

Authority Monitoring Report

April 2012 – March 2013

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January 2014

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1. Introduction

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 The East Midlands Regional Plan was revoked by the central government on 12 April 2013¹.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

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

2. Gedling Borough Replacement Local Plan

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

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3. Local Plan Milestones

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

Local Development Scheme

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

Statement of Community Involvement

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

Development Plan Documents

Core Strategy

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

² For the Hucknall area only.

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

Local Planning Document

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

Proposals Map

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

Arnold Town Centre Action Plan

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

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

Supplementary Planning Documents

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

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4. Neighbourhood Planning

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

Neighbourhood Development Plan

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

Neighbourhood Development Orders

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

5. Community Infrastructure Levy

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

6. Duty to Cooperate

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

Local Planning Authorities

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

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

Environmental Agency

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

English Heritage

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

Natural England

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

Homes and Communities Agency

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

Highway Agency

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

7. Contextual Characteristics of the Borough

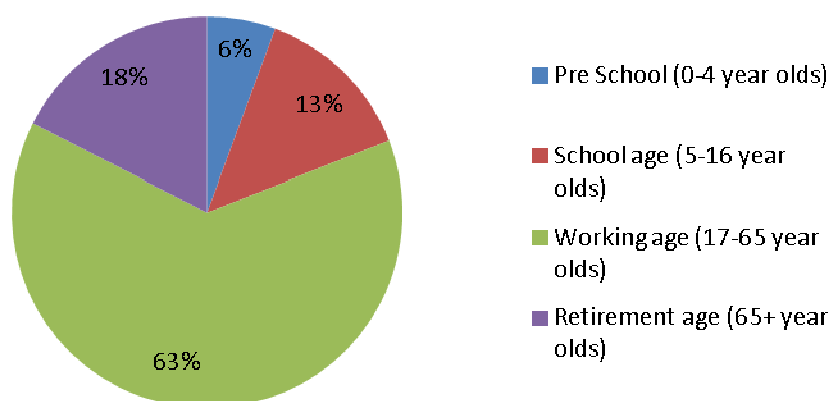
- 7.1 The key contextual characteristics of the Borough in this section are informed by the Council's "Gedling Now" evidence base and other sources. These provide the baseline information for assessing the environment, social and economic structures of the Borough. It was considered that for this report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

Demographic Structure

Population

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

2011 Census - Gedling's Population



Ethnicity

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

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

Deprivation

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

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

Economy

Unemployment

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

Labour Supply

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

Education, Skills and Learning

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

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

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

Natural and Built Environment

Natural Environment

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

Built Environment

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

Community Facilities

Accessibility

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

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

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

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

Housing and Households

Household Types and Tenure

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

Travel and Transport

Car Usage

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

Energy and Climate Change

Resource Use and Climate Change

- In 2007, Gedling Borough had the second lowest energy consumption out of all the Nottinghamshire local authority areas.
- In 2007, Gedling Borough had the lowest total carbon dioxide emissions by end user compared with the Nottinghamshire local authority areas.
- The greatest energy consumption and CO² emissions in the Borough were by domestic users. The Borough had the highest domestic energy consumption and CO² emissions in the County.

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

- Gedling Borough is currently in 7th position in the UK microgeneration rankings with a capacity of 2.344MWe (anaerobic digestion 2130 kWe, photovoltaic 213kWe and micro CHP 1kWe). This represents 1.46 per cent of total UK microgeneration⁶.

