

Authority Monitoring Report

April 2017 – March 2018

December 2018

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Introduction

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

Gedling Borough Replacement Local Plan (2005) – Superseded July 2018

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 It was superseded in part by the adoption of the Aligned Core Strategy (Part 1 Local Plan) in September 2014 and superseded fully by the adoption of the Local Planning Document (Part 2 Local Plan) in July 2018, outside of the monitoring period.

Local Plan Milestones

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

Local Development Scheme

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

Statement of Consultation

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

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

Development Plan Documents

Aligned Core Strategy (Part 1 Local Plan)

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

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

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

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

Local Planning Document (Part 2 Local Plan)

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

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

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

Policies Map

- 3.12 The Policies Map accompanying the Local Planning Document (Part 2 Local Plan) was adopted in July 2018 (outside of the monitoring period). This map includes housing and employment allocations, including the strategic allocations set out in the Aligned Core Strategy (Part 1 Local Plan).

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

- 3.13 The Proposals Map accompanying the Replacement Local Plan (2005) was superseded following the adoption of the Local Planning Document (outside of the monitoring period).

Supplementary Planning Documents

- 3.14 Supplementary Planning Documents are not included in the Local Development Scheme. The Borough Council may produce Supplementary Planning Documents to give further guidance on their adopted policies. They may cover a range of issues, which may be either thematic (e.g. affordable housing or open space provision) or site specific (e.g. development briefs for allocations).

- 3.15 Adopted Supplementary Planning Documents are available on Gedling Borough Council's website which will also be updated regularly to provide the latest timetable for preparing new Supplementary Planning Documents:

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

- 3.16 No Supplementary Planning Documents were adopted during the monitoring period. The Local Planning Document (Part 2 Local Plan) proposes a number of Supplementary Planning Documents to support the Plan, work on which will commence following adoption of the Plan.

Neighbourhood Planning

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

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

Neighbourhood Development Plans

Burton Joyce Neighbourhood Plan

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

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

Calverton Neighbourhood Plan

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

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

Linby Neighbourhood Plan

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

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

Papplewick Neighbourhood Plan

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

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

Neighbourhood Development Orders

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

Community Infrastructure Levy

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

Duty to Co-operate

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

Local Planning Authorities

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

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

Statutory Consultees

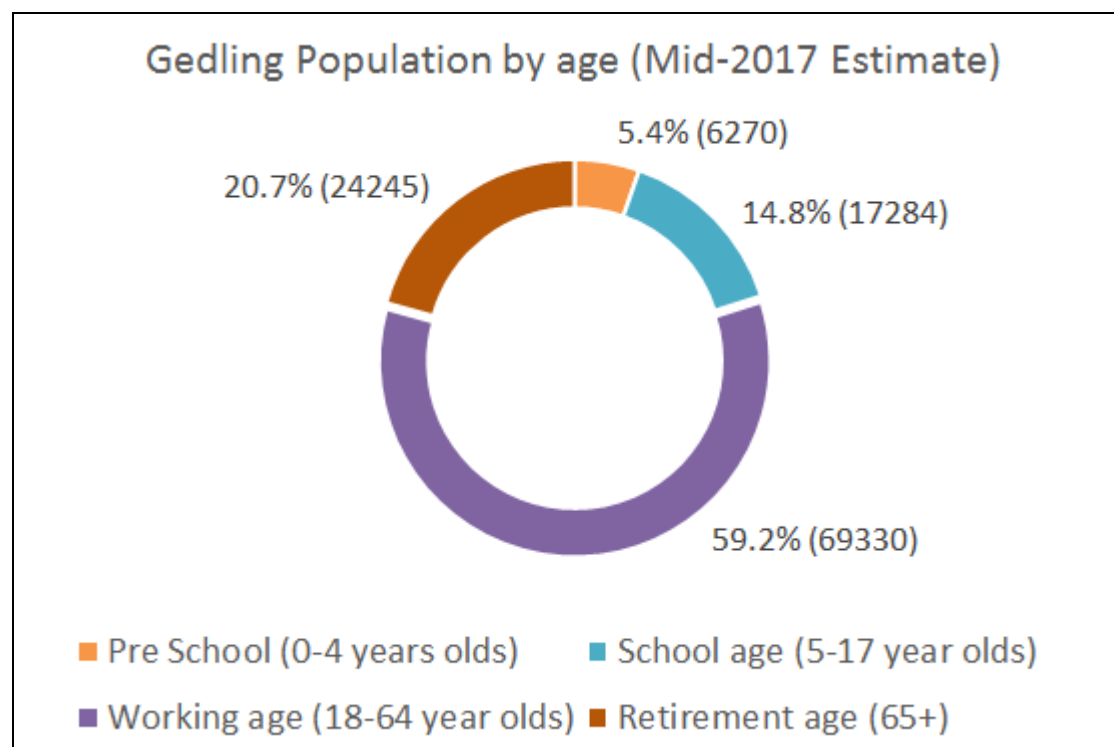
- 6.3 Gedling Borough Council has an ongoing collaborative relationship with statutory consultees, including the Environment Agency, Natural England, Historic England, Highways England the Homes and Communities Agency and other key partners. Discussions with these organisations informed the evidence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

