



# **Monitoring of the Core Strategies in Greater Nottingham**

**May 2022**

## Introduction

As part of the preparation of the Greater Nottingham Strategic plan it was considered useful to look back at the progress of the Core Strategies in Greater Nottingham. The Aligned Core Strategies of Broxtowe, Gedling and Nottingham (ACS) were adopted in September 2014 with a base date of 2011. The Rushcliffe Core Strategy was adopted in December 2014 with a base date of 2011. They have been subject to annual monitoring through each Council's Annual Monitoring Report therefore data is therefore available to monitor indicators over a 10 year period.

The ACS contained \*6 Key indicators – the grey highlighted ones – These are in section 20 of the ACS para 3.20.1.

In the Indicator column those in **BOLD** are also considered in the Sustainability Appraisal that accompanies the emerging Strategic Plan.

As can be seen from the monitoring document policies and the development of sites have generally been successful, with targets being met for 9 of the 12 policies monitored here. however, three main issues require further consideration in the drafting of the replacement Strategic Plan. These are:

- Actual housing delivery in Gedling and Rushcliffe is behind the housing delivery set out the respective Core Strategies
- The percentage of affordable housing is quite low in Broxtowe and Gedling
- There has been a lot of out of centre retail developed in Nottingham City

ACS Policy / RCS Policy	Target	Indicator (Those in <b>BOLD</b> are in the SA)	Data	Comment	Triggers for Key Core Strategy Indicators	Action for Key Core Strategy Indicators
1/2 Climate Change	To reduce per capita CO2 emissions and increase renewable power generation	<b>Department of Energy &amp; Climate Change's 'Carbon dioxide</b>	<u>Change 2011 to 2019:-</u> <ul style="list-style-type: none"> <li>• Broxtowe: 5.3 to 4.4 (subset data) 7.1 to 6.2.(full data set)</li> <li>• Gedling: 4.3 to 3.5 (subset data) 4.5 to 3.6.(full data set)</li> </ul>	All authorities have reduced their emissions between 2011 and 2021. Currently		

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		<b>emissions within the scope of influence of local authorities'</b>	<ul style="list-style-type: none"> <li>• Nottingham: 5.1 to 3.3 (subset data) 5.1 to 3.3.(full data set)</li> <li>• Rushcliffe: 6.5 to 5.3 (subset data) 7.2 to 6.1.(full data set)</li> </ul> <p>The subset data excludes emissions that authorities do not have any direct influence over eg Motorways</p> <p><u>Source:-</u>  <a href="https://www.gov.uk/government/collections/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics">https://www.gov.uk/government/collections/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics</a></p>	Nottingham has the lowest carbon emissions of all of England's largest cities.		
1/2 Climate Change	Zero planning permissions contrary to Environment Agency advice on Flooding	Number of permissions in flood risk areas implemented against Environment Agency advice	<p><u>2011 to 2021:-</u></p> <ul style="list-style-type: none"> <li>• Broxtowe: zero</li> <li>• Gedling: zero</li> <li>• Nottingham: zero</li> <li>• Rushcliffe: Zero</li> </ul> <p><u>Source:-</u> Council AMRs 2021/22</p> <p>2016/17 to 2020/21 from  <a href="https://www.gov.uk/government/publications/environment-agency-objections-to-planning-on-the-basis-of-flood-risk">https://www.gov.uk/government/publications/environment-agency-objections-to-planning-on-the-basis-of-flood-risk</a></p>	All authorities have had zero planning permissions contrary to Environment Agency advice on flooding between 2011 and 2021.		

