



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

Agenda

Cabinet

Date: **Thursday 13 February 2014**

Time: **12.30 pm**

Place: **Reception Room**

For any further information please contact:

Lyndsey Parnell

Members' Services Officer

0115 901 3910

Cabinet

Membership

Chair Councillor John Clarke

Vice-Chair Councillor Michael Payne

Councillor Peter Barnes
Councillor Kathryn Fox
Councillor Jenny Hollingsworth
Councillor Darrell Pulk

Observers: Councillor Chris Barnfather
Councillor Paul Hughes

AGENDA

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- 1 Apologies for Absence.**
- 2 To approve, as a correct record, the minutes of the meeting held on 15 January 2014.** 1 - 4
- 3 Declaration of Interests.**
- 4 Quarterly Budget Monitoring, Performance Digest and Virement Report** 5 - 32
- 5 Authority Monitoring Report 2012/13 and Five Year Housing Land Supply Assessment 2013** 33 - 104
- 6 Review of Civic Centre room hire policy and charges** 105 - 110
Report of Senior Members' Services Officer.
- 7 Local Government Boundary Commission – Full Electoral Review of Gedling** 111 - 112
Report of Service Manager Elections and Members' Services
- 8 Gedling Borough Youth Council** 113 - 118
Report of Corporate Director (Stephen Bray).
- 9 Forward Plan** 119 - 122
Report of the Service Manager Elections and Members' Services.
- 10 Progress Reports from Portfolio Holders.**
- 11 Member's Questions to Portfolio Holders.**
- 12 Any other items the Chair considers urgent.**

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MINUTES CABINET

Wednesday 15 January 2014

Councillor John Clarke (Chair)

Councillor Michael Payne
Councillor Peter Barnes
Councillor Kathryn Fox

Councillor Jenny Hollingsworth
Councillor Darrell Pulk

Observers: Councillor Paul Hughes

Absent: Councillor Chris Barnfather

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

78 APOLOGIES FOR ABSENCE.

Apologies were received from Councillor Chris Barnfather (Observer).

79 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 19 DECEMBER 2013

RESOLVED:

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

80 DECLARATION OF INTERESTS.

None.

81 PROVISIONAL LOCAL GOVERNMENT FINANCE SETTLEMENT 2014/15

Corporate Director Mark Kimberley presented a report, which had been circulated prior to the meeting, giving information about the finance settlement for the next financial year.

RESOLVED to:

- 1) Note the Provisional Local Government Finance Settlement;
- 2) Approve in principle the payment of £28,400 grant funding to the Parish Councils to offset the taxbase reductions following

implementation of the Council Tax Reduction Scheme as detailed in paragraph 2.1.5 of the report;

- 3) Approve a 3% income inflation increase for the individual portfolios as shown in the table at paragraph 2.3 of the report; and
- 4) Approve the draft letter attached at Appendix B to the report for circulation to a selection of Business Ratepayers.

82 APPROACH TO AFFORDABLE HOUSING

The Service Manger Housing and Localities presented a report, which had been previously circulated, giving information on the Council's approach to affordable housing.

RESOLVED:

To note and support the approach for the delivery of affordable housing set out in the report.

83 GEDLING BOROUGH COUNCIL TRAVEL PLAN

Stephen Bray Corporate Director presented a report, which had been circulated prior to the meeting, seeking agreement to the draft travel plan.

RESOLVED to:

- 1) Agree the Gedling Borough Council Travel Plan; and
- 2) Request that a further report is submitted to a future meeting giving an update on progress.

84 FORWARD PLAN

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

RESOLVED:

To note the report.

85 PROGRESS REPORTS FROM PORTFOLIO HOLDERS.

Councillor Fox (Community Development)

- A Chinese New Year event would be held on 1 February.
- An event to launch community working in Killisick would be held on 27 January.
- A meeting was recently held with Arnold food bank to discuss ideas to make the bank more sustainable long term.

Councillor Hollingsworth (Health and Wellbeing)

- Bandings for the choice based lettings scheme has recently changed resulting in the bottom band being deleted.
- Only one unit of temporary accommodation was currently available.
- The severe weather policy had not needed to be used so far this season thanks to the mild weather.
- A consultation on the refresh of the joint strategic needs assessment was currently in progress.
- The next Landlords' Forum was being planned for May
- A community warden, seconded to Gedling Homes, with responsibility for bringing empty properties back into use was proving useful.

Councillor Pulk (Leisure and Development)

- A response to the planning inspector concerning comments received on the core strategy submission was sent before the Christmas break and further correspondence is expected by the end of January.
- A new art display is on show in the Reception Room.
- An unannounced inspection of the Richard Herrod Centre has given Gedling Leisure Centres a "good" QUEST rating.
- A "soft" opening of the new Arnold Leisure Centre would be taking place on 12 May.
- The Express Yourself arts project would be celebrating its 5th anniversary on 22 January.
- Sports clubs in Netherfield and Killisick had been awarded funding to organise "doorstep" clubs.
- New caterers were now in place at the Richard Herrod Centre.

Councillor Barnes (Environment)

- The first members' forum for the Gedling Country Park was recently held.
- A recent case of fly tipping was discussed with an emphasis on reporting cases to the Council highlighted.

Councillor Payne (Communications and Public Protection)

- Crime figures across the Borough had shown a slight reduction.
- A communications campaign on the community protection policy was currently underway with new posters and cards being circulated.

Councillor Clarke (Finance and Performance)

- An appeal lodged in respect of a crematorium planning application in the Borough would be resolved soon.
- Thanks were given to frontline staff in particular those who deal with sometimes abusive customers.

Councillor Clarke invited the Cabinet's policy advisors to give an update on their areas of work:

Councillor Wheeler (Young People)

- Recent meeting held with the Clinical Commissioning Group to plan a young person's health fair
- Meeting held to discuss funding for Gedling Youth Centre and a meeting is planned with Gedling Pay Forum on 20 January
- Plans for a Youth Council election in Gedling are now well advanced
- Promotion was given to a scheme to place young out of work people in an apprenticeship scheme on social media.

Councillor Roxanne Ellis (Older People)

- Dementia Friendly training would take place before the next council meeting and a motion promoting this would be put to Council.
- A long term older persons plan was currently in development.

86 MEMBER'S QUESTIONS TO PORTFOLIO HOLDERS.

None.

87 ANY OTHER ITEMS THE CHAIR CONSIDERS URGENT.

None.

The meeting finished at 3.03 pm

Signed by Chair:
Date:



Report to Cabinet

Subject: Quarterly Budget Monitoring, Performance Digest & Virement Report

Date: 13 February 2014

Author: Senior Leadership Team

Wards Affected

Borough-wide

Purpose

- To inform Cabinet of the position against Improvement Actions and Performance Indicators in the 2013/2014 Council Plan.
- To seek Cabinet approval for changes to targets as set out in Section 2.1.
- To update Cabinet on the likely outturn of the Revenue and Capital Budgets for the 2013/2014 financial year. The budgets include all carried forward amounts from the 2012/2013 financial year.
- To seek Cabinet approval for budget changes outlined in this report.

Key Decision

This is a Key Decision

Background

- 1.1 The Council has made a commitment to closely align budget and performance management. This is in line with accepted good practice.
- 1.2 To deliver this commitment, systems to monitor performance against revenue and capital budgets, improvement activity and performance indicators have been brought together and are now embedded in the way the Council works.
- 1.3 In addition, performance reports now focus more directly on the Council's priorities and offer an "early warning" system of instance where targets may not be secured.

Proposal

2 Quarterly Progress Report

2.1 Performance Information

- 2.1.1 The Council continues to manage its performance using the Covalent Performance Management system.
- 2.1.2 Against the backdrop of a continuing move away from paper based information towards use of more electronic means, and the government's aspiration for local authorities to be more open and transparent, performance information is now accessible publicly on line on the Council's website.
- 2.1.3 As a result, hard copy performance documents are no longer being routinely produced nor attached to Cabinet agendas – they can, however, be accessed at <http://www.gedling.gov.uk/aboutus/howwework/prioritiesplansperformance/performance/>. Hard copies will only be made available to members upon request.
- 2.1.4 For members and the public accessing performance information through this link, the previous criteria for performance assessment continue to apply. Red, amber and green traffic light symbols continue to be used to show progress for both actions and performance indicators. To be assessed as green, performance indicators must be in line with their profiled performance at this stage of the year, while actions must be on target against milestones set out in Covalent to be assessed as “completed” or “assigned; in progress”. Where Cabinet has agreed to an amended target, progress is assessed against that amended target rather than the original target.
- 2.1.5 Pdf reports for both performance indicators and actions continue to be made available on the website, in the previously agreed format. These documents contain explanations of variances and proposed target changes as previously, along with trend arrows for performance indicators (note that an upward arrow indicates improved performance, irrespective of whether improvement is represented by a higher or lower value) and progress bars for actions showing progress made against project milestones. Hard copies of both reports are available in the Members Room for information.
- 2.1.6 Overall performance continues to improve, with performance improving between quarters 2 and 3, following the trend seen between quarters 1 and 2. At the end of quarter 3, 18 of the 28 performance indicators suitable for quarterly monitoring are on target – of the remainder, 6 are at amber status and 4 are red. 51 of 53 actions in the Council Plan are

completed or on target.

2.1.7 Target changes are requested for two actions.

Portfolio Area	Action/ indicator	Original Target	Proposed Target	Reason for change
Leisure and Development	Progress the Community Infrastructure Levy in accordance with the Council's role as a Frontrunner authority	31 Dec 2013	30 Sept 2014	Consultation ended in December and will be reported in Spring 2014. Adoption and delivery linked to progression and adoption of Aligned Core Strategy.
Leisure and Development	Develop clear strategy for efficiently collecting and applying Section 106 and Community Infrastructure Levy	31 Dec 2013	31 Dec 2014	To reflect progress of Aligned Core Strategy and Community Infrastructure Levy.

2.2 Financial Information

2.2.1 Appendices 1 and 2 set out details of the current financial position on the Council's General Fund Revenue Budget and the Capital Programme 2013/14.

2.2.2 General Fund Revenue Budget

Appendix 1 outlines how the General Fund Revenue budget is divided between the Portfolio areas of the Council and includes a detailed variance analysis identifying the current proposed changes for the year against the approved budget for each Portfolio area. Cabinet is recommended to approve these changes.

Included in Appendix 3 is a list of all the virements carried out in Quarter 3 following approval from Portfolio holders.

The following table summarises the overall financial position of the General Fund Revenue Budget and the expected total spend for the year. This information has been compiled using the best information made available to Financial Services by the relevant spending officers as at 31 December 2013. The overall resource implication for the Council's General Fund is a predicted underspend of £400

General Fund Revenue Budget 2013/2014 – Change Analysis

	£
The original 2013/14 budget approved by Council on 4 March 2013	12,842,500
Revenue Carry Forwards from 2012/13 approved under delegation arrangements by the Chief Finance Officer	24,300
Revenue Carry Forwards from 2012/13 approved by Council on 10 July 2013	90,000
The current total approved budget for 2013/2014 and Cabinet's Maximum Budget is:	<u>12,956,800</u>
Up to the end of December 2013 expenditure less income totalled	8,973,111
In the remaining 3 months of year we expect net expenditure less income to be	3,983,289
Total net revenue spend for the year is currently expected to be	<u><u>12,956,400</u></u>
Projected Revenue Underspend 2013/14	<u><u>(400)</u></u>

2.2.3 Capital Programme

Appendix 2 details the current projected position on the Capital Programme and its' financing for 2013/14, analysed by Portfolio, and this is summarised in the table below. Cabinet is recommended to approve these changes.

Capital Budget 2013/2014 - Change Analysis

	£
Original 2013/14 budget approved by Council on 4 March 2013	4,396,700
Capital Carry Forwards from 2012/13 approved under delegation arrangements by the Chief Finance Officer	735,500
Capital Carry Forwards from 2012/13 approved by Council on 10 July 2013	103,300
Additional Arnold Leisure Centre expenditure approved by Council 10 July 2013	320,000
Changes approved at Quarter 1 and 2	(467,400)
The current total approved budget for 2013/2014	<u>5,088,100</u>

Proposed Quarter 3 Amendments to the 2013/14 Programme:

(a) Budget Reductions

DAF45 Freighter Replacement no longer required due to fleet rationalisation.	(110,000)
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(b) Schemes identified for deferral

Relocation of Shopmobility	(150,000)
Affordable Housing	(89,700)
Cemeteries Land Purchase	(360,000)
Calverton LC Replacement Gym Equipment	(33,000)
Carlton Forum Health Suite	(82,600)
Arnold Leisure Centre Refurbishment	(200,000)

(c) Additional Budget Requirement

Electric Vehicle Charging Point fully offset by a grant contribution from Plugged In Midlands.	3,600
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Total Proposed Amendments To Capital Programme	(1,021,700)
Proposed Revised Capital Programme 2013/14	4,066,400
Actual Expenditure to Quarter 3 2013/14	2,025,533
Estimated Expenditure Quarter 4 2013/14	2,040,867
Projected Outturn 2013/14	4,066,400
Projected Capital Programme Variance 2013/14	0

There is currently sufficient funding available in 2013/2014 to finance the Capital Programme as outlined above.

Alternative Options

- 3 Option – Not to amend the original Council approved budgets during the year to reflect the latest projected outturn position.

Advantages:

- The final outturn position of the Council can be easily compared to its original intentions when the budget was set and areas of budget risk identified.

Disadvantages:

- Budgets not aligned to current budget pressures resulting in increased likelihood of budget overspend and emerging Council priorities not being addressed.
- Restrict the effectiveness of medium term planning process and preparation of the forward budget if pressures and areas of efficiency are not readily identifiable during budget preparation.
- Budget not reflective of latest performance information.

Reason for rejection – Not likely to result in the best outcomes in financial management or support delivery of priorities.

Financial Implications

- 4 The nature of the report is such that it has significant resource implications across the Council. The report itself demonstrates how resources are being managed.

Appendices

- 5 Appendix 1 – General Fund Revenue Budget 2013/14 – Budgetary Control Report
Appendix 2 - Capital Programme 2013/14 – Budgetary Control Report
Appendix 3 – Virements approved by Portfolio Holders

Background Papers

- 6 Detailed Quarterly Budgetary Control Exception Reports

Recommendation(s)

Members are recommended:

- a) To approve the changes to Performance Indicator targets and Actions as detailed in paragraphs 2.1.7 and 2.1.8 of the report;
- b) To approve the General Fund Revenue Budget virements included within Appendix 1;
- c) To approve the changes to the Capital Programme included in paragraph 2.2.3;
- d) To include details of budget and performance monitoring in a quarterly performance digest, to be published on the Council's website and Intranet in line with the recommendations of Performance Review Scrutiny Committee.

Reasons for Recommendations

- 7 To align the budgets to the current pressures and priorities and ensure the delivery of Council objectives is supported.

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Grand Summary**Revenue Quarterly Budgetary Control Report** Period 201309

	Current Approved Budget	Profiled Budget	Actual to date	Variance	%	Projected Outturn	Projected Annual Variance
	£	£	£	£		£	£
Community Development	1,368,200	721,158	667,768	-53,390	-7	1,351,200	-17,000
Health & Housing	1,016,200	315,450	380,325	64,875	21	1,178,600	162,400
Public Protection & Communication	1,585,700	1,814,150	1,722,776	-91,374	-5	1,495,800	-89,900
Environment	5,096,000	2,509,712	2,459,351	-50,361	-2	5,081,400	-14,600
Leisure & Development	2,960,000	1,439,158	1,181,165	-257,993	-18	2,992,700	32,700
Finance & Performance	889,400	2,508,725	2,561,727	53,002	2	856,700	-32,700
Total General Fund	12,915,500	9,308,353	8,973,111	-335,242	-4	12,956,400	40,900
Cabinets General Fund Maximum Budget	12,956,800					12,956,400	-400

COMMUNITY DEVELOPMENT PORTFOLIO

BUDGETARY CONTROL REPORT - DECEMBER 2013

REVENUE ITEMS TO BE REPORTED

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Budget Head	Current Approved Budget	Latest Projected Outturn	Net Budget Variance		Reason for Variance (New Items Only)
			Favourable	Adverse	
	£'000	£'000	£'000	£'000	
<u>Democratic Management & Representation</u>					
Employee Expenses	31.1	28.7	2.4		Reduced superannuation contributions due to Member's pay award being lower than estimated and reduction in the number of special responsibility payments.
Supplies and Services	351.8	344.6	7.2		Reduction in the number of Member's special responsibility payments.
<u>Committee Services</u>					
Supplies and Services	3.9	2.9	1.0		Tea and Scrutiny event not being held this year.
<u>Localities</u>					
Employees	74.6	68.2	6.4		Officers not in superannuation scheme, and saving due to fewer incremental progressions than budgeted.
<u>All other budget heads</u>	906.8	906.8			
Including items previously reported					
PORTFOLIO TOTAL	1,368.2	1,351.2	17.0	-	Net Portfolio Total £17,000 Favourable

HEALTH & HOUSING PORTFOLIO

BUDGETARY CONTROL REPORT - DECEMBER 2013

REVENUE ITEMS TO BE REPORTED

Budget Head	Current Approved Budget	Latest Projected Outturn	Net Budget Variance		Reason for Variance (New Items Only)
			Favourable £'000	Adverse £'000	
<u>Housing Needs</u>	£'000	£'000			
Employee Expenses	244.5	242.5	2.0		Net decrease due to various minor variances following the implementation of the Housing Needs restructure.
Premises Expenses	39.9	35.8	5.5	1.4	Reduction in rented temporary accommodation units (Odlin Court) from November 2013. Increased repairs costs, partly due to rectifying various minor faults at Odlin Court.
Supplies & Services	111.9	95.8	9.0	5.0	Reduction in the Bed and Breakfast budget following a managed decrease in demand up to end of Q3. Floating support service has not been required for September 2013 - March 2014.
			2.1		Anticipated saving relating to GBC share of Choice Based Lettings costs related to the update of the Housing Allocations Software.

HEALTH & HOUSING PORTFOLIO

BUDGETARY CONTROL REPORT - DECEMBER 2013

REVENUE ITEMS TO BE REPORTED

Budget Head	Current Approved Budget	Latest Projected Outturn	Net Budget Variance		Reason for Variance (New Items Only)
			Favourable £'000	Adverse £'000	
	£'000	£'000			
Income	(105.6)	(92.0)		11.7	Reduction in rental income relating to temporary accommodation, due to reduced demand.
				3.2	Reduction in Housing Benefit contributions following decreased placements into Bed and Breakfast accommodation.
			1.3		Projected increase in GBC share of income from Choice Based Lettings partnership.
<u>Housing Strategy</u>					
Premises Expenses	7.1	10.2		3.1	Additional NNDR for the Grove Pub site.
<u>Council Tax Benefits</u>					
Revenue Income	(50.0)	(60.0)	10.0		Increase in the collection of previous years Council Tax benefit overpayments.
<u>Rent Allowances</u>					
Supplies and Services	40.0	50.0		10.0	An increase in bad debt provision due to increased number of benefit overpayments, relating to increased fraud detection activity.

HEALTH & HOUSING PORTFOLIO

BUDGETARY CONTROL REPORT - DECEMBER 2013

REVENUE ITEMS TO BE REPORTED

Budget Head	Current Approved Budget	Latest Projected Outturn	Net Budget Variance		Reason for Variance (New Items Only)
			Favourable £'000	Adverse £'000	
	£'000	£'000	£'000		
Transfer Payments	26,903.0	26,754.2	148.8		Decrease in rent allowance payments due to reduced caseload.
Revenue Income	(26,960.8)	(26,644.1)		300.7	Reduction in subsidy from Department of Works and Pensions due to a reduced caseload and an increase in overpayment recovery.
				16.0	Anticipated reduction in collection of overpayments via debtors and bad debt write offs.
<u>Housing Benefits Admin</u>					
Employee Expenses	677.0	650.7	26.3		Savings identified on several vacant posts.
Supplies and Services	102.5	153.8		51.3	Contribution to the Housing and Housing Benefits reserve to provide for future changes in service delivery especially in respect of the transfer of responsibilities and increased costs as a result of improved fraud detection.
Third Party Payments	10.0	0.0	10.0		GBC contribution to shared Appeals Officer no longer required.

HEALTH & HOUSING PORTFOLIO

BUDGETARY CONTROL REPORT - DECEMBER 2013

REVENUE ITEMS TO BE REPORTED

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Budget Head	Current Approved Budget	Latest Projected Outturn	Net Budget Variance		Reason for Variance (New Items Only)
			Favourable £'000	Adverse £'000	
Income	(772.7)	(787.7)	15.0		Income generated from benefit processing on behalf of a neighbouring local authority.
<u>Rent Rebates</u>					
Supplies and Services	0.0	24.4		24.4	Contribution to the Housing and Housing Benefits reserve to provide for future changes in service delivery especially in respect of the transfer of responsibilities and increased costs as a result of improved fraud detection.
Transfer Payments	110.1	56.7	53.4		Decrease in Non HRA Rent Rebates due to reduced bed and breakfast and temporary accomodation usage.
Revenue Income	(84.6)	(55.6)		29.0	Reduction in subsidy from the Department of Works and Pensions.
<u>All other budget heads</u>	743.9	743.9			
Including items previously reported					
PORTFOLIO TOTAL	1,016.2	1,178.6	288.4	450.8	Net Portfolio Total £162,400 Adverse

PUBLIC PROTECTION & COMMUNICATION PORTFOLIO

BUDGETARY CONTROL REPORT - DECEMBER 2013

REVENUE ITEMS TO BE REPORTED

Page 19

Budget Head	Current Approved Budget	Latest Projected Outturn	Net Budget Variance		Reason for Variance (New Items Only)
			Favourable £'000	Adverse £'000	
	£'000	£'000			
<u>Licencing & Hackney</u>					
Employee Expenses	124.1	121.5	2.6		Variance due to vacant post.
Income	(433.2)	(467.2)	34.0		Increase in Driver Licencing and Vehicle Licencing fee income due to continued rise in volumes. Additional income for Scrap Metal Licencing.
<u>Food, Health & Safety</u>					
Employee Expenses	206.6	204.1	2.5		Variance due to vacant post.
<u>Community Protection & Dog Control</u>					
Employee Expenses	140.6	137.9	2.7		Officer not in Superannuation scheme.
Third Party Payments	84.6	76.6	8.0		Saving on current CCTV contract.
<u>Information Technology</u>					
Employee Expenses	263.4	249.4	14.0		Saving due to vacant IT Support Officer post.
Supplies And Services	618.7	621.5		2.8	Additional expenditure due to County wide transitional Development work on shared services.
<u>Customer Services</u>					
Employee Expenses	579.6	550.7	28.9		Savings identified on several vacant posts.
<u>All other budget heads</u>	1.3	1.3			
Including items previously reported					
PORTFOLIO TOTAL	1,585.7	1,495.8	92.7	2.8	Net Portfolio Total £89,900 Favourable

ENVIRONMENT PORTFOLIO

BUDGETARY CONTROL REPORT - DECEMBER 2013

REVENUE ITEMS TO BE REPORTED

Budget Head	Current Approved Budget	Latest Projected Outturn	Net Budget Variance		Reason for Variance (New Items Only)
			Favourable	Adverse	
	£'000	£'000	£'000	£'000	
<u>Business Units</u>					
Premises Related Expenses	102.7	100.6	2.1		Reduced Partnership payments as a result of lower income from Calverton Business Units.
Revenue Income	(163.5)	(159.8)		3.7	Rental income shortfall due to empty property at Calverton Business Units.
<u>Waste Management</u>					
Supplies and Services	272.7	305.0		24.5	Brown bin purchases for new Garden Waste scheme customers (fully offset by additional income in the year; £23K at Qtr. 1 and £4K at Qtr. 3).
				10.8	Increased Trade Waste disposals due to additional customers, fully offset by corresponding income. (see below)
			3.0		Lower than anticipated Trade Recycling waste disposals relating to quarter 1.
Income	(1,044.8)	(1,081.1)	6.6		Additional income due to increased recycling tonnages giving an increase in recycling credits.
			6.8		Additional Glass and Textile Recycling income due to both an increase in the tonnage rate received and tonnages collectioned.
			15.8		Additional Trade Waste income due to an increase in customers.
			4.0		Additional Garden Waste income due to an increase in customers.
			3.1		Higher than anticipated scrappage sales due to increased collection of metal from fly tipping.