Demographic Structure of the Borough

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

Population

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



Ethnicity

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

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

Deprivation

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

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

Monitoring the Local Plan

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

Climate Change

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

Air Quality Management

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

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

Carbon Dioxide Emissions

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

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

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

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

Energy per Meter by Type

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

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

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

Energy Consumed by Type

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

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

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

Renewable Development

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

Wind Turbines:

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

Solar Farms:

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

Biofuel facilities:

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

New Waste Management Facilities

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

Table 5: New waste management facilities

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

Flooding and Water Quality

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

Households in Flood Zones 2 and 3

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

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

Table 6: Flood Zones 2 and 3

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

Sustainable Drainage Systems

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

Natural Environment

Green Belt

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

Sites of Special Scientific Interest (SSSI)

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

National Nature Reserves

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

Local Nature Reserves

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

Local Wildlife Sites

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

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

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

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

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

Table 8: Local Wildlife Sites under positive management

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

Local Geological Sites

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

Sherwood Forest Special Protection Area

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

Woodland and Ancient Woodland

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

Green Flag Award

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

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

Country Parks

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

Open Space

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

Table 9: New open space committed from s106 agreements

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

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

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

Greenfield Land Lost to New Development

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

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

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

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

Historic Environment

Heritage Assets

8.42 Within the Borough, there are:-

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

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

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

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

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

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

Table 11: Heritage assets at risk by type

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

Conservation Areas

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

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

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

Homes

Housing Requirement

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

Housing Completions

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

Table 12: Housing requirement and completions (net)

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

Communal Uses

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

Table 13: Communal uses

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

Strategic Sites for Housing Development

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

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

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

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

Non-Strategic Sites for Housing Development

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

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

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

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

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

Completions on Allocated, Non-Allocated and Safeguarded Sites

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

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

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

Completions on Previously Developed Land (Brownfield Land)

