

Housing Strategy consultation replies and officer's responses

No.	Overall, is the strategy clear and easy to understand?	Officer Comments
1	We don't need more housing as we haven't got basic infrastructure for houses already have in Bestwood village and surrounding areas. We need Doctor surgery dentist local shops before you start adding to the ever-increasing housing.	Housing targets are set by the Government's standard method and the Gedling Local Development Plan will allocate the most appropriate sites in accordance with a settlement hierarchy which will delivery sustainable growth. Infrastructure improvements will be identified in consultation with the relevant authorities, and its delivery will be set out within the Infrastructure Funding Statement.
2	You haven't shared the link for us to read the strategy so we cannot say if it is clear and easy to understand.	The issue was resolved immediately, and the original 6-week consultation period was extended for a further 2 weeks.
3	Over complicated and no clear action other that "we are", what are you going to do and where? How are you going to ensure there are suitable infrastructures within Calverton, Woodborough, Oxtan etc, such as doctors' surgeries, schools, parking, shops. Its alright building houses but what about the congestion and mayhem that ensues as all are attempting to use and already oversubscribed facilities.	Addressed in Q1 above.
4	Improve the social housing system.	The Social Housing Bill will protect much-needed social housing stock, give affordable housing providers the clarity and confidence they need to build more social homes, and better protect tenants who are victims of domestic abuse by providing them with greater security and stability.
5	It is unclear to me what the plan is to increase affordable housing in the district and also how the council will increase social housing stock in line with demand. It is unclear to me how new development of housing will help contribute to the climate crisis. Very weak strategy in terms of climate action and low carbon homes.	This will be delivered through the local plan allocations and other appropriate development in accordance with the appropriate policies of the plan.

Housing Strategy consultation replies and officer's responses

No.	Please let us know what we could improve?	Officer Comments
1	The strategy provides a good overview of services available which underpin the priorities and demographic information. The strategy would benefit from detail being more concise. The action plan would benefit from more measurable actions and clearer detail about what difference will be seen when actions are achieved.	The Strategy is an overarching document. More detailed information relating to individual service areas will be set out in supporting strategies and service-specific documents.
2	The roads they are a disgrace.	Responsibility for roads in Nottingham is split between Nottingham City Council and Nottinghamshire County Council, depending on where the road is located. Major strategic routes and motorways are handled nationally by National Highways.
3	Far too much information for the average resident to read/understand.	Noted. The strategy is intended to provide an overarching framework and therefore needs to cover the full range of current housing issues in sufficient detail.
4	To understand yes to comprehend NO.	Noted. The Council will continue to consider how the Strategy can be presented as clearly as possible for residents.
5	Less large houses, more 2-bedroom, affordable housing and less 4/5 beds, more doctors, pharmacists and schools, and more green spaces. New housing should NOT be built on greenbelt but incorporated into derelict and abandoned buildings.	There is a need for homes of different sizes and a mix of tenures to meet current housing needs across the Borough. The housing mix policies of the local plan will be informed by a Housing Needs Assessment that identifies the appropriate types of homes to deliver.
6	Explain exactly what it is you're doing.	A housing strategy is a high-level, long-term plan developed by the Council to meet the housing needs of its residents.
7	Easy to read summary of key actions planned.	Noted. The Council will consider how key actions can be summarised clearly within the Strategy and supporting documents.