ENVIRONMENT PORTFOLIO

BUDGETARY CONTROL REPORT - DECEMBER 2013

REVENUE ITEMS TO BE REPORTED

Budget Head	Current Approved Budget	Latest Projected Outturn	Net Budget Variance		Reason for Variance (New Items Only)
			Favourable	Adverse	
	£'000	£'000	£'000	£'000	
<u>Public Conveniences</u>					
Premises	16.6	20.6		4.0	NNDR charge for Bestwood Country Park following handover from Notts County Council.
<u>Building Services</u>					
Income	(19.0)	-		19.0	Fee income work for 3rd parties not achieved due to a delay in the delivery of the Calverton Parish Council's community facility scheme.
<u>Fleet Management</u>					
Transport Related Expenses	599.6	597.6	2.0		Variance due to a reduction in the hire of vehicles.
Revenue Income	(96.9)	(104.7)	7.8		Additional vehicle scrappage income.
<u>Public Offices</u>					
Premises Related Expenses	330.2	397.8		67.6	Installation of Voltage Optimisation Unit at the Civic Centre together with Improved Depot Security, perimeter fencing and installation of CCTV Equipment, partly offset by contribution from Risk Management Reserve. Men in Sheds project development at depot and increased NNDR charge for the Civic Centre.
Supplies and Services	78.1	67.5	10.6		Savings on Equipment and Security Services.
Revenue Income	(106.7)	(131.7)	25.0		Contribution from Risk Management Reserve to Depot Security works

ENVIRONMENT PORTFOLIO

BUDGETARY CONTROL REPORT - DECEMBER 2013

REVENUE ITEMS TO BE REPORTED

Budget Head	Current Approved Budget	Latest Projected Outturn	Net Budget Variance		Reason for Variance (New Items Only)
			Favourable	Adverse	
	£'000	£'000	£'000	£'000	
<u>Programmed Maintenance</u>					
Supplies and Services	47.0	59.3		12.3	Additional expenditure on Christmas Lighting, funded by Parish Councils and other donations.
Revenue Income	-	(9.7)	12.3		Additional contributions for Christmas Lighting.
				2.6	Reduction in income due to written off debtor.
<u>Car Parks</u>					
Supplies and Services	3.0	6.0		3.0	Additional printing costs of Car Park tickets.
Revenue Income	(59.7)	(89.3)	29.6		Mainly due to additional income from the rental of Croft Road Car Park during the construction of the new Health Centre and from an increase in Long Stay Permits.
<u>Street Care</u>					
Employee Expenses	432.7	434.2		1.5	Injury award payment.
<u>Parks</u>					
Employee Expenses	757.9	732.5	25.4		Savings on Apprentice posts, Agency Staff and vacant post, partly offset by a Discretionary payment.
Supplies and Services	165.3	176.3		4.0	Additional expenditure on Target Hardening partly offset by saving on disposal of waste.
				7.0	Flood alleviation works at Thackerays Lane offset by a contribution from the Risk Management Reserve

ENVIRONMENT PORTFOLIO

BUDGETARY CONTROL REPORT - DECEMBER 2013

REVENUE ITEMS TO BE REPORTED

Budget Head	Current Approved Budget	Latest Projected Outturn	Net Budget Variance		Reason for Variance (New Items Only)
			Favourable	Adverse	
	£'000	£'000	£'000	£'000	
<u>Parks cont.</u>					
Third Party Payments	61.5	51.5	10.0		Reduced usage of External Contractors, partly achieved by bringing tree works in-house.
Income	(269.3)	(292.3)	16.0		Mainly additional income from Tree Works partly offset by a minor reduction in income collected as a result of the cessation of park patrolling.
			7.0		Contribution from Risk Management Reserve towards flood alleviation works.
<u>Cemeteries</u>					
Third Party Payments	20.7	23.2		2.5	Additional expenditure on External Contractors due to an increase in non standard funerals.
Income	(392.8)	(382.8)		10.0	Reduction in the number of burials.
<u>All other budget heads</u> (including items previously reported)	4,360.7	4,360.7			
PORTFOLIO TOTAL	5,096.0	5,081.4	187.1	172.5	Net Portfolio Total £14,600 Favourable

LEISURE & DEVELOPMENT PORTFOLIO

BUDGETARY CONTROL REPORT - DECEMBER 2013

REVENUE ITEMS TO BE REPORTED

Budget Head	Current Approved Budget	Latest Projected Outturn	Net Budget Variance		Reason for Variance (New Items Only)
			Favourable	Adverse	
	£'000	£'000	£'000	£'000	
<u>Development Management</u>					
Employee Expenses	358.4	327.4	7.4	10.6	Planning Apprentice post vacant for full year. Tree Preservation Officer post remains vacant between October 2013 and March 2014. Senior Planning Officer post vacant between September 2013 and March 2014, offset by agency support during Q3.
			13.0		
Supplies and Services	50.3	81.3		31.0	
<u>Planning Policy</u>					
Employees	236.1	218.8	17.3		CIL Officer post remains vacant between October 2013 and March 2014.
Supplies and Services	175.5	222.5		47.0	Consultancy work for transport modelling at Gedling Access Road funded by the Homes and Communities Agency. Cost of the Aligned Core Strategy Inspection now being funded from base budget, reserve contribution not required.
Revenue Income	(158.6)	(145.6)	47.0	60.0	

LEISURE & DEVELOPMENT PORTFOLIO

BUDGETARY CONTROL REPORT - DECEMBER 2013

REVENUE ITEMS TO BE REPORTED

Budget Head	Current Approved Budget	Latest Projected Outturn	Net Budget Variance		Reason for Variance (New Items Only)
			Favourable	Adverse	
	£'000	£'000	£'000	£'000	
<u>Building Control Account</u>					
Employee Expenses	163.4	152.9	10.5		Saving mainly due to vacant post during Q4, incremental progression for career development not awarded as expected and reduced admin following the temporary restructure.
Revenue Income	(157.4)	(145.4)		12.0	Anticipated decrease in Building Control inspection fees.
<u>Economic Development</u>					
Employees	44.9	43.1	1.8		Minor vacancy savings.
<u>Calverton Leisure Centre</u>					
Supplies and Services	98.2	121.7		23.5	Joint Use Maintenance work carried out on pool filters funded from maintenance reserves (NCC). Increase in new DNA members.
Revenue Income	(323.6)	(351.9)	23.5	4.8	
<u>Carlton Forum Leisure Centre</u>					
Employee Expenses	675.6	648.9	26.7		Savings identified on a number of posts mainly Operations Manager, Asst. Manager and Swim Development Officer. Some Exercise classes have been cancelled resulting in a saving on Instructors.

LEISURE & DEVELOPMENT PORTFOLIO

BUDGETARY CONTROL REPORT - DECEMBER 2013

REVENUE ITEMS TO BE REPORTED

Budget Head	Current Approved Budget	Latest Projected Outturn	Net Budget Variance		Reason for Variance (New Items Only)
			Favourable	Adverse	
	£'000	£'000	£'000	£'000	
<u>Carlton Forum Leisure Centre cont.</u>					
Premises Related Expenses	242.7	212.7	30.0		Based on current recharges and rates there will be a saving on gas and electricity. Health Suite capital scheme has been postponed, expenditure and income budgets removed. Reductions in income have been identified on DNA, due to reduction in new members, All Weather Pitch, Swimming Lessons and Exercise Classes being cancelled due to low attendance.
Supplies and Services	275.5	274.0	1.5		
Revenue Income	(1,136.0)	(1,104.3)		7.6	
				24.1	
<u>Redhill Leisure Centre</u>					
Employee Expenses	347.3	345.3	2.0		General Manager is working reduced hours.
Premises Related Expenses	81.5	78.0	3.5		Based on current rates there will be a saving on gas and electricity.
Revenue Income	(520.0)	(514.0)		6.0	Fitness Suite, All Weather Pitch and Main Hall income are below target, however initiatives are in place to try to improve this, including introduction of new activities.
<u>Arnold Theatre</u>					
Employee Expenses	50.9	35.9	15.0		Theatre Manager employed from September, saving on part year.
Supplies and Services	13.2	11.7	1.5		Lower charges on Performing Rights Licence due to closure.
Revenue Income	(22.5)	(17.9)		4.6	Due to the late opening and the cancellation of some shows there will be reduced income on Theatre Promotions and Bar Drinks.

LEISURE & DEVELOPMENT PORTFOLIO

BUDGETARY CONTROL REPORT - DECEMBER 2013

REVENUE ITEMS TO BE REPORTED

Budget Head	Current Approved Budget	Latest Projected Outturn	Net Budget Variance		Reason for Variance (New Items Only)
			Favourable	Adverse	
	£'000	£'000	£'000	£'000	
<u>Arnold Leisure Centre</u>					
Employee Expenses	357.6	341.3	16.3		Savings on vacancies not being covered due to closure.
Premises Related Expenses	194.2	197.2	22.0	25.0	Utility savings due to closure on gas and electricity. New signage for the Leisure Centre.
Revenue Income	(184.5)	(148.1)		36.4	Pool will not re-open in current financial year, further reductions of income on Swimming Lessons and General Swimming.
<u>Richard Herrod Centre</u>					
Employee Expenses	285.4	272.3	13.1		Savings due to vacancies being covered casually and by temporary management arrangements.
Revenue Income	(317.0)	(294.0)		23.0	Bar Drinks sales on the Main Bar continue to fall. The Millennium Bar picked up over the Christmas period increasing the income. Machine income reduced due to gaming machine being damaged.
<u>All other budget heads</u> (including items previously reported)	2,128.9	2,128.9			
PORTFOLIO TOTAL	2,960.0	2,992.7	267.5	300.2	Net Portfolio Total £32,700 Adverse

FINANCE & PERFORMANCE PORTFOLIO

BUDGETARY CONTROL REPORT - DECEMBER 2013

REVENUE ITEMS TO BE REPORTED

Page 28

Budget Head	Current Approved Budget	Latest Projected Outturn	Net Budget Variance		Reason for Variance (New Items Only)
			Favourable	Adverse	
	£'000	£'000	£'000	£'000	
<u>Organisational Development</u>					
Supplies & Services	46.2	29.2	17.0		Savings identified on Employee Advertising due to low turnover of staff and price negotiation on staff security passes.
<u>Corporate Management</u>					
Supplies & Services	160.0	157.3	2.7		External Audit costs lower than anticipated due to a change in supplier of services.
<u>Legal Services</u>					
Employee Expenses	261.0	264.8		3.8	Increase in budget needed to reflect increase in workload.
Supplies and Services	48.8	77.8		29.0	Additional external legal support required to carry out a judicial review of the crematorium and property search litigation.
<u>Registration of Electors</u>					
Supplies and Services	28.6	38.0		13.3	Increased postages due to Postal Vote Identifier Refresh Renewal and an additional mail of canvas forms in advance of the Individual Electoral Registration.
			3.9		Printing saving due to lower than anticipated usage.
<u>Corporate Administration</u>					
Employee Expenses	86.8	91.8		5.0	Additional staffing costs for scanning requirements.

FINANCE & PERFORMANCE PORTFOLIO

BUDGETARY CONTROL REPORT - DECEMBER 2013

REVENUE ITEMS TO BE REPORTED

Budget Head	Current Approved Budget	Latest Projected Outturn	Net Budget Variance		Reason for Variance (New Items Only)
			Favourable	Adverse	
	£'000	£'000	£'000	£'000	
<u>Revenues-Local Taxation</u>					
Employee Expenses	361.7	319.6	42.1		Savings identified on several vacant posts.
Supplies & Services	274.4	261.4	13.0		Various savings identified due to reduction in cases Bankruptcies (£5K), Bailiff Fees (£2K), Search Fees (£2K), Court Fees (£2K), and Debt Collection (£2K).
<u>Non Distributed Costs</u>					
Employees	134.4	129.3	5.1		Early retirement charged into previous financial year.
<u>All other budget heads</u>					
(including items previously reported)	(512.5)	(512.5)			
PORTFOLIO TOTAL	889.4	856.7	83.8	51.1	Net Portfolio Total £32,700 Favourable

FINANCIAL MANAGEMENT REPORT - CAPITAL BUDGET MONITORING											
	Original Capital Programme	Carry Forwards	Quarter 1 Cabinet	Quarter 2 Cabinet	Virements/ Supplements	Revised Cap Prog inc c/f & supp	Quarter 3 Proposals to Cabinet	Revised Cap Prog inc Qtr 1-3 Proposals	Actual To Date	Estimate for Qtr 4	Latest Projected Outturn
	£000's	£000's	£000's	£000's		£000's	£000's	£000's	£000's	£000's	£000's
EXPENDITURE											
Community Development	0.0	19.4	0.0		0.0	19.4		19.4	0.6	18.8	19.4
Health Housing	229.7	0.0	-139.0		0.0	90.7	-89.7	1.0	1.0	0.0	1.0
Public Protection & Communication	610.9	220.0	15.5	20.0	0.0	866.4		866.4	463.4	403.0	866.4
Environment	1820.0	405.1	-375.9	-30.0	0.0	1819.2	-616.4	1202.8	319.3	883.5	1202.8
Leisure & Development	700.1	188.0	42.0		320.0	1250.1	-315.6	934.5	225.3	709.2	934.5
Finance & Performance	1036.0	6.3	0.0		0.0	1042.3		1042.3	1015.9	26.4	1042.3
TOTAL EXPENDITURE	4396.7	838.8	-457.4	-10.0	320.0	5088.1	-1021.7	4066.4	2025.5	2040.9	4066.4
RESOURCES											
Specific Capital Grant - Disabled Facilities Grant	353.0		4.7			357.7		357.7	357.7	0.0	357.7
Borrowing	3090.0	259.3	-375.9	-188.0	320.0	3105.4	-871.3	2234.1		2234.1	2234.1
Growth Point Grant		438.0				438.0		438.0	94.1	343.9	438.0
Capital Receipts	156.0			109.0		265.0	235.0	500.0	371.9	128.1	500.0
Avenue Contribution	200.0			4.0		204.0		204.0	204.0	0.0	204.0
Performance Reward Grant	100.0					100.0	-100.0	0.0	0.0	0.0	0.0
NIEP funding Waste Mgmt System		8.1				8.1		8.1	8.1	0.0	8.1
S106 Funding	68.0	6.4				74.4		74.4		74.4	74.4
S106 Commuted Sum	229.7		-139.0			90.7	-89.7	1.0		1.0	1.0
NCC Grant KGV		10.3				10.3		10.3	10.3	0.0	10.3
Lottery Funding	200.0		42.0			242.0	-200.0	42.0		42.0	42.0
Groundworks				45.0		45.0		45.0		45.0	45.0
Plugged in Midlands						0.0	4.3	4.3	4.3	0.0	4.3
Dept for Energy and Climate Change		116.7	10.8	20.0		147.5		147.5	127.5	20.0	147.5
TOTAL RESOURCES	4396.7	838.8	-457.4	-10.0	320.0	5088.1	-1021.7	4066.4	1177.9	2888.5	4066.4
UNDER/(OVER RESOURCED)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0			0.0

NOTES :-

- All budgets are grossed up with any contribution from outside bodies shown as income in the Resources section.

CABINET**List Of Virements Approved By Portfolio Holders For The****Quarter Ended December 2013**

<u>REVENUE</u>	£
<u>General Fund</u>	
<u>PUBLIC PROTECTION & COMMUNICATION</u>	
Enterprise and Consultee Access Software	25,000
ICT costs to facilitate relocation to Home Brewery site	7,700
<u>ENVIRONMENT</u>	
Parks contribution to Leisure Arts Ceramics Project	(900)
Home Brewery site and related relocations	(7,700)
<u>LEISURE & DEVELOPMENT</u>	
Increased planning fee income	(25,000)
Parks contribution to Leisure Arts Ceramics Project	900
General Fund Total	<u><u>0</u></u>

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Report to Cabinet

Subject: Authority Monitoring Report April 2012 – March 2013 and Five Year Housing Land Supply Assessment 2013

Date: 13 February 2014

Author: Planning Policy Manager

Wards Affected

All wards.

Purpose

This report is to inform the members of the Gedling Borough's Authority Monitoring Report April 2012 – March 2013 and Gedling Borough's Five Year Housing Land Supply Assessment 2013.

Key Decision

This is not a Key Decision.

Background

Authority Monitoring Report April 2012 – March 2013

- 1 The Authority Monitoring Report covers the period 1 April 2012 to 31 March 2013.
- 2 The monitoring report contains information on the implementation of the Local Development Scheme and the extent to which the policies in development plan documents are being successfully implemented.
- 3 The monitoring report also provides details of general social, environmental and economic effects as background information about conditions within the Borough.
- 4 A copy of the Authority Monitoring Report is shown in Appendix A.
- 5 The key points are:-

Local Development Framework (pages 5 – 7)

- Broxtowe, Gedling and Nottingham City Councils are working together to produce the Aligned Core Strategies. The Publication Version of the Aligned Core Strategies for Broxtowe, Erewash, Gedling and Nottingham City was published in June 2012 for a six week consultation period to allow representations to be made on its legal compliancy and 'soundness'.
-

- In June 2013 the Aligned Core Strategies for Broxtowe, Gedling and Nottingham City were submitted to the Planning Inspectorate which started the examination process. An independent planning inspector was appointed. Hearing sessions took place in October and November 2013 discussing specific issues and further submissions were made to the Inspector in December 2013.
- Work on the Local Planning Document (covering both Development Management Policies and Site Allocations) has commenced. In late 2013 there was public consultation on the Issues and Options document. All responses will be fully considered before the publication draft of the submission document is published. The June 2013 Local Development Scheme states the publication draft of the submission document will take place in October 2014, subsequent examination in April 2015 and adoption anticipated December 2015.

Contextual Characteristics of the Borough (pages 12 – 17)

- The 2011 Census states Gedling's population is 113,543. The 2011 Census shows that the Borough has an ageing population with residents who are over 60 representing 25% of the overall resident population.
- 8.9% of Gedling's population are from a 'Black and Minority Ethnic' group. This has risen from 5.2% in 2001.
- Unemployment rate has started to reduce from 3.4% in October 2012 to 2.5% in November 2013.
- 3 Listed Buildings and 1 Scheduled Ancient Monument in Gedling are included on the national Heritage at Risk register.
- The proportion of residents who travel to work by bus is 9.2% which is lower than 15% recorded in 2001.

Monitoring Indicators (pages 18 – 32)

Business Development and Town Centres

- No new employment floorspace (over 0.4 hectares or 1,000 sqm) was constructed during 2012/13.
- One employment site loss (over 0.1 hectares) for residential development – part of the Rolleston Drive site in Arnold (0.33 ha).
- Policy E1 of the Replacement Local Plan (2005) proposes the allocation of 49.5 hectares of employment land in order to address the Nottinghamshire Structure Plan Review (1996) requirement. The remaining employment land available for the plan period is 32.10 hectares. This is being reviewed through the Aligned Core Strategy.
- No new retail, office or leisure development (over 2500 sqm for retail, over 1000 sqm for financial services and over 0.4 hectares or 1,000 sqm for office and leisure) was constructed during 2012/13.

Housing

- The housing requirement for Gedling Borough is 8,000 dwellings for the period 2006 to 2026. There have been 2,064 net dwelling completions since 2006. There has been a drop in dwelling completions since 2007/08 due to the effect of the UK's recession.
- 68% of dwelling completions have taken place within the urban area and 32% within the rural area.
- The most frequently completed new build dwelling types were four or more bedroom houses followed by two bedroom flats and three bedroom houses.
- Brownfield development has accounted for 11% of new dwellings (gross). The percentage of brownfield development is low for two reasons; the redesignation of residential garden land as greenfield and the increase in number of dwellings completions that are coming forward on greenfield allocated sites.
- The proportion of new affordable dwellings has been fluctuating from 14% in 2006/07 to 16% in 2012/13.
- Seven sites allocated in the Replacement Local Plan have planning permission or are currently under construction.

Environmental Quality

- In 2012, there was a total of 1,227.27 ha of land designated as Sites of Importance for Nature Conservation (SINCs). During 2012/13, the total figure increased to 1,227.48 ha due to a boundary review of the 'Woodborough Cemetery' site.
- Arnot Hill Park was awarded a Green Flag for the seventh time in 2013.

Five Year Housing Supply Assessment 2013

- 6 The Five Year Housing Supply Assessment 2013 has been updated for the period up to 31 March 2013. The five year period is 1 April 2014 to 31 March 2019 and is shown in Appendix B.
- 7 The assessment should be based on the current development plan which sets out the housing requirement for Gedling Borough. The East Midlands Regional Plan (2009) was revoked by the central government on 12 April 2013. However as the Regional Plan was the latest plan to set out the housing requirement for the Borough, this will be used in this report until it is replaced by a new housing target in the Aligned Core Strategy (when adopted).
- 8 The National Planning Policy Framework has introduced a requirement to have in place sufficient land available to meet a five year supply plus either 5% or 20% depending upon Gedling's past performance. When comparing past performance against the East Midlands Regional Plan, there is a shortfall of 736 dwellings.
- 9 The assessment shows that against the housing requirement of the East Midlands

Regional Plan (2009), Gedling Borough Council does not have a five year housing supply of land plus a 5% buffer.

- 10 It is important to note that there has been a drop in dwelling completions since 2007/08 due to the effect of the UK's recession with housing delivery slowed or stopped on a number of sites. This date coincides with the adoption of the East Midlands Regional Plan in 2009. It is considered appropriate to use a 5% buffer rather than 20% to assess the Borough's housing land supply.
- 11 It is anticipated that the shortfall in supply of housing sites is short term and will be addressed by the adoption of the emerging Aligned Core Strategy and Local Planning Document. The Aligned Core Strategy will identify strategic sites (of larger than approximately 500 dwellings) which will be available for development (subject to the planning processes) following the adoption of the Core Strategy which is anticipated in winter 2014. Following this, a Local Planning Document will allocate smaller sites for development.

