been passed directly to the Local Parishes from where they were collected.

£24,764 (5%) of all receipts collected during the financial year, have been set aside to cover the administration costs as permitted by the Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019.

A total of £2,563,836 in CIL receipts were retained at the end of the financial year 2024/25.

2.2.1 Strategic CIL

Since its adoption of CIL, to the end of the financial year 2023/24, Gedling Borough Council has collected £7,915,707 towards the provision of its Strategic projects within the Borough.

Table 4. Annual Strategic CIL Collected (to the nearest £)	
Year	Income
2015/16	£0
2016/17	£33,695
2017/18	£333,580
2018/19	£530,147
2019/20	£332,116
2020/21	£437,359
2021/22	£2,430,843
2022/23	£1,240,299
2023/24	£2,213,885
2024/25	£363,783
Total	£7,915,707

Following its introduction in 2015, the Strategic portion of the CIL has been collected towards Strategic projects contained within the Infrastructure List (formerly Regs 123 List) with approx. £4.44m expended on the GAR and approx. £1.454m spent on the Visitors Centre at Gedling Country Park. The Council have a total of £2,013,227 outstanding at the end of the reporting year to be spent on its Strategic priorities.

2.2.2 Neighbourhood CIL

Under the Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019 a 'meaningful proportion of CIL receipts are to be passed to local town or parish councils for the area where development takes place. This is known as the 'neighbourhood portion'. The neighbourhood portion to be passed to the local council is set at 15% of the relevant CIL receipts (up to a cap of £100 per existing council tax dwelling) or 25% with no maximum cap specified where there is a Neighbourhood Development Plan in place. At this time there are four Neighbourhood Plans 'made' within Gedling Borough:

- Burton Joyce Neighbourhood Plan,
- Calverton Neighbourhood Plan,
- Linby Neighbourhood Plan, and
- Papplewick Neighbourhood Plan.

Table 5 below shows the portion of the Neighbourhood CIL Receipts which have been collected on behalf of local Parish Councils.

Table 5. Neighbourhood CIL Awarded to Local Parishes (to the nearest £)	
Year	Income
2015/16	£0
2016/17	£3,842
2017/18	£12,374
2018/19	£8,059
2019/20	£23,808
2020/21	£45,304
2021/22	£373,379
2022/23	£232,190
2023/24	£185,671
2024/25	£81,120
Total	£965,747

Where there is no Parish Council, Regulation 59A of the Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019 places a duty on charging authorities to allocate at least 15% (up to a cap of £100 per existing council tax

dwelling) or 25% (uncapped) where there is a 'made' Neighbourhood Plan, of CIL receipts to spend on priorities that should be agreed with the local community in areas where development is taking place. Gedling Borough Council undertake annual consultations with local residents and groups to identify and assess projects which may be suitable for Non-Parish neighbourhood funding. Where no suitable projects are identified the Neighbourhood portion is carried over to the next financial year. Further information regarding the Neighbourhood portion of the CIL can be found on the Gedling Borough Council website at <https://www.gedling.gov.uk/cil/>.

Gedling Borough has 11 Parishes where the Neighbourhood portion of CIL Receipts will be passed to the Parish Councils if developments take place in those areas. The Parishes cover the following areas:

- | | | |
|-----------------|-------------|------------------|
| - Bestwood | - Colwick; | - Papplewick; |
| Village; | - Lambley; | - Ravenshead; |
| - Burton Joyce; | - Linby; | - St Albans, and |
| - Calverton; | - Newstead; | - Woodborough. |

In accordance with the Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019, Parish Councils must publish their own annual reports which detail funding and expenditure for each year where they have received monies passed down through the Neighbourhood Portion through CIL.

It should be noted that the extent of the Parishes 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. When development takes place in this area Gedling Borough Council will determine, in consultation with its residents, how to expend this element of the CIL in accordance with Regulation 59F of with the Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019.

Below is a table showing the amount of CIL which has been collected and allocated towards the Non-Parish Neighbourhood element during the last financial year.

Table 6. Non-Parish Neighbourhood CIL Collected (to the nearest £)	
Year	Income
2015/16	£0
2016/17	£2,476
2017/18	£50,397
2018/19	£91,344
2019/20	£46,423
2020/21	£50,957
2021/22	£249,963
2022/23	£102,111
2023/24	£311,256
2024/25	£25,621
Total	£930,548

As of the 31st March 2025 Gedling Borough Council have awarded a total of £379,938 from the Non-Parish Neighborhood portion to eight different infrastructure projects. During the reporting year £62,678 was awarded to the refurbishment of the 1st Gedling Scout Group HQ in Gedling. Table 7 below provides a summary of these projects whilst greater detail can be found in the relevant CIL Non-Parish Neighbourhood Funding Cabinet Reports.

Table 7. Summary of Non-Parish Neighbourhood CIL Awards		
Project	Award	Year of Submission
Cinderpath Lighting	£3,500	17/18
Car Park Extension at Gedling Country Park	£100,000	18/19
Changing Room Facilities at Lambley Lane	£40,000	18/19
Green Lung Corridor	£50,000	19/20
Arnold Marketplace Development	£43,000	19/20
Footpath Extension at Willow Park	£25,000	20/21

Table 7. Summary of Non-Parish Neighbourhood CIL Awards

Internal works and alterations at Netherfield Forum Children, Young People and Families Hub	£55,760	20/21
1st Gedling Scout Group HQ Refurbishment	£62,678	23/24

A further £543,350 in CIL Non-Parish Neighbourhood Funding was awarded in July earlier this year, however, as these awards were made outside of the 24/25 financial year these will be reported in next year's IFS. At the end of the financial year 2024/25 a total of £550,610 in CIL Receipts were retained by Gedling Borough Council for allocation towards the funding of future nominated projects.