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

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

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

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

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

PDL = previously developed land

Completions on Residential Garden Land

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

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

Table 18: New homes completed on residential garden land

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

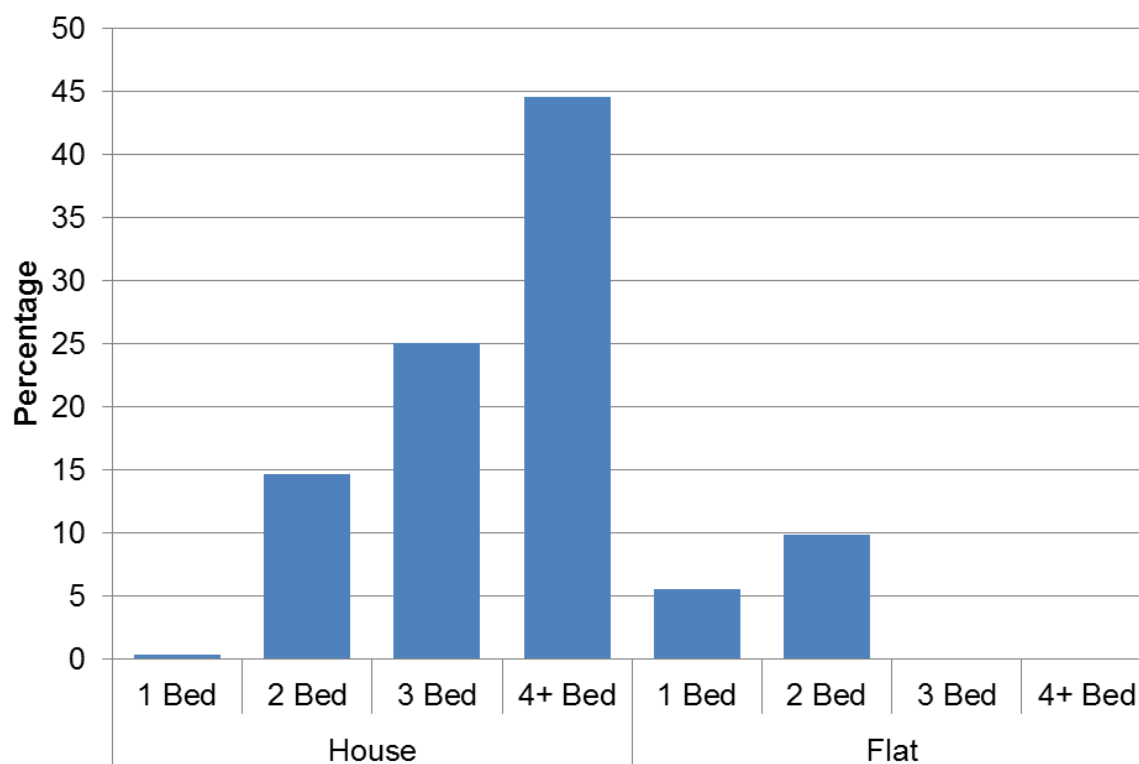
Dwelling Types

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

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

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

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



Density

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

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

² More than 10 dwellings.

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

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

dph = dwellings per hectare

Five Year Housing Land Supply

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

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

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

Brownfield Land Register

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

Self Build and Custom Homes Register

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

Affordable Homes

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

Table 20: Number of affordable homes delivered

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

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

Table 21: Percentage of affordable homes delivered

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

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

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

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

Homelessness

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

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

Table 22: Number of homelessness acceptances

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

Empty Homes

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

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

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

House Prices

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

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

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

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

Gypsies, Travellers and Travelling Showpeople

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

Regeneration

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

Employment

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

Employment Land Requirement

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

Allocated Sites for Employment Development Progress

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

Table 25: Allocated sites for employment

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

Office Development

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

Industrial and Warehouse Development

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

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

Assessed Employment Need

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

Supply of Employment Land

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

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

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

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

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

Threshold: 1,000 sqm or 1 ha

Employment Losses

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

Table 27: Employment losses

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

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

Labour Supply

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

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

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

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

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

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

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

Unemployment

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

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

Education, Skills and Learning

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

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

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

Earnings by Type

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

Table 31: Earnings by residence (Gross Weekly Pay)

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

Retail and Town Centre Uses

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

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

8.99 The above uses relate to the Use Class Orders A1 to A5, B1a, C1, D1 to D2 and sui generis of the Town and Country Planning (Use Classes) Order 1987. Policy 6 of the Aligned Core Strategy sets a target to maintain or improve the vitality and viability of the centres.

Hierarchy of Centres

8.100 Policy 6 of the Aligned Core Strategy (Part 1 Local Plan) and Policy LPD 49 of the Local Planning Document (Part 2 Local Plan) identifies the network and hierarchy of centres across Greater Nottingham. Carlton Square has been reclassified from a 'district centre' in Policy 6 of the Aligned Core Strategy to a 'local centre' in policy LPD49 of the Local Planning Document. The policy includes the following centres for the Borough:-

- Town Centre – Arnold
- Local Centres – Burton Joyce, Calverton, Carlton Hill, Carlton Square, Gedling Colliery/ Chase Farm, Gedling, Mapperley Plains, Netherfield and Ravenshead

8.101 The hierarchy has been developed using evidence from shopping studies and will help guide new development to appropriate sized centres and ensure balanced growth across the area. The Broxtowe, Gedling, Nottingham City and Rushcliffe Retail Study (2015) reviewed the hierarchy and proposed a revision with the reclassification of Carlton Square as a Local Centre.

Planning Permissions for Retail and Other Town Centre Use Development

8.102 Since 1 April 2011, a number of sites have been granted planning permission for retail and other town centre use development over the 1000sqm floorspace or 1ha site area threshold, as shown in Table 32. None have been granted permission during this monitoring period.