Alternative Options

- 12 Not to produce an Authority Monitoring Report. Although there is no statutory duty to produce this report it contains information on the implementation of the Local Development Scheme and the extent to which the policies in development plan documents are being successfully implemented.
- 13 Not to update the five year housing land supply assessment is not an alternative option. The National Planning Policy Framework requires that local planning authorities update their five year housing land supply assessment on an annual basis. The last update was 2012.

Financial Implications

- 14 None.

Appendices

- Appendix A – Gedling Borough's Authority Monitoring Report April 2012 – March 2013.
- Appendix B – Gedling Borough's Five Year Housing Land Supply Assessment 2013

Background Papers

- 15 None.

Recommendation(s)

THAT:

- (a) **The Cabinet note the content of the Authority Monitoring Report April 2012 – March 2013 and the Five Year Housing Land Supply Assessment 2013.**

Reasons for Recommendations

- 16 To raise awareness of the Authority Monitoring Report and the Five Year Housing Land Supply Assessment.

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Authority Monitoring Report

April 2012 – March 2013

January 2014

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1. Introduction

- 1.1 This Authority Monitoring Report is based upon the monitoring period 1 April 2012 to 31 March 2013.
- 1.2 The monitoring report contains information on the implementation of the Local Development Scheme and the extent to which policies in development plan documents are being successfully implemented.
- 1.3 The Localism Act 2011 requires local planning authorities to publish the information direct to the public at least yearly in the interests of transparency.
- 1.4 Appendix 1 provides the requirements of the Authority Monitoring Report as set out in Part 8 of The Town and Country Planning (Local Planning) (England) Regulations 2012.
- 1.5 In March 2011, the Department for Communities and Local Government wrote to all local planning authorities to announce the withdrawal of the guidance on local plan monitoring. The letter states that it is a matter for each council to decide what to include in their monitoring reports while ensuring that they are prepared in accordance with relevant UK and EU legislation. Gedling Borough Council will continue to report on the indicators used in previous monitoring reports in order to allow trends to be identified.
- 1.6 The monitoring report also provides a baseline of information for the Borough.
- 1.7 The Gedling Borough Replacement Local Plan was adopted in July 2005 replacing the 1990 Local Plan. At the regional level, the East Midlands Regional Plan was adopted in March 2009 replacing the Nottinghamshire and Nottingham Joint Structure Plan (2006). The East Midlands Regional Plan was revoked by the central government on 12 April 2013¹. However as the Regional Plan was the latest plan, the housing target set out in the Regional Plan will be used in this report until it is replaced by a new housing target in the emerging Aligned Core Strategy.
- 1.8 The monitoring report assesses progress against the Gedling Borough Replacement Local Plan (2005) and the East Midlands Regional Plan (2009).
- 1.9 Review and monitoring of the Local Plan should be undertaken on a continuous and pro-active basis and the Authority Monitoring Report will be the main mechanism for assessing the Local Plan's performance and effects. This reflects the concept of 'plan, monitor, and manage', whereby the findings of monitoring feed directly into any review of policy that may be required.

¹ <http://www.legislation.gov.uk/uksi/2013/629/made>

2. Gedling Borough Replacement Local Plan

- 2.1 For the purposes of this report, the Replacement Local Plan (2005) has been used as this was the adopted plan for the monitoring period.
- 2.2 As a result of the Planning and Compulsory Purchase Act (2004) the policies in the Replacement Local Plan were due to 'expire' on 12th July 2008, being three years after the date of adoption of the Local Plan. In order for the Borough Council to retain policies beyond this date, agreement needed to be sought from the Secretary of State to issue a direction to 'save' them. The Borough Council submitted a list of policies, and their intentions for them, to the Government Office for the East Midlands in January 2008.
- 2.3 The Secretary of State's Direction was received in July 2008 which stated that all of the policies proposed by the Council to be saved should indeed be saved. Those policies not proposed not to be saved therefore expired on 11 July 2008.
- 2.4 In due course, the saved policies will be replaced by new policies in the Aligned Core Strategy and Local Planning Document.

3. Local Plan Milestones

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

Local Development Scheme

- 3.2 The Local Development Scheme sets out the Council's programme for preparing documents that will form part of the Local Plan.
- 3.3 The first Local Development Scheme was approved in March 2005 and since then there have been several revised versions of the Local Development Scheme; in June 2006, March 2007, March 2010 and January 2013.
- 3.4 A sixth revised Local Development Scheme was approved in June 2013 (outside the monitoring period) and came into force on 7 June 2013.

Statement of Community Involvement

- 3.5 The Council's Statement of Community Involvement was adopted in October 2006. All planning documents prepared by the Borough will need to follow the procedures for consultation and engagement set out in this document.
- 3.6 In late 2013 (outside the monitoring period), there was a public consultation on a revised Statement of Community Involvement which has been renamed 'Statement of Consultation'. The revised document reflects changes to the planning regulations and is intended to be more user friendly.

Development Plan Documents

Core Strategy

- 3.7 All the Greater Nottingham local planning authorities (Ashfield District Council², Broxtowe Borough Council, Erewash Borough Council in Derbyshire, Gedling Borough Council, Nottingham City Council and Rushcliffe Borough Council) previously agreed to align their Core Strategies. However, following the election of the coalition government and their decision to abolish Regional Strategies, all the authorities re-examined how they would meet their housing requirements and progress their Local Plans.
- 3.8 Rushcliffe Borough Council has been taking a different approach to determining housing figures for their Borough and as a result is developing its own Core Strategy. Erewash Borough Council is also working on its own Core Strategy but has omitted Policy 5: Nottingham City Centre (which does not directly relate to Erewash) and included minor amendments to other policies to make them more locally specific. However, the policies are still in full alignment with the Aligned Core Strategies and allow for a consistent approach to housing provision.

² For the Hucknall area only.

- 3.9 There have been four Aligned Core Strategies public consultations so far. The first stage was the Issues and Options consultation which took place in the summer of 2009. This was followed by the Option for Consultation in February 2010. This third consultation took place in the summer of 2011 on Housing Provision Position Paper, Policy 1: Climate Change, and Locally Distinct Housing Issues for Gedling Borough. The Publication Version of the Aligned Core Strategies for Broxtowe, Erewash, Gedling and Nottingham City was published in June 2012 for a six week consultation period to allow representations to be made on its legal compliancy and 'soundness'.
- 3.10 In June 2013 (outside the monitoring period) the Aligned Core Strategies for Broxtowe, Gedling and Nottingham City were submitted to the Planning Inspectorate which has started the examination process. An independent planning inspector was appointed. Hearing sessions took place in October and November 2013 discussing specific issues and further submissions were made to the Inspector in December 2013.
- 3.11 All information relating to the examination process is available on the shared website www.gngrowthpoint.com/examination.

Local Planning Document

- 3.12 The Local Planning Document is a combined document covering both Development Management Policies and Site Allocations which will set out the policies for the management of development (against which planning applications for the development and use of land will be considered) and allocate land for specific uses.
- 3.13 Work has commenced on this document. In late 2013 (outside the monitoring period), there was public consultation on the Issues and Options document. All responses will be fully considered before the publication draft of the submission document is published. The June 2013 Local Development Scheme states the publication draft of the submission document will take place in October 2014, subsequent examination in April 2015 and adoption anticipated December 2015.

Proposals Map

- 3.14 The June 2013 Local Development Scheme notes that the Proposals Map is to be revised as each document is adopted. The consultation on the Publication Version of the Aligned Core Strategies included a document to identify how the existing adopted Proposals Map will be altered by the strategic allocations contained within the policies and proposals of the Aligned Core Strategies.

Arnold Town Centre Action Plan

- 3.15 Due to changing circumstances and the unfavourable economic climate, work on this has not been progressed. Given the continuing uncertainties, Gedling Borough is reviewing whether an Area Action Plan is the best approach to the

future planning of the town centre. As a consequence a programme for preparing an Area Action Plan for Arnold Town Centre does not feature in the June 2013 Local Development Scheme.

Supplementary Planning Documents

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

4. Neighbourhood Planning

- 4.1 The Localism Act introduces the opportunity for local communities to get involved in neighbourhood planning.

Neighbourhood Development Plan

- 4.2 A neighbourhood development plan is a plan which sets out policies in relation to the development and use of land in the whole or any part of a particular neighbourhood area specified in the plan.
- 4.3 Neighbourhood plans are developed by the community and set out planning policies concerning the development and use of land in the neighbourhood area. Neighbourhood plans are about supporting growth and must be consistent with national planning policy and the policies in the Aligned Core Strategy.
- 4.4 In October 2012, a formal application was received from Calverton Parish Council requesting that Calverton Parish be recognised as a Neighbourhood Area for the purpose of producing a neighbourhood plan, in accordance with the Neighbourhood Planning Regulations 2012. Following a period for consultation, the Calverton Neighbourhood Area was designated in January 2013.
- 4.5 For further details on the Calverton Neighbourhood Area and their Neighbourhood Plan, please contact Calverton Parish Council using contact details provided on their website <http://www.calvertonpc.co.uk>.

Neighbourhood Development Orders

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

5. Community Infrastructure Levy

- 5.1 The Community Infrastructure Levy is a new method for collecting financial contributions from developers towards the provision of infrastructure needed as a result of development. This can include public transport, road schemes, flood defences, schools, health and social care facilities and open space.
- 5.2 The levy, essentially imposing a tariff payment on all developments, is considered by the Government to be a fairer and more transparent system of collecting infrastructure payments from developers. The levy must be based on robust evidence.
- 5.3 Before the levy can be charged, Gedling Borough Council needs to prepare a Community Infrastructure Levy Charging Schedule which sets out how much will be charged in different locations. In October 2012, there was a public consultation on the Preliminary Draft Charging Schedule. All responses were fully considered in preparing a Draft Charging Schedule.
- 5.4 In late 2013 (outside the monitoring period), there was a public consultation on a Draft Charging Schedule. All responses will be fully considered before it is submitted for examination (anticipated in Spring 2014). The examination of the Draft Charging Schedule is likely to take place in late summer 2014 (although the timetable is dependent on the successful conclusion of the Aligned Core Strategies examination). If the Community Infrastructure Levy is approved at the examination, it should come into effect in late 2014. The timing of the Community Infrastructure Levy is however dependent on the progress on the Aligned Core Strategy.
- 5.5 The Town and Country Planning (Local Planning) (England) Regulations 2012 states that the monitoring report must give details of the CIL receipts and expenditure during the monitoring period. The Council will therefore report on the receipts and expenditures once the Community Infrastructure Levy is adopted.

6. Duty to Cooperate

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

Local Planning Authorities

- 6.2 The Borough Council has been working together with Broxtowe and Nottingham City Councils on the Aligned Core Strategies. Further details on the progress of the Broxtowe, Gedling and Nottingham City Aligned Core Strategies are set out in Section 4 of the monitoring report. For details on how the Councils have complied with the duty to cooperate in the preparation of the Aligned Core Strategies, the Councils' Statement of Compliance with the Duty to Cooperate can be accessed online at the following web link:
<http://www.nottinghamcity.gov.uk/CHttpHandler.ashx?id=43214&p=0>.
- 6.3 Ashfield District Council has expressed concern that the necessary discussions about the impact of strategic sites in Gedling (adjoining Hucknall) has not taken place and considers that Gedling Borough has not fulfilled the duty to cooperate.
- 6.4 A number of meetings to discuss the impacts of strategic site allocations within Gedling Borough on the infrastructure and services in Hucknall have taken place. The Borough Council has made available all relevant evidence on its website and has also provided Ashfield District Council with extracts from key parts of the evidence base and provided written answers to questions when requested to do so by Ashfield District Council. The issue is being progressed through the examination of the Aligned Core Strategies. Work is also ongoing in the context of the Aligned Core Strategies to prepare a Statement of Common Ground and feedback from Ashfield District Council members is awaited.
- 6.5 In order to provide clarity over the delivery of the infrastructure, a protocol addressing cross boundary impacts of major development sites is being drafted by Gedling Borough with input from neighbouring local authorities which will set out the process by which this will be delivered through S106 contributions and/or CIL. Gedling Borough is committed to working with neighbouring local authorities to ensure that development sites can be delivered within Gedling with the necessary supporting services and infrastructure to be provided cross boundary where required.
- 6.6 The Borough Council has been responding to and having dialogue in relation to Core Strategies prepared by other local authorities, in particular the Rushcliffe Core Strategy and the Erewash Core Strategy.
- 6.7 Other activities include responding to the Nottinghamshire County Council's Minerals Local Plan and Waste Local Plan. For the Minerals Local Plan, the Borough Council responded to the consultation on the Issues and Options

document in March 2012 as well as the Preferred Approach document in December 2013 (outside the monitoring period). For the Waste Local Plan, the Borough Council responded to several consultations including the Issues and Options (2006), Further Issues and Options (2010) and Preferred Approach (2011). The Council has also responded to the consultations on the Proposed Submission in April 2012, Proposed Changes in November 2012, presented evidence at the hearing sessions in May 2013 and responded to the Modifications Consultation in July 2013.

Environmental Agency

6.8 The Borough Council has an ongoing collaborative relationship with the Environment Agency. The Agency has directly shaped the Aligned Core Strategies via a partnership approach and its role in jointly commissioning key evidence base studies and participation in theme based working groups.

English Heritage

6.9 English Heritage has been directly involved in policy development for the Aligned Core Strategies.

Natural England

6.10 Discussions with Natural England has been ongoing in the context of the Habitat Regulations Assessment for the Aligned Core Strategies.

Homes and Communities Agency

6.11 The Borough Council has an ongoing collaborative relationship with the Homes and Communities Agency (as well as other partners) to secure a package to implement a new Gedling Country Park on the former Gedling Colliery/Chase Farm site and to progress the Gedling Colliery/Chase Farm site for residential and employment uses.

Highway Agency

6.12 Broxtowe, Gedling and Nottingham City Councils have been working closely with the Highway Agency in developing the transport evidence base for the Aligned Core Strategies.

7. Contextual Characteristics of the Borough

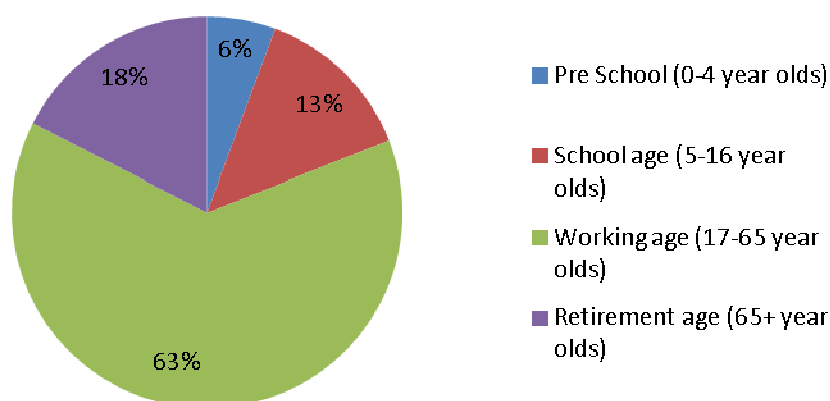
- 7.1 The key contextual characteristics of the Borough in this section are informed by the Council's "Gedling Now" evidence base and other sources. These provide the baseline information for assessing the environment, social and economic structures of the Borough. It was considered that for this report it was important to set the scene but for future monitoring reports a procedure will be in place to ensure that annual changes resulting from implementation of the Local Development Framework and associated performance of the policies can be monitored.
- 7.2 The "Gedling Now" reports provide the key evidence base to inform new long-term vision and priorities for the Council.
- 7.3 The 2011 Census took place on 27 March 2011. The UK Census collects information about the population that is essential for planning and allocating resources. The Census is undertaken every ten years. For further information on Census 2011, please visit the following website <http://www.ons.gov.uk/ons/guide-method/census/2011/index.html>.
- 7.4 Some of the Census 2011 statistics are available from the Council's Gedling Insight website. To access data on the Gedling Insight website, please visit the following website <http://www.gedlinginsight.org.uk>.

Demographic Structure

Population

- The population as at the 2011 Census is 113,543 which represents a 2 per cent increase since the last census in 2001, adding 1,800 residents. This is also 600 more than the mid-term population estimate for June 2010 and is the smallest population increase seen in any district authority within Nottinghamshire.
- The population gender split remains at 49 per cent male and 51 per cent female.
- The 2011 Census results show that the Borough has an ageing population with residents who are over 60 representing 25 per cent of the overall resident population.
- There are 5,700 people aged over 80, 5.2 per cent of the total population
- The total population aged 65+ between 2001 and 2011 increased by 10.6 per cent.
- Based on the 2010-based projections, the population within Gedling Borough is predicted to increase to 120,636. The over 60 population of Gedling Borough is set to rise further by a further 5 per cent by 2021.

2011 Census - Gedling's Population



Ethnicity

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

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

Deprivation

- Gedling Borough has seen its national deprivation ranking worsen from 208 in 2007 to 199 in 2010, out of the 354 local authority areas in England.

- The most deprived super output area³, in Killisick, has seen its national overall deprivation ranking worsen since 2007 and now falls in the top 10 per cent most deprived areas nationally.

Economy

Unemployment

- The Borough's unemployment rate has started to reduce reaching 2.5 per cent in November 2013, down from 3.4 per cent in October 2012, but continues to remain high compared to 1.6 per cent in December 2007. This is below the regional, national and Nottinghamshire County averages.
- In November 2013 Gedling had 4 wards appearing within the 25 wards with the highest levels of unemployment in the Nottinghamshire County area - Killisick, Valley, Daybrook and Netherfield and Colwick, wards. Killisick had the fifth highest rate within Nottinghamshire at 5.8 per cent, significantly higher than the regional (2.7%) and national (3%) levels.

Labour Supply

- In 2012/13, the highest proportion (44.5%) of Gedling's residents in employment have occupations in the 'Managers and Senior Officials', 'Professional Occupations' and 'Associate professional and technical' occupations
- In 2008, the majority of residents in employment were within full time work. 61.2 per cent of employees worked full time and 38.8 per cent worked part-time. Most jobs were in public administration, education and health making up the largest sector at 29.3 per cent, followed by distribution, hotels and restaurants at 24.4 per cent.
- There was a slight increase in the proportion of economically active people who were of working age in the Borough during 2012/13 at 80.6 per cent.

Education, Skills and Learning

- Deprivation according to education, skills and training in Gedling Borough is quite high when compared with the national picture with all of its top ten most deprived areas in the Borough, falling within the top 20 per cent most deprived nationally.

³ The Indices of Multiple Deprivation are measured across geographical areas called Super Output Areas. Each Super Output Area is ranked nationally by a deprivation score for each of the following themes – Income, Employment, Health Deprivation and Disability, Education, Skills and Training, Barriers to Housing and Services, Crime, and Living Environment. The scores obtained by each Super Output Area for all seven themes are then combined to give an overall Indices of Multiple Deprivation score. Super Output Areas are used to break down wards according to the size of their population. It is therefore possible for wards to constitute one or numerous Super Output Areas. For example, in Gedling Borough the Bestwood Village ward has just one Super Output Area, whilst the Carlton Hill ward has five. Within Gedling Borough, there are 77 Super Output Areas across the 22 wards.

- Areas in Valley, Bonington and Calverton wards fall within the top 10 per cent most deprived for education, skills and training nationally, while Killisick has a super output area in the 5 per cent most deprived areas across the country.
- The proportion of working age residents within the Borough qualified to NVQ 4 and above has improved in 2011 to being above the Great Britain average⁴.

Natural and Built Environment

Natural Environment

- The Green Belt area in Gedling Borough is 9,010 hectares which makes up approximately 75 per cent of the Borough.
- There are four Country Parks in the Borough and include Bestwood Country Park, Burntstump Country Park, Colwick Country Park and Newstead Abbey. A planning application for a creation of Gedling Country Park on the site of the former Gedling Colliery site including a new access road, a car park and surfaced paths was granted permission in April 2013 (outside the monitoring period). The Gedling Country Park is anticipated to be open to the public by autumn 2014.
- Gedling Borough has a diverse range of natural habitats, which includes a number of sites important for nature conservation and biodiversity:-
 - 1 Site of Special Scientific Interest (SSSI);
 - 3 Local Nature Reserves (LNRs);
 - 82 Sites of Importance for Nature Conservation (SINCs) (Biological); and
 - 11 Mature Landscape Areas (MLAs).

Built Environment

- There are six Conservation Areas in the Borough and include Bestwood, Calverton, Lambley, Linby, Papplewick and Woodborough villages.
- There are:-
 - 188 Listed Buildings in the Borough (6 Grade I, 15 Grade II* and 167 Grade II);
 - 9 Scheduled Ancient Monuments; and
 - 4 Registered Parks and Gardens.
- Some of the heritage assets are at risk, with 3 Listed Buildings (including Newstead Abbey) and 1 Scheduled Ancient Monument included on the national Heritage at Risk register.

Community Facilities

Accessibility

- The Countryside Agency's Rural Services Survey in 2005 is a useful source of data for assessing access to a range of different services within the Gedling Borough area. The results from this survey show that access to services such as banking facilities, doctor surgeries, libraries, petrol stations, post offices,

⁴ e.g. HND, Degree and Higher Degree level qualifications or equivalent

schools and supermarkets is generally good to excellent for households in the Borough.

- However, figures show that access to these services is less good in some rural areas, mostly notably in Woodborough and Newstead wards when a comparison of all services is considered.
- The Condition of Nottinghamshire report in 2009 ranks Gedling Borough's wards according to distance, public transport use and travel time to essential facilities. It highlights that accessibility is less good in the wards of Woodborough, Lambley, Newstead, Bestwood Village and Ravenshead.

Housing and Households

Household Types and Tenure

- Census 2011 shows 49,349 households with at least one usual resident⁵ in the Borough. The majority of households live in the urban areas of Arnold, Carlton, Gedling and Netherfield. The remaining households are in rural parish areas (based on 2008 data).
- In 2011, the average size of households in Gedling Borough was 2.3 people.
- Census 2011 figures suggest that households within Gedling Borough are predominantly occupied by childless couples or single occupiers.
- Census 2011 shows Gedling Borough has a higher proportion of detached properties (38.3 per cent), followed by semi-detached properties (34.8 per cent), terraced houses (15.6 per cent) and flats (10.8 per cent).

Travel and Transport

Car Usage

- In 2011, the proportion of residents who travel to work by bus, at 9.2 per cent, is lower than 2001 where 15 per cent used this means of transport to travel to work. However, the 2011 level remains approximately twice the county and national average.

Electric Vehicles

- The Borough Council has 2 electric vehicle charging points installed. One was installed at Jubilee House at Arnot Hill Park in early May 2013 to serve the Council's newly electric van. The second one was installed at the soon-to-be newly refurbished Druids car park in Arnold which is accessible to the public.

⁵ An usual resident of the UK is anyone who, on census day, was in the UK and had stayed or intended to stay in the UK for a period of 12 months or more, or had a permanent UK address and was outside the UK and intended to be outside the UK for less than 12 months.