2.2.3 CIL Administration Portion

The remaining 5% of monies collected through CIL Receipts is made available for Charging Authorities to cover the administrative costs associated with implementing and enforcing the CIL.

To date a total of £516,421 has been collected towards covering the costs of operating the CIL within Gedling Borough Council. Table 8 below shows a breakdown of the annual receipts collected towards this portion of the CIL.

Table 8. Administration CIL Collected (to the nearest £)

Year	Income
2015/16	£0
2016/17	£2,106
2017/18	£20,861
2018/19	£33,134
2019/20	£21,176
2020/21	£28,085
2021/22	£160,747
2022/23	£82,874
2023/24	£142,674
2024/25	£24,764
Total	£516,421

3 SECTION 106 OBLIGATIONS

Gedling Borough Councils approach to planning obligations is set out within the Aligned Core Strategy 2014 (Part 1 Local Plan), the Local Planning Document 2018 (Part 2 Local Plan) and Gedling Borough Councils Planning Obligations Protocol 2014. Priorities which should be considered when negotiating planning applications include factors such as Affordable Housing, Open Space, Education and Primary Healthcare.

More detailed guidance regarding how obligations are calculated can be found in Gedling Borough Councils Supplementary Planning Documents and Guidance on the Gedling Borough Councils website at

<https://www.gedling.gov.uk/resident/planningandbuildingcontrol/planningpolicy/adoptedlocalplanandpolicydocuments/>.

3.1 New Section 106 Agreements Signed

During the financial year 2024/25 a total of 8 new planning permissions granted for developments which were subject to Section 106 Agreements or Deed of Variations. Table 9 below provides a list of these developments.

Table 9. List of New Section 106 Agreements 2024/25 (to the nearest £)		
App Ref	Location	Breakdown of Obligations
2021/0072	Land to the West Mansfield Road, Redhill	Local Employment and Skills Plan. Affordable Housing provision consisting of 6 x Affordable Rent and 15 x First Homes. Open Space Scheme to be submitted and approved. Primary Healthcare Contribution £78,030 (RPI Index Linked). Monitoring Fee £2,153.
2023/0233	Land off Marion Avenue, Hucknall	Local Employment and Skills Plan.

Table 9. List of New Section 106 Agreements 2024/25 (to the nearest £)

		<p>Affordable Housing provision consisting of 6 x Affordable Rent and 3 x First Homes.</p> <p>Open Space Scheme to be submitted and approved. £49,469 (RPI Index Linked) Capital and £20,892 (RPI Index Linked) Maintenance Off-Site Contributions.</p> <p>Primary Healthcare Contribution £16,256 (RPI Index Linked).</p> <p>Monitoring Fee £2,153.</p>
2023/0474	2 Sandford Road Mapperley	<p>Local Employment and Skills Plan.</p> <p>Affordable Housing provision consisting of 2 x First Homes.</p>
2023/0830	Land East, Killisick Lane, Arnold	<p>Local Employment and Skills Plan.</p> <p>Affordable Housing provision consisting of 4 x Affordable Rent and 5 x First Homes.</p> <p>Open Space Scheme to be submitted and approved. £60,037 (RPI Index Linked) Capital and £27,360 (RPI Index Linked) Maintenance Off-Site Contributions.</p> <p>Primary Healthcare Contribution £24,384 (RPI Index Linked).</p> <p>Monitoring Fee £2,153.</p>
2023/0913	Land Off Georges Lane, Calverton	<p>Not to bring into use until First Planning Permission has been implemented.</p>

Table 9. List of New Section 106 Agreements 2024/25 (to the nearest £)

2023/0926	Land Rear Coppice Farmhouse, Mapperley Plains	<p>Local Employment and Skills Plan.</p> <p>Affordable Housing provision consisting of 11 x Affordable Rent and 5 x First Homes.</p> <p>Open Space Scheme to be submitted and approved. £63,840 (RPI Index Linked)</p> <p>Maintenance Off-Site Contributions.</p> <p>Primary Healthcare Contribution £29,261 (RPI Index Linked).</p> <p>Monitoring Fee £2,152.55.</p>
2024/0063 (Deed of Variation)	Land at Top Wighay Farm, Wighay Road	Open Spaces – Replace definition of ‘Playing Fields’ to two 11 year old / 12 year old (9v9) pitches including run off areas.
2024/0404	Baptist Church, Cross Street, Arnold	<p>Off-Site Affordable Housing Contribution £146,311 (RPI Index Linked).</p> <p>Monitoring Fee £2,152.55.</p>

A copy of each Section 106 Agreement and other public documents relevant to each Planning Application can be viewed electronically on the planning portal at <https://pawam.gedling.gov.uk/online-applications/>.