Table 32: Retail and other town centre use development

Site	Status
Victoria Retail Park (Unit 1)	Unit 1 demolished and re-developed for three new retail units (2011/0887).
The White Hart	Former public house demolished and redeveloped for a new retail food store
Land South of Colwick Loop Road	Planning permission granted for new A4 public house and A3 restaurant or A5 hot food takeaway (2013/0497)
Land South of Colwick Loop Road	Planning permission granted for A1 retail, petrol filling station and B1/B2/B8 employment uses (2013/0500)
Teal Close	Planning permission granted for up to 28,000 square metres of retail, financial and professional services, food and drink, takeaway, non-residential institution and leisure uses. Condition applied to ensure that only 1,500 sqm of A1 floorspace and no single unit to be larger than 750 sqm. (2013/0546)
Former B&Q, 786 Mansfield Road	Planning permission granted for installation of a mezzanine floor to add 1,115 sqm of A1 retail floor space within an existing retail building (2016/0808).

Threshold: 1,000 sqm or 1 ha

Assessed Retail Need

8.103 The Greater Nottingham Retail Study was completed in 2008 and was based on evidence collected in 2007. A partial refresh based on the 2007 information was carried out in 2013. Due to changes in policy and the age of the evidence, consultants were commissioned to carry out a new study to support the Local Planning Document. This has updated the information on the need for retail floorspace and on shopping habits through a new Household Survey. Tables 33 and 34 set out the conclusions of the Broxtowe, Gedling, Nottingham City and Rushcliffe Retail Study (2015) on additional retail floorspace required in Gedling Borough.

Table 33: Additional 'convenience' retail floorspace required in Gedling Borough.

Convenience	2019	2024	2028
Arnold Town Centre	285 sqm	543 sqm	761 sqm
Carlton Square District Centre	180 sqm	343 sqm	474 sqm
Local Centres	141 sqm	269 sqm	374 sqm
Rest of Borough (residual floor space)	-5485 sqm	-4682 sqm	-4036 sqm
Total – Gedling Borough	-4879 sqm	-3527 sqm	-2427 sqm

Note: The negative figures relate to where there is more floorspace than required to meet the levels of expenditure identified in the Retail Study (2015).

Table 34: Additional 'comparison goods' retail floorspace required in Gedling Borough.

Comparison Goods	2019	2024	2028
Arnold Town Centre	732 sqm	2091 sqm	3392 sqm
Carlton Square District Centre	57 sqm	159 sqm	266 sqm
Local Centres	75 sqm	210 sqm	345 sqm
Rest of Borough (residual floor space)	-2582 sqm	-1195 sqm	231 sqm
Total – Gedling Borough	-1715 sqm	1265 sqm	4234 sqm

Note: See previous note.

Office Development in Arnold Town Centre

8.104 There was no completed B1 office development over the 1,000 sqm or 1 ha threshold in Arnold town centre during the current monitoring period.

Retail Development outside Defined Centres

8.105 As shown in Table 32, planning permission has been granted for retail and other town centre use development outside of defined centres. Permissions at Victoria Retail Park and the White Hart sites have been implemented and the remainder of the sites are yet to be implemented.

Health of Centres

8.106 Planning Practice Guidance suggests a number of indicators to assess the health of town centres. This monitoring report monitors the diversity of uses and the proportion of vacant street level property the town and local centres.

8.107 Table 35 sets out the findings of the shopping centre surveys undertaken in January 2018 and shows the percentage of the diversity of uses in the shopping centres in Gedling Borough.

Table 35: Diversity of uses

Shopping Centre	A1	A2	A3	A4	A5	Other
Arnold Town Centre (Primary)	70%	16 %	3 %	2 %	4 %	5 %
Arnold Town Centre (Secondary)	41 %	8 %	4 %	5 %	8 %	35 %
Carlton Square District Centre	55 %	6 %	3 %	6 %	9 %	21 %
Burton Joyce Local Centre	47 %	7 %	0 %	0 %	13 %	33 %

Calverton Local Centre	37 %	5 %	5 %	0 %	16 %	37 %
Carlton Hill Local Centre	51 %	10 %	9 %	1 %	13 %	16 %
Gedling Local Centre	44 %	10 %	10 %	0 %	12 %	24 %
Mapperley Plains Local Centre	64 %	15 %	7 %	2 %	9 %	3 %
Netherfield Local Centre	46 %	6 %	5 %	1 %	8 %	33 %
Ravenshead Local Centre	47 %	27 %	0 %	0 %	13 %	13 %

8.108 Although there is no policy requirement to record the percentage of vacant units, the shopping centre surveys also monitor vacant units in shopping centres as shown in Table 36.