ACS Policy / RCS Policy	Target	Indicator (Those in <b>BOLD</b> are in the SA)	Data	Comment	Triggers for Key Core Strategy Indicators	Action for Key Core Strategy Indicators
2*/2 Spatial Strategy	Delivery of housing numbers  30,550 new homes by 2028 made up of:- Broxtowe 6,150, Gedling 7,250, Nottingham City 17,150.  Rushcliffe 13,150	<b>Net increase in dwellings</b>	<u>2011 to 2021:-</u> <ul style="list-style-type: none"> <li>• Broxtowe: 1,946 completions compared to 3,290 projections in the ACS housing trajectory.</li> <li>• Gedling: 2,699 completions compared to 4,140 projections in the ACS housing trajectory.</li> <li>• Nottingham: 10,689 completions is above the 8,920 projections of the ACS housing trajectory and above the Governments Standard Methodology requirement of 8,972 homes.</li> <li>• Rushcliffe: 4,586 completions compared to 6,750 projections in the RCS housing trajectory. Overall delivery above what is required through the stepped trajectory and the standard method, which we now monitor against.</li> <li>• Total: 19,920 completions compared to 23,100 projections.</li> </ul> <u>2016 to 2021:-</u> <ul style="list-style-type: none"> <li>• Broxtowe: 1,410 completions compared to 2,010 projections in the ACS housing trajectory i.e. 29.9% shortfall.</li> </ul>	For the rolling 5 year i.e. 2016 to 2021, there is total of 12,864 completions compared to 14,500 anticipated in the ACS and RCS i.e. 11.3% shortfall in Greater Nottingham. For ACS authorities, 9,839 completions compared to 9,660 in the ACS i.e. no shortfall. For Rushcliffe 4,586 completions compared to 6,750 in the	A shortfall of 30% of cumulative completions on a rolling 5 year period as set out in the housing trajectories (starting 2015 on the adoption)	Consideration of state of housing market and likelihood of housing shortfall being made good <ul style="list-style-type: none"> <li>• Discuss with landowners and developers ways to overcome key constraints</li> <li>• Thorough review of SHLAA sites</li> <li>• Review allocations within part 2 Local Plan</li> </ul>

ACS Policy / RCS Policy	Target	Indicator (Those in <b>BOLD</b> are in the SA)	Data	Comment	Triggers for Key Core Strategy Indicators	Action for Key Core Strategy Indicators
			<ul style="list-style-type: none"> <li>Gedling: 1,391 completions compared with 2,320 projections in the ACS housing trajectory i.e. 40% shortfall.</li> <li>Nottingham: 7,038 completions above the 5,330 projections in the ACS housing trajectory and above the Governments Standard Methodology requirement of 5,382 homes.</li> <li>Rushcliffe: 3,025 completions compared with 4,840 projections in the Core Strategy housing trajectory i.e. 37.5% shortfall. However overall delivery above what is required through the stepped trajectory and the standard method, which we now monitor against.</li> </ul>	RCS. Gedling and Rushcliffe have a shortfall greater than 30% between 2016 and 2021.		
2*/2 Spatial Strategy	5 year (with additional buffer of 5% or 20% as appropriate) supply of deliverable housing sites	The number of years supply of each authority	<p><u>At 31<sup>st</sup> March 2021:-</u></p> <ul style="list-style-type: none"> <li>Broxtowe had 6.2 years supply.</li> <li>Gedling had 6.32 years supply.</li> <li>Nottingham had 7.63 years supply</li> <li>Rushcliffe had 9.2 years supply.</li> </ul> <p><u>Source:-</u> Council five year housing land supply assessments</p>	All authorities have more than 5 years supply	The inability to demonstrate 5 year plus 5% or 20% (buffer) housing land supply (which	Discuss with landowners and developers delivery obstacles to bringing forward sites earlier • Review previous

ACS Policy / RCS Policy	Target	Indicator (Those in <b>BOLD</b> are in the SA)	Data	Comment	Triggers for Key Core Strategy Indicators	Action for Key Core Strategy Indicators
					ever is appropriate)	permissions to examine viability issues • Work with partners to facilitate and de-risk sites
2 Spatial Strategy, 15 Transport Infrastructure Priorities and 18 Infrastructure*/NA	<p>Gedling Access Road (GAR)</p> <ul style="list-style-type: none"> <li>• Commitment of funding to construct GAR and 300 homes</li> <li>• Actual construction of GAR and delivery of further 300 homes by 2028</li> </ul> <p>Delivery of projects identified in policy (RBC Core Strategy)</p>	<p>By 2015 – finance package agreed</p> <p>By 2018 – alternative funding package in place</p> <p><b>Project implementation</b></p>	<p>The Gedling Access Road, which is now the A6211 Colliery Way, was opened to traffic on 22 March 2022.</p> <p>NET phase 2 extensions completed 2015</p> <p>A453 improvements completed 2015</p> <p>Contribution strategy in place for improvements to A52 junctions (Silverdale-Bingham).</p>	Good progress is being made on transport infrastructure priorities.		