Housing Strategy consultation replies and officer's responses

8	Good and valuable document.	Noted. The Council welcomes the positive feedback on the Strategy.
9	Not so long winded.	Addressed in Q3 above.
10	It is not clear to me when reading the housing strategy what plans are in place to develop/increase social housing stock for those in need and eligible for this and how this differs from affordable housing. developed external to the housing stock available through eligible letting processes.	This will be delivered through the local plan allocations and other appropriate development in accordance with the appropriate policies of the plan.
11	It is not wanted by the people of Bestwood village.	Noted. Housing is needed across the borough to address local affordability, prevent homelessness and support local economies.
12	Too long winded and not clear, need to make this simpler	Addressed in Q3 above.
13	Fine dress up many hidden agendas of which, if people recognised they were hidden there, they would not approve.	Noted. The Strategy has been prepared through a public consultation process and sets out the Council's approach to addressing identified housing needs.
14	Simplify the document, shorten and link strands that appear under different headings	Addressed in Q3 above.
15	what I cannot understand is that the council want to build more houses. We have planning at the council for two semis and the red tape fiasco that we have to go through. we have a demolition order for the abandoned shop and outbuilding. we can't demolish it as we have to get a bat survey carried out. so far it has cost us almost two grand with a further two grand to part for two people to check when it gets warmer. now we have been landed with a hefty business rates bill that we have to pay even though we have no business and want to knock it down. So how can the housing strategy come into place with all this red tape to do with a bat?? will you come across this too with the building of houses?	Bats are a protected species, and their presence is a material planning consideration. Any potential impact on protected species must be considered through the planning process, and disturbance may constitute an offence.
16	The strategy makes no mention of how other community facilities will be accommodated (e.g. education, social, recreation).	Infrastructure improvements will be identified in consultation with the relevant authorities, and its delivery will be set out within the Infrastructure Funding Statement.

Housing Strategy consultation replies and officer's responses

No.	Comments from those that disagreed that the strategy gave clear clarity about what the Council is aiming to achieve.	Officer Comments
1	You haven't published the strategy for us to read.	The issue was resolved immediately, and the original 6-week consultation period was extended for a further 2 weeks.
2	No building on green belt.	The growth strategy is set out within the Local Plan that is subject to consultation and then examination by the Secretary of State.
3	Too wishy washy.	Noted. The strategy is intended to provide an overarching framework and therefore needs to cover the full range of current housing issues in sufficient detail.
4	It's confusing and contradictory.	Addressed in Q2 above.
5	The strategy should commit to developing more affordable housing and a number of new social housing that will be made available during term of strategy.	Housing targets are set by the Government's standard method and the Gedling Local Development Plan will allocate the most appropriate sites in accordance with a settlement hierarchy which will delivery sustainable growth. Infrastructure improvements will be identified in consultation with the relevant authorities, and its delivery will be set out within the Infrastructure Funding Statement.
6	The main priorities are clear however the underpinning information is sometimes not clearly linked to the theme it is addressing. Concise, summary information about what the Council's aims are and how it will achieve those aims at the end of each priority would be helpful.	The strategy sets out the aim, objectives, and timetable to deliver the 4 key priorities of the Strategy.
7	No properties for the elderly to downsize into.	Noted. The need for a suitable mix of homes, including housing options for older residents and those wishing to downsize, will be considered through the Housing Needs Assessment and relevant Local Plan policies.

Housing Strategy consultation replies and officer's responses

8	The plan lacks all concept of infrastructural development and in isolation will cause a whole range of unconsidered problems and costs.	Housing targets are set by the Government's standard method and the Gedling Local Development Plan will allocate the most appropriate sites in accordance with a settlement hierarchy which will delivery sustainable growth. Infrastructure improvements will be identified in consultation with the relevant authorities, and its delivery will be set out within the Infrastructure Funding Statement.
9	It gives no indication of strategy for local infrastructure, including ability local roads and transport to the city centre.	Addressed in Q8 above.
10	Can't seem to find out exactly what it you're doing.	The strategy sets out the current housing position and identifies four key priorities to address local housing needs.
11	Big on aims small on actions.	Noted The strategy sets out the aim, objectives, and timetable to deliver the 4 key priorities of the Strategy.
12	It is unclear how the Council will ensure that new homes will have a reduced carbon footprint despite claiming this is an aim. How will this be implemented and measured? The strategy does not reference the Design Code Framework.	These matters are covered in other plans such as the Carbon Management Strategy and policies within the local plan that will require homes to be constructed to a certain standard.
13	Why propose a strategy that is against the wishes of the people?	A council's housing strategy is essential because it aligns local planning, health, and economic growth to meet community needs. It provides a roadmap to tackle homelessness, boost affordable housing supply, improve property standards, and help vulnerable residents live independently.
14	The strategy rewards those who have made minimal effort over the years, by forcing those have taken appropriate actions to pay for the first group as well as themselves.	Noted. The Strategy seeks to respond to identified housing needs across the borough and to support residents in different circumstances.
15	Too wordy, how do headings link together.	Addressed in Q3 above.