3.2 Section 106 Capital Contributions Overview

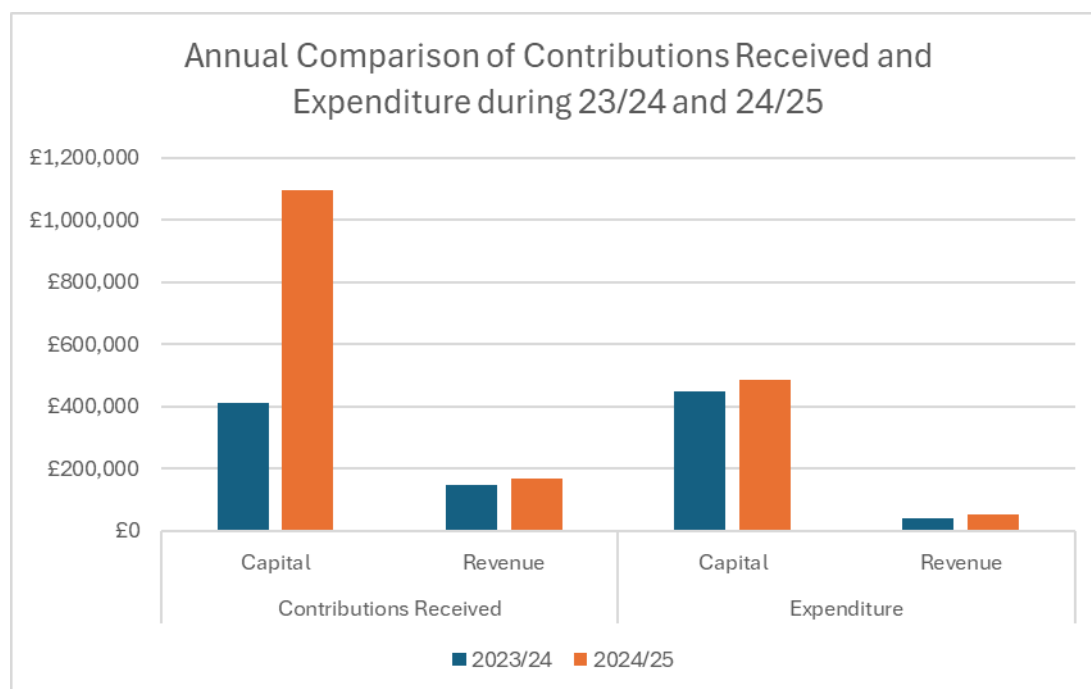
A total of £1,095,037 was received in Section 106 Contributions during the financial year 2024/25.

Table 10 provides a breakdown of the total Contributions received from S106 Agreements and the amount of expenditure over the last financial year.

Table 10. Overview of S106 Contributions 2024/25 (to the nearest £)

Contributions Received		Expenditure	
Capital	Revenue	Capital	Revenue
£1,095,037	£168,404	£486,985	£53,009

The above figures represent a significant increase in the value of Capital Contributions received during the last fiscal year, up from approx. £400k in 2023/24 to over £1mil in 2024/25. The Council will continue to monitor its Section 106 Contributions and ensure they are expended in accordance with the Regulations and in a timely manner in accordance with the obligations of the relevant Section 106 Agreement from which they were collected.

Figure 3. Annual Comparison of S106 Income and Expenditure

3.3 Capital Contributions retained at end of Financial Year 2024/25

Contributions collected through a Section 106 agreement usually have a clause stating the timeframe in which the contribution is to be expended. Currently there are no S106 contributions which have exceeded the timeframe and plans are in place to ensure that the contributions are expended prior to the repayment dates set.

In the majority of S106 agreements the payback period is usually 10 years however

these clauses can range between 5 – 10 years.

Table 11 below details the Capital Contributions which have been retained at the end of the financial year 2023/24. As of the end of the financial year these monies were not yet allocated to a specific scheme or project.

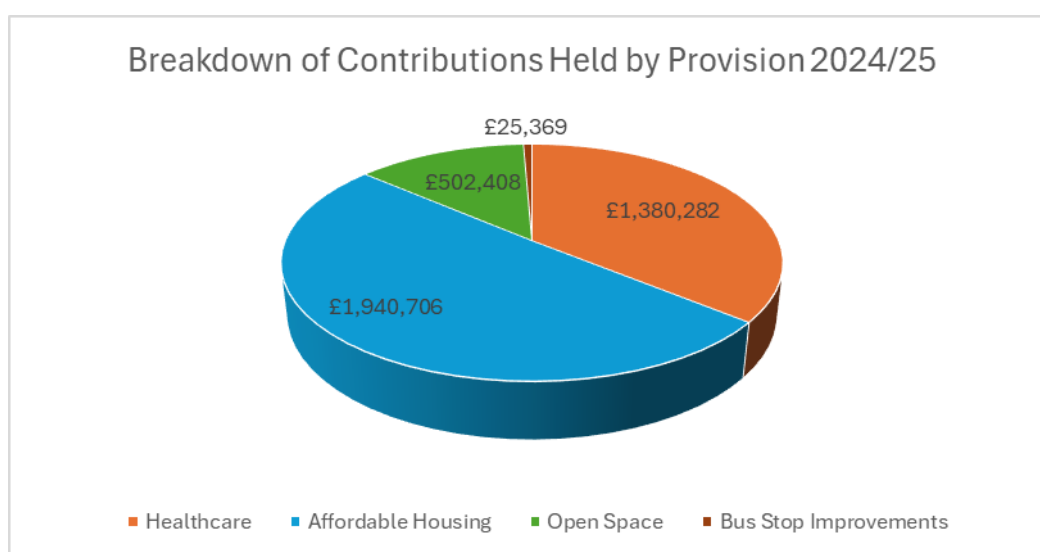
Table 11. Capital Contributions held at 31st March 2025 (to the nearest £)					
Site	Application Reference	S106 Received	Contributions Held	Provision	Deadline for expenditure
Land Surrounding 315 Spring Lane, Lambley	2007/0748	2014	£5,494	Affordable Housing	N/A
Land at Wighay Road, Linby	2014/0950	2016	£33,401	Open Space	2026
			£560,567	Affordable Housing	2027
			£21,741	Healthcare	2028
Land at Stockings Farm, Arnold	2010/0437	2016	£68,705	Healthcare	2026
Bradstone Drive, off Spring Lane, Gedling	2014/0740	2017	£23,903	Healthcare	2027
Land North of Papplewick Lane, Linby	2013/1406	2017	£37,346	Healthcare	2027
		2018	£215,568	Affordable Housing	2028
		2020	£454,104	Affordable Housing	2030
		2020	£81,739	Healthcare	2030
		2024	£297,803	Affordable Housing	2034
			£53,605	Healthcare	2034
Land Off Cavendish Road, Carlton	2014/0559	2017	£13,943	Open Space	2027
Land at Teal Close, Netherfield	2013/0546	2019	£111,237	Healthcare	2029
		2023	£147,483	Healthcare	2033
	2014/0238	2019	£27,818	Healthcare	2029