Table 36: Proportion of vacant units

Shopping Centre	2011	2018
Arnold Town Centre (Primary)	9 %	6 %
Arnold Town Centre (Secondary)	6 %	5 %
Carlton Square District Centre	24 %	24 %
Burton Joyce Local Centre	0 %	0 %
Calverton Local Centre	5 %	0 %
Carlton Hill Local Centre	9 %	6 %
Gedling Local Centre	5 %	2 %
Mapperley Plains Local Centre	3 %	5 %
Netherfield Local Centre	13 %	14 %
Ravenshead Local Centre	0 %	0 %

Community Facilities and Services

Local Facilities

8.109 Table 37 sets out the number of local facilities in the Borough. The Community Centres section refers only to those that are operated by Gedling Borough Council. It should be noted that there are other community centres in Gedling Borough that are not operated by the Council (including the Newstead Centre, Netherfield St Georges Centre, Calverton Core Centre, Colwick Community Centre, Bestwood Village Community Centre, Older Person's Welfare Arnold, Gedling Memorial Hall, The Beacon Killisick and Arnold Hill Community Centre).

8.110 The Leisure Centres section refers to the five centres that are operated by Gedling Borough Council, plus the one in Ravenshead that is operated by the Parish Council.

8.111 There are 9 'Inspire' libraries in Gedling Borough:
<https://www.inspireculture.org.uk/reading-information/find-a-library/>

8.112 The GP Practices section reflects information provided by the Nottingham North and East Clinical Commissioning Group – it should be noted that there are an additional four GP Practices within Hucknall (within Ashfield District).

8.113 There are two accredited museums in Gedling Borough – Papplewick Pumping Station and Newstead Abbey. It should be noted that other collections exist in the Borough that are not formally accredited, at Bestwood Winding Engine House; Burton Joyce Centre for Local History and Calverton Folk Museum.

Table 37: Number of Local Facilities

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

Access to Facilities

8.114 Policy 12 of the Aligned Core Strategy sets a target to improve accessibility from residential development to key community facilities and services.

8.115 A range of infill / small-scale development is scattered throughout the Arnold/Carlton urban area. As this urban area contains a wide range of key services together with a substantial range of public transport services, an assumption is made that in practice any development within this area will be "sustainable", insofar as this is likely to be within 30 minutes travel time of the range of community facilities and services. Therefore, this monitoring report assesses only large development sites (over 10 dwellings).

8.116 Out of 261 new homes (gross) completed, 164 new homes were on large sites. Table 38 shows that the majority of the large residential developments have access to community facilities and services by public transport, walking and cycling within 30 minutes travel time with no more than a 400m walk to a bus stop.

Table 38: Access to services and facilities

	GP Surgery	Hospital	Primary School	Secondary School	Employment (500+ jobs)	Community Centre	Leisure Centre
Public transport	100 %	98 %	100 %	100 %	100 %	100 %	61 %
Walking	61 %	24 %	100 %	61 %	91 %	61 %	61 %
Cycling	100 %	99 %	100 %	100 %	100 %	100 %	100 %

8.117 Appendix 3 contains details of the locations of services and facilities.

Life Expectancy

8.118 Policy 12 of the Aligned Core Strategy sets a target for improvements in health. Life expectancy within the Borough for the period 2014–16 was 80.0 years for males (increasing from 79.4 years in 2013-15) and 83.2 years for females (decreasing from 83.6 in 2013-15).

Major Sporting Facilities

8.119 Policy 13 of the Aligned Core Strategy sets a target for increased provision of major sporting facilities. There were no major sporting facilities developed during the monitoring period.

Residents participation in sport

8.120 One of the key objectives of the Aligned Core Strategy is improving the health and well-being of residents. Table 39 shows the percentage of Gedling Borough residents aged 16 or over who participated in 3 x 30 minute sessions or more of moderate intensity activity per week, according to the Active People Survey carried out on behalf of Sport England. From 2015/16 onwards, the Active Lives survey took over from the Active People Survey. The Active Lives survey is summarised in Table 40, which shows the percentage of Gedling Borough residents aged 16 or over in relation to their level of activity (not including time spent gardening).