ACS Policy / RCS Policy	Target	Indicator (Those in <b>BOLD</b> are in the SA)	Data	Comment	Triggers for Key Core Strategy Indicators	Action for Key Core Strategy Indicators
	Finalise planning contribution strategy for strategic road network (RBC Core Strategy)	Agreed contribution strategy by December 2014				
3/4 Nottingham-Derby Green	Green Belt release in line with the needs set out in the Aligned Core Strategies	Production of part 2 Local Plans  Location and area of land removed from Green Belt	<p>Figures are rounded.</p> <p>Broxtowe:- March 2011: 5,150 March 2021: 4,910 (4.7% less)</p> <p>Gedling:- March 2011: 9,010 March 2021: 8,800 (2.3% less)</p> <p>Nottingham:- March 2011: 750 March 2021: 740 (1.3% less)</p> <p>Rushcliffe:- March 2011: 17,240 March 2021: 16,250 (5.7% less)</p> <p>Source:-</p>	All authorities have released 1,450 ha of land in the Green Belt since 2011. This represents a 4.6% reduction. In the ACS area there was a loss of 460 ha land in the Green Belt which this represents a 3% reduction.		

ACS Policy / RCS Policy	Target	Indicator (Those in <b>BOLD</b> are in the SA)	Data	Comment	Triggers for Key Core Strategy Indicators	Action for Key Core Strategy Indicators
			<a href="https://www.gov.uk/government/statistics/local-authority-green-belt-statistics-for-england-2020-to-2021">https://www.gov.uk/government/statistics/local-authority-green-belt-statistics-for-england-2020-to-2021</a>			
4*/5 Employment Provision and Economic Development	<p>Develop 377,900 sqm of office space by 2028 (Broxtowe 34,000sqm, Gedling 23,000 sqm, Nottingham City 253,000 sqm and 67,900sqm in Rushcliffe)</p> <p>Pro-rated over 2011-21: Develop 222,200 square metres of office space by 2021 (Broxtowe 20,000sqm, Gedling 13,500 sqm, Nottingham City 148,800sqm and Rushcliffe 39,900sqm)</p>	Total amount of additional B1 office floorspace	<p><u>Gross gain 2011 to 2021:-</u> Broxtowe: 10,750.77 sqm Gedling: 9,630 sqm. Nottingham: 65,408 sqm Rushcliffe: 9,598 sqm.</p> <p><u>Gross gain 2016 to 2021:-</u> Broxtowe: 5,653.37 sqm i.e.40.4% less than the pro-rated anticipation as not just realised yet) Gedling: 9,630 sqm. Nottingham: 46,567 sqm compared to ACS of 74,400 sqm i.e. 37% less than the pro-rated anticipation as not just realised yet) Rushcliffe: 6,074sqm</p>	<p>Regarding gross gain for 2011 to 2021, the ACS area had 85,788 sqm developed compared with 181,500 sqm anticipated pro-rata</p> <p>Regarding gross gain for 2016 to 2021, the ACS area had 61,850sqm developed compared with 90,750sqm (32% less than the pro-rated anticipation as</p>	If delivery is 30% below a five year rolling cumulative target for the Greater Nottingham area (travel to work area) from base date of the plan	<p>Discuss with landowners reasons for performance , review market conditions and identify any barriers to development</p> <ul style="list-style-type: none"> <li>• Commission evidence of adequacy of office supply</li> <li>• Review allocations in part 2 Local Plans</li> </ul>