Housing Strategy consultation replies and officer's responses

No.	Suggested additional priorities from respondents who disagreed with the four existing key priorities.	Officer Comments
1	You haven't published the strategy for us to read.	The issue was resolved immediately, and the original 6-week consultation period was extended for a further 2 weeks.
2	No building on green belt.	The growth strategy is set out within the Local Plan that is subject to consultation and then examination by the Secretary of State.
3	Not enough on infrastructure.	Housing targets are set by the Government's standard method and the Gedling Local Development Plan will allocate the most appropriate sites in accordance with a settlement hierarchy which will delivery sustainable growth. Infrastructure improvements will be identified in consultation with the relevant authorities, and its delivery will be set out within the Infrastructure Funding Statement.
4	Commitment to develop low carbon homes should be in the strategy.	These matters are covered in other plans such as the Carbon Management Strategy and policies within the local plan that will require homes to be constructed to a certain standard.
5	The priorities outlined appear appropriate. It is good to see the emphasis on adaptable homes within priority 1 but it would be helpful to understand what collaboration with social care & health partners will take place to ensure the right types of adaptations are being considered, in the right areas.	For the Local Plan, the Council directly consults with the County Council Policy Team regarding the policies and allocations within the plan. We will also enter into a Statement of Common Ground with NCC to present to the Inspector who will examine the plan. The Housing Needs Assessment does demonstrate that the borough has an ageing population and shows growth in the population with a disability. Policy 41 of the Gedling Borough Local Development Plan proposes that all new build homes are constructed to M4(2) standard which is a higher, optional

Housing Strategy consultation replies and officer's responses

		accessibility standard than the mandatory baseline of M4 (1). Adaptations are considered on an individual basis, taking account of each resident's specific needs and circumstances.
6	Properties for the elderly.	The housing mix policies of the local plan will be informed by a Housing Needs Assessment that identifies the appropriate types of homes to deliver.
7	Pharmacists, shops, green spaces, youth and kid's clubs.	Infrastructure improvements will be identified in consultation with the relevant authorities, and its delivery will be set out within the Infrastructure Funding Statement.
8	Prioritise local people, communities and businesses.	A housing strategy prioritises local people by enforcing targeted allocations policies and planning conditions designed to keep housing stock accessible to those with deep community ties. These frameworks ensure development and social housing directly benefit the existing community.
9	Homelessness numbers so small, it shouldn't be a priority.	The Council has experienced increased numbers in singles and families becoming homeless. These households are vulnerable and face overwhelming barriers to access basic necessities and services.
10	Children, especially school children.	Noted. The Strategy recognises the importance of housing in supporting families and communities. Wider infrastructure needs, including education provision, are considered through the Local Plan and engagement with relevant infrastructure providers.
11	Addressing housing need and affordable housing. Renewable energy initiatives.	The Social Housing Bill will protect much-needed social housing stock, give affordable housing providers the clarity and confidence they need to build more social homes, and better protect tenants who are victims of domestic abuse by

Housing Strategy consultation replies and officer's responses

		providing them with greater security and stability.
12	Threaded into all four priorities should be a reflection of Gedling's ambitions to reduce carbon emissions such as building low carbon homes and using planning as an enabler for this alongside to other commitments that mitigate the risks of climate change to include planning for green spaces around homes that improve health and wellbeing, reduce heat islands, and improve air quality through natural mitigations.	Addressed in Q4 above.
13	Inserting suitable infra structures to the current population which are failing due to much housing and building.	Housing targets are set by the Government's standard method and the Gedling Local Development Plan will allocate the most appropriate sites in accordance with a settlement hierarchy which will delivery sustainable growth. Infrastructure improvements will be identified in consultation with the relevant authorities, and its delivery will be set out within the Infrastructure Funding Statement.
14	Don't build more houses we don't need any more where I live.	Noted. Housing is needed across the borough to address local affordability, prevent homelessness and support local economies.
15	To enable those who have worked and saved money for the authority over many years, to continue to do so.	Noted. The Strategy is intended to respond to identified housing needs across the borough and to support residents in a range of circumstances. It does not seek to reward particular behaviours, but to ensure that housing support and provision are targeted fairly and in accordance with assessed need and relevant statutory duties.
16	Key priorities? needs further work on the prominence if the key priorities are to have an impact on house building.	The Strategy sets out four key priorities that provide the framework for addressing housing needs across the borough. The priorities will also inform wider work, including the Local Plan, housing mix policies and engagement with developers and registered providers.