Land West of Westhouse Farm, Bestwood Village		2021	£164,831	Open Space	2031
		2021	£54,939	Open Space	2031
Land West of Beeston Close, Bestwood	2017/0194	2020	£36,251	Open Space	2030
Bradstone Drive, off Spring Lane, Gedling	2014/0740	2020	£22,692	Healthcare	2030
Land to the West of Mapperley Plains	2019/0213	2020	£99,875	Healthcare	2030
Land at Rolleston Drive, Arnold	2020/1054	2021	£25,000	Bus Stop	2031
			£369	Bus Stop	2034
			£35,493	Healthcare	2031
			£78,197	Open Space	2031
96 Plans Road, Mapperley	2021/0737	2021	£2,394	Open Space	2031
84-86 Chapel Lane, Ravenshead	2019/0770	2021	£30,359	Open Space	2031
Land Adj Dark Lane, Calverton	2017/1263	2021	£39,862	Open Space	2031
		2021	£18,713	Healthcare	2031
		2022	£53,037	Affordable Housing	2032
		2024	£23,431	Healthcare	2034
Land at Glebe Farm, Burton Joyce	2016/0306	2021	£15,028	Healthcare	2031
Metallifactory, Land West of Mansfield Road	2016/0854	2022	£142,819	Affordable Housing	2027
			£42,692	Healthcare	2027
Land Adj to Wood Lane, Gedling	2018/0577	2022	£2,016	Open Space	2032
Land at end of Linden Grove, Gedling	2019/1186	2022	£79,549	Healthcare	2032

Land on Flatts Lane, Calverton	2018/1143	2022	£14,609	Healthcare	2032
53 Woodthorpe Drive, Woodthorpe	2020/1312	2023	£9,514	Healthcare	2033
Land at Ashdale, Nottingham Road	2020/0238	2023	£46,215	Open Space	2033
Car Park, North Green, Calverton	2021/1363	2024	£13,495	Affordable Housing	2034
Land North of Papplewick Lane	2020/0258	2024	£197,819	Affordable Housing	2034
Chase Farm, Gedling	2015/1376	2024	£300,000	Healthcare	2034
Land West of Mapperley Plains	2023/0926	2024	£14,631	Healthcare	2034
Land North West Park Road, Calverton	2018/0607	2024	£130,478	Healthcare	2034
Total			£3,848,765		

Figure 4 below provides a total of all the contributions currently held by Gedling Borough Council broken down by type of provision.

Figure 4. Pie Chart showing S106 Contributions held per Provision



It should be noted that Gedling Borough Council currently hold financial contributions which were collected through Section 106 Agreements towards the provision of Bus Stop Improvements. Whilst it is typically the responsibility of Nottinghamshire County Council to collect contributions regarding Highways Improvements, in the instance of the relevant developments the County Council were the applicants for planning permission and as such were unable to collect the monies from themselves. Gedling Borough Council similarly transferred the first instalment of the Education Contributions collected from the Rolleston Drive development to Nottinghamshire County Council (the Education Authority) during the 24/25 financial year. Further instalments have been collected and transferred outside of the reporting year and will be detail in a future Infrastructure Funding Statement. Details of contributions transferred to Nottingham County Council are included in the Expenditure subsection below.

3.4 Section 106 Capital and Revenue Expenditure

During the financial year 2024/25 Section 106 Contributions totalling £486,985 were allocated / spent on relevant infrastructure across the borough or transferred to the relevant bodies / stakeholders. Table 12 indicates which developments the contributions were drawn down from and what projects they were allocated to.

Table 12. Capital Contributions expended during 2024/25 (to the nearest £)				
Site	Application Reference	S106 Contribution Received	Amount Spent	Provision/Project Funded
Land Surrounding 315 Spring Lane, Lambley	2007/0748	2014	£11,863	Gedling Country Park Bird Hide
96 Plains Road, Mapperley	2021/0737	2021	£15,242	Gedling Country Park Bird Hide
Land Adj Wood Lane, Gedling	2018/0577	2022	£17,665	Lambley Lane Footpath Entrance

Land at Wighay Road, Linby	2014/0950	2016	£1,769	Linby Parish Council (Linby Heritage Centre)
Land Cornwater Fields, Ravenshead	2013/0836	2022	£103,224	Ravenshead Parish Council (Enhancement of Open Space Facilities at Ravenshead Leisure Centre)
Land Adj Dark Lane, Calverton	2017/1263	2021	£49,912	Calverton Parish Council (Redevelopment of James Seeley Park and William Lee Park)
Car Park North Green, Calverton	2021/1363	2024	£13,495	Calverton Parish Council (Redevelopment of James Seeley Park and William Lee Park)
Land Surrounding 315 Spring Lane, Lambley	2007/0748	2014	£19,430	Burton & Station Road Project
Land at Rolleston Drive, Arnold	2020/1054	2021	£254,385	Nottinghamshire County Council (Education Authority)
Total			£486,985	

As well as the collection and expenditure of capital contributions, it is not uncommon for Section 106 Agreements to require the payment of revenue contributions towards the ongoing maintenance of infrastructure which is provided. These payments are typically agreed for a period of 10 years. Most revenue contributions which are collected by Gedling Borough Council relate primarily to ongoing maintenance works on Open Spaces sites that the Council have adopted. Table 13 below sets out revenue contributions which have been collected by the Local Authority and the developments they have been spent on thus far.