ACS Policy / RCS Policy	Target	Indicator (Those in <b>BOLD</b> are in the SA)	Data	Comment	Triggers for Key Core Strategy Indicators	Action for Key Core Strategy Indicators
				not just realised yet)		
4*/5 Employment Provision and Economic Development	2011/28: Develop 57 hectares of industrial and warehouse uses by 2028 (Broxtowe 15 hectares, Gedling 10 hectares Nottingham City 12 hectares and Rushcliffe 20 hectares). Pro-rated over 2011-21: Develop 34 hectares of industrial and warehouse uses by 2021 (Broxtowe 9 hectares, Gedling 6 hectares Nottingham City	Total amount (hectares) of additional industrial and warehouse development  Please note that with Broxtowe's completion figures some sites are mixed use where the floor space was divided by the amount of classes it was split into where there wasn't data to confirm	<u>Gross gain 2011 to 2021:-</u> Broxtowe: 9.21 ha compared to 9 ha in the ACS Gedling: 1.36 ha compared to 6 ha in the ACS. Nottingham: 10,020 sqm or 2.5 ha compared to ACS of 7 ha. Rushcliffe: 5 ha.  <u>Gross gain 2016 to 2021:-</u> Broxtowe: 8.86 ha compared to 4.5 hectares in the ACS. Gedling: 1.36 ha compared to 3 hectares in the ACS. Nottingham: 532 sqm or 0.13 ha compared to ACS of 3.5 ha i.e. 96% less than the pro-rated anticipation as not just realised yet) Rushcliffe: 3 Ha	Gross gain 2011 to 2021. The ACS area had 13.07 ha developed compared with 22 ha predicted.  Gross gain 2016 to 2021 The ACS area had 10.35 ha developed compared with 11 ha a similar amount to the pro-rated anticipation	If delivery is 30% below the five year cumulative target for the Greater Nottingham area (travel to work area) from base date of the plan	Discuss with landowners reasons for performance , review market conditions and identify any barriers to development • Commission evidence of adequacy of industrial and warehouse supply • Review allocations in part 2 Local Plans

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	7 hectares and Rushcliffe 12 hectares)					
5/NA The Role of the City Centre	Maintain health of Primary Shopping Areas	<b>Vacancy rates</b>	Nottingham:- 2011:16.2% 2021:12.68%, adjusted Vacancy Rate of 9.9%	Between 2011 and 2021 the vacancy rate has reduced in Nottingham City Centre.		
6/6 Role of Town and Local Centres	Maintain or improve the vitality and viability of the centres within the plan area	<ul style="list-style-type: none"> <li>Amount of retail floorspace approved outside of defined centres</li> </ul>	<u>31<sup>st</sup> March 2021:-</u> <ul style="list-style-type: none"> <li>Broxtowe: 1,813 sqm complete gross between 2018 and 2021 Unimplemented 6,631 sqm gross. Please note data between 2011 and 2018 is not available due to boundary changes to defined town and local centres.</li> <li>Gedling: total net gain of 4,746 sqm built outside of defined town and local centres between 2011 and 2021. This figures includes new additional floor space area built within the out of centre retail park Victoria Park. Total 1,818 sqm with planning approval at 31 March 2021.</li> <li>Nottingham: There were 29,364 sqm of new retail floorspace created outside of defined centres between 2011 and</li> </ul>	There has been a lot of new net gain retail floorspace created outside defined centres especially in Nottingham. At 31 <sup>st</sup> March 2021 there were 3,631sqm of retail floorspace approved		