Energy and Climate Change

Resource Use and Climate Change

- According to the latest figures released in September 2012:-
 - In 2010, Gedling Borough had the second lowest energy consumption out of all the Nottinghamshire local authority areas.
 - In 2010, Gedling Borough had the second lowest per capita carbon dioxide emissions in Nottinghamshire of 5.4 tonnes after Mansfield District with 5.3 tonnes.
 - The greatest energy consumption and CO² emissions in the Borough remained within the domestic sector in 2010.
 - Similarly, the Borough had the highest domestic energy consumption and CO² emissions of all districts only coming second to Nottingham City.
- Gedling Borough is currently in 7th position in the UK microgeneration rankings with a capacity 2.344MWe (anaerobic digestion 2130 kWe, photovoltaic 213kWe and micro CHP 1kWe). This represents 1.46 per cent of total UK microgeneration⁶.

Crime and Disorder

Community Safety

- The decrease in recorded crime in most areas of the Borough seen since 2003 continues. The level of overall crime in 2012/13 shows a 10 per cent reduction in all crime when compared to 2010/11 (482 fewer offences), continuing the downward trend.

⁶ Based on Ofgem microgeneration data on schemes that have applied for Feed-in Tariff accreditation. See AEA website: <http://www.ricardo-aea.com/microgenerationindex/topten>.

8. Monitoring Indicators

- 8.1 The preparation of the Aligned Core Strategy is ongoing and at present it is not possible to monitor progress in meeting indicators set within the Aligned Core Strategy and other planning documents.
- 8.2 In March 2011, the Department for Communities and Local Government wrote to all local planning authorities to announce the withdrawal of the guidance of local plan monitoring. The letter states that it is a matter for each council to decide what to include in their monitoring reports while ensuring that they are prepared in accordance with relevant UK and EU legislation. This report will continue to report on the indicators used in previous monitoring reports.
- 8.3 A detailed description of the indicators is provided in Appendix 2.
- 8.4 It is anticipated that new indicators will be developed over time to reflect monitoring needs of the Local Plan.

Business Development and Town Centres

Employment Land Uses

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

Employment Land Requirement

- 8.6 No employment land requirement was set out in the revoked East Midlands Regional Plan (2009). Policy 20 of the then Regional Plan states that local authorities should work together to undertake employment land reviews to inform the allocation of employment land.
- 8.7 In June 2006, Roger Tym and Partners and Lambert Smith Hampton were commissioned by local authorities within Greater Nottingham on behalf of the Greater Nottingham Partnership (Nottinghamshire County Council, Nottingham City Council, Ashfield District Council, Broxtowe Borough Council, Erewash Borough Council, Gedling Borough Council and Rushcliffe Borough Council) to undertake an employment land study. The Nottingham City Region Employment Land Study was published in January 2007 and now forms part of the evidence base to inform preparation of the Local Plan. The aims of the study were:-
- to assess if there was enough employment land to meet current and future employment needs to 2026;
 - to assess if more employment land was required; and

- to see if identified employment allocations and existing sites should be transferred to other uses.

8.8 The study concluded that there was a significant oversupply of industrial and warehouse land and that there was scope to release some land to other uses including residential and office use. Four sites within the Borough were put forward for consideration for release:-

- Sherbrook Road (Daybrook)
- Catton Road (Arnold)
- Brookfield Road/Rolleston Drive (Arnold)
- Mansfield Road (Daybrook)

8.9 In October 2008, the Borough Council considered the study's recommendations and agreed to the principle of retaining the Sherbrook Road site, Catton Road site and part of the Brookfield Road/Rolleston Drive site (Brookfield Road/John Lewis warehouse land) as protected employment sites and of removing the employment protection for the remaining part of Brookfield Road/Rolleston Drive site (Rolleston Drive/County Council offices land) and Mansfield Road site. These changes will be formally made through the Local Plan process.

8.10 Policy 4: Employment Provision and Economic Development in the Aligned Core Strategies Publication Version identifies 22,800 sq m new office and research development and a minimum of 10 hectares for new and relocating industrial and warehouse uses B1(c), B2 and B8 in Gedling Borough for the period 2011 to 2028.

Employment Completions

8.11 There was no new employment floorspace over the threshold⁷ during the monitoring period.

8.12 There was one employment site loss for residential development during the monitoring period, as shown in Table 1. The industrial buildings on part of the Rolleston Drive site (0.33 ha) in Arnold were demolished for new residential development of 14 dwellings. The site has previously been used for warehousing within a B8 use class. As this site was part of the Brookfield Road / Rolleston Drive employment area protected by Policy E3 (Retention of Employment) of the Replacement Local Plan, evidence of extensive marketing was submitted as part of Policy E3 requirement for determining the planning application. Additionally there was a formal decision by the Cabinet in October 2008 to agree with the recommendation to remove the protection from this part of the Rolleston Drive/Brookfield Road Employment Area. It was accepted that non-employment uses can be considered on this site.

⁷ Threshold: 0.4 hectares or 1000 sqm (gross internal floorspace).

Table 1: Employment Losses

	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13
Losses of employment land in employment/ regeneration areas	0 ha	0 ha	0 ha	0 ha	0 ha	0 ha	0.33 ha
Losses of employment land in local authority area	1.03 ha	0 ha	0 ha	0 ha	0 ha	0.69 ha	0.33 ha
Amount of employment land lost to residential development	0 ha	0 ha	0 ha	0 ha	0 ha	0.69 ha	0.33 ha

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

Employment Land Availability

Table 2: Employment Land Availability

	B1a	B1b	B1c	B2	B8	B1-B8	Total
Employment land available on sites allocated for employment uses in the Replacement Local Plan	0 ha	0 ha	0 ha	0 ha	0 ha	32.10 ha	32.10 ha
Employment land available on sites for which planning permission has been granted for employment uses	0 ha	0 ha	0 ha	0 ha	0 ha	0 ha	0 ha

Threshold: 0.4 hectares or 1000 sqm (gross internal floorspace).

8.13 Policy E1 of the Replacement Local Plan (2005) proposes the allocation of 49.5 hectares of employment land to address the Nottinghamshire Structure Plan Review (1996) requirement.

8.14 As at 31 March 2013, three allocated sites were completed; Victoria Park, North of Hazelford Way and Calverton Colliery. Part of the Hillcrest Park site is completed. Part of the Gedling Colliery/Chase Farm site (1 ha) has been taken up for non-employment uses which means 5 ha remains. The remaining employment land available is 32.10 hectares.

8.15 In May 2013 (outside the monitoring period), an outline planning application (2013/0546) comprising residential development (up to 830 units) and other uses including 7 ha of employment uses on the land off Teal Close in Netherfield was submitted. The site includes the Teal Close employment site. The Borough Council resolved to grant permission subject to a section 106 agreement in January 2014. However this means a loss of the existing 10 ha of the employment allocation at the Teal Close site which would be taken up for residential development.

Table 3: Allocated Employment Sites

Allocated Employment Sites	Status at 31 March 2013
Top Wighay Farm	No planning permission. 9 ha remaining

Victoria Park	Site completed (open storage of vehicles)
Gedling Colliery	Part of site (1 ha) lost to sui generis use. No planning permission. 5 ha remaining
North of Hazelford Way	Site completed (mixed units)
Calverton Colliery	Site completed (storage and distribution of scaffolding). Planning permission granted during 2012/13 for part of site (0.23 ha) for five new starter units (B1c). Majority of site lost of sui generis use
Teal Close	No planning permission. However planning application for residential, employment and other uses was submitted and granted permission subject to section 106 agreement outside the monitoring period. This means loss of 10 ha of employment allocation to residential use
Hillcrest Park	1.90 ha completed (light industrial and warehouse units). 1.10 ha remaining

Town Centre Uses

8.16 Town Centre Uses are defined as Use Class Orders A1, A2, B1a and D2 of the Town and Country Planning (Use Classes) Order 1987. This includes:-

- Retail shops (A1);
- Financial and Professional Services (A2);
- Offices (B1a); and
- Assembly and Leisure (D2).

Retail, Office and Leisure Completions

8.17 There was no completed retail, office or leisure development over the threshold⁸ in Arnold town centre during the monitoring period. Also there was no completed retail, office or leisure development over the threshold outside Arnold town centre and within Gedling Borough.

8.18 In May 2013 (outside the monitoring period), full planning permission (2013/0500) was sought for a large Sainsbury's food store (A1 retail unit) on the land south of Colwick Loop Road in Colwick. The Borough Council resolved to grant permission subject to a section 106 agreement in October 2013.

Retail Shopping Centres

8.19 The Replacement Local Plan (2005) defines district and local centres in the Borough:-

- Arnold, Carlton Square, Mapperley Plains and Netherfield as District Centres
- Burton Joyce, Calverton, Carlton Hill, Gedling and Ravenshead as Local Centres

⁸ Threshold: 2500 sqm and 1000 sqm (gross internal floorspace for use classes A1 and A2 respectively. 0.4 hectares or 1000 sqm (gross internal floorspace) for B1a and D2.

8.20 The Greater Nottingham Retail Study (2007) states the status of each retail centre according to Javelin Group's 'Venuescore' ranking:-

- Arnold and Carlton Square as Town Centres
- Mapperley Plains and Netherfield as Local Centres

8.21 Policy 6: Role of Town and Local Centres in the Aligned Core Strategies Publication Version identifies the network and hierarchy of centres across Greater Nottingham. The proposed policy includes the following centres for the Borough:-

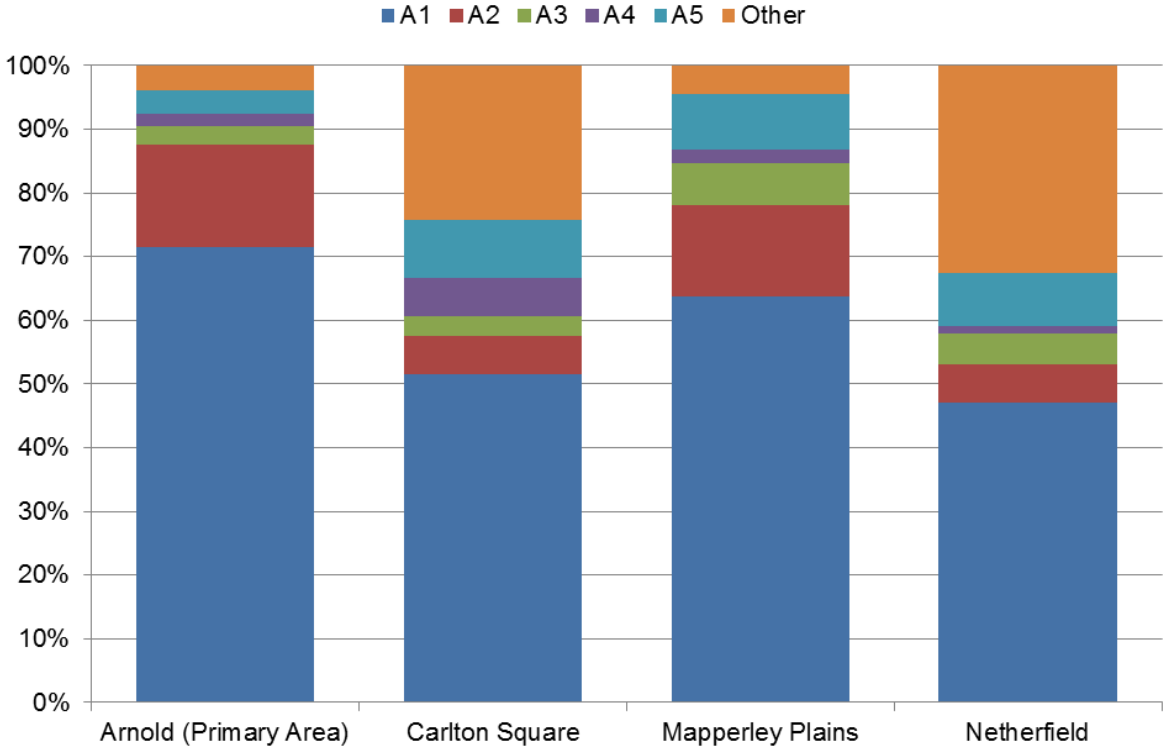
- Arnold as a Town Centre
- Carlton Square as a District Centre
- Burton Joyce, Calverton, Carlton Hill, Gedling, Mapperley Plains, Netherfield and Ravenshead as Local Centres

8.22 The hierarchy has been developed using evidence from shopping studies and will help guide new development to appropriate sized centres and help ensure balanced growth across the area.

Shopping Centre Surveys on District Shopping Centres

8.23 The shopping centre surveys for the district shopping centres are regularly updated to enable Policy S2: Non-Retail Uses in District Shopping Centres of the Replacement Local Plan to be implemented.

Figure 1: Frontage Divisions in District Shopping Centres (2013)



8.24 Figure 1 reveals the findings of the shopping centre surveys and shows the percentage of the frontage divisions for the District Shopping Centres in the summer 2013.

8.25 Policy S2 (b) permits proposals for development, redevelopment or change of use for non (A1) retail uses provided it does not exceed 35 per cent of the frontage in the shopping centre. Table 4 compares the percentage of total ground floor frontage of non-A1 units between 2010 and 2013.

Table 4: Non-A1 Units in District Shopping Centres

	March 2010	April 2011	Summer 2012	Summer 2013
Arnold (Primary Area)	25 %	25 %	24 %	25 %
Carlton Square	32 %	32 %	32 %	33 %
Mapperley Plains	38 %	37 %	36 %	38 %
Netherfield	57 %	57 %	56 %	58 %

8.26 Although there is no policy requirement for a percentage of vacant units, the shopping centre surveys also monitor vacant units in district shopping centres. Table 5 shows a slight increase percentage of vacant units within both Arnold (Primary Area) and Mapperley Plains. Netherfield saw a drop from 18 per cent in 2010 to 7 per cent in 2013.

Table 5: Vacant Units in District Shopping Centres

	March 2010	April 2011	Summer 2012	Summer 2013
Arnold (Primary Area)	3 %	8 %	6 %	8 %
Carlton Square	18 %	21 %	24 %	24 %
Mapperley Plains	11 %	4 %	3 %	4 %
Netherfield	18 %	17 %	12 %	7 %

Housing

Housing Requirement

8.27 The East Midlands Regional Plan (2009) states that the housing requirement for Gedling Borough is 8,000 dwellings for the period 2006 to 2026, of which at least 4,600 should be within or adjoining the Nottingham Principal Urban Area, including sustainable urban extensions as necessary.

8.28 Policy 2: The Spatial Strategy of the Aligned Core Strategies requires 7,250 dwellings to be provided during the period 2011 to 2028.

Housing Completions

8.29 The cumulative completions (net) figure for 1 April 2006 to 31 March 2013 is 2,064. The cumulative housing requirement is 2,800 and this means 74 per cent of the Regional Plan target has been built. Of these, 68 per cent were within the Nottingham Principal Urban Area and 32 per cent were within the Non Principal Urban Area (i.e. rural area).

Table 6: Net Dwellings Completed

	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13
PUA	239	320	118	183	155	183	199
Non PUA	57	127	86	91	186	92	28
TOTAL	296	447	204	274	341	275	227

8.30 There has been a drop in dwelling completions since 2007/08 due to the effect of the UK's recession. Housing delivery has slowed or stopped on a number of sites. Following a sharp fall in 2008/09, dwelling completions gradually increased over the following two years but then reduced again to 275 dwellings in 2011/12 and to 227 dwellings in 2012/13. It is anticipated that dwelling completions will increase in the next monitoring period 2013/14.

Windfall Completions

8.31 Table 7 shows that 99 % of dwellings were built on windfall sites during 2005/06. Following the adoption of the Replacement Local Plan in 2005, the percentage of dwellings built on windfall sites has decreased to 25 % in 2012/13.

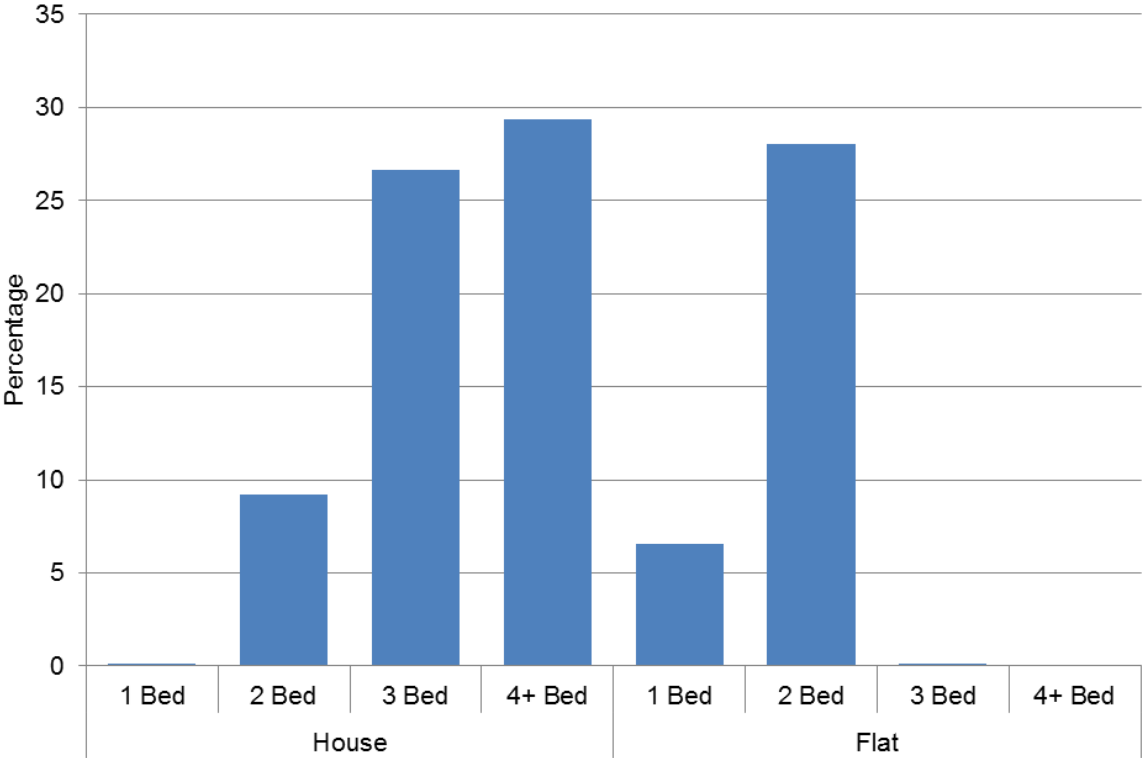
Table 7: Allocated and Windfall Completions

	Net completions	Allocated	% allocated	Windfall	% of windfall
2005/06	244	2	1 %	242	99 %
2006/07	296	26	9 %	270	91 %
2007/08	447	100	22 %	347	78 %
2008/09	204	71	35 %	133	65 %
2009/10	274	68	25 %	206	75 %
2010/11	341	173	51 %	168	49 %
2011/12	275	134	49 %	141	51 %
2012/13	233	170	75 %	63	25 %
TOTAL	2,314	744	32 %	1,570	68 %

New Build Dwelling Types

8.32 Since April 2006, the highest proportion of completed new build dwelling types was for four or more bedroom houses followed by two bedroom flats and three bedroom houses, which reflects demands in the housing market.

Figure 2: Types of Completed Dwellings



Density of New Housing

8.33 Paragraph 47 of the National Planning Policy Framework requires local planning authorities to set out their own approach to housing density to reflect local circumstances. Policy H8 of the Replacement Local Plan (2005) sets a density target of at least 30 dwellings per hectare for sites of 0.4 ha or above.

8.34 The density of new housing shows that the majority of dwellings (gross) on large sites (more than 10 dwellings) were completed on sites above 30 dwellings per hectare.

Table 8: Density of New Housing (on sites of more than 10 dwellings)

	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13
Less than 30 dph	22 %	2 %	13 %	11 %	8 %	0 %	1 %
Between 30 and 50 dph	23 %	42 %	63 %	39 %	72 %	60 %	88 %
Above 50 dph	55 %	56 %	24 %	50 %	20 %	40 %	11 %

dph = dwellings per hectare

New Housing on Previously Developed Land (Brownfield) Land

8.35 Government guidance (Planning Policy Statement 3: Housing) previously stated that at least 60 per cent of new housing should be provided on previously developed land (brownfield land). The National Planning Policy Framework which came into effect in March 2012 removed the national target. Paragraph 111 of the National Planning Policy Framework states that planning should encourage the effective use of land by re-using previously developed land and set a locally appropriate target for the use of brownfield land. Currently there is no local target for brownfield land for Gedling Borough.

8.36 During the monitoring period, 11 per cent of new dwellings (gross) were constructed on previously developed land. The percentage of brownfield development is low for two reasons; the redesignation of residential garden land as greenfield and the increase in number of dwelling completions coming forward on greenfield allocated sites. Historically, a reasonable proportion of new dwellings built on garden land was recorded as previously developed land because the definition of previously developed land identified garden land as brownfield land. In 2010, the Government amended the definition of previously developed land by excluding garden land. Over recent years, the sites allocated in the Replacement Local Plan are coming forward and most of them are greenfield sites.

Table 9: New Dwellings Built on Previously Developed Land

	2010/11	2011/12	2012/13
Number	148	129	26
Percentage	38 %	44 %	11 %

Affordable Homes Delivered

8.37 Policy H18 of the Replacement Local Plan (2005) set a target of 20 per cent of new housing provision (where appropriate) to be 'affordable'. The Affordable Housing Supplementary Planning Document was approved by the Council in December 2009 to address the issue of affordable housing provision in the Borough. The document contains 3 key elements which will affect the delivery of affordable housing within the Borough:-

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

8.38 It should be noted that affordable housing issues will also be addressed as part of the Aligned Core Strategy.

8.39 The percentage of new affordable dwellings completed has been fluctuating between 14 per cent in 2006/07 and 21 per cent in both 2007/08 and 2008/09 and 16 per cent in 2012/13.

Table 10: Number of Affordable Homes Delivered (gross)

	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13
Social rent homes	8	47	37	21	48	42	7
Affordable rent homes	n/a	n/a	n/a	n/a	n/a	n/a	17
Intermediate homes	33	48	6	27	1	12	12
Transfers and acquisitions *	n/a	n/a	n/a	2	7	10	0
TOTAL	41	95	43	50	56	64	36

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

Table 11: Percentage of Affordable Homes Delivered

	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13
Percentage	14 %	21 %	21 %	18 %	14 %	20 %	16 %

Allocated Housing Sites

8.40 As at 31 March 2013, there are seven sites allocated in the Replacement Local Plan (2005) with planning permission or are under construction, as identified in Table 12. Two allocated sites (Park Road in Bestwood Village and Flatts Lane in Calverton) were completed during 2011/12.

8.41 In May 2013 (outside the monitoring period), an outline planning application (2013/0546) comprising residential development (up to 830 units) and other uses on the land off Teal Close in Netherfield was submitted. The site includes the Teal Close and North Of Victoria Park allocated housing sites. The Borough Council resolved to grant permission subject to a section 106 agreement in January 2014.