Table 39: Adult (16+) participation in Sport and Active Recreation

	Adult (16+) participation by frequency
2011/12	23.4%
2012/13	26.8%
2013/14	30.1%
2014/15	24.1%
2015/16	22.9%

Table 40: Sport and Activity Levels of Adults (16+) in Gedling Borough

	Inactive (<30 minutes per week)	Fairly Active (30-149 minutes per week)	Active (150+ minutes per week)	Adults taken part in sport or activity 2+ times in last 28 days
2015/16	25.6%	12.8%	61.7%	N/A
2016/17	29.0%	11.9%	59.2%	74.3%
2017/18	20.7%	13.6%	65.7%	81.3%

Design and Local Identity

8.121 Policy 10 of the Aligned Core Strategy sets a target to improve the standards of design and states that indicators will be set locally through the Local Planning Document and Supplementary Planning Documents.

Community Safety and Crime

8.122 The number of crimes has increased since 2014 as shown in Table 41. The measures calculated for the statistics may change every year and therefore they should not be used for comparison purposes.

Table 41: Total number of crimes

	All crime	Burglary of a dwelling	Business crime	Criminal damage	Robbery	Violence against the person
2014	5,050	305	n/a	825	58	1,226
2015	4,537	245	n/a	776	49	1,315
2016	5,320	285	n/a	801	55	1,493
2017	5,483	286	n/a	802	55	1,566
2018	6,174	330	n/a	890	57	1,713

n/a = no longer reported separately

Transport

Public Transport

8.123 Policy 14 of the Aligned Core Strategy sets a target to increase modal shift towards public transport, walking and cycling. In 2017, 93 per cent of households within Gedling Borough have access to hourly or better daytime bus services to town, district or City Centre. 2018 information was not available.

8.124 Nottinghamshire County Highways provides data on the number of public transport trips made at the county level only; as such this has not been monitored in previous monitoring reports. Table 42 provides an indication of the number of bus boardings made from within Gedling Borough during the monitoring period for each service operator. It should be noted that this data is indicative and that the accuracy of the recording of data may vary depending on the individual operator.

Table 42 – Bus Boardings in Gedling Borough by operator

Bus Operator	Approximate number of bus-boardings made within Gedling Borough in 2017/18
Nottingham City Transport	5,595,000
Nottinghamshire County Council Fleet Service	8, 750
Ravenshead Community Transport	2,395
Stagecoach East Midlands	94,639
Trent Barton	543,260

Traffic Growth

8.125 County Highways provides data on traffic growth within Gedling Borough. Traffic data is expressed as percentage growth in comparison to the situation in 2010. Table 43 shows that the amount of traffic has increased by 4.3% since 2010.

Table 43: Traffic growth

	Percentage of traffic growth in Gedling Borough compared with 2010
2010	100.0 %
2011	99.9 %
2012	97.4 %
2013	99.3 %
2014	103.1 %

2015	102.8 %
2016	103.0 %
2017	104.3 %

Cycling

8.126 County Highways provides data on the number of cycle trips within Gedling Borough. Cycle data is expressed as percentage growth in comparison to the situation in 2010. Table 44 shows that the number of cycling trips has increased by 8.4% since 2010.

Table 44: Number of cycle trips

	Percentage of cycling trips in Gedling Borough compared with 2010
2010	100.0 %
2011	107.6 %
2012	99.8 %
2013	105.8 %
2014	111.2 %
2015	113.1 %
2016	111.9 %
2017	108.4%

Travel Plans

8.127 Policy 14 of the Aligned Core Strategy sets a target to increase the number of developments supported by travel plans. No such agreements were signed during the monitoring period.

Travel to Work

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

Railway Station Usage

8.129 The latest Estimates of Station Usage was published by the Office of Rail and Road (ORR) on 1st December 2017. The estimates of station usage consist of the total numbers of people travelling from or to the station (entries and exits) and it set out in Table 45.