Housing Strategy consultation replies and officer's responses

17	Increase density and efficient use of land.	Housing targets are set by the Government's standard method and the Gedling Local Development Plan will allocate the most appropriate sites in accordance with a settlement hierarchy which will delivery sustainable growth. Infrastructure improvements will be identified in consultation with the relevant authorities, and its delivery will be set out within the Infrastructure Funding Statement.
18	As per my last notes. make it easier for people to build houses and homes.	

Housing Strategy consultation replies and officer's responses

No.	Respondents' reasons for disagreeing with the proposed delivery of key priorities actions (Action Plan)	Officer Comments
1	You haven't published the strategy for us to read.	The issue was resolved immediately, and the original 6-week consultation period was extended for a further 2 weeks.
2	You will not be a council in 5yrs time. We will have been handed over to Nottm city who will do who knows what.	Final decisions from the government regarding Local Government Reorganisation (LGR) boundaries are expected by the Summer of 2026.
3	Too much housing is being built.	Noted. Housing is needed across the borough to address local affordability, prevent homelessness and support local economies.
4	There are no actions about developing more social housing. Very limited action in terms of low carbon homes.	This will be delivered through the local plan allocations and other appropriate development in accordance with the appropriate policies of the plan. Low carbon homes are covered in other plans such as the Carbon Management Strategy and policies within the local plan that will require homes to be constructed to a certain standard .
5	The actions outlined are generally appropriate however they are not always specific and measurable; the measurements of success appear vague. Target are also not always clear or related to the action.	The strategy sets out the aim, objectives, and timetable to deliver the 4 key priorities of the Strategy.
6	Too many large properties being developed and where there are larger estates insufficient infrastructure and support services included.	Housing targets are set by the Government's standard method and the Gedling Local Development Plan will allocate the most appropriate sites in accordance with a settlement hierarchy which will delivery sustainable growth. Infrastructure improvements will be identified in consultation with the relevant authorities, and its delivery will be set out within the Infrastructure Funding Statement.
7	Should not be building on greenbelt... no thought given to wildlife, no thought given to people needing green space to walk.	The growth strategy is set out within the Local Plan that is subject to consultation and then examination by the Secretary of State.

Housing Strategy consultation replies and officer's responses

8	Actions not clear enough.	Addressed in Q5 above.
9	Action Plan does not include any reference to developing low carbon homes and does not include reference to the design code framework. These should be integral to help match local commitments to reducing carbon emissions.	The strategy has been amended to include activities that address the requirements of the Carbon Management Strategy and Action Plan, as well as the East Midlands Local Retrofit Strategy.
10	Infra structure for the existing population who are being failed - 4 weeks for GP appointments, etc due to excessive house building.	Addressed I Q6 above.
11	Not necessary, point scoring by labour and reform	Addressed in Q3 above
12	From my understanding much of the plan involves building on green belt and recreational land.	The growth strategy is set out within the Local Plan that is subject to consultation and then examination by the Secretary of State.
13	It rewards those who have acted and continue to act irresponsibly, by forcing those who have acted responsibly to lay for those who have not.	Noted. The Strategy is intended to respond to identified housing needs across the borough and to support residents in a range of circumstances. It does not seek to reward particular behaviours, but to ensure that housing support and provision are targeted fairly and in accordance with assessed need and relevant statutory duties.