Table 12: Allocated Housing Sites

Allocated Housing Sites	Status at 31 March 2013
Ashwater Drive/Spring Lane	Under construction for 147 dwellings
Former Newstead Sports Ground	No planning permission
Gedling Colliery/Chase Farm	Being actively progressed. Planning application for Gedling Access Road anticipated in 2014 and planning application for

	housing development anticipated in 2015
Park Road, Bestwood	Site completed (180 dwellings built)
Stockings Farm	Under construction for 342 dwellings
Wood Lane	No planning permission
Chartwell Grove	Under construction for 48 dwellings
Flatts Lane, Calverton	Site completed (156 dwellings built)
Teal Close	No planning permission. However planning application was submitted and granted permission subject to section 106 agreement outside the monitoring period
North of Victoria Park	
Dark Lane, Calverton	Detailed permission for 72 dwellings. Work has not yet started
Howbeck Road	Under construction for 49 dwellings
Plains Road/Arnold Lane (South)	Under construction for 79 dwellings
Regina Crescent, Ravenshead	Under construction for 138 dwellings
Top Wighay Farm	Planning application anticipated in 2014 for part of the site

Strategic Housing Land Availability Assessment (SHLAA)

8.42 Gedling Borough Council undertakes a regular Strategic Housing Land Availability Assessment in conjunction with the five local authorities that make up the Nottingham Core Housing Market Area and Hucknall. This assessment will form an important part of the evidence base in the preparation of the Local Plan.

8.43 The purpose of the assessment is to identify and assess sites within Gedling Borough which may have the potential to accommodate new housing development as required by the National Planning Policy Framework (paragraph 47). This will determine if potential housing sites are suitable, available and deliverable. It is important to note that the assessment does not allocate land for development and is a technical document aimed at providing options for the Local Plan. Any decision to allocate land will be taken through the Local Plan process and will be subject to extensive consultation.

8.44 The Strategic Housing Land Availability Assessment was updated in 2013 and will be monitored on an annual basis. The assessment will help inform which sites should be developed in the future and those which should be protected from development. The assessment will also inform the housing trajectory and the Five Year Housing Land Supply Assessment.

Five Year Housing Land Supply Assessment

8.45 The National Planning Policy Framework requires that local planning authorities update their five year housing land supply assessment.

- 8.46 Gedling Borough's Five Year Housing Land Supply Assessment 2013 report considers the Borough's supply of housing land against the housing requirement for the Borough set by the revoked East Midlands Regional Plan. The 2013 assessment shows that against the housing requirement of the East Midlands Regional Plan, Gedling Borough Council does not have a five year (plus a 5% buffer) supply of land for housing.
- 8.47 This will be addressed by the emerging Aligned Core Strategy which will demonstrate how the housing requirement set by the Aligned Core Strategy will be met and will provide a five year housing land supply.
- 8.48 Please see Gedling Borough's Five Year Housing Land Supply Assessment 2013 report for further details.

Gypsy and Traveller Sites

- 8.49 The planning system provides for an evidence-based, strategic and regional system, in which the needs and wider demand of Gypsy and Traveller communities⁹ for suitable accommodation can be considered and met equally and fairly alongside other sectors of the community. A 'Gypsy and Traveller Accommodation Needs Assessment for Nottinghamshire Local Authorities (except Bassetlaw)' was undertaken and the final report was published in May 2007. The assessment stated that there are 3 sites within the Borough, totalling 13 pitches, although it has not been possible to confirm the existence of two of these sites, so the assumption is now that there are only 4 pitches for travelling showpeople in the Borough. The assessment concluded that an additional 4 permanent pitches were needed to be provided between 2007 and 2011 but, given the revision to the existing sites, this requirement is under review.
- 8.50 Since the full GTAA carried out in 2007, the Council has worked with partners to develop a more up-to-date method of assessing the need for pitches. This method was subject to consultation in 2013 and was generally accepted by stakeholders. As there are no Gypsy or Traveller sites in Gedling, and no contact has been made with any Gypsies or Travellers living in general housing, despite liaison with relevant agencies, the Council's conclusion is that there is no need to provide any pitches for Gypsies or Travellers at this point in time.
- 8.51 Liaison will take place with the operators of the travelling showpeople site in the Borough, to carry out an up-to-date assessment and identify any future need for accommodation for that community.

⁹ 'Gypsies and Travellers' means "Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling show people or circus people travelling together as such" (ODPM Circular 01/2006 'Planning for Gypsy & Traveller Caravan Sites' (2006))

8.52 During the monitoring period no additional pitches were delivered for gypsy and traveller communities in the Borough.

Housing Quality – Building for Life Assessments

8.53 Building for Life is the industry standard, endorsed by Government, for well-designed homes and neighbourhoods. Cabi at the Design Council, Design for Homes and the Home Builders Federation have introduced an updated version of Building for Life called “Building for Life 12”. The Building for Life 12 reflects the vision of what new housing developments should be: attractive, functional and sustainable places. It is based on the National Planning Policy Framework and the Government’s commitment to build more homes, better homes and involve local communities in planning.

8.54 The Council has started to monitor the quality of new housing developments and this will be reported in future monitoring reports.

Travelling Time to Key Services

8.55 Table 13 provides the summary of large residential development within 30 minutes travelling time of key services. For monitoring purposes, new development has been divided into large sites (more than 10 dwellings) and small sites (less than 10 dwellings). Out of 233 gross dwelling completions, 198 dwellings were on large sites.

8.56 Large development sites include sites where less than 10 dwellings were completed within the monitoring period, providing that the development site overall has planning permission for 10 or more dwellings (e.g. 2 completions within the monitoring period from a site with permission for 15 dwellings in total would be included). Table 13 shows that the majority of the large residential developments are within 30 minutes travelling time of key services.

Table 13: Access to Key Facilities

Large Residential Development within 30 minutes Public Transport time of:						
GP Surgery	Hospital	Primary School	Secondary School	Employment (500+ jobs)	Community Centre	Leisure Centre
100 %	99 %	100 %	100 %	100 %	100 %	100 %

8.57 The background information concerning how the accessibility of large residential development was calculated is contained in Appendix 3. The appendix contains details of the locations of key facilities and charts and the accessibility to those services from all large housing completions within the Borough within 30 minutes by public transport.

Environmental Quality

Flooding and Water Quality

- 8.58 Within the monitoring period, no planning application was granted permission against the advice of the Environment Agency on flood defence grounds or water quality.
- 8.59 The Borough Council takes due regard of advice provided by the Environment Agency concerning flooding and takes a strong line in respect of development likely to be at risk from or to exacerbate flooding concerns. Within areas at potential risk from flooding where there is already existing development, for example in close proximity to the River Trent, the Environment Agency issue advisory notes to applicants indicating how flooding concerns can be minimised. This advice does not constitute an objection to a planning application and is passed onto applicants.

Biodiversity

- 8.60 General information about other changes to areas designated for their intrinsic environmental value is maintained by the Nottinghamshire Biological and Geological Record Centre.

Table 14: Sites of Importance for Nature Conservation

2008	2009	2010	2011	2012	2013
1,181.35 ha	1,184.93 ha	1,199.20 ha	1,198.06 ha	1,227.27 ha	1,227.48 ha

- 8.61 In 2012, there was a total of 1,227.27 ha of Sites of Importance for Nature Conservation in Gedling Borough. During 2013, the total figure of SINCs area has increased to 1,227.48 ha. This net gain results from a boundary review of the 'Woodborough Cemetery' site (5/3406).

Renewable Energy

- 8.62 During the monitoring period, planning permission was granted for a single wind turbine with a generating capacity of 11kw (0.01 mw) at Burntstump Landfill site in Calverton.
- 8.63 In February 2012, planning permissions were granted for the installation of solar photovoltaic panels to the roofs of the Council's office buildings (Civic Centre and Jubilee House), a large garage sited within the Council's depot and the Richard Herrod Centre in Carlton. In March 2012, the two 7kW solar PV panels were installed to the roof of the office buildings and two 9kW panel PV panels installed to the garage. In late 2012, the 79kW solar PV panels were installed on the roof of the Richard Herrod Centre. The expected annual generation figure for all sites is 95,585 kWh of electricity.

8.64 In November 2012, a planning application for a solar farm on part of the former Gedling Colliery site was submitted. This comprises a 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. The proposal was granted permission in October 2013 (outside the monitoring period).

Household Waste

8.65 The percentage of waste recycled for the Borough in 2011/12 has decreased from 38.34 per cent in 2011/12 to 37.86 in 2012/13.

Table 15: Percentage of Household Waste sent for Reuse, Recycling and Composting

2008/9	2009/10	2010/11	2011/12	2012/13
37 %	36.5 %	38 %	38.34 %	37.86 %

Green Flag Award

8.66 The Green Flag Award scheme began in 1996 as a means of recognising and rewarding the best parks and green spaces in the country. Following a grant from Heritage Lottery, the introduction of Park Rangers, the establishment of the Friends of Arnot Hill Park and the continued support of the Grounds Maintenance Staff, Arnot Hill Park was awarded a Green Flag in 2007.

8.67 Since 2007, a number of projects have been completed including improvements to the lake, providing a new refreshment kiosk, the development of a skate park and a new play area, restoring the rose and sensory gardens, various planting schemes, reinstating the walls around the park, refurbishing the gatekeepers lodge and making improvements to the lighting as well as improving security through CCTV cameras. A new landscaped area has been installed to the front entrance of the park with the assistance from the park rangers and the Friends of Arnot Hill Park with funding secured by Nottinghamshire County Council Local Improvement Scheme.

8.68 2013 has been a busy time for continued developments in the park complimented enormously with partnership working. There have been new tree sculptures added to the existing art pieces, a new bench installed on the nature trail and new willow sculptures in the sensory garden and on the island in the lake. An interpretation panel was installed at the front entrance to the park providing visitors with historical information about the park and Arnot Hill House. The skate park has benefitted from improvements with an extension of the 'skirt' around the bowls and surfacing repairs.

8.69 Arnot Hill Park has been awarded a Green Flag for the seventh time during 2013.

9. Conclusions

- 9.1 All the Greater Nottingham local planning authorities (Ashfield District Council¹⁰, Broxtowe Borough Council, Erewash Borough Council in Derbyshire, Gedling Borough Council, Nottingham City Council and Rushcliffe Borough Council) previously agreed to align their Core Strategies. However, as a result of other councils taking different approaches, Broxtowe, Gedling and Nottingham City Councils are now proceeding with the Aligned Core Strategies. The Publication Version of the Aligned Core Strategies for Broxtowe, Gedling and Nottingham City was published in June 2012 for a six week consultation period to allow representations to be made on its legal compliancy and 'soundness'. In June 2013 (outside the monitoring period), the Aligned Core Strategies for Broxtowe Borough, Gedling Borough and Nottingham City were submitted to the Planning Inspectorate for examination and hearing sessions took place in October and November 2013.
- 9.2 Work on the Local Planning Document has commenced and there was public consultation on the Issues and Options document in late 2013 (outside the monitoring period). The June 2013 Local Development Scheme states the publication draft of the submission document will take place in October 2014, subsequent examination in April 2015 and adoption anticipated in December 2015.
- 9.3 Work on the Community Infrastructure Levy Charging Schedule has commenced and there were public consultations on the Preliminary Draft Charging Schedule in October 2012 and the Draft Charging Schedule in late 2013 (outside the monitoring period). The examination of the Draft Charging Schedule is likely to take place in late summer 2014. The timing of the Community Infrastructure Levy is however dependent on the progress on the Aligned Core Strategy.
- 9.4 The 2011 Census states Gedling's population is 113,543. The 2011 Census shows that the Borough has an ageing population with residents who are over 60 representing 25% of the overall resident population. 8.9% of Gedling's population are from a 'Black and Minority Ethnic' group. This has risen from 5.2% recorded in 2001. The Borough's unemployment rate has begun to reduce reaching 2.5 per cent in November 2013 from 3.4 in October 2012. The proportion of residents who travel to work by bus is 9.2% which is lower than the figure of 15% recorded in 2001.
- 9.5 There was no new employment floorspace constructed in the Borough and no retail, office or leisure development constructed in Arnold town centre over the specified thresholds. Policy E1 of the Replacement Local Plan (2005) proposes the allocation of 49.5 hectares of employment land in order to address the Nottinghamshire Structure Plan Review (1996) requirement. The remaining employment land available for the plan period is 32.10 hectares. This requirement is being reviewed through the Aligned Core Strategy.

¹⁰ For the Hucknall area only.

- 9.6 The housing requirement for Gedling Borough is 8,000 dwellings for the period 2006 to 2026. There have been 2,064 net dwelling completions since 2006. 68 per cent of net housing completions have taken place within the urban area and 32 per cent were within the rural area. There has been a drop in dwelling completions since 2007/08 due to the effect of the UK's recession. There has been a drop in dwellings built on windfall sites from 51% in 2011/12 to 25% in 2012/13.
- 9.7 The most frequently completed new build dwelling types were four or more bedroom houses followed by two-bedroom flats and three bedroom houses. The number of dwellings built on brownfield land has dropped from 44% in 2011/12 to 11% in 2012/13. The percentage of brownfield development is low for two reasons; the redesignation of residential garden land as greenfield and the increase in number of dwelling completions that are coming forward on greenfield allocated sites. The proportion of new affordable dwellings has decreased from 20% in 2011/12 to 16% in 2012/13.
- 9.8 The Five Year Housing Land Supply Assessment 2013 report shows that, against the housing requirement of the East Midlands Regional Plan (2009), Gedling Borough Council does not have a five year housing supply of land plus a 5% buffer as required by the National Planning Policy Framework. This will be addressed by the emerging Aligned Core Strategy which will demonstrate how the housing requirement set by the Aligned Core Strategy will be met and will provide a five year housing land supply.
- 9.9 The total figure of land designated as Sites of Importance for Nature Conservation (SINCs) increased from 1,227.27 ha in 2011/12 to 1,227.48 ha in 2012/13 due to a boundary review for one of the SINC sites. Arnot Hill Park was awarded a Green Flag for the seventh time in 2013.

Appendix 1: Authority Monitoring Report Requirements

Part 8 of The Town and Country Planning (Local Planning) (England) Regulations 2012 states:-

- (1) The authority's monitoring report must contain information on the local plans or supplementary planning documents specified in the Local Development Scheme (i.e. the timetable specified in the Local Development Scheme for the document's preparation; the stage the document has reached in its preparation; and if the document's preparation is behind the timetable the reasons for this; and where any local plan or supplementary planning document specified in the Local Development Scheme has been adopted or approved within the period in respect of which the report is made, a statement of that fact and of the date of adoption or approval).
- (2) Where a local planning authority are not implementing a policy specified in a local plan, the authority's monitoring report must identify that policy and include a statement of the reasons why the local planning authority are not implementing the policy; and the steps (if any) that the local planning authority intend to take to secure that the policy is implemented.
- (3) Where a policy specified in a local plan specifies an annual number, or a number relating to any other period of net additional dwellings or net additional affordable dwellings in any part of the local planning authority's area, the authority's monitoring report must specify the relevant number for the part of the local planning authority's area concerned in the period in respect of which the report is made, and since the policy was first published, adopted or approved.
- (4) Where a local planning authority have made a neighbourhood development order or a neighbourhood development plan, the local planning authority's monitoring report must contain details of these documents.
- (5) Where a local planning authority have prepared a report pursuant to regulation 62 of the Community Infrastructure Levy Regulations 2010, the authority's monitoring report must contain the information specified in regulation 62(4) of those Regulations.
- (6) Where a local planning authority have co-operated with another local planning authority, county council, or a body or person prescribed under section 33A of the Act, the authority's monitoring report must give details of what action they have taken during the period covered by the report.
- (7) A local planning authority must make any up-to-date information, which they have collected for monitoring purposes, available as soon as possible after the information becomes available.

Appendix 2: Descriptions of Indicators

Business Development and Town Centres

Total amount of new employment floorspace – by type	
Purpose	To show the amount and type of completed employment floorspace (gross and net).
Definition	<p>Gross employment floorspace is calculated as new floorspace completions, plus any gains through change of use and conversions.</p> <p>Net employment floorspace is calculated as new floorspace completions, minus demolitions, plus any gains or losses through change of use and conversions.</p> <p>Floorspace is measured in 'gross internal' square metres (m2). 'Gross internal' floorspace is the entire area inside the external walls of a building and includes corridors, lifts, plant rooms, mezzanines, services accommodation e.g. toilets but excludes internal walls.</p> <p>Employment floorspace type is defined by Use Class Orders B1(a), B1(b), B1(c), B2 and B8.</p>
Formula	<p>For gross employment floorspace:- $a + b + c$ a = new floorspace completions (gross) b = change of use (gross gain) c = conversions (gross gain)</p> <p>For calculating gross internal from gross external floorspace:- $a - (a / 100) * b$ a = gross external floorspace figure b = the percentage difference between gross external and gross internal floorspace (3.75 %)</p> <p>For net floorspace:- $a - b + c + d$ a = new floorspace completions (gross) b = demolitions c = change of use (net gain) d = conversions (net gain)</p>
Threshold	0.4 hectares or 1000 sqm (gross internal floorspace).

Total amount of employment floorspace on previously developed land – by type	
Purpose	To show the amount and type of completed employment floorspace (gross) on previously developed land (PDL).
Definition	<p>Employment floorspace of the total gross on PDL.</p> <p>PDL is defined in Annex 2: Glossary of National Planning Policy Framework (2012).</p>
Formula	<p>For calculating the percentage of gross employment floorspace on PDL:- $(x / y) * 100$ x = floorspace completed on PDL (gross) y = total floorspace completed (gross)</p>
Threshold	0.4 hectares or 1000 sqm (gross internal floorspace).

Employment land available – by type	
Purpose	To show the amount and type of employment land available.
Definition	<p>Land available should include (i) sites allocated for employment uses in Development Plan Documents, and (ii) sites for which planning permission has been granted for employment uses, but not included in (i).</p> <p>This should include sites which may be under construction but are not yet completed or available for use in the reporting year. Land should be measured as hectares.</p> <p>Employment land and uses are defined as Use Class Order B1(a), B1(b), B1(c), B2 and B8.</p>
Formula	<p>To convert square metres to hectares:-</p> (x / y) <p>x = square metre figure y = 10,000</p>
Threshold	0.4 hectares or 1000 sqm (gross internal floorspace).

Total amount of floorspace for town centre uses	
Purpose	To show the amount of completed floorspace (gross and net) for town centre uses within (i) Arnold town centre area and (ii) the local authority area.
Definition	<p>Completed floorspace for town centre uses within (i) Arnold town centre area and (ii) within the local authority area.</p> <p>The definition for gross internal floorspace (gross and net) is provided in the 'additional employment floorspace' table.</p> <p>Town centre uses are defined as Use Class Orders A1, A2, B1a and D2.</p> <p>B1(a) development entered should match that entered in the 'new employment floorspace' table.</p> <p>Where development is for A1, the amount (sqm) of net tradable floorspace of the total gross internal floorspace should be provided.</p>
Threshold	<p>Use Class A1 = 2500 sqm (gross internal floorspace).</p> <p>Use Class A2 = 1000 sqm (gross internal floorspace).</p> <p>Use Classes B1a and D2 = 0.4 hectares or 1000 sqm (gross internal floorspace).</p>

Housing

Net additional dwellings (in previous and future years)	
Purpose	To show levels of housing delivery for the plan period.
Definition	<p>Net additional dwellings are calculated as new build completions, minus demolitions, plus any gains or losses through change of use and conversions.</p> <p>A dwelling is completed when it is available for use.</p> <p>Definition of a dwelling used in Communities and Local Government Housing Flows Reconciliation (HFR) form:-</p> <p><i>A dwelling is defined (in line with the Census) as a self-contained unit of accommodation. Self-containment is where all the rooms (including kitchen, bathroom and toilet) in a household's accommodation are behind a single door which only that household can use. Non self-contained household spaces at the same address should be counted together as a single dwelling. Therefore a dwelling can consist of one self-contained household space or two or more non self-contained household spaces at the same address.</i></p>

	<p><i>Ancillary dwellings (e.g. such as former 'granny annexes') should be included provided they are self-contained, pay separate council tax from the main residence, do not share access with the main residence (e.g. shared hallway) and there is no conditional restrictions on occupancy.</i></p> <p><i>Communal establishments are not counted in overall housing supply. Communal accommodation covers school, university and college student accommodation, hospital staff accommodation, hostels, care homes and defence establishments (not married quarters). Note that purpose-built, separate homes (e.g. self-contained flats clustered into units with 4 to 6 bedrooms) for students should be included.</i></p>
Formula	<p>For calculating net dwellings:- $a - b + c + d$ a = new build completions b = demolitions c = change of use (net gain) d = conversions (net gain)</p>
Threshold	No threshold.

New dwellings on previously developed land	
Purpose	To show the number of gross new dwellings built on previously developed land (PDL).
Definition	<p>Gross completions (new build dwellings plus gain from change of use and conversions) on PDL as a total of all gross completions.</p> <p>PDL is defined in Annex 2: Glossary of National Planning Policy Framework (2012).</p>
Formula	<p>For calculating the percentage of gross new dwellings on PDL:- $a + b + c$ a = gross new build completions b = change of use (gross gain) c = conversions (gross gain)</p> <p>$(x / y) * 100$ x = number of dwellings completed on PDL (gross) y = total number of dwellings completed (gross)</p>
Threshold	No threshold.

Affordable homes delivered	
Purpose	To show affordable housing delivery.
Definition	<p>Total supply of social rent housing and intermediate housing.</p> <p>Affordable housing is defined in Annex 2: Glossary of National Planning Policy Framework (2012).</p>
Formula	<p>To calculate total supply of affordable homes:- $a + b + c + d$ a = sum of social rented housing b = sum of intermediate affordable housing c = transfers and acquisitions</p> <p>For calculating the percentage of affordable homes delivered:- $(a + b / y) * 100$ y = total number of dwellings completed (gross) (transfers and acquisitions are not included in the percentage of new affordable homes delivered)</p>
Threshold	No threshold.

Gypsy and Traveller sites	
Purpose	To show the number of Gypsy and Traveller pitches delivered.
Definition	<p>A pitch is the area of land demarked for the use as accommodation by a single Gypsy and Traveller household, sometimes including extended families which may require space, within one pitch, to provide for more than one caravan.</p> <p>Only authorised pitches should be counted.</p> <p>Pitches are considered completed when they are available.</p>
Formula	<p>For calculating net pitches:-</p> <p>a - b</p> <p>a = new pitches completed</p> <p>b = existing pitches lost as a result of development or closure</p>
Threshold	No threshold.

Appendix 3: Access to Key Facilities

Key Facilities

GP Surgeries / Health Centres

Nottingham North and East Clinical Commissioning Group (CCG) is one of the commissioning organisations in England which are responsible for making decisions about healthcare in the area. Nottingham North and East CCG comprises GP practices in Arnold, Burton Joyce, Calverton, Carlton, Colwick, Daybrook, Newthorpe, Gedling, Giltbrook, Hucknall, Lowdham, Mapperley, Netherfield.

Nottingham North and East CCG became a statutory NHS organisation from the 1 April 2013.

Further information on healthcare facilities within Nottingham North and East CCG can be found using the following website <http://www.nottinghamnortheastccg.nhs.uk>.

Hospitals

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

- The Nottingham Woodthorpe Hospital, Woodthorpe (<http://www.nottinghamhospital.co.uk>); and
- BMI The Park Hospital, Burntstump Country Park, Arnold (<http://www.bmihealthcare.co.uk/park>).

