

GREATER NOTTINGHAM ALIGNED CORE STRATEGY

GEDLING LOCAL ISSUES

ISSUES AND OPTIONS



The Councils of Ashfield, Broxtowe, Erewash, Gedling, Nottingham City and Rushcliffe are working closely together to prepare the Core Strategy and this is the first stage. No decisions have yet been made, and this is the opportunity for you to influence the shape of Greater Nottingham in the future.

Leaflet 13 in a series of 15

June 2009

Further Information (continued)

- The Greater Nottingham Retail Study sets out a hierarchy of shopping centres and identifies where capacity for additional shopping provision exists.
- Public Transport into Nottingham City Centre is good while journeys around the Borough are more difficult and take longer

Other topics in this series

1. Accommodating Growth
2. Green Belt
3. Regeneration
4. Economy and Employment Land
5. The Role of Nottingham and its City and Town Centres
6. Neighbourhoods and Place Shaping
7. Transport and Accessibility
8. New Infrastructure to Support Growth
9. Green Infrastructure and Landscape Character
10. Climate Change
11. Broxtowe local issues
12. Erewash local issues
13. Gedling local issues
14. Nottingham City local issues
15. Rushcliffe local issues

“Gedling Borough as part of Greater Nottingham”

Gedling Borough Council is one of the authorities that make up Greater Nottingham. The Borough Council has been working closely with the other authorities in Greater Nottingham to prepare the Core Strategy

The Core Strategy will be a set of policies that discuss the key issues facing the area and guide its development up to 2026. It will be a key part of the Local Development Frameworks for Greater Nottingham, the new set of planning policies that will replace each Council’s Local Plans.

The Issues and Options document, describing this first stage of the Core Strategy, expands on the topics in this series of leaflets. It is available at local council offices, libraries and on the council website (www.gedling.gov.uk), as well as at the Growth Point website (www.gngrowthpoint.com)

The first 11 leaflets in this series deal with the strategic issues that affect us all and where we will be looking to take a common approach. This leaflet looks at the issues that are specific to Gedling Borough.

Further Information

- As part of the RSS we have to build 8000 dwellings in the period 2006-2026. Of this 4600 must be provided next to the urban area with the remaining 3600 elsewhere in the Borough.
- Most of the rural area of Gedling Borough is in the Green Belt.
- Three Sustainable Urban Extensions have been identified in Gedling Borough. These are: New Farm, Top Wighay Farm and Papplewick Lane
- The ridgeline around the edge of Arnold forms the edge of the main urban area.
- Evidence shows that Gedling Borough is a popular place for smaller business with a local focus and a lower skill level.
- Knowledge base industry definition
- Certain areas in Gedling Borough have seen a recent trend for new housing development to be built on garden land. This is known as back land development.
- The average age of the population of Gedling Borough is increasing.
- Lifetime homes are homes that are designed to be adaptable to allow people with different needs to live in them. This would include the elderly, the disabled and families.

We need your views: please print and return pages 3-8 with your comments

Things to think about

- The importance of the links between Gedling Borough and the rest of Greater Nottingham, especially the City Centre
- How new housing developments can be accommodated
- How the sustainability of villages can be maintained without affecting their character

How to get involved

We are now looking for your views on these issues. Your input at this stage will help us to prepare the Core Strategy and ensure that the final document includes the most appropriate policies for the future development of Greater Nottingham.

Please complete this simple questionnaire and return it to us. Our contact details are on the back on the pull out section. If you have any questions about the issues and options, please let us know.

You can also visit our website at www.gedling.gov.uk or www.gngrowthpoint.com

Please fill in your contact details in order that we can register your comments and provide you with a written response. Please note, your comments cannot be kept confidential and will be made available for public inspection.

Name:

Address/
Email:

Completed questionnaires should be returned by
31st July 2009 to:

Alison Gibson/Joanna Gray
Planning Policy Manager
Gedling Borough Council
Arnot Hill Park
Nottingham
NG5 6LU

Tele: 0115 901 3733 or 0115 901 3734



Your personal information will be handled by the Council's in accordance with the Data Protection Act 1998. Your information will not be disclosed to third parties and will not be used for any other purpose.

Issue GBC/AG 1 How should future development be distributed around Gedling Borough?

<u>Please pick one of the following</u>	Y	N
Should growth for the built up area be focused on a small number of large sites?		
Should growth for the built up area be focused on a larger number of smaller sites?		
Should growth for the built up area be focused on a mixture of large and small sites?		
<u>Please say whether you agree with the following</u>	Y	N
Should landscape characteristics be identified that limit or influence the location of development?		
<u>Please pick one of the following</u>	Y	N
Should growth in the rural area be focused on settlements where there is an opportunity to provide new services and facilities?		
Should growth in the rural area be focused on settlements where there is already a good level of existing services and facilities?		