Housing Strategy consultation replies and officer's responses

No.	Respondents' reasons for disagreeing on how the Council will measure success	Officer Comments
1	You haven't published the strategy for us to read.	The issue was resolved immediately, and the original 6-week consultation period was extended for a further 2 weeks.
2	The actions are not SMART and therefore not measurable.	The strategy set achievable targets confirming what is to be delivered, by whom and when.
3	Measures of success are vague, it would be helpful to understand what increase in housing supply, energy efficient homes, etc would be considered successful.	Housing targets are set by the Government's standard method and the Gedling Local Development Plan will allocate the most appropriate sites in accordance with a settlement hierarchy which will deliver sustainable growth. The strategy has been amended to include activities that address the requirements of the Carbon Management Strategy and Action Plan, as well as the East Midlands Local Retrofit Strategy.
4	Which council do you mean?	The Strategy is for Gedling Borough Council only
5	Didn't see how you're going to do this Surely success is measured by no homelessness, clean and safe streets and no crime.	The Strategy sets out the priorities, actions and timescales for delivery. Success will be measured through relevant housing indicators, including progress in preventing and relieving homelessness, improving access to suitable housing, and supporting safe, sustainable communities. Wider issues such as crime and street cleanliness are important but are addressed through other Council strategies and partner services.
6	Disagree with prioritising illegal immigrants over homeless, sofa sleepers and families who have been in the housing waiting list for many months!	Noted. The Strategy does not prioritise any one group over another. Housing support and allocations are considered in accordance with assessed housing need, eligibility criteria and the Council's statutory duties. This includes support for households who are homeless, at risk of homelessness or living in temporary

Housing Strategy consultation replies and officer's responses

		accommodation, or on the housing register.
7	Measures should include developing more low carbon homes and reducing carbon emissions and improving air quality.	These matters are covered in other plans such as the Carbon Management Strategy and policies within the local plan that will require homes to be constructed to a certain standard.
8	Cllr Maltby is the only one who listens and has a robust understanding of community views.	Noted.

Housing Strategy consultation replies and officer's responses

No.	Respondents' reasons for disagreeing that the strategy was relevant to them and their community	Officer Comments
1	You haven't published the strategy for us to read.	The issue was resolved immediately, and the original 6-week consultation period was extended for a further 2 weeks.
2	No new resources and you want to build on green belt land. And flood plains.	These matters are covered in other plans such as the Carbon Management Strategy and policies within the local plan that will require homes to be constructed to a certain standard.
3	Do not want any more housing.	Noted. Housing is needed across the borough to address local affordability, prevent homelessness and support local economies
4	This has not taken our village into account.	Housing targets are set by the Government's standard method and the Gedling Local Development Plan will allocate the most appropriate sites in accordance with a settlement hierarchy which will delivery sustainable growth. Infrastructure improvements will be identified in consultation with the relevant authorities, and its delivery will be set out within the Infrastructure Funding Statement.
5	Not enough information about homelessness in the area and how to prevent it. Limited reference to substance misuse and housing first approach which has had success in other areas.	The Housing Strategy is an overarching document. More detailed information relating to individual service areas will be set out in supporting strategies and service-specific documents, including the Homelessness and Rough Sleeping Strategy 2022–2027. Priority 2 of the Housing Strategy also provides further detail on homelessness and related support.
6	It does not reflect our needs.	The 4 key priorities set out a clear objective on how to address our future housing needs.
7	Our village can't cope with existing and already future planned housing and population increases.	Addressed in Q4 above.

Housing Strategy consultation replies and officer's responses

8	No effective infrastructure plans.	Housing targets are set by the Government's standard method and the Gedling Local Development Plan will allocate the most appropriate sites in accordance with a settlement hierarchy which will delivery sustainable growth. Infrastructure improvements will be identified in consultation with the relevant authorities, and its delivery will be set out within the Infrastructure Funding Statement.
9	There are now enough new builds in this area, having lost a lot of greenspace and wildlife areas.	Addressed in Q8 above.
10	The influx of HMO's is causing the area to become a no-go zone. There is constant fly tipping and long-time residents feel very unsafe.	The Council is monitoring HMO numbers across the borough.
11	Does not include sufficient reference to the climate crisis and developing low carbon homes that are affordable and reduce reliance on oil and gas.	These matters are covered in other plans such as the Carbon Management Strategy and policies within the local plan that will require homes to be constructed to a certain standard.
12	Not wanted Not needed. Area has ceased to be a village due to excessive house builds.	Addressed in Q8 above.
13	All residents should be consulted directly, not just given an opportunity online as many residents may not have access to.	Noted. The Council seeks to make consultations as accessible as possible. However, consulting every resident directly is not always practical due to the scale of the borough, the resources required, and the need to ensure consultation activity remains proportionate.
14	Even in our community, social housing is required. It is imperative that we have a diverse community and the housing is low cost to give those on lower wages an opportunity to live here.	Affordable housing will be delivered through the local plan allocations and other appropriate development in accordance with the appropriate policies of the plan.
15	The strategy does not mention other areas of consideration. How will other facilities be incorporated to the housing strategy? What is the impact on those facilities? Will existing facilities continue to exist, if not, how will they be replaced?	Infrastructure improvements will be identified in consultation with the relevant authorities, and its delivery will be set out within the Infrastructure Funding Statement.