<http://orr.gov.uk/statistics/published-stats/station-usage-estimates>

Table 45: Estimates of Station Usage (entries and exits) in Gedling Borough

	Burton Joyce	Carlton	Netherfield	Newstead
2010/11	7,400	20,112	6,132	31,748
2011/12	6,786	22,372	7,410	34,750
2012/13	6,928	21,410	6,682	30,872
2013/14	5,302	20,298	5,382	28,624
2014/15	5,372	25,168	6,050	33,938
2015/16	8,228	36,344	6,544	31,932
2016/17	11,542	46,578	7,742	35,868

Conclusions

- 9.1 The Aligned Core Strategy was adopted in September 2014 and has replaced some of the policies in the Replacement Local Plan.
- 9.2 The Local Planning Document was adopted in July 2018, outside of the monitoring period. The monitoring report does not take account of the indicators in the Local Planning Document (Part 2 Local Plan) as this was adopted outside of the monitoring period.
- 9.3 The Calverton Neighbourhood Plan was approved by referendum (November 2017). Outside of the monitoring period the Papplewick Neighbourhood Plan (July 2018) and the Burton Joyce Neighbourhood Plan (November 2018) were also approved by referendum.
- 9.4 The Community Infrastructure Levy Charging Schedule has been in place since October 2015. In the monitoring period from 1st April 2017 to 31st March 2018, £417,212.34 of CIL receipts were collected from CIL Liable developments.
- 9.5 The population mid-2017 estimate is 117,100 adding 3,557 individuals since the 2011 Census. The 2011 Census shows that the Borough has an ageing population with residents who are over 65 representing 20.7% of the overall resident population. According to the 2011 Census, 8.9% of Gedling's population are from a 'Black and Minority Ethnic' group. This has risen from 5.2% recorded in 2001.
- 9.6 The findings of the indicators as set out in the Aligned Core Strategy are as follows:

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

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

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

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

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

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

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

Target	Comment
Delivery of 7,250 new homes between 2011 and 2028	1,743 new homes built between 2011 and 2018.
5 year (with additional buffer of 5% or 20% as appropriate) supply of deliverable housing sites	During the monitoring period the Council did not have a five year land supply. Outside the monitoring period following the adoption of the Local Planning Document in July 2018 the Council was able to demonstrate a five year land supply (5.10 years).

Maintain an appropriate mix of house type, size and tenure	Since 1 April 2011, the highest proportion of new build homes completed was for four or more bedroom houses followed by three bedroom houses, two bedroom houses and two bedroom flats.
Provision of 1,450 affordable housing in Gedling Borough between 2011 and 2028	293 affordable homes built between 2011 and 2019.

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

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

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

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

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

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

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

Target	Comment
Maintain or improve the vitality and viability of the centres within the plan area	Percentages of the diversity of uses in Town Centre, District Centre and Local Centres show the majority of the units are A1 retail. No B1 office development (over the 1,000 sqm or 1 ha threshold) built in Arnold town centre during 2017/18.

Community Facilities and Services (targets set by Policy 12 of the Aligned Core Strategy)

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

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

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

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

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

Appendix 1: Authority Monitoring Report Requirements

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

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

Appendix 2: Definitions of Indicators

Large Development

Large development is defined in Part 2 (1) of the Town and Country Planning (Development Management Procedure) (England) Order 2010⁶:

“major development” means development involving any one or more of the following—

- (a) the winning and working of minerals or the use of land for mineral-working deposits;*
- (b) waste development;*
- (c) the provision of dwellinghouses where —*
 - (i) the number of dwellinghouses to be provided is 10 or more; or*
 - (ii) the development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the development falls within sub-paragraph (c)(i);*
- (d) the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or*
- (e) development carried out on a site having an area of 1 hectare or more;*

New homes

For calculating net completions:-

$a - b + c + d$

a = new build completions

b = demolitions

c = change of use (net gain)

d = conversions (net gain)

For calculating gross completions:-

$a + b + c$

a = new build completions

b = change of use (gross gain)

c = conversions (gross gain)

New floorspace for office development, industrial and warehouse uses, retail and town centre uses

For net floorspace:-

$a - b + c + d$

a = new floorspace completions (gross)

b = demolitions

c = change of use (net gain)

d = conversions (net gain)

⁶ <http://www.legislation.gov.uk/ukxi/2010/2184/article/2/made>

Appendix 3: Access to Community Facilities and Services

GP Surgeries / Health Centres

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

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

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

Hospitals

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

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

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

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

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

Primary and Secondary Schools

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

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

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

Further information on schools and colleges within Gedling Borough and surrounding local authorities can be found using the following website:
<http://www.nottinghamshire.gov.uk>.