Issue GBC/AG 2 How should the requirement for a continuous five year land supply be approached?

<u>Please pick one of the following</u>	Y	N
Should the priority for the order of new development sites in Gedling Borough be set through the Core Strategy?		
Should the market dictate the timing of site development?		

Issue GBC/GB 1 How should the Core Strategy approach the need for robust and defensible Green Belt Boundaries?

<u>Please say whether you agree with the following</u>	Y	N
Should Green Belt Boundaries be updated to take account of the situation on the ground?		

Issue GBC/EE 1 How do we consolidate and create a viable role for existing industries and business in Gedling Borough?

<u>Please say whether you agree with the following</u>	Y	N
Should employment uses that cause amenity problems be contained in employment areas or other appropriate locations?		

Issue GBC/EE 2 How should we provide high quality and well located employment-generating development in Gedling Borough?

<u>Please say whether you agree with the following</u>	Y	N
Should a range of employment sites of differing size and quality be identified?		
<u>Please pick one of the following</u>	Y	N
Should more of the types of business currently found in Gedling Borough be encouraged?		
If so how could this be done?		
Should 'knowledge based' business be encouraged to locate in Gedling Borough?		
If so how could this be done?		
<u>Please say whether you agree with the following</u>	Y	N
Should employment sites be provided in alongside with new residential allocations?		
Should Live-Work Units (i.e. dwellings which include business space) be actively encouraged in Gedling Borough?		
If so how could this be done?		

Issue GBC/TC 1 What approach should the Core Strategy take towards defining a retail hierarchy for Gedling Borough?

<u>Please say whether you agree with the following</u>	Y	N
Should the designation of any of the identified centres in Gedling Borough, as set out in the Greater Nottingham Retail Study, be changed?		
Should the retail hierarchy be extended to include village centres and local parades of shops?		

Issue GBC/TC 2 What approach should the Core Strategy take to met future shopping needs ?

<u>Please pick one of the following</u>	Y	N
Should future shopping needs be met within or on the edge of existing District or Local Centres?		
Should future shopping needs be met within a new District Centre incorporating a new food superstore?		

Issue GBC/NP 1 What approach should be taken to the use of garden land for residential purposes?

<u>Please pick one of the following</u>	Y	N
Should backland development be supported in certain areas? If so in which areas should it be supported?		
Should backland development be restricted in certain areas? If so in which areas should it be restricted?		

Issue GBC/NP 2 What approach should be taken towards affordable housing provision in Gedling Borough?

<u>Please pick one of the following</u>	Y	N
Should a flexible approach be taken to the provision of affordable housing, to allow provision on site and financial contributions to provision elsewhere?		
Should all new housing development in the Borough provide affordable housing contributions regardless of size?		
If not what should the size be?		

Issue GBC/NP 3 How can the Core Strategy for Gedling Borough help to deliver high quality design in new developments and ensure that new homes are adaptable for all occupants throughout their lives?

<u>Please say whether you agree with the following</u>	Y	N
Should we ensure that buildings that are highly visible or open to the public are of good design and of architectural merit?		
If so, how should this be achieved?		
Should the provision of Lifetime Homes be focused on housing sub-markets with an identified need?		
Should the amount of public art in Gedling Borough be increased		
If so how could this be achieved?		

Issue GBC/NP 4 How can the Core Strategy make efficient use of land while protecting against over intensive forms of development?

Please pick one of the following	Y	N
A common density should be set for all new developments across the Borough?		
What should this density be?		
Densities should be set for all new developments to reflect the sub-market in which they are located?		
Densities should be set for all new developments to contrast with the sub-market in which they are located?		
A site-by-site judgement on the density of development should be taken?		

Issue GBC/TA 1 How should the Core Strategy address the accessibility of the District and Local Centres?

Please say whether you agree with the following	Y	N
Should transport links to, from and between the District and Local Centres be improved?		
If so, how could this be achieved?		



Issue GBC/GI 1 What is the most appropriate way to provide open spaces to meet the recreational, amenity and environmental needs of residents of Gedling Borough?

<u>Should different approaches be taken to the provision and/or protection of any of the following</u>	Y	N
Municipal parks and gardens		
Outdoor sports facilities (inc. school playing fields)		
Amenity green spaces		
Open space provision for children and teenagers		
Allotments, community gardens and urban farms		
River and canal corridors		
Cycle ways and other footpaths/rights of way		
If yes, which type(s) and why?		

Issue GBC/GI 2 How should biodiversity in Greater Nottingham be protected and enhanced?

<u>Should different approaches be taken to the provision and/or protection of any of the following</u>	Y	N
Natural and semi-natural urban green spaces		
Agricultural land		
Landscape designations		
Local ecological designations		
River and canal corridors		
Cycle ways and other footpaths/rights of way		