Table 13. Open Spaces Revenues Contributions 24/25				
Application Reference	Site Address	Balance as of 1 st April 2024	Drawdown 24/25	Remaining Balance as of 31 st March 2025
2002/0114	Land 357 Spring Lane, Mapperley	£569	£569	£0
2005/0928	Bestwood Colliery Site, Park Road, Bestwood	£17,880	£0	£17,880
2005/0475	Land at Downham Close, Arnold	£825	£825	£0
2004/0191	Arnold View Primary School, Arnold	£4,949	£2,474	£2,474
2003/1018	152 Burton Road, Gedling	£765	£765	£0
2008/0565	188 Mapperley Plains, Mapperley	£3,807	£1,904	£1,903
2006/1085	333-339 Mapperley Plains, Arnold	£4,818	£2,409	£2,409
2005/1232	Land at Podder Lane, Mapperley	£33,173	£11,058	£22,115
2013/0546	Land off Teal Close, Netherfield	£2,549	£0	£2,549
2012/0476	Land East of Ladybank Rise, Arnold	£18,573	£3,096	£15,478
2008/0547	Land off Bailey Drive, Mapperley	£53,056	£6,632	£46,424
2013/0546	Land off Teal Close, Netherfield	£222,687	£23,277	£199,410
2014/0950	Land at Wighay Road, Linby	£39,385.16	£0	£39,385
2017/0194	Land West of Beeston Close, Bestwood	£12,277	£0	£12,277
2014/0238	Land West of Westhouse Farm, Bestwood	£166,912	£0	£166,912
2013/0836	Land Cornwater Fields, Ravenshead	£46,876	£0	£46,876
2020/1054	Land at Rolleston Drive, Arnold	£35,561	£0	£35,561
2012/0941	Land Between Main Street and Hollinwood Lane, Calverton	£44,598	£0	£44,598
2018/0577	Land Adj Wood Lane, Gedling	£8,223	£0	£8,223
2020/0238	Ashdale, Nottingham Road, Burton Joyce	£19,446	£0	£19,446
2019/0770	84-86 Chapel Lane, Ravenshead	£13,500	£0	£13,500
	Total	£762,329	£53,009	£709,321

3.5 Section 106 Monitoring Fees

The Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019 introduced a provision for Local Authorities to insert Monitoring Clauses into future Section 106 Agreements. These clauses allow fees to be levied to support the costs of monitoring and reporting on the delivery of Section 106 planning obligations.

Whilst the amendments to the Regulations allows for monitoring fees to be levied, any such fee must be both fair and reasonable based on the Local Authorities estimates of the actual costs of monitoring the agreement. The Borough Council has an adopted policy which can be viewed on the council's website at the following link - <https://democracy.gedling.gov.uk/documents/s16689/Appendix%201%20Monitoring%20Fee%20Statement.pdf>.

During the financial year 2024/25 Gedling Borough Council completed a total of five Section 106 Agreements which included the provision for a Monitoring Fee in accordance with the above policy. A list of these developments and the relevant monitoring fees can be reviewed in table 9. During the reporting period Gedling Borough Council collected Monitoring Fees from five developments totalling £10,133. Details of these developments are provided in table 14 below.

Table 14. Section 106 Agreements Monitoring Fees Collected during 2024/25 (to the nearest £)		
Application Reference	Site Address	Monitoring Fee Collected
2018/0817	Car Park, North Green, Calverton	£1,497
2021/1398	Land at Grange View Road, Gedling	£1,497
2018/1143	Land Flatts Lane, Calverton	£2,835
2023/0926	Land Rear Coppice Farmhouse, Arnold	£2,153
2023/0830	Land East of Killisick Lane, Arnold	£2,153
Total		£10,135

3.6 Non-Monetary Contributions

In some instances, financial contributions may not be deemed necessary to mitigate against the impacts of a development. Instead, it may be considered that the provision

of on-site infrastructure such as Affordable Housing or, the agreement of future plans such as Local Employment Schemes may be sufficient.

Table 15 details developments approved during the reporting year which include a provision to provide Affordable Housing on site.

Table 15. Provision of Affordable Housing 2024/25			
Application Reference	Site Address	Date S106 Agreement Signed	Affordable Housing Obligation
2021/0072	Land to the West Mansfield Road, Redhill	3 rd September 2024	Affordable Housing provision consisting of 6 x Affordable Rent and 15 x First Homes.
2023/0233	Land off Marion Avenue, Hucknall	17 th January 2025	Affordable Housing provision consisting of 6 x Affordable Rent and 3 x First Homes.
2023/0474	2 Sandford Road Mapperley	18 th February 2025	Affordable Housing provision consisting of 2 x First Homes.
2023/0830	Land East, Killisick Lane, Arnold	10 th December 2024	Affordable Housing provision consisting of 4 x Affordable Rent and 5 x First Homes.
2023/0926	Land Rear Coppice Farmhouse, Mapperley Plains	23 rd January 2025	Affordable Housing provision consisting of 11 x Affordable Rent and 5 x First Homes.
2024/0404	Baptist Church, Cross Street, Arnold	12 th February 2025	Off-Site Affordable Housing Contribution £146,311 (RPI Index Linked).

Where appropriate, Section 106 Agreements also create opportunities to work with developers to ensure that, as well as providing a safe and attractive place to live for local residents to live, developments can provide a chance to support and improve the lives of our local residents by agreeing Employment and Skills Plans, also known as Local Labour Agreements. Through these Employment and Skills Plans it is possible

to increase workplace opportunities for local residents and involve our younger communities to increase skill sets and education.

Of the Section 106 Agreements completed in 2024/25, two included a requirement to submit an Employment and Skills Plan to the Local Planning Authority for signing off. Table 16 details the developments which require such obligations.

Table 16. Employment and Skills Plans Agreed 2024/25		
Application Reference	Site Address	Date S106 Agreement Signed
2021/0072	Land to the West Mansfield Road, Redhill	3 rd September 2024
2023/0233	Land off Marion Avenue, Hucknall	7 th January 2025
2023/0474	2 Sandford Road, Mapperley	18 th February 2025
2023/0830	Land East, Killisick Lane, Arnold	10 th December 2024
2023/0926	Land Rear Coppice Farmhouse, Mapperley Plains	23 rd January 2025

3.7 Monies Borrowed

No Section 106 Contributions were spent repaying money borrowed during the financial year 2024/25.