Areas of Employment

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

Community Centres / Leisure Centres

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

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

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

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

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

Appendix 4: CIL Monitoring Report



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

**Regulation 62
Monitoring Report 2017/18**

Published for December 2018

1. Introduction

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

1.2. The Borough Council will use CIL to secure fund towards strategic infrastructure projects contained on the Council's Regulation 123 List.

1.3. Regulation 62 of the CIL Regulations (as amended) requires a Charging Authority to:

“Prepare a report for any financial year (“the reported year”) in which -

a) it collects CIL, or CIL is collected on its behalf; or

b) an amount of CIL collected by it or by another person on its behalf (whether in the reported year or any other) has not been spent.”

1.4. The financial year to which this document relates is 2017/18 and the information within it relates to the period from 1st April 2017 to 31st March 2018.

2. Monitoring

2.1. Table 1 sets out the CIL Monitoring information as required by Regulation 62(4) for the financial year 2017/18.

2.2. Table 2 provide a cumulative summary of total CIL collected and amounts spent since CIL came into effect on 16th October 2015.

3. Further Information

3.1. Further information about the Gedling Borough CIL including the Charging Schedule, Instalment Policy, and Regulation 123 to be funded by CIL can be found on the Council's website at www.gedling.gov.uk/cil or by contacting the CIL Officer on 0115 901 3731 or by e-mail at cil@gedling.gov.uk.

Table 1 – Gedling Borough CIL Monitoring Information 2017/18

[illegible]

4 (c) (cc) (ii)	Summary details of any notices served in accordance with regulation 59E, including: (i) The total value of CIL receipts requested from each local council; and (ii) Any funds not yet recovered from each local council at the end of the reported year.	None None
4 (d)	Total amount of CIL receipts retained at the end of the reported year.	£426,368.09

Table 2 – Gedling Borough CIL Monitoring Information Cumulative Summary from 15th October 2015 to 31st March 2018

Regulation 62 Reference	Description	Amount Collected / Project Title
(3)	Land payments made in respect of CIL charged by the Borough Council, and CIL collected by way of a land payment which has not been spent if at the end of the reported year;- c) Development consistent with a relevant purpose has not commenced on the acquired land; or d) The acquired land (in whole or in part) has been used or disposed of for a purpose other than a relevant purpose; and the amount deemed to be CIL by virtue of regulation 73(9) has not been spent.	Zero Zero
4 (a)	Total CIL receipts	£459,331.34
4 (b)	Total CIL expenditure	£32,963.25
4 (c) (i)	The items of infrastructure to which CIL (including land payments) has been applied	£ Zero
4 (c) (ii)	Amount of CIL expenditure on each item	£ Zero
4 (c) (iii)	Amount of CIL applied to repay money borrowed, including any interest, with details of the infrastructure items which that money was used to provide (wholly or in part)	£ Zero
4 (c) (iv)	Amount of CIL applied to administrative expenses pursuant to Regulation 61, and that amount expressed as a percentage of CIL collected in that year i	£22,966.56 (5%)
4 (c) (ca) (i)	The amount of CIL passed to any local council under regulation 59A or 59B	£ 9,996.69
4 (c) (ca) (ii)	The amount of CIL passed to any person under	£ Zero

	regulation 59(4)	
4 (c) (cb)	<p>Summary details of the receipt and expenditure of CIL to which Regulation 59E or 59F applied including:</p> <p>(iv) The total CIL receipts that regulations 59E and 59F applied to</p> <p>(v) The items to which the CIL receipts to which regulations 59E and 59F applied have been applied; and</p> <p>(vi) The amount of expenditure on each item</p>	<p>£ 52,873.25</p> <p>None</p> <p>£ Zero</p>
4 (c) (cc) (ii)	<p>Summary details of any notices served in accordance with regulation 59E, including:</p> <p>(iii) The total value of CIL receipts requested from each local council; and</p> <p>(iv) Any funds not yet recovered from each local council at the end of the reported year.</p>	<p>None</p> <p>None</p>
4 (d)	Total amount of CIL receipts retained at 31 st March 2018	£426,368.09