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			2021. There are no planning permissions outside defined centres for retail granted on 31st March 2021 <ul style="list-style-type: none"> <li>Rushcliffe: N/A this is not a monitoring indicator for Rushcliffe Core Strategy.</li> </ul>	outside defined centres in the ACS area.		
8*/8 Housing Size, Mix and Choice	Provision of affordable housing – 9,825 for monitoring purposes by 2028 , made up of : 1845 (30%) in Broxtowe 1450 (20%) in Gedling 3430 (20%) in Nottingham 3100 (23.6%) in Rushcliffe	<b>Number of affordable housing completions (net)</b>	<u>2011 to 2021:-</u> <ul style="list-style-type: none"> <li>Broxtowe: 304 (16%)</li> <li>Gedling: 393 (14.6%)</li> <li>Nottingham: 1,433 (21.1% of gross ex student) were affordable.</li> <li>Rushcliffe: 819 (18%).</li> </ul> <u>2016 to 2021:-</u> Broxtowe 148 (10%) Gedling: 191 (13.7%) Nottingham 683 16.2% Rushcliffe 616 (20%)	All authorities are developing a slightly lower percentage of affordable housing than Part 1 Local Plans expected.	A shortfall of 30% of cumulative completions on a rolling 5 year period as set out in the housing trajectories (starting 2015 on the adoption of the part 2 Local Plans)	Review with Housing Officers the reasons for the low performance <ul style="list-style-type: none"> <li>Review policy application, viability and effectiveness including amending policy (in terms of tenure, size etc) and review policy implementation (s106)</li> </ul>

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									arrangement s/terms																								
9/9 Gypsies, Travellers and Travelling Showpeople	Meet the needs of Gypsies, Travellers and Travelling Showpeople	<b>Number of traveller plots/pitches allocated and granted planning permission and then implemented</b>	<u>2011 to 2021:-</u> <ul style="list-style-type: none"> <li>• Broxtowe: zero</li> <li>• Gedling: zero</li> <li>• Nottingham: zero</li> <li>• Rushcliffe: 18</li> </ul>				Rushcliffe has 18 extra plots/pitches but with some being personal permissions.																										
12/12 Local Services and Healthy Lifestyles	Improve accessibility from residential development to key community facilities and services	% of households with access to services and facilities by public transport, walking and cycling within 30 minutes travel time with no more than a 400m walk to a stop. The services and facilities	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th data-bbox="900 791 1077 1043">% of households with access to services by public transport March 2022</th> <th data-bbox="1077 791 1207 1043">Major retail centre - less than 30 mins</th> <th data-bbox="1207 791 1359 1043">Hospital - less than 30 mins</th> <th data-bbox="1359 791 1536 1043">Secondary School - less than 30 mins</th> </tr> </thead> <tbody> <tr> <td data-bbox="900 1043 1077 1086">Broxtowe</td> <td data-bbox="1077 1043 1207 1086">92%</td> <td data-bbox="1207 1043 1359 1086">43%</td> <td data-bbox="1359 1043 1536 1086">92%</td> </tr> <tr> <td data-bbox="900 1086 1077 1129">Gedling</td> <td data-bbox="1077 1086 1207 1129">96%</td> <td data-bbox="1207 1086 1359 1129">21%</td> <td data-bbox="1359 1086 1536 1129">93%</td> </tr> <tr> <td data-bbox="900 1129 1077 1173">Nottingham</td> <td data-bbox="1077 1129 1207 1173">96%</td> <td data-bbox="1207 1129 1359 1173">76%</td> <td data-bbox="1359 1129 1536 1173">99%</td> </tr> <tr> <td data-bbox="900 1173 1077 1216">Rushcliffe</td> <td data-bbox="1077 1173 1207 1216">86%</td> <td data-bbox="1207 1173 1359 1216">45%</td> <td data-bbox="1359 1173 1536 1216">90%</td> </tr> <tr> <td data-bbox="900 1216 1077 1259">Overall</td> <td data-bbox="1077 1216 1207 1259">94%</td> <td data-bbox="1207 1216 1359 1259">55%</td> <td data-bbox="1359 1216 1536 1259">95%</td> </tr> </tbody> </table>				% of households with access to services by public transport March 2022	Major retail centre - less than 30 mins	Hospital - less than 30 mins	Secondary School - less than 30 mins	Broxtowe	92%	43%	92%	Gedling	96%	21%	93%	Nottingham	96%	76%	99%	Rushcliffe	86%	45%	90%	Overall	94%	55%	95%	In the ACS area at least 90% of households in each authority have good access to services by public transport, except hospitals.		
% of households with access to services by public transport March 2022	Major retail centre - less than 30 mins	Hospital - less than 30 mins	Secondary School - less than 30 mins																														
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		are:Primary Schools, Secondary Schools, FE Colleges, Post Offices, GP Surgeries, Hospitals, Major retail centres.	% of households with access to services March 2022	Primary School - less than 15 mins	GP Surgery - less than 15 mins			
			Broxtowe	95%	93%			
			Gedling	95%	90%			
			Nottingham	99%	98%			
			Rushcliffe	91%	82%			
			Overall	96%	93%			
12/12 Local Services and Healthy Lifestyles	Improvements in health	<b>Life expectancy</b>	<p><u>Broxtowe:-</u> 2010-12: Female 83.5 years. Male 79.8 years. 2018-20: Female 82.6 years. Male 80.1 years.</p> <p><u>Gedling:-</u> 2010-12: Female 82.9 years. Male 80.3 years. 2018-20: Female 83.1 years.</p>			Between 2010/12 and 2018/20 life expectancy has increased in Rushcliffe and for females in Gedling.		