4 GOING FORWARD – PLANNED EXPENDITURE

In accordance with the latest amendments to the CIL Regulations, the Infrastructure Funding Statement outlines the future priorities in terms of expenditure over the next reporting period (2024/25).

The amount of CIL receipts generated in any given financial year is dependent upon the implementation of planning permissions and phasing of developments. Whilst it is possible to calculate the amount of CIL receipts expected through the totalling of Liability Notices generated, this will only ever be a theoretical figure as payment only becomes due upon the commencement of development.

Contributions generated through Section 106 Agreements must be spent in accordance with the terms set out within each Agreement (as negotiated during the

planning application process). These terms will often have several trigger points, such as number of residential units occupied, which will cause the payment to become due. In this way, funding obtained through Section 106 Agreements are heavily reliant upon the phasing and delivery of development and can vary greatly on a site by site basis, making it difficult to accurately forecast future income.

4.1 Strategic CIL

Since Gedling Borough Council first adopted the CIL in 2015 approx. £5.9mil has been spent on delivering strategic Infrastructure projects across the Borough.

To ensure that the Council continue to have projects on which to expend the Strategic portion of the CIL, a review of the Councils Infrastructure List was undertaken early 2025. The review identified the Carlton Leisure and Community Centre as a suitable project for funding through the Strategic portion of CIL. The Infrastructure List (formerly Regs 123. List) was updated in September 2025 to include this project.

4.2 Neighbourhood Portion CIL

The Neighbourhood CIL will continue to be spent on providing and improving existing infrastructure within the Borough. 15% of CIL receipts will continue to be allocated to the Neighbourhood portion of the CIL rising to 25% in places where a Neighbourhood Plan has been adopted.

The Neighbourhood portion of CIL receipts collected in local parishes will continue to be transferred directly to these governing bodies for allocation.

Throughout the year, local community groups and stakeholders will be able to nominate projects for the Neighbourhood portion of the CIL receipts which are collected within non-parish areas. Submissions can be made by completing the electronic form on the Gedling Borough Council website at the following link - <https://apps.gedling.gov.uk/forms/default.aspx?formid=86>.

In accordance with the CIL Regulations and Gedling Borough Councils CIL Guidance Note, an assessment of all the projects nominated throughout the year will commence in October. A Local Infrastructure Schedule (LIS) will be published along with a comprehensive project assessment for review prior to CIL Non-Parish Funding awards being granted. Following the publication of the LIS and project assessment a public

consultation will be undertaken and a final report identifying which if any projects have been successful. If no projects are nominated or deemed appropriate the Neighbourhood CIL will be carried over to the next financial year.

Examples of types of Infrastructure which may be appropriate include:

- Improvements to local open spaces;
- Street improvements;
- Drainage improvements;
- Town centre regeneration and
- Recreational facilities.

It is important that any project which is nominated is able to demonstrate how it fulfils a need created by new development within the area and, should wherever possible, show availability to provide match funding through other revenue streams.

4.3 Section 106 Contributions

Section 106 Contributions will continue to be allocated to suitable projects in accordance with the terms and obligations of the relevant Section 106 Agreements throughout the year. Where contributions are collected in areas that Gedling Borough Council do not own any relevant land the Council will work collaboratively with local Parish Councils to ensure that contributions are expended in accordance with the terms and obligations of any relevant Section 106 Agreements. Table 17 below is a list of initial projects which have been identified as suitable for funded through Section 106 Contributions in the next financial year 25/26.

Table 17. Projected Section 106 Contribution Allocations 2025/26
Open Spaces
Transfer of £30,359 Open Spaces Capital Contribution from 84-86 Chapel Lane 2019/0770 to Ravenshead Parish Council towards Improvement of Play Equipment at Haddon Road Open Space in Ravenshead.

Table 17. Projected Section 106 Contribution Allocations 2025/26

Transfer of £13,500 Open Spaces Maintenance Contribution from 84-86 Chapel Lane 2019/0770 to Ravenshead Parish Council towards maintenance of Play Equipment at Haddon Road Open Space in Ravenshead.
Transfer of £46,876 Open Spaces Maintenance Contribution from Cornwater Fields 2019/0770 to Ravenshead Parish Council towards maintenance of Open Space Enhancement works at Ravenshead Leisure Centre.
Transfer of £39,385 Open Spaces Maintenance Contribution from Land at Wighay Road 2014/0950 to Linby Parish Council towards maintenance of Open Space Enhancement works at Linby Heritage Centre.
Affordable Housing
No commitments at this time.
Healthcare
Transfer of £68,705 Healthcare Contribution from Stockings Farm 2010/0437 to NHS (ICB).
Education
Transfer of £296,536 Education Contribution from Rolleston Drive 2020/1054 to Nottinghamshire County Council as the Local Education Authority.
Transport
Transfer of £25,369 Bus Stop Contribution from Rolleston Drive 2020/1054 to Nottinghamshire County Council as the Local Transport Authority.

Careful consideration will be given to remaining Section 106 Contributions which are being held by Gedling Borough Council. These remaining sums will be monitored, and projects identified in accordance with the relevant legal S106 Agreements.

5 Infrastructure List

Gedling Borough Council's Infrastructure List	
Community Infrastructure Levy	
Secondary School Contributions at Top Wighay Farm developments.	To be funded through Strategic portion of CIL Receipts collected from Top Wighay Farm development.