However these facilities do not provide healthcare that is available to all so they are therefore not considered to form key facilities for the purpose of monitoring sustainable development. In terms of NHS hospital facilities, there are several NHS Hospitals within the vicinity of Gedling Borough including:-

- Ashfield Community Hospital, Kirkby-in-Ashfield;
- King's Mill Hospital, Sutton-in-Ashfield;
- Newark Hospital, Newark;
- Nottingham City Hospital, Nottingham; and
- Queen's Medical Centre, Nottingham.

Further information on NHS Hospitals can be found using the following website: <http://www.nhs.uk>.

Primary and Secondary Schools

There are many primary schools situated throughout the Arnold / Carlton urban area, all extremely likely to be within 30 minutes public transport time of any new housing development. Similarly, all established villages within the Borough (except Stoke Bardolph) have a primary school within easy walking or cycling distance for that catchment.

In addition to the primary schools in the Borough, there are two Special Schools (Carlton Digby and Derrymount) serving special needs children from ages 2-19. However, due to the specialist nature of these establishments it is considered inappropriate to include these as relevant services when assessing the sustainability of schools.

There are far fewer secondary schools within Gedling Borough, serving far wider catchment areas than the various primary schools. There are other secondary schools (outside of Gedling Borough) which serve the Borough's residents.

Further information on schools and colleges within Gedling Borough and surrounding local authorities can be found using the following website:

<http://www.nottinghamshire.gov.uk>.

Areas of Employment

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

Community Centres / Leisure Centres

Gedling Borough Council have seven community centres in Arnold, Carlton, Gedling and Mapperley offering a wide range of facilities:-

- Arnold Hill Community Centre;
- Pond Hills Lane Community Centre;
- Killisick Community Centre;
- Westdale Lane Community Centre.
- The Brickyard Community Centre;
- Burton Road Community Centre;
- Haywood Community Centre; and

In Gedling Borough, there are 5 leisure centres owned and managed by the Council offering a wide range of sports and activities:-

- Arnold Leisure Centre;
- Calverton Leisure Centre;
- Carlton Forum Leisure Centre;
- Redhill Leisure Centre; and
- Richard Herrod Centre.

There are other community centres and leisure centres not owned by the Council within the Borough.

Assessment of 30 Minutes Travelling Time

A range of infill / small-scale development is scattered throughout the Arnold/Carlton urban area. As this urban area contains a wide range of key services together with a substantial range of public transport services, an assumption is made that in practice any development within this area will be “sustainable”, insofar as this is likely to be within 30 minutes public transport time of the full range of key services. Therefore, this report will assess only large development sites (more than 10 dwellings). Large development sites include sites where less than 10 dwellings were completed within the monitoring period, providing that the development site overall has planning permission for 10 or more dwellings (e.g. 2 completions within the monitoring period from a site with permission for 15 dwellings in total would be included).

Assumptions were used in the model including:-

- Fastest travel time achieved by public transport (includes rail and bus) on Mondays between 0700-0900 hours; and
- Fastest travel time includes walk time from origin point to bus stop / rail station, waiting time, actual on board vehicle time, and walk time from alighting bus stop to final destination.

Five Year Housing Land Supply Assessment 2013

**(against the East
Midlands Regional Plan)**

as at 31 March 2013

January 2014

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Introduction

1. The National Planning Policy Framework requires that local planning authorities update their five year housing land supply assessment on an annual basis.
2. This exercise will enable the Borough Council to actively plan, monitor and manage housing supply and ensure that the Council can deliver a flexible supply of land for housing.
3. This report covers the five year housing land supply assessment for the period up to 31 March 2013.
4. The assessment should be based on the current development plan which sets out the housing requirement for Gedling Borough. The East Midlands Regional Plan (2009) was revoked by the central government on 12 April 2013¹. However as the Regional Plan was the latest plan to set out the housing requirement for the Borough, this will be used in this report until it is replaced by a new housing target in the Aligned Core Strategy (when adopted).
5. The previous five year housing land supply assessment was undertaken for the period up to 31 March 2012 and the report looked at the five year housing land supply against the East Midlands Regional Plan. The report also included the assessment against the emerging Aligned Core Strategy for information purposes and to provide technical evidence in support of the Aligned Core Strategy. Since the previous report was published, work has been undertaken to show that Gedling Borough Council has a five year supply of land for housing against the emerging Aligned Core Strategy to inform the discussions at the hearing sessions during October and November 2013 as part of the examination of the Aligned Core Strategy. This document ([BD/HOU/48](#)) can be found on the Greater Nottingham Growth Point website².
6. The time frame of this five year housing land supply report is 1 April 2014 – 31 March 2019 in accordance with advice from previous government guidance³.
7. All sites in the five year housing land supply assessment have been identified through the Council's Strategic Housing Land Availability Assessment (SHLAA). The SHLAA has been updated in 2013. Where available, anticipated completion timescales and rates are as provided by the developer/landowner. Where this information has not been provided, then the methodology has been used (as set out in **Appendix A**) based on the viability of a site's location.
8. The housing trajectories have been updated based on information as at 31 March 2013 and are attached as **Appendix D**.

¹ <http://www.legislation.gov.uk/ukxi/2013/629/made>

² <http://goss.nottinghamcity.gov.uk/index.aspx?articleid=23495>

³ Although Planning Policy Statement 3: Housing has been replaced by the National Planning Policy Framework, this is still the most recent guidance regarding this issue as noted in the CLG letter to Chief Planning Officers (20 August 2008).

Delivery of Housing

9. The National Planning Policy Framework has introduced a new requirement to have in place sufficient land available to meet a five year supply plus either 5% or 20% depending upon past performance. Paragraph 47 states that planning authorities should:-
- identify and update annually a supply of specific deliverable⁴ sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land; and
 - identify a supply of specific, developable⁵ sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15.
10. To assess whether Gedling Borough has “a record of persistent under delivery of housing”, it is important to look at the long term trend over an economic cycle. The East Midlands Regional Plan was adopted in March 2009 so housing delivery against the previous development plan would also need to be assessed. The Nottinghamshire and Nottingham Joint Structure Plan adopted in February 2006 set a housing requirement of 5,000 dwellings for the period 2001 to 2021 (annual requirement of 250 dwellings). The number of net dwellings completed between 2001 and 2013 was 3,234 dwellings against the cumulative requirement of 3,000 dwellings resulting in an oversupply of 234 dwellings (8%) as shown in Table 1.
11. The East Midlands Regional Plan sets a housing requirement of 8,000 dwellings between 2006 and 2026 (annual requirement of 400 dwellings). Table 1 shows the number of net dwellings completed between 2006 and 2013 was 2,064 dwellings against the cumulative requirement of 2,800 dwellings for that period. As such, the Regional Plan housing requirement was not met during that period and there was an undersupply of 736 dwellings.
12. It is important to note that there has generally been a national drop in dwelling completions since 2007/08 due to the effect of the UK’s recession with housing delivery slowed or stopped on a number of sites. Following the introduction of the Regional Plan, the annual average was 372 dwellings (93% of target) in 2006-2008 compared to an average of 295 dwellings (74% of target) in 2006-2013. It is clear that the delivery was significantly higher until the recession took full effect.

⁴ To be considered deliverable, sites 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 and in particular that development of the site is viable.

⁵ To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.

Table 1: Gedling's net completions (cumulative) (2001-2013)

	Net completions (cumulative)	Joint Structure Plan target (cumulative)	% of target	Net completions (cumulative)	Regional Plan target (cumulative)	% of target
2001/02	133	250	53 %			
2002/03	335	500	67 %			
2003/04	690	750	92 %			
2004/05	926	1,000	93 %			
2005/06	1,170	1,250	94 %			
2006/07	1,466	1,500	98 %	296	400	74 %
2007/08	1,913	1,750	109 %	743	800	93 %
2008/09	2,117	2,000	106 %	947	1,200	79 %
2009/10	2,391	2,250	106 %	1,221	1,600	76 %
2010/11	2,732	2,500	109 %	1,562	2,000	78 %
2011/12	3,007	2,750	109 %	1,837	2,400	77 %
2012/13	3,234	3,000	108 %	2,064	2,800	74 %

13. Against the Joint Structure Plan, the annual target of 250 dwellings was met in 6 of the 12 years and nearly met in the 4 of the 12 years. Against the Regional Plan, the annual target of 400 dwellings was met in 1 of the 7 years and more than 3/4 of the target was met in the 6 of the 7 years.
14. In the period prior to the adoption of the Gedling Borough Replacement Local Plan in July 2005, the number of completions gradually increased, in part as developers brought forward sites identified through early stages of the local plan process. The percentage of completions on allocated sites was low, although not all sites allocated in the previous 1990 Local Plan were brought forward for development (such as at Tamarix Close and Newstead Sports Ground). Table 2 shows that during the period 2005-06, 99% of dwellings were built on windfall sites and only 1% dwellings were built on sites that had been allocated in the 1990 Local Plan.
15. Following the adoption of the Replacement Local Plan in 2005, the Flatts Lane site was the first site to commence in 2005/06. The Bestwood Colliery, Chartwell Grove and Longdale Lane sites commenced in 2006/07. During the period 2007/08, 78% of dwellings were built on windfall sites and 22% of dwellings were built on allocated sites. The percentage completed on allocated sites had increased significantly from previous years, as a result of the adoption of the Replacement Local Plan.
16. There has been a drop in dwelling completions since 2007/08 due to the effect of the UK's recession. The recession means that housing delivery has slowed or stopped on a number of sites. The Chartwell Grove site was affected by the recession and the site is currently under construction but at a slower rate than when development on the site commenced.
17. Whilst the Plains Road/Arnold Lane, Stockings Farm, Ashwater Drive and Howbeck Road sites are now under construction work has commenced on these sites significantly later than anticipated (in 2009/10, 2010/11, 2011/12 and

2012/13 respectively), especially given that all are relatively straightforward, urban edge, greenfield sites.

18. It should be noted that the percentage of dwellings completed on allocated sites has significantly increased, to around 50% in 2010/11 and 2011/12 and up to 75% in 2012/13.
19. Outline planning permission for the Dark Lane site was granted in 2012/13, significantly later than anticipated due to the need to await the outcome of a village green application. A reserved matters application was approved in August 2013 and work has not yet commenced on the site.
20. An outline planning application has been submitted during 2013/14 for residential development (up to 830 units) and other uses on the Teal Close and North of Victoria Park sites. The Borough Council resolved to grant permission subject to a section 106 agreement in January 2014. Planning applications have not been submitted for the remaining allocated sites at Newstead Sports Ground, Wood Lane and Top Wighay Farm. The Gedling Colliery/Chase Farm site is on hold due to the uncertainty over the funding for the Gedling Access Road.

Table 2: Net completions since the adoption of the Replacement Local Plan (2005-2013)

	Net completions	Allocated completions	% of allocated completions	Windfall completions	% of windfall completions
2005/06	244	2	1 %	242	99 %
2006/07	296	26	9 %	270	91 %
2007/08	447	100	22 %	347	78 %
2008/09	204	71	35 %	133	65 %
2009/10	274	68	25 %	206	75 %
2010/11	341	173	51 %	168	49 %
2011/12	275	134	49 %	141	51 %
2012/13	227	170	75 %	57	25 %
Total	2,308	744	32 %	1,564	68 %

21. The Greater Nottingham Housing and Economic Prospects report (2012)⁶ states that the past completions trend for Gedling Borough has not been significantly affected by the market downturn. It should be noted that the Housing and Economic Prospects report looked at a longer term over 21-year period (1991-2012). However, it is clear that the sites allocated in the Replacement Local Plan in 2005 have either not come forward for development, come forward later, or been built out more slowly than anticipated. There are specific circumstances that have affected the delivery of two sites – the lack of funding to bring forward the Gedling Colliery/Chase Farm site and the delay arising from the village green application in relation to the Dark Lane site. As such, it is likely that the completions since 2008/09 could have been significantly higher. From discussions with developers, it is understood that this reluctance to bring forward sites is a result of the economic recession and the lack of available mortgage finance.

⁶ [http://www.gedling.gov.uk/media/documents/planningbuildingcontrol/Final%20Report%20\(11-12-12-nxi\).pdf](http://www.gedling.gov.uk/media/documents/planningbuildingcontrol/Final%20Report%20(11-12-12-nxi).pdf)

22. As noted in a recent appeal decision (ref APP/K2420/A/12/2188915) relating to Land at Shilton Road, Barwell, Leicestershire⁷, the rate of house building cannot be considered to be entirely the result of decisions made by the Council. In addition (and reflecting the Barwell decision) there is no evidence that the Council has been obstinate in relation to the under-delivery of housing and the persistence referred to in paragraph 47 of the National Planning Policy Framework has not been demonstrated.
23. Under these circumstances, it is considered appropriate to use a 5% buffer rather than 20% to assess housing land supply.

⁷ <http://www.pcs.planningportal.gov.uk/pcsportal/ViewCase.asp?caseid=2188915&coid=2123328>

Five Year Housing Land Supply Assessment based on the East Midlands Regional Plan

Identifying the Level of Housing Provision

24. The Regional Plan sets a housing requirement of 8,000 dwellings for the period 2006-2026 (20 years).
25. 'Policy Three Cities SRS 3' of the Regional Plan states that the housing requirement for Gedling Borough is 400 dwelling per annum, of which at least 230 dwellings per annum should be within or adjoining the Nottingham Principal Urban Area (PUA)⁸, including sustainable urban extensions as necessary. This results in a total of 4,600 dwellings to be accommodated in the Principal Urban Area and 3,400 dwellings to be accommodated in the Non Principal Urban Area (Non PUA).
26. However the housing requirement needs to be adjusted to reflect the level of housing that has already been delivered within the lifetime of the Regional Plan. As the previous CLG guidance required the five year land supply assessment to be based upon a 'forward look', an estimate needs to be made for the number of completions during 2013-14. The estimated figures have been derived from the updated housing trajectories which are based on information as at 31 March 2013 (see Appendix D). The total dwellings completed in Gedling Borough between 2006 and 2014 are as follows:-

Table 3: Dwellings completed (and estimated) 2006-2014

	PUA	Non PUA	Total
Completed 1 April 2006 – 31 March 2013	1,397	667	2,064
Estimated 1 April 2013 – 31 March 2014	252	73	325
Total	1,649	740	2,389

27. The housing requirement for the period 2006-2013 is 3,200 dwellings⁹. The actual (and estimated) number of dwellings completed during that period is 2,389 dwellings. This represents a shortfall of 811 dwellings.
28. This leaves a requirement of 5,611 dwellings in the remaining plan period 2014 to 2026 (12 years).
29. Any shortfall (or overprovision) is taken into account by adding (or subtracting) proportionately from each of the remaining year. The under-delivery of 811 dwellings from 2006-2014 will be added throughout the remainder of the plan period¹⁰. This means additional provision of 338 dwellings for the five year period.

⁸ Principal Urban Area - defined as the built up area of Nottingham (for Gedling Borough this includes Arnold and Carlton).

⁹ Annual housing requirement of 400 dwellings x 8 years (2006-2014) = 3,200 dwellings.

¹⁰ This means +338 dwellings for the five year period (2014-2019), +338 dwellings for Years 6-10 (2019-2024) and +135 for Years 11-12 (2024-2026).

30. The housing requirement for the five year period is 2,000 dwellings¹¹. However taking account of the under-delivery of dwellings from 2006-2014 means the revised five year housing requirement is 2,338 dwellings. The housing requirement plus a 5% buffer (as required by paragraph 47 of the National Planning Policy Framework) for the next five year period is therefore 2,455 dwellings.

Identifying Sites for Five Year Period (April 2014 – March 2019)

31. The sources of sites that have the potential to deliver housing during the five year period are:-

- Sites that are allocated in the Replacement Local Plan
- Sites with planning permission that have not been implemented
- Sites that are currently under construction
- Unallocated 'brownfield' sites (including sites with lapsed permission)

32. Some sites allocated for housing in the Replacement Local Plan (2005) have planning permission but have not yet been implemented, some are under construction and the remaining allocated sites do not have the benefit of planning permission.

33. Unimplemented sites with planning permission include a mixture of brownfield sites and greenfield sites.

34. Sites where construction has commenced but not yet completed are also included.

35. Unallocated 'brownfield' sites have been identified as part of the Council's Strategic Housing Land Availability Assessment (SHLAA). The purpose of the SHLAA is to identify and assess sites within Gedling Borough that may have the potential to accommodate new housing development. Most of these are sites with planning permission which have lapsed within the past five years and where it is considered that delivery is likely to occur in the future.

Table 4: Estimated housing supply for the five year period (2014-2019)

	PUA	Non PUA	Total
Allocated sites	709	252	961
Permission sites unimplemented	203	118	321
Sites under construction	95	161	256
Unallocated brownfield sites	14	2	16
Total Housing Supply	1,021	533	1,554

36. **Appendix B** lists out the remaining allocated sites from the Replacement Local Plan (2005). The sites have been assessed to consider whether they are likely to come forward within the five year period. **Appendix C** is a list of the deliverable sites which are expected to deliver housing during the five year period.

¹¹ Annual housing requirement of 400 dwellings x 5 years = 2,000 dwellings.

37. The five year housing requirement is 2,338 dwellings (see paragraph 30). The estimated housing supply for the five year period is 1,554 dwellings which results in a shortfall of 784 dwellings.

Total dwelling supply	1,554
Annual requirement ¹²	468
No of years supply	3.32 years

38. The five year housing requirement plus a 5% buffer is 2,455 dwellings (see paragraph 30). The estimated housing supply for the five year period is 1,554 dwellings which results in a shortfall of 901 dwellings.

Developable sites for remainder of the plan period (April 2019 – March 2026)

39. The under-delivery of 784 dwellings from 2014-2019 will be added throughout the remainder of the plan period (2019-2026)¹³.

40. The housing requirement for the 6-10 years period is 2,000 dwellings¹⁴. However taking account of the under-delivery of dwellings from 2006-2014 and 2014-2019 means the revised housing requirement for the 6-10 years period is 2,898 dwellings.

Table 5: Estimated housing supply for Years 6-10 (2019-2024)

	PUA	Non PUA	Total
Allocated sites	220	330	550
Permission sites unimplemented	6	0	6
Unallocated brownfield sites	178	16	194
Total Housing Supply	404	346	750

41. The total dwelling supply for that period is 750 dwellings. This results in a shortfall of 2,148 dwellings.

42. It should be noted that the East Midlands Regional Plan period ends in 2026. The housing requirement for the remaining period (2024-2026) is 800 dwellings¹⁵. However taking account of the under-delivery of dwellings from 2006-2014, 2014-2019 and 2019-2024 means the revised housing requirement for the 11-12 years period is 3,307 dwellings.

Table 6: Estimated housing supply for Years 11-12 (2024-2026)

	PUA	Non PUA	Total
Allocated sites	200	70	270
Permission sites unimplemented	0	0	0
Unallocated brownfield sites	1	0	1
Total Housing Supply	201	70	271

43. The total dwelling supply for the remaining period is 271 dwelling. This results in a shortfall of 3,036 dwellings.

¹² Five year housing requirement of 2,338 dwellings ÷ 5 years = 468 dwellings.

¹³ This means +560 dwellings for Years 6-10 (2019-2024) and +224 for Years 11-12 (2024-2026).

¹⁴ See footnote 11.

¹⁵ Annual housing requirement of 400 dwellings x 2 years = 800 dwellings.

Conclusion

44. The purpose of this report is to monitor and review the housing supply against the housing requirement.
45. The assessment shows that against the housing requirement of the East Midlands Regional Plan (2009), Gedling Borough Council does not have a five year housing supply plus a 5% buffer. The Council has a 3.32 year of supply (which compares to a supply of 3.23 in the last year's assessment).
46. It is important to note that there has been a drop in dwelling completions since 2007/08 due to the effect of the UK's recession with housing delivery slowed or stopped on a number of sites. This date coincides with the adoption of the East Midlands Regional Plan in 2009.
47. Research undertaken by GL Hearn (Greater Nottingham Housing Market & Economic Prospects paper, 2012) suggests that theoretically housebuilding could recover and grow quite substantially over a 5-7 year period if the economic conditions were right – the national trends in the 1980s demonstrate this; (paragraph 2.69) and importantly it is reasonable to argue that a growing economy is to some extent a precursor to a significant improvement in housing market conditions. Their conclusions confirmed that *the economic outlook will need to improve to support a recovery in effective housing market demand. The Treasury's latest forecasts point to 2015 before we really see economic recovery gather pace. It is against this context in which it seems reasonable to consider that a gradual rather than rapid improvement in housing market conditions is most likely. JLL's forecasts¹⁶ of relatively moderate improvements in sales and housing supply in the period to 2014, with more rapid improvement in 2015 and 2016 therefore has some basis (paragraph 3.115).*
48. It is anticipated that the shortfall in supply of housing sites is short term and will be addressed by the adoption of the emerging Aligned Core Strategy and Local Planning Document. The Aligned Core Strategy will identify strategic sites (of larger than approximately 500 dwellings) which will be available for development (subject to the planning processes) following the adoption of the Core Strategy which is anticipated in winter 2014. Following this, the Local Planning Document will allocate smaller sites for development.
49. Work has been undertaken to show that Gedling Borough Council has a five year supply of land for housing against the emerging Aligned Core Strategy to inform the discussions at the hearing sessions during October and November 2013 as part of the examination of the Aligned Core Strategy. This document ([BD/HOU/48](#)) can be found on the Greater Nottingham Growth Point website¹⁷.

¹⁶ Residential Eye – Summer 2012 by Jones Lang LaSalle (2012) (<http://residential.joneslanglasalle.co.uk/en-GB/research/residential-eye-summer-2012.aspx>)

¹⁷ <http://goss.nottinghamcity.gov.uk/index.aspx?articleid=23495>

Appendix A: Deliverability Notes

All future development sites included in the housing trajectory and five year housing land supply assessment have been identified through the Council's Strategic Housing Land Availability Assessment (SHLAA). The SHLAA database contains:-

Sites in the planning system

- Sites that are allocated in the Replacement Local Plan
- Sites with planning permission

Sites not in the planning system

- Sites with lapsed planning permission
- Sites identified by the Council
- Sites submitted by developers

Sites that have planning permission or allocated in the Replacement Local Plan are assumed to be suitable and available as they have been through the planning application or development plan process. Sites with planning permission that have lapsed within the past five years are assumed to be suitable. The submitted and council identified sites have been fully assessed but they have not been through the planning application or development plan process. Some of those sites are assumed to be suitable subject to policy changes which will occur through the Core Strategy and Local Planning Document.

Sites that are unlikely to be developed based on up-to-date information provided by developers or replaced by new planning permission for non-residential development are recorded as 'non-deliverable' and are therefore excluded from the housing trajectory and five year housing land supply.

Developers are asked to provide information on the delivery rates through the SHLAA process. If these are not provided, then the Council's assumptions are applied.

Following discussions with the Home Builders Federation, it has been assumed that:-

- On sites up to 10 dwellings, the completion rate is 5 per year;
- On sites up to 100 dwellings, the completion rate is 20 per year;
- On sites up to 1,000 dwellings, the completion rate is 40 per year; and
- On sites over 1,000 dwellings, the completion rate is 100 per year.