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			<p>Male 80.1 years.</p> <p><u>Nottingham:-</u>  2010-12:  Female 81.3 years.  Male 76.9 years.  2018-20:  Female 81 years.  Male 76.6 years.</p> <p><u>Rushcliffe:-</u>  2010-12:  Female 84.2 years.  Male 80.7 years.  2018-20:  Female 84.9 years.  Male 81.8 years.</p> <p><u>Source:</u>  <a href="https://www.ons.gov.uk/peoplepopulationandcommunity/healthandsocialcare/healthandlifeexpectancies/datasets/lifeexpectancyestimatesallagesuk">https://www.ons.gov.uk/peoplepopulationandcommunity/healthandsocialcare/healthandlifeexpectancies/datasets/lifeexpectancyestimatesallagesuk</a></p>			
14/14 Managing Travel Demand	Increase modal shift towards public transport,	<b>Plan area wide traffic Growth</b>	For Greater Nottingham: 2018 figure was 1,777 million miles for traffic, a 2.2% increase from 2011 figure of 1,739 million.	For Greater Nottingham, the miles of traffic		

ACS Policy / RCS Policy	Target	Indicator (Those in <b>BOLD</b> are in the SA)	Data	Comment	Triggers for Key Core Strategy Indicators	Action for Key Core Strategy Indicators
	walking and cycling		<p>Bus and tram journeys in Greater Nottingham increased by 9% from 75.9m in 2010/11 to 82.75m in 2018/19</p> <p>Cycling increased in Nottingham by 11.5% in 2011/20 and by 22.2% in Broxtowe, Gedling and Rushcliffe in 2011/20</p> <p>Due to Covid-19 more recent data is not comparable</p>	<p>increased from 2011 to 2018. Bus and tram journeys in Greater Nottingham increased from 2010/11 to 2018/19. Cycling has increased between 2011 and 2020</p> <p>Due to Covid-19 more recent data is not comparable.</p>		
16/16 Green Infrastructure, Landscape, Parks and Open Spaces	Increase quality of open spaces	<b>Green Flag Status of open space</b>	<p><u>2011 to 2021:-</u></p> <ul style="list-style-type: none"> <li>• Broxtowe: 3 parks in 2011 and 5 parks in 2020/21.</li> <li>• Gedling: 1 park in 2011 and 4 parks in 2020/21.</li> <li>• Nottingham: 16 parks in 2011 and this rose to 41 parks and open spaces by 2020.</li> <li>• Rushcliffe: 1 park in 2011 and 1 park in 2020/21.</li> </ul>	Between 2011 and 2021 the number of Green Flag Parks has increased in Greater Nottingham from 21 to 51. In the ACS		