Gedling Borough Council's Infrastructure List	
Carlton Leisure & Wellbeing Community Centre	To be funded through Strategic portion of CIL Receipts collected across the Borough.
Annual assessment of suitable Infrastructure projects identified in accordance with Regulation 59F of the Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019.	To be funded through the Neighbourhood portion of CIL Receipts collected in the 'relevant area'.
Section 106 Contributions	
Provision of Affordable Housing Units either on-site or through capital contributions.	To be secured through Section 106 Obligations.
Provision of Open Spaces including new infrastructure and improvements to existing sites.	To be secured through Section 106 Obligations.
Provision for Primary Healthcare including new infrastructure and improvements of existing surgeries.	To be secured through Section 106 Obligations.
Any other future infrastructure which is deemed necessary, in accordance with the Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019	To be secured through Section 106 Obligations.

The above is not a final account of all infrastructure that may be funded through Planning Obligations. The Infrastructure List will be monitored and may be updated accordingly to represent new projects that are identified in the future.

If you have any further queries or comments about this statement, please do not hesitate to contact us via email at CIL@gedling.gov.uk or phone on 0115 901 3731.



Community Infrastructure Levy Charging Schedule

Adopted July 2015

Introduction

The Community Infrastructure Levy (CIL) is a new levy that local authorities can choose to charge on new developments in their area. The money can be used to fund a wide range of infrastructure that is needed as a result of development – for example, new or safer road schemes, park improvements or schools. The levy applies to most new buildings and charges are based on the size and type of the new development.

CIL is considered to be fairer, faster and more certain and transparent than the current system of planning obligations which are generally negotiated on a 'case-by case' basis. Levy rates have been set in consultation with local communities and developers and provide developers with much more certainty 'up front' about how much money they will be expected to contribute.

Levy rates must be set at a level which does not affect the viability of development in the area taking into account the cost of land, build costs, expected sales price and a return for the developer. Given the differences in land costs and sales prices across the Borough it is proposed to set different CIL rates in different parts of the Borough.

The Charging Authority

The Borough of Gedling is a charging authority for the purposes of Part 11 of the Planning Act 2008 and may therefore charge the Community Infrastructure Levy (CIL) in respect of development in the Borough of Gedling. The Council is also the collecting authority for its administrative area.

Date of Approval

The Charging Schedule was approved by the Council on 15th July 2015

Date of Effect

The Charging Schedule will come into effect within three months of the date of Council approval.

Statutory Compliance

The Charging Schedule has been prepared in accordance with the Community Infrastructure Levy Regulations 2010 (as amended), Part 11 of the Planning Act 2008 and statutory guidance in 'Community Infrastructure Levy: Guidance' (CLG, 2012).

In accordance with Regulation 14, in setting the CIL rate the Council has aimed to strike what it considers to be an appropriate balance between

- the desirability of funding from CIL (in whole or part) the actual and expected estimated total cost of infrastructure required to support the development of

its area, taking into account other actual and expected sources of funding;
and

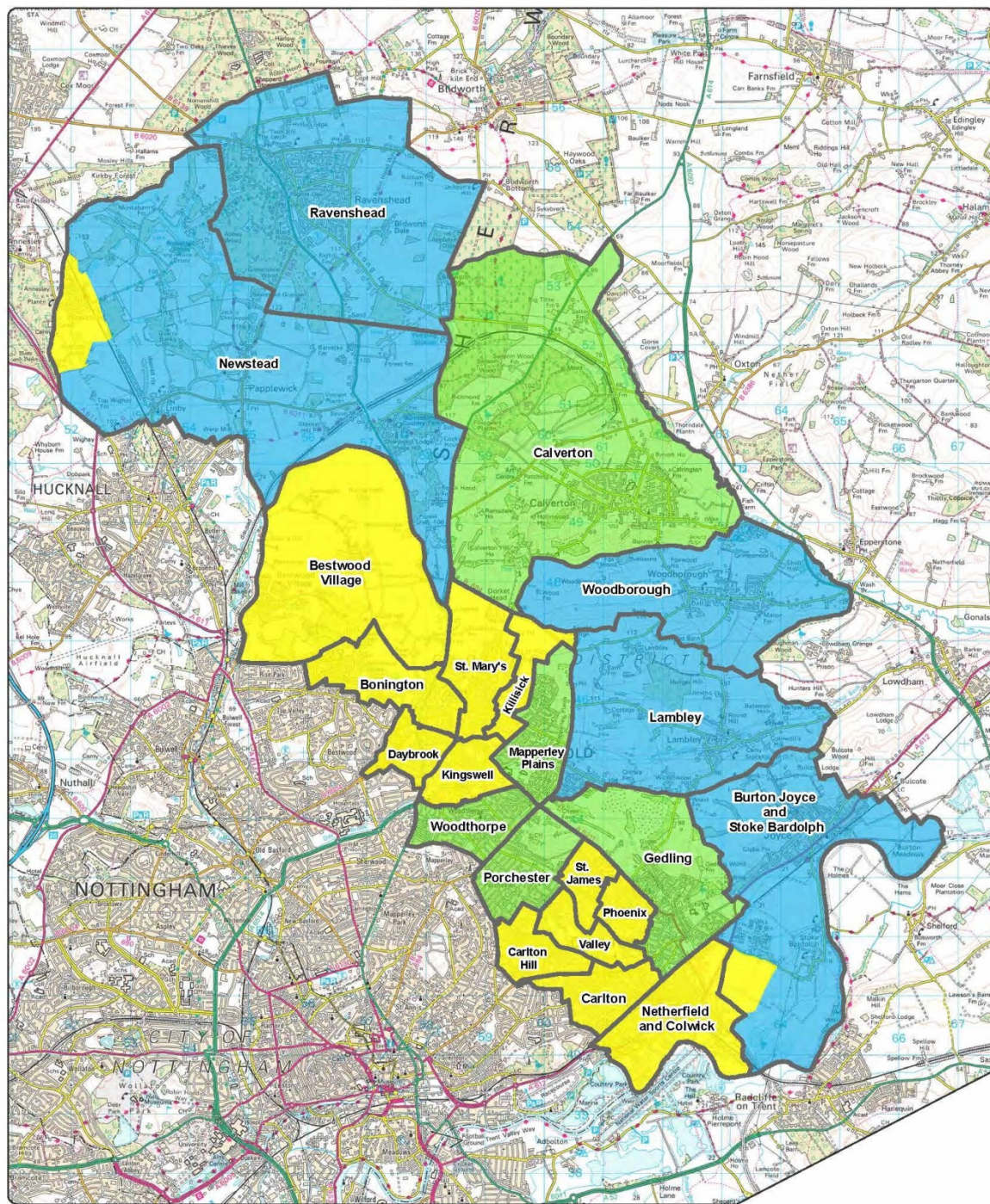
- the potential effects (taken as a whole) of the imposition of CIL on the economic viability of development across its area.