Assumptions about when a site will start to be developed are made based on the strength of the site's sub-market area. Market strength is reviewed each year and is a professional judgement based on an assessment of past completions data, 3 Dragons Viability Toolkit sub-market assessment and local knowledge. Market strength for all sub-market areas remain unchanged to the assumptions made in 2012 except for Arnold/Bestwood sub-market area which has been moved from weak to moderate market strength based on an increase in completions since the previous year and aligns with the 3 Dragons assessment. Table A1 provides the

Council's assumptions for sites in the planning system and Table A2 provides the Council's assumptions for sites not in the planning system.

Table A1: Assumptions for sites in the planning system

Market Strength	Site	Assumed year development will start
Weak (Colwick/Netherfield, Newstead)	Up to 10 dwellings	Year 5
	Up to 100 dwellings	Year 6
	Up to 1,000 dwellings	Year 7
	Over 1,000 dwellings	Year 8
Moderate (Arnold/Bestwood, Bestwood St.Albans, Calverton, Carlton, Gedling Rural South)	Up to 10 dwellings	Year 4
	Up to 100 dwellings	Year 5
	Up to 1,000 dwellings	Year 6
	Over 1,000 dwellings	Year 7
Strong (Arnold/Mapperley, Gedling Rural North)	Up to 10 dwellings	Year 3
	Up to 100 dwellings	Year 4
	Up to 1,000 dwellings	Year 5
	Over 1,000 dwellings	Year 6

Table A2: Assumptions for sites not in the planning system

Market Strength	Site	Assumed year development will start
Weak (Colwick/Netherfield, Newstead)	Up to 10 dwellings	Year 7
	Up to 100 dwellings	Year 8
	Up to 1,000 dwellings	Year 9
	Over 1,000 dwellings	Year 10
Moderate (Arnold/Bestwood, Bestwood St.Albans, Calverton, Carlton, Gedling Rural South)	Up to 10 dwellings	Year 6
	Up to 100 dwellings	Year 7
	Up to 1,000 dwellings	Year 8
	Over 1,000 dwellings	Year 9
Strong (Arnold/Mapperley, Gedling Rural North)	Up to 10 dwellings	Year 5
	Up to 100 dwellings	Year 6
	Up to 1,000 dwellings	Year 7
	Over 1,000 dwellings	Year 8

Sites in strong market are more likely to come forward before other sites in moderate and weak markets. As the housing market improves, sites in moderate and weak markets will become more viable.

Start years remain unchanged compared to the assumptions made in 2012 which are based on the information provided by Savills Residential Property Focus Q3 2012¹⁸. This indicates that house price growth will go above 4.5% for the Prime 'Midlands/North' Market in 2015 and above 5% for Mainstream 'East Midlands' Market in 2016.

The Greater Nottingham Housing and Economic Prospects report (2012) prepared by GL Hearn¹⁹ for the Aligned Core Strategies indicates that the market will return to long term average sales volumes between 2016 and 2018. This accords with the assumptions made based on Savills work.

NB: Year 0 is the current year (2013/14). Year 1 is 2014/15. Year 5 is 2018/19.

¹⁸ http://www.savills.co.uk/research_articles/141285/141750-0

¹⁹ [http://www.gedling.gov.uk/media/documents/planningbuildingcontrol/Final%20Report%20\(11-12-12-nxi\).pdf](http://www.gedling.gov.uk/media/documents/planningbuildingcontrol/Final%20Report%20(11-12-12-nxi).pdf)

Appendix B: Schedule of Allocated Sites
(as at 31 March 2013)

For some sites, not all dwellings fall within Years 1-12 (2014-2026) because they are included before Year 1 or beyond Year 12.

NB: Years 1-5 = 2014-2019, Years 6-10 = 2019-2024 and Years 11-12 = 2024-2026

Sites in the PUA

Site	Deliverable within Years			Deliverability comments
	1-5	6-10	11-12	
Chartwell Grove	6			Work commenced on site.
Plains Road/ Arnold Lane	16			Work commenced on site.
Ashwater Drive/ Spring Lane	59			Work commenced on site.
Stockings Farm	168			Work commenced on site.
Howbeck Road	40			Work commenced on site.
Gedling Colliery/ Chase Farm		200	200	Due to the complex nature of the site it is assumed the site will come forward in Years 6-10.
Wood Lane	20	20		Allocation limited to sheltered housing. Site assumed to come forward in Year 5 and beyond.
Teal Close	195			Outline planning application submitted during 2013/14 for residential development (up to 830 units) on the Teal Close and North of Victoria Park sites. The Borough Council resolved to grant permission subject to a section 106 agreement in January 2014. The housing figures for both allocated sites will be used in this assessment and will be updated in next year's assessment as the Council's decision was post March 2013.
North of Victoria Park	205			See above comments.
Total	709	220	200	

Sites in the Non PUA

Site	Deliverable within Years			Deliverability comments
	1-5	6-10	11-12	
Dark Lane	72			Reserved Matters application (2012/1503) granted during 2013/14.
Top Wighay Farm	180	250	70	Development brief adopted in December 2008. No planning application submitted yet.
Newstead Sports Ground		80		Site assumed to come forward in Years 6-10.
Total	252	330	70	

NB: Park Road and Flatts Lane sites completed during 2011/12. Regina Crescent site is not included in the five year calculations because work has commenced on site and it is anticipated that the site will be completed during the current financial year (2013/14).

Appendix C: Schedule of Deliverable Sites in the Five Year Period (2014-2019)
(as at 31 March 2013)

For some sites, not all dwellings fall within Years 1-5 (2014-2019) because they are included before Year 1 or beyond Year 5.

Allocated Sites

See Appendix B for details.

Permission sites unimplemented

SHLAA Ref	Site	Locality	Years 1-5	
			PUA	Non PUA
657	Cross Street (48)	Arnold	6	
6187	Middlebeck Drive (11)	Arnold	1	
6203	Plains Road (143A)	Arnold	4	
6218	Woodchurch Road (64, Land Adj To)	Arnold	3	
6248	Baker Avenue (26, Land Rear Of)	Arnold	1	
6275	Mansfield Road (216)	Arnold	3	
6313	Clipstone Avenue (7) plot 2	Arnold	1	
6479	Metallifactory Ltd	Arnold	60	
6480	Surgeys Lane (75-79, Land Rear Of)	Arnold	2	
6482	The Grove Hotel	Arnold	4	
6556	Coppice Road (367, Land Adj To)	Arnold	1	
6626	Mapperley Plains (335)	Arnold	5	
6673	Arnold Daybrook And Bestwood Constitutional Club	Arnold	13	
6674	Front Street (55)	Arnold	1	
6680	Ramsey Drive (38)	Arnold	1	
6681	Sobers Gardens (36, Land Adj To)	Arnold	1	
6719	Aylesham Avenue (70, Land Adj To)	Arnold	1	
6721	High Street (55)	Arnold	2	
6722	Mapperley Plains (421)	Arnold	1	
6723	Melbury Road (65)	Arnold	1	
6726	Plains Road (157)	Arnold	1	
6727	Plains Road (35)	Arnold	1	
6779	Church Lane (14)	Arnold	3	
6110	Grover Avenue (5)	Carlton	2	
6159	Nursery Drive (1) Plot A	Carlton	1	
6160	Nursery Drive (1) Plot B	Carlton	1	
6161	Nursery Drive (1) Plot C	Carlton	2	
6170	Waterhouse Lane (15, Land Adj To)	Carlton	2	
6206	Midland Road (30)	Carlton	8	
6229	Westdale Lane East (72-74)	Carlton	15	
6246	Standhill Road (161, Land Adj To)	Carlton	1	
6267	Buxton Avenue (33)	Carlton	1	
6270	Old Carlton House	Carlton	1	
6273	Main Road (87, Land Adj To)	Carlton	3	
6501	Fraser Road (94, 94a and 94b)	Carlton	6	
6508	Roslyn Avenue (41, Land Rear Of)	Carlton	1	
6558	Friday Lane (St Eia, Land Rear Of)	Carlton	1	
6606	Emmanuel Avenue (2)	Carlton	1	
6609	Shearing Hill (42)	Carlton	2	
6645	Burton Road (127)	Carlton	7	
6646	Arnold Lane (51, Land Adj To)	Carlton	1	

SHLAA Ref	Site	Locality	Years 1-5	
			PUA	Non PUA
6688	Deabill Street (57)	Carlton	2	
6689	Festus Street (2-14, Rear Of)	Carlton	2	
6692	Glebe Farm (north eastern stables) Plot 3	Carlton	1	
6693	Glebe Farm (north western stables) Plot 2	Carlton	1	
6694	Glebe Farm Plot 1	Carlton	1	
6697	Porchester Road (180)	Carlton	3	
6718	Moore Road (105)	Carlton	1	
6725	Plains Road (86)	Carlton	1	
6735	Blenheim Avenue (21 and 23)	Carlton	4	
6737	Mile End Road (Electricity Sub Station)	Carlton	2	
6738	Glebe Farm (Lambley Lane, 71)	Carlton	1	
6739	Glebe Farm - Plot 4	Carlton	1	
6740	Glebe Farm - Plot 5	Carlton	1	
6745	Main Road (61)	Carlton	1	
6746	Marshall Hill Drive (122, Land Adj To)	Carlton	1	
6747	Maycroft Gardens (52)	Carlton	1	
6749	South Devon Avenue (11)	Carlton	2	
6750	Victoria Road (23)	Carlton	2	
6751	Victoria Road (51c)	Carlton	1	
6752	Woodlands (Highclere Drive)	Carlton	1	
673	Bestwood Hotel	Bestwood Village		6
6484	The Sycamores	Bestwood Village		25
6103	Lambley Lane (120)	Burton Joyce		1
6142	Kapur (Land Adj To)	Burton Joyce		1
6145	The Old Vicarage (Land Adj To)	Burton Joyce		1
6488	Crow Park Drive (1, Land Adj To)	Burton Joyce		1
6583	Foxhill Road (56, Land At)	Burton Joyce		4
6728	Bridle Road (108)	Burton Joyce		1
6729	Lambley Lane (15)	Burton Joyce		3
6551	Main Street (145)	Calverton		2
6685	Collyer Road (130)	Calverton		1
6686	The Cherry Tree	Calverton		14
6730	Crookdole Lane (16)	Calverton		1
6732	Lodge Farm	Calverton		4
6733	Spring Farm Kennels	Calverton		2
6734	The Nook (3)	Calverton		2
6167	Ivy Bank House	Lambley		1
6519	Mapperley Plains (358)	Lambley		1
6584	Mapperley Plains (600)	Lambley		1
6643	Main Street (72)	Lambley		1
6700	Spring Lane (156)	Lambley		4
6753	Catfoot Squash Club	Lambley		1
6754	Green Lane (31)	Lambley		1
6152	Barn Stable and Cart Sheds	Linby		1
6755	Linby House	Linby		1
6701	Moor Road (257)	Papplewick		1
6757	Mansfield Road (169)	Papplewick		1
688	Rosedale Lane	Ravenshead		6
6204	Mandalay	Ravenshead		1
6214	Chapel Lane (148, Land Rear Of)	Ravenshead		1
6237	Main Road (25)	Ravenshead		1
6283	Main Road (92-98)	Ravenshead		13
6527	Gorse Hill (4)	Ravenshead		2
6563	Nottingham Road (102, Land Rear Of)	Ravenshead		1
6620	The Sherwood Ranger	Ravenshead		2
6636	Sheepwalk Lane (37)	Ravenshead		2

SHLAA Ref	Site	Locality	Years 1-5	
			PUA	Non PUA
6639	Sheepwalk Lane (20)	Ravenshead		1
6641	Chapel Lane (6, Land Adj To)	Ravenshead		1
6758	Gorse Hill (7)	Ravenshead		1
6759	Beech Avenue (3)	Ravenshead		1
6760	Main Road (250)	Ravenshead		1
6761	Lowdham Lane (78)	Woodborough		1
Total			203	118

Sites under construction

SHLAA Ref	Site	Locality	Years 1-5	
			PUA	Non PUA
6220	Melbury Road (24, Land Rear Of)	Arnold	3	
6590	Rolleston Drive (102-104)	Arnold	14	
6677	Mansfield Road (16-18)	Arnold	3	
6146	Carlton Mill	Carlton	13	
6210	Oakdale Road (303)	Carlton	10	
6260	Sol Construction Ltd	Carlton	44	
6/308	Cromford Avenue (4)	Carlton	4	
6600	Deep Furrow Avenue (1)	Carlton	4	
632	Land Between Main Street and Hollinwood Lane	Calverton		94
6154	Mansfield Lane (110-112)	Calverton		6
6390	Renals Way	Calverton		4
6452	Longue Drive	Calverton		12
6490	Longue Drive (Plots 34 To 59)	Calverton		26
6491	Longue Drive (Plots 63 to 72)	Calverton		7
6196	Ash Grove	Woodborough		12
Total			95	161

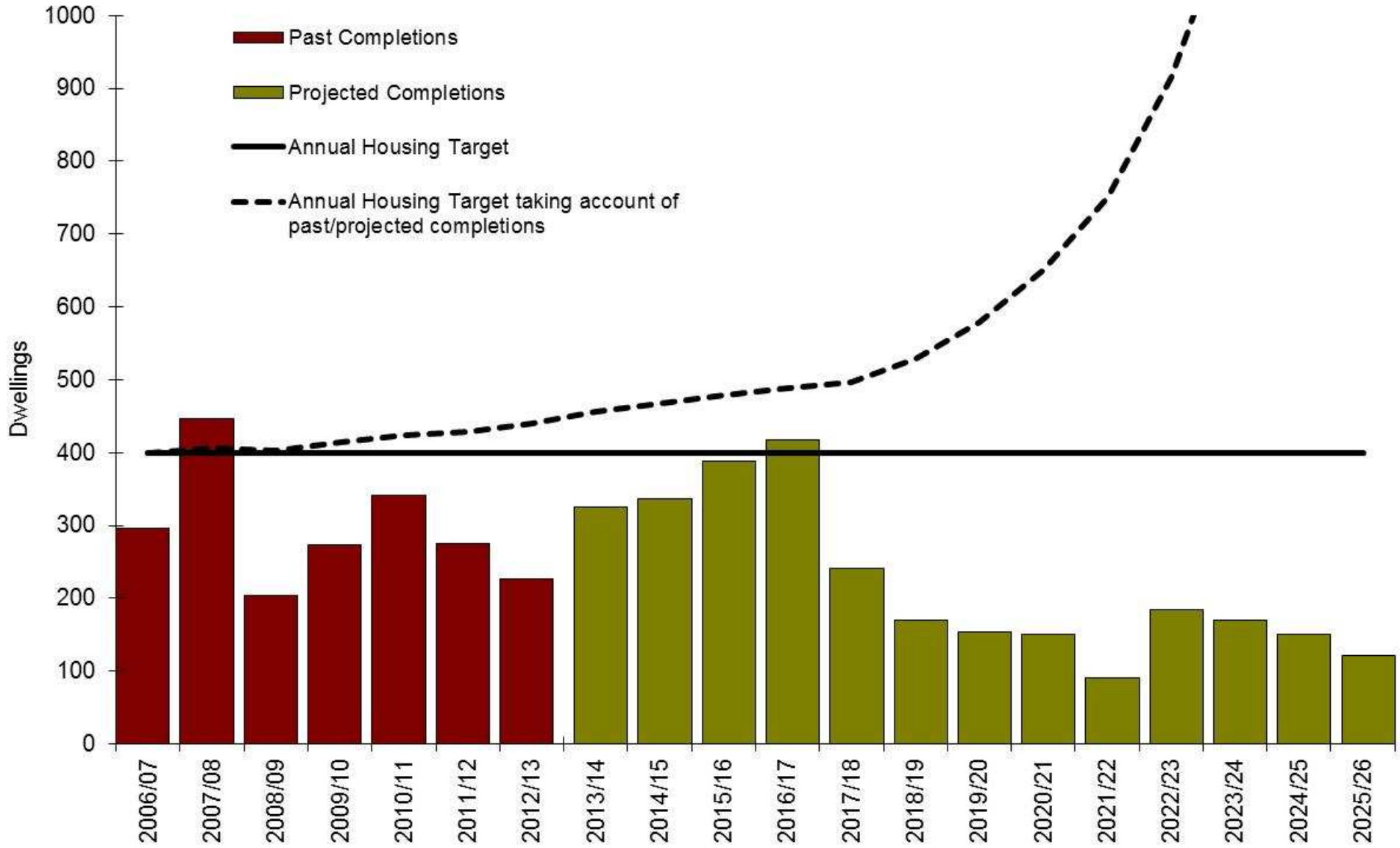
Unallocated brownfield sites

SHLAA Ref	Site	Locality	Years 1-5	
			PUA	Non PUA
669	Greendale Road	Arnold	2	
6245	Birkland Avenue (26)	Arnold	2	
6268	Front Street (68)	Arnold	1	
6555	Oxclose Lane (143-143A)	Arnold	4	
6582	High Street (24)	Arnold	1	
6262	Roseleigh Avenue (30)	Carlton	2	
6510	Spring Lane (375)	Carlton	2	
6489	Little Tithe Farm	Calverton		1
6522	Milton Court (8)	Ravenshead		1
Total			14	2

Appendix D: Housing Trajectories

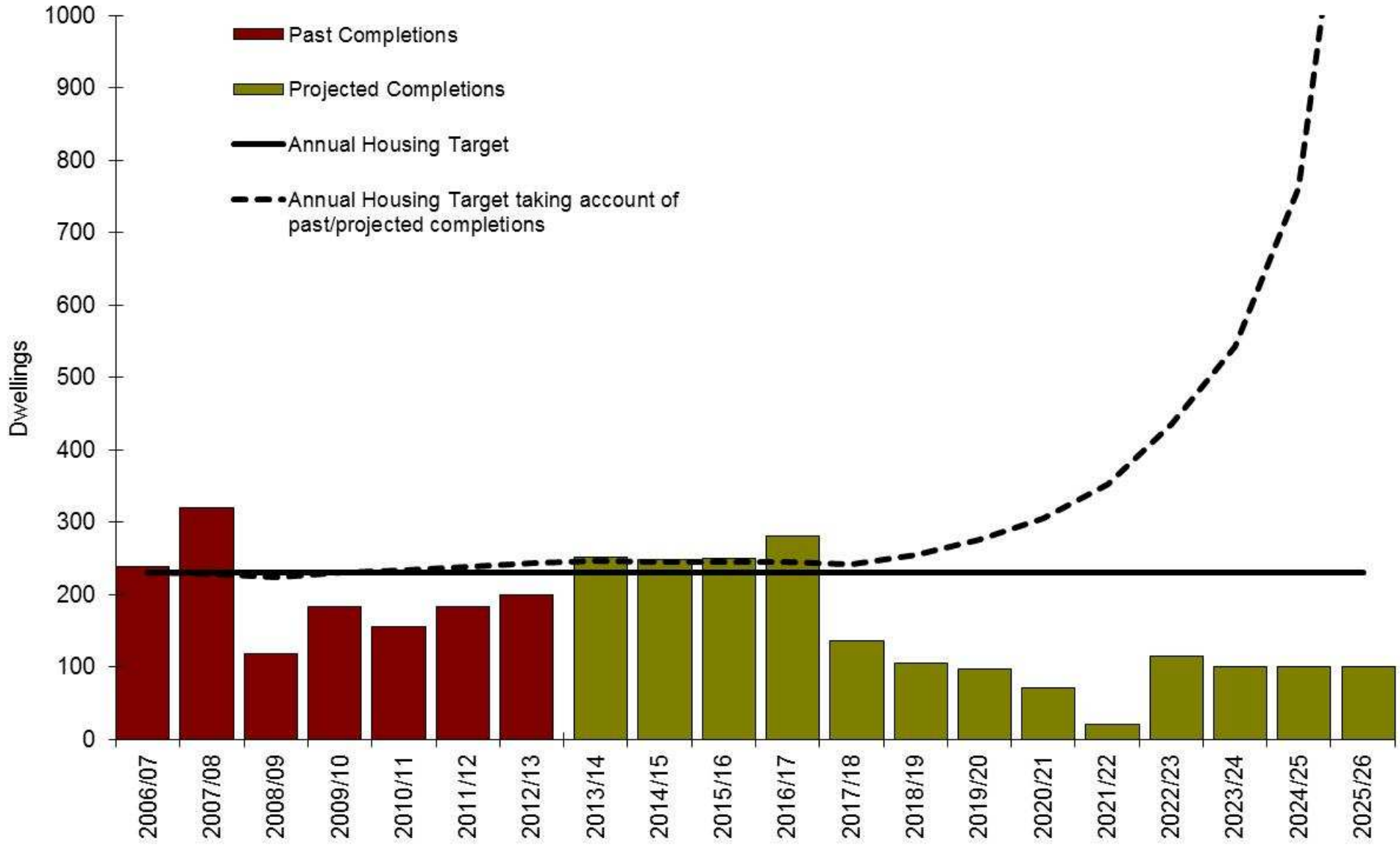
Housing Trajectory for Borough-wide

	Completions							Estimated Housing Supply												
	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26
Past completions (net)	296	447	204	274	341	275	227													
Projections – allocated sites								111	232	244	265	107	113	70	70	70	170	170	150	120
Projections – sites with permission unimplemented								50	20	40	109	110	42	6	0	0	0	0	0	0
Projections – sites under construction								164	84	101	43	24	4	0	0	0	0	0	0	0
Projections – unallocated brownfield sites								0	0	4	0	1	11	78	80	21	15	0	0	1
Total projected completions								325	336	389	417	242	170	154	150	91	185	170	150	121
Cumulative Completions	296	743	947	1221	1562	1837	2064	2389	2725	3114	3531	3773	3943	4097	4247	4338	4523	4693	4843	4964
Annual Housing Target	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400
Cumulative Housing Target	400	800	1200	1600	2000	2400	2800	3200	3600	4000	4400	4800	5200	5600	6000	6400	6800	7200	7600	8000
No of dwellings above/below cumulative housing target	-104	-57	-253	-379	-438	-563	-736	-811	-875	-886	-869	-1027	-1257	-1503	-1753	-2062	-2277	-2507	-2757	-3036
Annual target taking account of past/projected completions	400	405	403	415	424	429	440	457	468	480	489	497	528	580	651	751	916	1159	1654	3157