Housing Strategy consultation replies and officer's responses

No.	Respondents' reasons for disagreeing that the strategy addresses the most important housing issues in the borough	Officer Comments
1	We need more facilities before more housing.	Housing targets are set by the Government's standard method and the Gedling Local Development Plan will allocate the most appropriate sites in accordance with a settlement hierarchy which will delivery sustainable growth. Infrastructure improvements will be identified in consultation with the relevant authorities, and its delivery will be set out within the Infrastructure Funding Statement.
2	You haven't published the strategy for us to read.	The issue was resolved immediately, and the original 6-week consultation period was extended for a further 2 weeks.
3	It is all about building more when there should be no more.	More homes are needed because housing supply continues to keep pace with demand, affecting affordability and limiting housing choice.
4	Infrastructure requirements, doctors, pharmacies, schools, parking. It certainly does not address the "Affordable Housing" issue. Many are built, good, but they are purchased by large organisations who then rent them out at the same cost of a standard mortgage, thus totally making a mockery of the just cause. Question is are you going to allow this to continue, or are you prepared to put caveats on planning permissions?	Addressed in Q1 above.
5	Very limited and weak strategy in relation to climate crisis and limited commitment to work with Jigsaw to develop new social housing and how the council will meet growing demand.	Affordable housing will be delivered through the local plan allocations and other appropriate development in accordance with the appropriate policies of the plan. The strategy has been amended to include activities that address the requirements of the Carbon Management Strategy and Action Plan, as well as the East Midlands Local Retrofit Strategy.

Housing Strategy consultation replies and officer's responses

6	The strategy should focus on just three elements. 1) Getting rid of/demolishing poor quality housing. 2) Building more quality, affordable housing. 3) Developing new communities between the current urban and rural communities so as not to change the character of the existing communities.	Address in Q1 above.
7	The action plan does not appear to respond to the identified gap in housing need and how this will be addressed or include targets regarding this. Could there be targeted work around engagement with RPs regarding the new Homes England 10-year funding plans and proactive work with developers about areas of need?	Addressed in Q1 above.
8	You need to look into whole new town development to start to meet demand.	Addressed in Q1 above.
9	Needs in the outlying areas in Gedling, Broxtowe, etc are NOT the same as requirements in the City area. These proposals seem set on satisfying Nottingham City requirements at all costs.	The strategy has been developed giving regard to Gedling borough residents needs and not those of any other council.
10	To many large houses.	The housing mix policies of the local plan will be informed by a Housing Needs Assessment that identifies the appropriate types of homes to deliver.
11	The increase of HMO's has destroyed the community feel, made it increasingly impossible to get GP appointments and made it unsafe for our young and old to feel safe when out.	The Council is monitoring HMO numbers across the borough.
12	No mention of infrastructure requirements. Where are all the new residents going to find doctors, dentists etc What impact will all the new cars have on local roads (potholes).	Addressed in Q1 above.
13	Does not address the need to develop affordable housing through low carbon solutions.	These matters are covered in other plans such as the Carbon Management Strategy and policies within the local plan that will require homes to be constructed to a certain standard.
14	The biggest concern people have is the amount of new builds at the destruction of the environment causing an unprecedented strain on services who at present are failing to deliver.	Address in Q5 above.
15	Green belt and recreational lands must not be destroyed for the sake of housing. These areas must be	The growth strategy is set out within the Local Plan that is subject to

Housing Strategy consultation replies and officer's responses

	preserved. There are many brown belt sites available. There is no clear plan to upgrade the necessary infrastructure.	consultation and then examination by the Secretary of State.
16	The only winners are those who have squandered their money.	Noted. The Strategy does not prioritise any one group over another. Housing support and allocations are considered in accordance with assessed housing need, eligibility criteria and the Council's statutory duties. This includes support for households who are homeless, at risk of homelessness or living in temporary accommodation, or on the housing register.
17	As per my last notes. plus, where are you going to get all the tradesmen from?? it will take longer than a few weeks to train up these people to be professional in their jobs.	It is the responsibility of the developers to ensure they have required contractors in place to deliver the sites.