ACS Policy / RCS Policy	Target	Indicator (Those in <b>BOLD</b> are in the SA)	Data	Comment	Triggers for Key Core Strategy Indicators	Action for Key Core Strategy Indicators
				area there was an increase from 20 to 50.		
17/17 Biodiversity	Retain areas of biodiversity importance	<b>Net change in the area of Local Wildlife Sites</b>	<u>2011 to 2021:-</u> <ul style="list-style-type: none"> <li>• In 2011 Broxtowe supported LWS covering a total area of 915.42 ha. By 2021 Broxtowe supported LWS covering a total area of 967.12 ha.</li> <li>• In 2011 Gedling supported LWS covering a total area of 1,198.06 ha. By 2021 Gedling supported LWS covering a total area of 1,250.80 ha.</li> <li>• In 2011 Nottingham supported LWS covering a total area of 670 ha. By 2021 the city supported LWS covering a total area of 697 ha.</li> <li>• In 2011 Rushcliffe supported LWS covering a total area of 1868 ha. By 2021 Rushcliffe supported LWS covering a total area of 1900 ha.</li> </ul> <p><u>Source:-</u> Nottinghamshire Biological and Geological Records Centre</p>	<p>In 2011 Greater Nottingham supported Local Wildlife Sites covering a total area of 4651.48 ha. By 2021 this has increased to 4,814.92 ha.</p> <p>In 2011 the ACS area supported Local Wildlife Sites covering a total area of 2783.48 ha. By 2021, this has increased to 2,914.92 ha.</p>		

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Monitoring of the delivery of major projects and sites outlined in Core Strategies

The table below provides an update on the progress on major projects and sites. As can be seen from the status column, of the sites, the majority have planning permission and many are under construction. In particular, Broxtowe has seen its sites gain outline planning permission, whilst construction is underway at several sites in Gedling, Nottingham and Rushcliffe.

The following policies are covered by the monitoring of major projects and sites:

Policy 2/3 Spatial Strategy

Policy 5/NA Role of the City Centre

Policy 6/6 Role of Town and Local Centres

Policy 7/7 Regeneration

Policy 15/15 Transport Infrastructure Priorities

Policy 18/18 Infrastructure

<b>Local Authority</b>	<b>Site ref</b>	<b>Name</b>	<b>Status</b>
Broxtowe	ACS Policy 2 Part 3)a)i and Part 4 a)	Boots & Severn Trent site in Broxtowe	Outline planning permission granted 19/07/2021 (14/00515/OUT). Reserved Matters (21/00672/REM) for 406 dwellings currently pending consideration.
Broxtowe	ACS Policy 2 Part 3)a)ii	Field Farm, North of Stapleford (Broxtowe)	Outline planning permission granted for 450 homes (11/00758/OUT). Reserved matters (15/00841/REM) for 118 dwellings granted and houses under construction on western part of site.  Hybrid application comprising full application for 132 dwellings and outline application for up to 200 dwellings (20/00116/FUL) granted on eastern part of site (partly supersedes original outline permission).
Broxtowe	ACS Policy 2 Part 3)a)iii and Part 4 b)	Land in the vicinity of the proposed HS2 station in Toton	Outline planning permission granted for up to 500 homes. (12/00585/OUT). Supplementary Planning Document (Toton and Chetwynd Barracks Strategic Masterplan) currently being prepared.

<b>Local Authority</b>	<b>Site ref</b>	<b>Name</b>	<b>Status</b>
Gedling	ACS Policy 2 Part 3)b)i	North of Papplewick Lane	The site is currently under construction for 255 homes including the additional 18 homes (2017/0201 and 2020/0258). As at 31 March 2022, 172 dwellings have been built.
Gedling	ACS Policy 2 Part 3)b)ii and Part 4 c)	Top Wighay Farm in Gedling	Part of site for 38 homes (2014/0950) is built. Outline planning permission for mixed-use development including 805 homes and land for employment purposes (up to 49,500 m2) (2020/0050) granted in March 2022.
Gedling	ACS Policy 2 Part 3)a) iv and Part 4 d)	Teal Close in Gedling	Outline planning permission for residential development, employment uses and other uses (2013/0546). First housing phase of 199 homes is currently under construction (2017/0800). Second housing phase of 353 dwellings is also currently under construction (2019/0152). Reserved matters application for the third and final housing phase of 277 dwellings pending consideration (2019/0560). As at 31 March 2022, 228 dwellings have been built. 184 dwellings on phase 1 with 15 plots remaining and 44 dwellings on phase 2 have been built. A residential care home (66-bed) built in March 2021 (2019/1191). Reserved matters in relation to appearance, landscaping, layout and scale of the trade park and unit 1 of the employment area was granted in November 2019 (2019/0614). Reserved matters in relation to appearance, landscaping, layout and scale for the development of the six employment units granted in June 2021 (2019/0615). Full permission for a retail store granted in May 2021 (2020/1292). Reserved matters in relation to access, appearance, landscaping, layout and scale of the local centre comprising of public house, commercial/retail terrace and children's day nursery pending consideration (2019/0613).