Crime and Disorder

Community Safety

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

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

8. Monitoring Indicators

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

Business Development and Town Centres

Employment Land Uses

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

Employment Land Requirement

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

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

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

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

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

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

Employment Completions

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

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

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

Table 1: Employment Losses

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

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

Employment Land Availability

Table 2: Employment Land Availability

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

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

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

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

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

Table 3: Allocated Employment Sites

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

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

Town Centre Uses

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

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

Retail, Office and Leisure Completions

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

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

Retail Shopping Centres

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

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

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

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

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

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

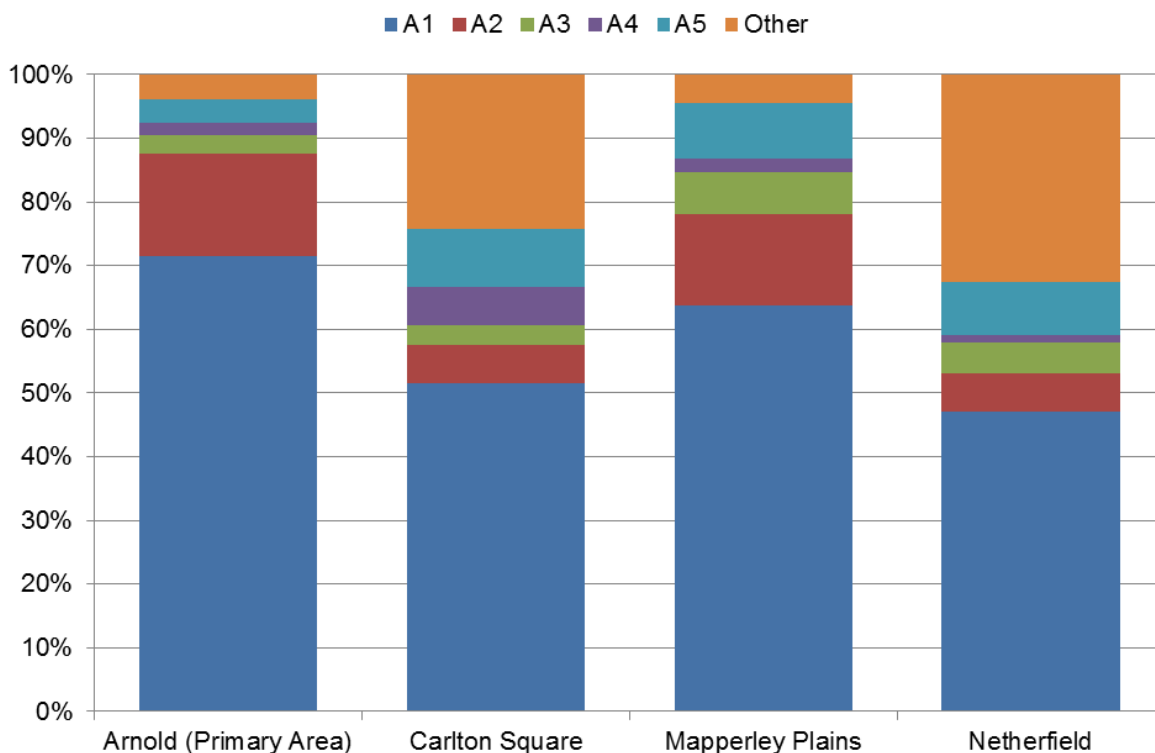
- Arnold as a Town Centre
- Carlton Square as a District Centre
- Burton Joyce, Calverton, Carlton Hill, Gedling, Mapperley Plains, Netherfield and Ravenshead as Local Centres

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

Shopping Centre Surveys on District Shopping Centres

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

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



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

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

Table 4: Non-A1 Units in District Shopping Centres (2010-2013)

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

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

Table 5: Vacant Units in District Shopping Centres

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

Housing

Housing Requirement

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

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

Housing Completions

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

Table 6: Net Dwellings Completed (2006-2013)