Housing Strategy consultation replies and officer's responses

No.	Any other comments made on the draft Strategy	Officer Comments
1	Please publish the strategy and share a link for it.	The issue was resolved immediately, and the original 6-week consultation period was extended for a further 2 weeks.
2	It's a waste of time.	The strategy is not considered to be a waste of time as it sets a long-term plan to address much needed housing issues in the area. It sets actionable objectives to build new affordable homes, improve existing properties, prevent homelessness, and support vulnerable residents to live independently.
3	The housing strategy is just a plan to keep building houses ad infinitum. This is a ridiculous 'strategy' and must end. There are too many people already and the area cannot take any more.	The strategy is not about infinite growth. It is a necessary adjustment to prevent locals from being forced out of the area and to ensure young people and families have secure and affordable places to live.
4	Sadly, I and many others feel this survey will be ignored as other have.	The Council will monitor the strategy and execute the initiatives designed to tackle our key priorities.
5	Very disappointed by this strategy in relation to climate crisis and also commitment to build more affordable homes and more social housing. I seriously question the notion that people can afford to buy but prefer to rent....how has that statistic been reviewed or evidenced?	Housing targets are set by the Government's standard method and the Gedling Local Development Plan will allocate the most appropriate sites in accordance with a settlement hierarchy which will delivery sustainable growth. The strategy has been amended to include activities that address the requirements of the Carbon Management Strategy and Action Plan, as well as the East Midlands Local Retrofit Strategy.
6	The priorities outlined appear appropriate. It is good to see the emphasis on adaptable homes within priority 1 but it would be helpful to understand what collaboration with social care & health partners will take place to ensure the right types of adaptations are being considered, in the right areas. Again, this does not appear to have a proactive target within the action plan. It would be helpful to understand if the Iceni	For the Local Plan, the Council directly consults with the County Council Policy Team regarding the policies and allocations within the plan. We will also enter into a Statement of Common Ground with NCC to present to the Inspector who will examine the plan.

Housing Strategy consultation replies and officer's responses

	<p>report of unmet demand for social rented housing incorporates an estimate of people in a broader range of temporary housing arrangements, or who would want to move from their current situation i.e. people living with parents, people in supported living. This section also cites over supply of 55+ sheltered accommodation, what are the targets around engaging with housing providers about repurposing this to meet identified gaps? Under priority 4 actions, there is a proposal for new VCS hubs. There are other hub developments being planned at the moment with the VCS, it might be helpful to take stock of these to understand what gap is left. Carbon reduction and sustainable homes has interdependencies and should be considered across all of the priorities.</p> <p>No properties for the elderly with their own home to downsize into.</p>	<p>The Housing Needs Assessment considers a range of housing needs across the borough, including affordable housing, older persons' accommodation and specialist housing requirements. The evidence will be used to inform future housing mix policies, engagement with registered providers and wider discussions about how existing and future housing stock can best respond to identified needs.</p> <p>The Council will continue to work with housing providers and relevant partners to explore opportunities to make best use of existing accommodation, including where there may be scope to review or repurpose stock to better meet current and future demand.</p> <p>The strategy has been amended following the consultation to align more closely to existing; Carbon Management, Retrofit and Local Plan existing policies/strategies/documents along with ensuring new build properties meet current energy efficiency standards and clean energy technology. Carbon Reduction is also addressed in the Local Plan with Policy GLDP1 requiring all new residential development to demonstrate a minimum 63% improvement on Part L 2021 Building Regulations Target Emissions Rate through energy efficiency measures (including heat pumps).</p>
7	<p>It is a forced plan by a declining council and not appropriate to meet realistic demands.</p>	<p>The Strategy has been prepared to respond to identified housing needs across Gedling Borough and to provide a long-term framework for housing delivery, homelessness prevention, affordable housing, housing quality and support for</p>