<b>Local Authority</b>	<b>Site ref</b>	<b>Name</b>	<b>Status</b>
Gedling	ACS Policy 2 Part 3)a)v and Part 4 e)	Gedling Colliery Chase Farm in Gedling	Site is currently under construction for phase 1 (506 homes) (2015/1376). Reserved matters for the second and final housing phase of 433 dwellings (2021/1294) granted in March 2022. As at 31 March 2022, 340 dwellings have been built. Full planning application for 24 dwellings on part of the site not covered by 2021/1294 was submitted in February 2022 and pending consideration (2022/0200). The Gedling Access Road (now Colliery Way) opened to traffic on 22 March 2022. . Outline planning permission for a mix of employment units, pub/restaurant and a drive through unit (2017/1571) granted in July 2020.
Nottingham	ACS Policy 2 Part 3)a)vi and Part 4 f)	Boots Site in Nottingham City	Grant conditional Outline Planning Permission 19/7/21 14/02038/POUT for mixed-use development comprising: up to 82,000sqm of employment, 675 residential units (230 in Nottingham), non-residential institutions and up to 2,500sqm retail & food/drink. Reserved Matters (21/01729/PRES4) for 216 units pending consideration.
Nottingham	ACS Policy 2 Part 4 g)	Southside Regeneration Zone in Nottingham City	Many sites permitted, under construction or developed.
Nottingham	ACS Policy 2 Part 4 h)	Eastside Regeneration Zone in Nottingham City	Many sites permitted, under construction or developed.
Nottingham	ACS Policy 2 Part 3)a)viii and Part 4 i)	Eastcroft Area of the Waterside Regeneration Zone	Extension and refurbishment of the Eastcroft EFW facility including the addition of a third line with new boiler and grate granted 22/1/16.
Nottingham	ACS Policy 2 Part 3)a) vii	Stanton Tip	Environmental Impact Screening Opinion decided on 24/1/13 that Environmental Assessment Required.
Rushcliffe	Policy 20	Melton Road Edwalton	750 dwellings predicted to be delivered 31 March 2021. 721 dwellings delivered by 31 March 2021

<b>Local Authority</b>	<b>Site ref</b>	<b>Name</b>	<b>Status</b>
Rushcliffe	Policy 21	Land North of Bingham	750 dwellings predicted to be delivered 31 March 2021. 171 dwellings delivered by 31 March 2021
Rushcliffe	Policy 22	Former RAF Newton	550 dwellings predicted to be delivered 31 March 2021. 0 dwellings delivered by 31 March 2021 however development has commenced
Rushcliffe	Policy 23	Former Cotgrave Colliery	470 dwellings predicted to be delivered 31 March 2021. All dwellings delivered by 31 March 2021
Rushcliffe	Policy 24	South Of Clifton	1250 dwellings predicted to be delivered 31 March 2021. 0 dwellings delivered by 31 March 2021 however development has commenced.
Rushcliffe	Policy 25	East of Gamston/North of Tollerton	870 dwellings predicted to be delivered 31 March 2021. 9 dwellings delivered by 31 March 2021. Part of the site has an outline planning application under consideration for up to 2,250 dwellings.