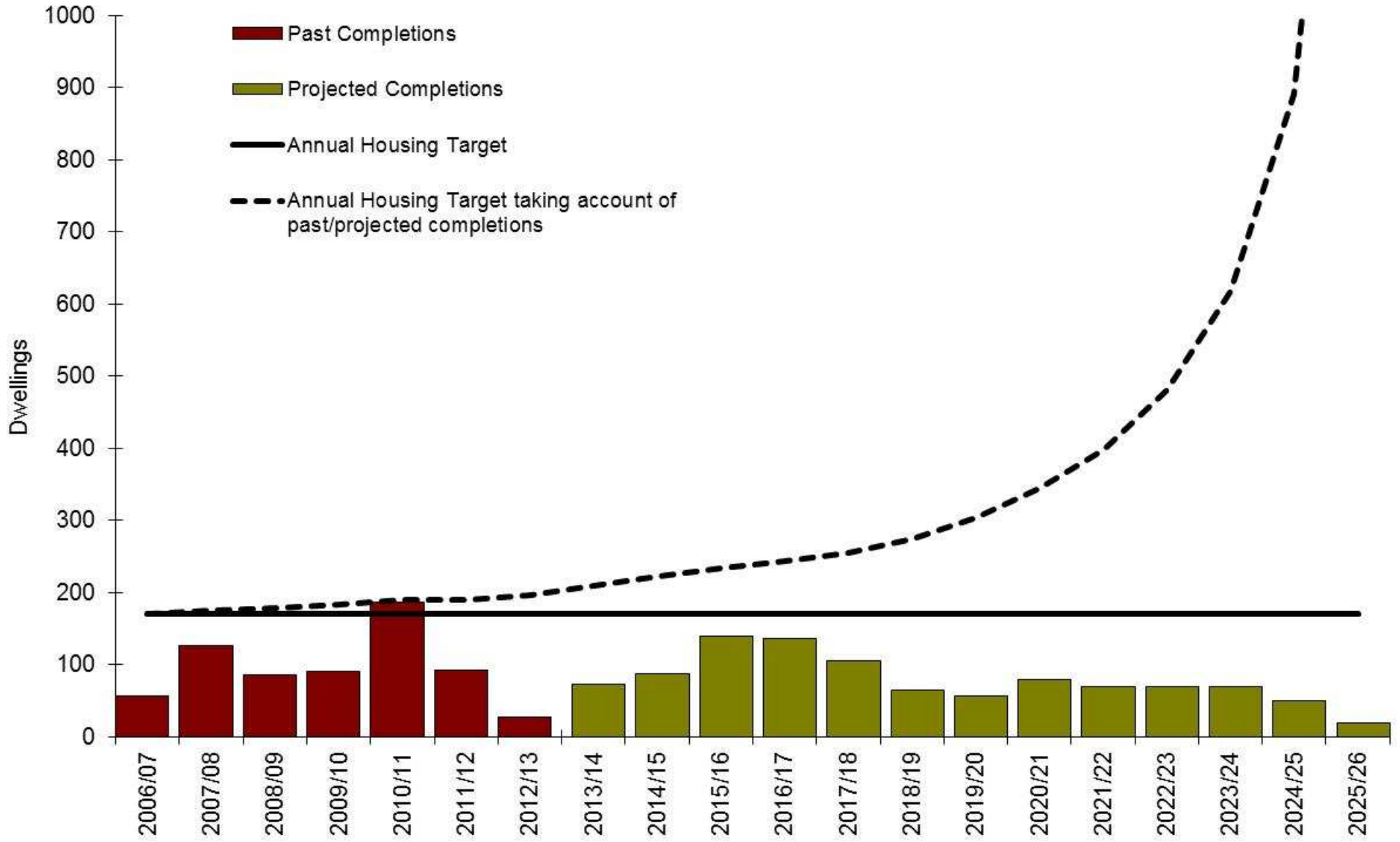
Housing Trajectory for the Principal Urban Area (PUA)

	Completions							Estimated Housing Supply												
	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26
Past completions	239	320	118	183	187	183	199													
Projections – allocated sites								110	217	194	193	42	63	20	0	0	100	100	100	100
Projections – sites with permission unimplemented								22	5	23	66	77	32	6	0	0	0	0	0	0
Projections – sites under construction								120	26	29	22	18	0	0	0	0	0	0	0	0
Projections – unallocated brownfield sites								0	0	4	0	0	10	71	71	21	15	0	0	1
Total projected completions								252	248	250	281	137	105	97	71	21	115	100	100	101
Cumulative Completions	239	559	677	860	1047	1230	1397	1649	1897	2147	2428	2565	2670	2767	2838	2859	2974	3074	3174	3275
Annual Housing Target	230	230	230	230	230	230	230	230	230	230	230	230	230	230	230	230	230	230	230	230
Cumulative Housing Target	230	460	690	920	1150	1380	1610	1840	2070	2300	2530	2760	2990	3220	3450	3680	3910	4140	4370	4600
No of dwellings above/below cumulative housing target	9	99	-13	-60	-103	-150	-213	-191	-173	-153	-102	-195	-320	-453	-612	-821	-936	-1066	-1196	-1325
Annual target taking account of past/projected completions	230	230	225	231	234	237	243	246	246	246	245	241	254	276	306	352	435	542	763	1426



Housing Trajectory for the Non Principal Urban Area (Non-PUA)

	Completions							Estimated Housing Supply												
	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26
Past completions	57	127	86	91	154	92	28													
Projections – allocated sites								1	15	50	72	65	50	50	70	70	70	70	50	20
Projections – sites with permission unimplemented								28	15	17	43	33	10	0	0	0	0	0	0	0
Projections – sites under construction								44	58	72	21	6	4	0	0	0	0	0	0	0
Projections – unallocated brownfield sites								0	0	0	0	1	1	7	9	0	0	0	0	0
Total projected completions								73	88	139	136	105	65	57	79	70	70	70	50	20
Cumulative Completions	57	184	270	361	515	607	667	740	828	967	1103	1208	1273	1330	1409	1479	1549	1619	1669	1689
Annual Housing Target	170	170	170	170	170	170	170	170	170	170	170	170	170	170	170	170	170	170	170	170
Cumulative Housing Target	170	340	510	680	850	1020	1190	1360	1530	1700	1870	2040	2210	2380	2550	2720	2890	3060	3230	3400
No of dwellings above/below cumulative housing target	-113	-156	-240	-319	-335	-413	-523	-620	-702	-733	-767	-832	-937	-1050	-1141	-1241	-1341	-1441	-1561	-1711
Annual target taking account of past/projected completions	170	176	179	184	190	192	197	210	222	234	243	255	274	304	345	398	480	617	891	1731



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Report to Cabinet

Subject: Review of Civic Centre room hire policy and charges

Date: 13 February 2014

Author: Senior Members' Services Officer

Wards Affected

Borough – wide.

Purpose

To seek approval from Cabinet Members for proposals for a revised Policy for hire of the Civic Centre and charges for external use of meeting facilities.

Key Decision

This is not a Key Decision.

Background

1. The following rooms at The Civic Centre are available for public hire:

- Council Chamber
- Reception Room
- Committee Room
- Foyer area

Currently and historically, the principle has been that first priority for use of public meeting rooms is for Cabinet and Committee meetings.

Secondly, that priority is given during the working day for business use by Gedling Borough Council and those partner organisations that occupy parts of the Civic Centre under a lease agreement with the Council, i.e. the Clinical Commissioning Group.

It has also been the case that, once the above priorities are met, use of the Council Chamber and Reception room by Voluntary and Community groups is encouraged for significant local events.

In the lead up to and during elections, use of rooms for elections purposes would override all other priorities.

Proposal

2. In reviewing public room hire charges, it is proposed that the above principles are retained and that the Council should seek to recover costs only where additional costs are incurred.

Taking account of actual cost to the Council and annual RPI, proposals for charging were arrived at following a short benchmarking exercise with both external commercial and not for profit facilities and with reference to charges currently applied by Gedling Leisure for use of public meeting rooms in leisure and community centres.

Costs of refreshments have been factored in to the hourly charge for the Reception and Committee Rooms and for additional caretaking during the evenings and at weekends.

An amended Room Hire Policy which reflects these principles is attached at **Appendix 1** and proposals for charging are set out at **Appendix 2**.

Alternative Options

3. In drafting these proposals, the following alternative options were considered:
 - That the charges set in 2009/10 are simply inflated to reflect the year on year RPI increase. This option was not recommended as it did not fully reflect the costs incurred for additional caretaking and would also significantly undercut those facilities available through Leisure Services.
 - That charges are set on a commercial basis and used as an avenue for income generation. This option was not recommended as it did not reflect the aim of the Council to encourage use of public rooms by the Community and Voluntary Sector.

Financial Implications

4. The Council has an annual room hire income budget of £1,800 and a refreshment income budget of £1,300. The room hire proposals set out in this policy have been set in order to achieve this, and the income budget and charges will be subject to annual review against actual costs incurred.

Appendices

Appendix 1: Proposed Council Room Hire Policy

Appendix 2: Proposed room hire charges

Background Papers

5. None identified.

Recommendation

THAT Cabinet considers and adopts the proposed Council Room Hire Policy and agrees the proposed room hire charges

Reasons for Recommendations

The approach taken in determining the Room Hire Policy and in setting the charges reflects the Council's aim to clarify the rationale for hire and use of public rooms at the Civic Centre, and to set charges which encourage greater use of those facilities, particularly by the Voluntary and Community Sector.

POLICY FOR HIRE OF THE CIVIC CENTRE

1. Principles of hire

First priority for use of public meeting rooms is for Council, Cabinet and Committee meetings and for the administration of Elections. Secondly, priority is given during the working day for business use by Gedling Borough Council and those partner organisations that occupy parts of the Civic Centre under a lease agreement with the Council. Once these priorities are met, use of the Council Chamber, Reception and Committee rooms by local Voluntary and Community groups is encouraged. The Council also welcomes proportionate use of the facilities by Corporate and Public Sector bodies.

2. Hiring arrangements

Charitable, Voluntary, Public and Corporate bodies will be able to hire the Chamber and/or Foyer area for events of special significance such as Annual General Meetings and awards events.

The Reception and Committee Rooms will also be available for hire by Charitable, Voluntary, Public and Corporate bodies including political organisations connected with this Council.

Booking of the Foyer area for events is restricted to out of office hours only (6pm – 10pm on weekdays and 9am – 6pm on Saturdays).

Refreshment costs and costs of additional caretaking for evening and weekend use of the Civic Centre are reflected in the hourly charge to the hirer.

As a matter of policy, payment for room bookings must be made in advance.

3. Concessions

A discount of 25% on the standard hourly charge will be granted to Gedling based Charitable and Voluntary groups.

Free use of the Chamber, Committee and Reception rooms and foyer will be granted for the purpose of joint strategic partnership events and meetings, wherever Members of the Council and/or Gedling Borough Council staff are leading in their coordination.

Free use of public rooms will also be granted for Gedling Borough Council political group meetings and events. Wider political group meetings will be charged at the standard rate.

In the event that the hirer applies a charge to delegates for attending an event booked at the Civic Centre, all rights to free or concessionary use will be waived.

4. Car Parking

In the event that the hirers require parking facilities for 11 or more external delegates they will be advised to book the overspill car park.

Proposed Public Room Hire Charges

ITEM	£ CHARGE PER HOUR
	25% discount is granted for Gedling based voluntary and community organisations
Reception room	
Weekdays to 6pm	17.00
Weekday evenings	21.00
Saturdays to 6pm	27.00
Committee room	
Weekdays to 6pm	11.00
Weekday evenings	14.00
Saturdays to 6pm	21.00
Foyer area	
Weekday evenings 6pm – 10pm	28.00
Saturdays to 6pm	40.00
Council Chamber	
Weekdays to 6pm	24.00
Weekday evenings	28.00
Saturdays to 6pm	40.00
Overspill Car park (11 external delegates or over)	25

Appendix 2

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Report to Cabinet

Subject: Local Government Boundary Commission – Full Electoral Review of Gedling.

Date: 13 February 2014

Author: Service Manager, Elections and Members' Services.

Wards Affected

Borough-wide.

Purpose

To inform Cabinet of the conclusion of the Local Government Boundary Commission's (LGBCE) review of Gedling Borough Council.

Key Decision

This is not a Key Decision.

Background

- 1 The LGBCE commenced a Full Electoral Review of Gedling following a request made to the Commission shortly after the last borough elections. The review has now concluded and the order to enable the new wards to come into operation at the next election has passed through the statutory process.

Proposal

- 2.1 From 7 May 2015 Gedling will be divided into a total of 19 wards served by 41 elected members. As this statutory process is now complete this report is simply for information.
- 2.2 As a consequence of the new Borough wards the parish of Woodborough must now be divided into two wards to ensure that boundaries are coterminous.
- 2.2 The Gedling (Electoral Changes) Order 2014 was made on 8 January and can be viewed here <http://www.legislation.gov.uk/ukxi/2014/19/contents/made>. A map of the

new wards can be found on the LGBCE's website here
<https://consultation.lgbce.org.uk/node/695/la=150> .

- 2.3 Detailed work to create a scheme of new polling districts has begun and it is anticipated that a report will be made to Council towards the end of 2014.

Alternative Options

- 3 There are no alternative options.

Financial Implications

- 4 There are no financial implications directly arising from this report.

Appendices

- 5 None identified

Background Papers

- 6 None identified.

Recommendation(s)

It is recommended THAT Cabinet note the contents of the report.

Reasons for Recommendations

- 7 To inform elected members of the conclusion of the Local Government Boundary Commission for England full electoral review of Gedling.

Report to Cabinet

Subject: Gedling Borough Youth Council
Date: 13 February 2014
Author: Corporate Director (Stephen Bray)

Wards affected

Borough wide

Purpose

- To inform members of the progress of plans to introduce a Youth Council for Gedling Borough

Key decision

This is not a key decision.

Background

- 1 There is both anecdotal and statistical evidence that young people are increasingly less likely to engage with the democratic process. There is also a lack of a collective voice for young people to express their views about important issues affecting their futures and for local organisations to go through to engage and consult with young people about such issues.
- 2 During 2013, the Council, through the Policy Advisor for Young People and supported by the Corporate Director and the Elections and Members Services team, began discussions with the County Youth Service about how these issues might be addressed through the development of a directly elected Youth Council for Gedling Borough.
- 3 These discussions led to the development of a Youth Council “offer” which has since been the subject of discussion with the main secondary schools and academies in the Borough. A copy of the “offer” document is attached at **Appendix A**.
- 4 The Policy Advisor for Young People has provided verbal updates to Cabinet as the project has progressed. However, with elections now approaching, it is felt to be timely to report formally to Cabinet on the proposal and how it will be progressed.

Proposal

- 5 The Youth Council will be an elected body consisting of students elected at the Borough’s main secondary schools/academies. Each secondary school/academy
-

within the Borough has been invited to elect three youth councillors, irrespective of the size of the school. Youth councillors will serve a two year term of office.

- 6 It has not at this stage proved possible to progress direct election at schools outside the Borough where Borough students attend. This is something which it is hoped can be addressed in future years but, to ensure young people from those areas are represented, arrangements have been made to co-opt young people from those areas (see below).
- 7 The objectives of the Youth Council are: -
 - To support and encourage young people's involvement in and understanding of democracy
 - To give young people a say in future issues affecting them
 - To act as a sounding board for the Council and other partners on key issues affecting young people
- 8 The Youth Council agenda will be set by the young people themselves, supported and advised by the Youth Service. The Borough Council will provide a venue for the Youth Council to meet (the Council Chamber) and provide ongoing administrative support for its operation.
- 9 The County Youth Service currently operates a series of young peoples' Scrutiny Advisory Development Boards across the county, one of which covers the Borough of Gedling. The Boards are not directly elected but do involve and engage with young people. The aim in the first instance is for the Youth Council to merge with the existing Scrutiny Advisory Development Board but, over time, it looks likely that the Youth Council will become a free-standing body in its own right.
- 10 Current members of the Scrutiny Advisory Development Board include young people from the Borough's northern parishes. Arrangements are being made for these young people to be co-opted onto the Youth Council - this will ensure that all parts of the Borough are represented from the outset.
- 11 It is suggested that the Borough Council should use the Youth Council as a sounding board to consult with on issues related to and relevant to young people - examples might include the Local Plan and the need to make budget savings. Content will need to be presented in styles and using techniques young people understand and relate to and the Youth Service will continue to advise and support on this. The Council will also need to listen and respond to issues raised by young people themselves.
- 12 The Council is also encouraging other partners engage with the Youth Council in this way and, in recent discussions, a range of partner organisation have expressed their willingness to do this.
- 13 Plans are now well advanced for elections to take place in schools towards the end of March 2014. Detailed arrangements for the identification of candidates, their promotion and electoral arrangements will vary between schools, but in broad terms all youth councillors will be directly elected by their peers. The Youth Service is offering training in manifesto development, drawing on considerable experience of this in

supporting elections to the national Youth Parliament, while the Borough Council is offering training and advice in the running of an election.

14 In many schools, sixth formers and other senior students are taking roles in the administration of elections, further raising awareness of democratic processes. The Borough Council will be loaning out various election materials to make the elections feel as realistic as possible.

15 Following the election, the first meeting of the Youth Council will be held in late April/early May. Further meetings will then be held each half term.

Alternative options

16 Various alternative approaches to elections and engagement have been considered. Detailed approaches to elections and engagement will vary between schools involved.

17 A further alternative would be not to develop a Youth Council but this would not deliver the objectives now being sought.

Financial Implications

18 Establishing the Youth Council so far has taken a considerable amount of officer and member time, with extensive engagement with schools that is continuing. On an ongoing basis, such engagement is expected to reduce and the day to day aspects of supporting the administrative requirements of the Youth Council can be contained from within existing agreed resources.

Appendices

Youth Council offer document – December 2013

Background Papers

None

Recommendations

Cabinet is recommended: -

(a) To note and support steps to establish a Youth Council for Gedling Borough

Reasons for recommendations

To support and promote engagement with young people on key local issues and with the democratic process.

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A Youth Council for Gedling

Proposal

- To work in partnership with Borough Secondary schools and Nottinghamshire County Council Youth Engagement Team to introduce a Gedling Borough Youth Council.

Objectives

- To support and encourage young people's involvement in and understanding of democracy
- To give young people a say in future issues affecting them
- To act as a sounding board for the Council and other partners on key issues affecting young people

Proposal in more detail

Drawing on the experience of the Youth Parliament, the aim is for a Youth Council to be established to cover the Borough of Gedling. This would initially involve a more democratically elected element to the current Gedling Scrutiny Advisory and Development Board, but could, with the support of the young people involved, evolve into a Youth Council.

The Youth Council should represent young people from across the Borough, largely by working through the Borough's secondary schools. The suggestion is that there should be two youth councillors from each of the Borough's eight secondary schools.

Elected youth councillors would serve a term of two years. Youth councillors can be of any age within the secondary school age range but must resign their post when they leave school. It is suggested Youth Councillors are between years 7 and 11 when elected.

The councillors should ideally be directly elected by pupils at each school. Candidates in each school would put their names forward for election and produce a manifesto setting out why they should be elected. All pupils at the school would then have the opportunity to vote in an election for the candidate(s) of their choice.

The Borough Council will help schools to deliver a directly elected election tailored to the needs of each school. Support available may include: -

- printing "ballot papers";
- loan of ballot boxes; polling booths
- using class registers as "electoral registers"
- producing election signage;

- training pupils to take electoral roles (such as Returning Officer; Presiding Officers; Counting staff)
- briefing teachers involved in delivery (PHSE staff, for example)
- supervision (with school staff) an election count and announcing a result
- training for successful candidates in relevant skills (such as chairing meetings)
- possible mentoring support from existing Gedling Borough Councillors to successful candidates

The County Council's Youth Engagement in Democracy pack will be available as supporting material. The County Council's Youth Engagement bus could be made available as a "polling station".

Why should schools be interested

- Links with national curriculum (numeracy; literacy)
- Strengthening concepts of citizenship and engagement
- Introducing and strengthening concepts of democracy and representation
- Student empowerment

What will the Youth Council Do?

- Give local young people a real say on issues relevant to their futures, helping them shape their futures
- Act as a sounding board for various public services on the impact of their plans on young people

The Youth Council agenda will be set by the young people themselves, supported and advised by the Youth Service.

The Borough Council is committed to use a Youth Council as a sounding board to consult with on issues related to and relevant to young people, and will encourage other partners to do this. Examples might include the Local Plan and the need to make budget savings. Content will be presented in styles and using techniques young people understand and relate to. The Borough Council will offer the Council Chamber, free of charge, as meeting venue for Youth Council meetings.

When will this happen

Ideally elections would be held in Spring 2014, on different days at each school.

Further information

Stephen Bray - Corporate Director – Gedling Borough Council

Cllr Henry Wheeler - Policy Advisor for Young People – Gedling Borough Council



Report to Cabinet

Subject: Forward Plan

Date: 13 February 2014

Author: Service Manager, Elections and Members' Services

Wards Affected

Borough-wide.

Purpose

To present the Executive's draft Forward Plan for the next four month period.

Key Decision

This is not a Key Decision.

Background

- 1 The Council is required by law to give to give notice of key decisions that are scheduled to be taken by the Executive.

A key decision is one which is financially significant, in terms of spending or savings, for the service or function concerned (more than £500,000), or which will have a significant impact on communities, in two or more wards in the Borough.

In the interests of effective coordination and public transparency, the plan includes any item that is likely to require an Executive decision of the Council, Cabinet or Cabinet Member (whether a key decision or not). The Forward Plan covers the following 4 months and must be updated on a rolling monthly basis. All items have been discussed and approved by the Senior Leadership Team.

Proposal

- 2 The Forward Plan is ultimately the responsibility of the Leader and Cabinet as it contains Executive business due for decision. The Plan is therefore presented at this meeting to give Cabinet the opportunity to discuss, amend or delete any item that is listed.

Alternative Options

- 3.1 Cabinet could decide not agree with any of the items are suggested for inclusion in the plan. This would then be referred back to the Senior Leadership Team.
- 3.2 Cabinet could decide to move the date for consideration of any item.

Financial Implications

- 4 There are no financial implications directly arising from this report.

Appendices

- 5 Appendix 1 – Forward Plan

Background Papers

- 6 None identified.

Recommendation(s)

It is recommended THAT Cabinet note the contents of the draft Forward Plan making comments where appropriate.

Reasons for Recommendations

- 7 To promote the items that are due for decision by Gedling Borough Council's Executive over the following four month period.

Issue	Key Decision or Council Decision?	Who will decide and date of decision	Documents to be considered (only applicable to executive Key decisions)	Who will be consulted?	From whom can further information be obtained and representations made?
Council Plan (Including Budget)	Key	Cabinet 20 February 2014	Officer report and Council Plan	TBA	Alison Ball, Service Manager Finance alison.ball@gedling.gov.uk
Prudential and Treasury Indicators and Treasury Strategy 2014/15	Not Key	Cabinet Council 20 February 2014 3 March 2014	Prudential and Treasury Indicators and Treasury Strategy 2014/15	Not applicable.	Alison Ball, Service Manager Finance alison.ball@gedling.gov.uk
Capital Programme 2014/15	Key	Cabinet Council 20 February 2014 3 March 2014	Capital Programme 2014/15	Statutory consultation with Business Ratepayers.	Alison Ball, Service Manager Finance alison.ball@gedling.gov.uk
Public Realm Works - Project report	Not Key	Cabinet 20 March 2014	Public Realm Works - Project report	N/A	Alison Bennett, Service Manager, Housing and Localities alison.bennett@gedling.gov.uk

Issue	Key Decision or Council Decision?	Who will decide and date of decision	Documents to be considered (only applicable to executive Key decisions)	Who will be consulted?	From whom can further information be obtained and representations made?
Review of the Housing Strategy	Not Key	Cabinet 20 March 2014	Review of the Housing Strategy		Alison Bennett, Service Manager, Housing and Localities alison.bennett@gedling.gov.uk