Housing Strategy consultation replies and officer's responses

		<p>residents. It has been developed through evidence, consultation and relevant statutory requirements, and will be reviewed and monitored to ensure it remains appropriate to local needs and changing circumstances.</p>
8	<p>Put locals first.</p>	<p>The Strategy seeks to support Gedling residents by improving access to suitable, affordable and secure housing, while ensuring decisions are made fairly and in accordance with statutory duties and adopted policies.</p>
9	<p>Make sure all new housing has rainwater recycling, solar panels and gardens with exposed soil /grass to reduce run-off Can the sewerage systems cope with higher demand, are Severn Trent fully on board ? You shouldn't be building on viable agricultural land (green belt) You need to use modular building techniques to reduce cost - like the recent development on Rolleston Drive Large developments need shops and pubs included.</p>	<p>Policy GLDP1 of the Gedling Local Development Plan requires all new residential development to demonstrate a minimum 63% improvement on Part L 2021 Building Regulations Target Emissions Rate through energy efficiency measures (including heat pumps). Severn Trent Water are consulted through the process of drafting the Local Plan and also in respect of planning applications for new residential development. Precise details of surface water drainage arrangements are considered with planning applications with the input of the relevant consultees such as Nottinghamshire County Council as the Lead Local Flood Authority and Severn Trent Water. In terms of modular building techniques, the housing within the borough will be delivered by housebuilders who will determine the most appropriate way to construct dwellings. The Council is unable to insist on specific methods of construction.</p>
10	<p>Housing should be mostly to people who have relatives/family in the area first, a percentage of others should also be included.</p>	<p>Addressed in Q8 above.</p>
11	<p>Stop impacting on the already stretched resources of Hucknall by sanctioning building</p>	<p>The Council directly liaises with infrastructure providers such as</p>

Housing Strategy consultation replies and officer's responses

	right up to the boundary. Gedling will collect the council tax, but Ashfield will have their services plundered. No-one who lives in one of these houses will realistically use any Gedling services other than the refuse collection.	Nottinghamshire County Council and the NHS to secure infrastructure improvements through planning obligations and, where appropriate, the imposition of planning conditions to ensure the impact of development is mitigated. Such obligations are not restricted to Gedling Borough.
12	Please note this has been submitted on behalf of Gedling Climate Change Group.	Noted.
13	It is directly opposed to people's wishes- more housing is the last thing needed. GP surgeries repair of potholes Infrastructure not housing.	Housing targets are set by the Government's standard method and the Gedling Local Development Plan will allocate the most appropriate sites in accordance with a settlement hierarchy which will delivery sustainable growth. Infrastructure improvements will be identified in consultation with the relevant authorities, and its delivery will be set out within the Infrastructure Funding Statement.
14	We have had new builds already now you plan to eat up surrounding land and build more not needed and destroying the area.	The growth strategy is set out within the Local Plan that is subject to consultation and then examination by the Secretary of State.
15	The emphasis is all in the wrong place.	The Strategy seeks to balance a range of housing priorities, including affordable housing delivery, homelessness prevention, housing quality, support for vulnerable residents, and the wider need for sustainable communities. The priorities have been informed by available evidence, consultation feedback and the Council's statutory responsibilities, and will be kept under review through monitoring of the strategy.
16	It is imperative to offer the best possible housing to those on lower incomes and/or living with difficulties.	Agreed. Providing high-quality, genuinely affordable housing is a fundamental human right and the cornerstone of any progressive housing strategy.
17	Less red tape. we are trying to build a home for ourselves. before we have even started, we could be almost spent up.	The Council recognises that the planning process can be complex for applicants, particularly those

Housing Strategy consultation replies and officer's responses

		<p>seeking to build their own home. However, planning requirements are necessary to ensure development is safe, appropriate, legally compliant and takes proper account of matters such as design, highways, drainage, ecology and neighbouring amenity. The Council will continue to provide guidance to applicants where possible and encourages early engagement through the pre-application process to help identify requirements at an early stage.</p>
--	--	--