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

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

Windfall Completions

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

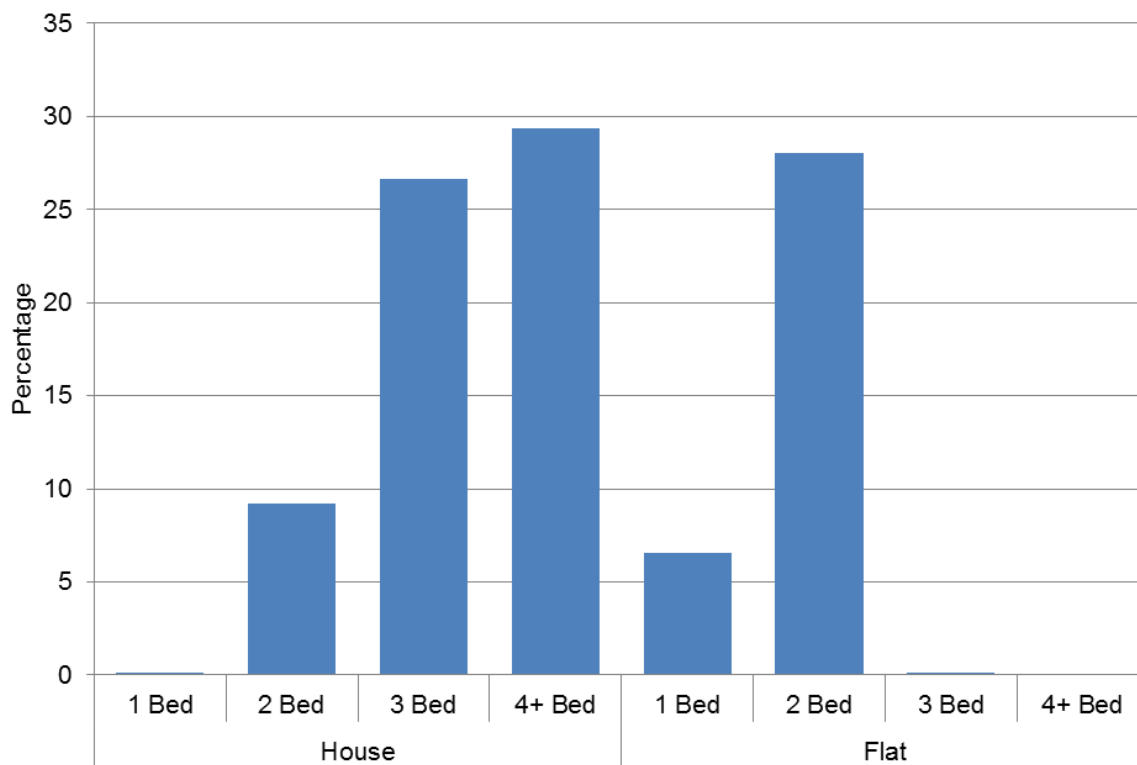
Table 7: Allocated and Windfall Completions (2005-2013)

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

New Build Dwelling Types

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

Figure 2: Types of Completed Dwellings (2006-2012)



Density of New Housing

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

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

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

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

dph = dwellings per hectare

New Housing on Previously Developed Land (Brownfield) Land

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

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

Table 9: New Dwellings Built on Previously Developed Land

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

Affordable Homes Delivered

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

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

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

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

Table 10: Number of Affordable Homes Delivered (gross)

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

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

Table 11: Percentage of Affordable Homes Delivered

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

Allocated Housing Sites

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

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

Table 12: Allocated Housing Sites

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

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

Strategic Housing Land Availability Assessment (SHLAA)

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

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

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

Five Year Housing Land Supply Assessment

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

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

Gypsy and Traveller Sites

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

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

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

Housing Quality – Building for Life Assessments

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

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

Travelling Time to Key Services

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

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

Table 13: Access to Key Facilities

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

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

Environmental Quality

Flooding and Water Quality

8.58 Within the monitoring period, no planning application was granted permission against the advice of the Environment Agency on flood defence grounds or water quality.

8.59 The Borough Council takes due regard of advice provided by the Environment Agency concerning flooding and takes a strong line in respect of development likely to be at risk from or to exacerbate flooding concerns. Within areas at potential risk from flooding where there is already existing development, for example in close proximity to the River Trent, the Environment Agency issue advisory notes to applicants indicating how flooding concerns can be minimised. This advice does not constitute an objection to a planning application and is passed onto applicants.

Biodiversity

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

Table 14: Sites of Importance for Nature Conservation

2008	2009	2010	2011	2012	2013
1,181.35 ha	1,184.93 ha	1,199.20 ha	1,198.06 ha	1,227.27 ha	1,227.49 ha

8.61 In 2012, there was a total of 1,227.27 ha of Sites of Importance for Nature Conservation in Gedling Borough. During 2013, the total figure of SINCs area has increased to 1,227.49 ha. This net gain results from a boundary review of the 'Woodborough Cemetery' site (5/3406).