CIL Rate

The rate at which CIL will be charged shall be:

Development Type			
Residential	Zone 1	Zone 2	Zone 3
	£0/sqm	£45/sqm	£70/sqm
Commercial	Borough wide		
Retail A1, A2, A3, A4, A5	£60/sqm		
All other uses	£0/sqm		

Gedling CIL - Residential Charging Zones



Key

-  Wards
-  Zone 1
-  Zone 2
-  Zone 3

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 LUGISCartography00402 - Gedling wards - charging zones/3 gedling wards - residential charging zones revised 04/2014 PLUV GIS team 14/05/2014

Scale bar: 0 100 200 Meters



Liability to pay CIL

Liability to pay CIL occurs on the grant of the related planning permission that first permits the proposed development, such as the grant of full planning, change of use or approval of the last reserved matter on the grant of outline planning.

CIL payment

GBC will issue a liability notice following the grant of the planning permission for the chargeable development. The notice will be sent to the applicant, the owner and any party who has assumed liability for the CIL.

The Regulations state that CIL becomes payable upon the commencement of development (defined by reference to section 56(4) of the TCPA 1990 and includes works of demolition and construction and preparatory works such as digging foundations and installing services). The Council proposes to introduce an instalments payments policy as set out below:

Chargeable Amount	Timescale
Less than £15,000	Full payment within 90 days of development commencing
Between £15,000 and £50,000	First instalment (25%) within 90 days Second instalment (50%) within 270 days Third instalment (25%) within 360 days
Between £50,000 and £100,000	First instalment (25%) within 90 days Second instalment (50%) within 360 days Third instalment (25%) within 540 days
Over £100,000	First instalment (25%) within 90 days Second instalment (25%) within 270 days Third instalment (25%) within 540 days Fourth instalment (25%) within 720 days

Calculating the Charge

GBC will calculate the amount of CIL payable ("chargeable amount") in respect of a chargeable development in accordance with regulation 40 of the Community Infrastructure Levy Regulations 2010, as amended in 2011, 2012 and 2014.

Under Regulation 40, the CIL rate will be index linked with the Royal Institute of Chartered Surveyors "All In Tender Price Index".

Existing Floorspace on a Development Site

Regulation 40 provides that the total floorspace of any existing buildings on a development site should be subtracted from the floorspace of the chargeable development, where the existing buildings have been in use for at least six months within the period of 36 months ending on the day planning permission first permits the chargeable development.

Exemptions and Reliefs

The following forms of development are exempt from paying CIL:

- buildings into which people do not normally go, or go only intermittently for the purpose of inspecting or maintaining fixed plant or machinery (Regulation 6);
- developments of under 100 sq m that do not result in the creation of 1 or more additional dwellings (Regulation 42);
- development by a charity where the development will be used wholly or mainly for charitable purposes (Regulation 43) and
- self-build housing or self-build communal development (Regulation 54A)

The following types of development are able to apply for relief from paying CIL:

- social housing (Regulations 48, 49, 50, 51, 52, 53, 54).

In addition, the Council has the option to offer discretionary relief for:

- development by a charity where the profits of the development will be used for charitable purposes (Regulations. 44, 45, 46, 47, 48); and
- exceptional circumstances (Regulations 55, 56, 57, 58).

The Council's policy on whether discretionary relief is offered will be set out in a separate policy document, in accordance with the relevant regulations.

Regulation 123 List of Projects to be funded by CIL

Project 1

<u>Project Location:</u>	Gedling Colliery
<u>Project Description:</u>	Gedling Access Road to facilitate development of Gedling Colliery/Chase Farm
<u>Progress:</u>	Full application granted December 2014. Application for first phase 315 dwellings anticipated summer 2015
<u>Estimated Cost:</u>	£32,400,000
<u>Funding:</u>	£26,200,000
<u>Gap</u>	£6,200,000

Project 2

<u>Project Location:</u>	Gedling Colliery Country Park
<u>Project Description:</u>	Visitor Centre
<u>Progress:</u>	Not yet started
<u>Estimated Cost:</u>	£1,000,000
<u>Funding</u>	£ 0
<u>Gap</u>	£1,000,000

Project 3

<u>Project Location:</u>	Gedling Colliery / Chase Farm
<u>Project Description:</u>	Secondary School Contributions
<u>Progress:</u>	Not yet started
<u>Estimated Cost:</u>	£1,689,000
<u>Funding</u>	£0
<u>Gap</u>	£1,689,000

Project 4

<u>Project Location:</u>	Top Wighay Farm
<u>Project Description:</u>	Secondary School Contributions
<u>Progress:</u>	Not yet started
<u>Estimated Cost:</u>	£2,816,000
<u>Funding:</u>	£0
<u>Gap:</u>	£2,816,000

Further Information

Further information on the Community Infrastructure Levy is available on the Borough Council's website www.gedling.gov.uk or contact the Planning Policy team at planningpolicy@gedling.gov.uk or tel (0115) 901 3757.