Renewable Energy

8.62 In February 2012, planning permissions were granted for the installation of solar photovoltaic panels to the roofs of the Council's office buildings (Civic Centre and Jubilee House), a large garage sited within the Council's depot and the Richard Herrod Centre in Carlton. In March 2012, the two 7kW solar PV panels were installed to the roof of the office buildings and two 9kW panel PV panels installed to the garage. In late 2012, the 79kW solar PV panels were installed on the roof of the Richard Herrod Centre. The expected annual generation figure for all sites is 95,585 kWh of electricity.

Household Waste

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

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

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

Green Flag Award

- 8.64 The Green Flag Award scheme began in 1996 as a means of recognising and rewarding the best parks and green spaces in the country. Following a grant from Heritage Lottery, the introduction of Park Rangers, the establishment of the Friends of Arnot Hill Park and the continued support of the Grounds Maintenance Staff, Arnot Hill Park was awarded a Green Flag in 2007.
- 8.65 Since 2007, a number of projects have been completed including improvements to the lake, providing a new refreshment kiosk, the development of a skate park and a new play area, restoring the rose and sensory gardens, various planting schemes, reinstating the walls around the park, refurbishing the gatekeepers lodge and making improvements to the lighting as well as improving security through CCTV cameras. A new landscaped area has been installed to the front entrance of the park with the assistance from the park rangers and the Friends of Arnot Hill Park with funding secured by Nottinghamshire County Council Local Improvement Scheme.
- 8.66 2013 has been a busy time for continued developments in the park complimented enormously with partnership working. There have been new tree sculptures added to the existing art pieces, a new bench installed on the nature trail and new willow sculptures in the sensory garden and on the island in the lake. An interpretation panel was installed at the front entrance to the park providing visitors with historical information about the park and Arnot Hill House. The skate park has benefitted from improvements with an extension of the 'skirt' around the bowls and surfacing repairs.
- 8.67 Arnot Hill Park has been awarded a Green Flag for the seventh time during 2013.

9. Conclusions

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

¹⁰ For the Hucknall area only.

- 9.6 The housing requirement for Gedling Borough is 8,000 dwellings for the period 2006 to 2026. There have been 2,064 net dwelling completions since 2006. 68 per cent of net housing completions have taken place within the urban area and 32 per cent were within the rural area. There has been a drop in dwelling completions since 2007/08 due to the effect of the UK's recession. There has been a drop in dwellings built on windfall sites from 51% in 2011/12 to 25% in 2012/13.
- 9.7 The most frequently completed new build dwelling types were four or more bedroom houses followed by two-bedroom flats and three bedroom houses. The number of dwellings built on brownfield land has dropped from 44% in 2011/12 to 11% in 2012/13. The percentage of brownfield development is low for two reasons; the redesignation of residential garden land as greenfield and the increase in number of dwelling completions that are coming forward on greenfield allocated sites. The proportion of new affordable dwellings has decreased from 20% in 2011/12 to 16% in 2012/13.
- 9.8 The Five Year Housing Land Supply Assessment 2013 report shows that, against the housing requirement of the East Midlands Regional Plan (2009), Gedling Borough Council does not have a five year housing supply of land plus a 5% buffer as required by the National Planning Policy Framework. This will be addressed by the emerging Aligned Core Strategy which will demonstrate how the housing requirement set by the Aligned Core Strategy will be met and will provide a five year housing land supply.
- 9.9 The total figure of land designated as Sites of Importance for Nature Conservation (SINCs) increased from 1,227.27 ha in 2011/12 to 1,227.49 ha in 2012/13 due to a boundary review for one of the SINC sites. Arnot Hill Park was awarded a Green Flag for the seventh time in 2013.

Appendix 1: Authority Monitoring Report Requirements

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

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

Appendix 2: Descriptions of Indicators

Business Development and Town Centres

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

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

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

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

Housing

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

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

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

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

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

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Appendix 3: Access to Key Facilities

Key Facilities

GP Surgeries / Health Centres

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

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

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

Hospitals

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

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

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

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

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

Primary and Secondary Schools

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

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

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

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

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

Areas of Employment

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

Community Centres / Leisure Centres

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

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

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

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

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

Assessment of 30 Minutes Travelling Time

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

Assumptions were used in the model including:-

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

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