



Civic Centre,  
Arnot Hill Park,  
Arnold,  
Nottinghamshire,  
NG5 6LU

# Agenda

## Planning Committee

Date: **Wednesday 7 January 2015**

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Time: **6.00 pm**

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Place: **Council Chamber, Civic Centre.**

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For any further information please contact:

**Lyndsey Parnell**

Senior Elections and Members' Services Officer

0115 901 3910

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# Planning Committee

## Membership

**Chair**                      Councillor John Truscott

**Vice-Chair**                Councillor Barbara Miller

Councillor Pauline Allan  
Councillor Roy Allan  
Councillor Peter Barnes  
Councillor Chris Barnfather  
Councillor Denis Beeston MBE  
Councillor Alan Bexon  
Councillor John Boot  
Councillor Ged Clarke  
Councillor Bob Collis  
Councillor Andrew Ellwood  
Councillor Cheryl Hewlett  
Councillor Jenny Hollingsworth  
Councillor Mike Hope  
Councillor Meredith Lawrence  
Councillor Marje Paling  
Councillor Lynda Pearson  
Councillor Colin Powell  
Councillor Suzanne Prew-Smith

# AGENDA

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- 2 **To approve, as a correct record, the minutes of the meeting held on 10 December 2014.** 1 - 4
- Planning Committee Protocol.**
- 3 **Declaration of Interests**
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## MINUTES PLANNING COMMITTEE

**Wednesday 10 December 2014**

Councillor John Truscott (Chair)

In Attendance: Councillor Barbara Miller Councillor Cheryl Hewlett  
Councillor Pauline Allan Councillor Jenny Hollingsworth  
Councillor Roy Allan Councillor Mike Hope  
Councillor Peter Barnes Councillor Meredith Lawrence  
Councillor Chris Barnfather Councillor Marje Paling  
Councillor Alan Bexon Councillor Lynda Pearson  
Councillor John Boot Councillor Colin Powell  
Councillor Ged Clarke Councillor Suzanne Prew-Smith  
Councillor Bob Collis

Absent: Councillor Denis Beeston MBE and Councillor Andrew Ellwood

Officers in Attendance: P Baguley, L Parnell, B Pearson and F Whyley

### **246 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS.**

Apologies for absence were received from Councillors Beeston MBE and Ellwood.

### **247 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETINGS HELD ON 19 NOVEMBER 2014 AND 27 NOVEMBER 2014.**

#### **RESOLVED:**

That the minutes of the above meetings, having been circulated, be approved as a correct record, subject to the following amendment:

1. That Councillor Barnfather be marked as present at the meeting on 19 November 2014.

### **248 DECLARATION OF INTERESTS**

None.

### **249 APPLICATION NO. 2014/0916 - GEDLING HOUSE, WOOD LANE, GEDLING.**

Partial demolition and rebuilding of garden wall.

The Service Manager, Planning and Economic Delivery, introduced the application and informed Members of one late response received from the 20<sup>th</sup> Century Society who did not wish to comment on the application.

Mr Alan Bishop of the Homes and Communities Agency spoke in favour of the application, as the applicant.

**RESOLVED to GRANT LISTED BUILDING CONSENT subject to the following conditions:**

**Conditions**

1. The development must be begun not later than three years beginning with the date of this permission.
2. The development hereby approved shall be carried out in accordance with the approved plan (Drawing annotated Fig 3).
3. The partial demolition and rebuilding of the garden wall to which this application relates shall only be carried out on the commencement of Phase 2 of the Gedling Access Road (as defined by planning application 2014/0915).
4. Prior to the partial demolition and rebuilding of the garden wall for Gedling House, a full recording of the existing wall along with a written specification and method statement for its demolition and precise details of the location and materials for the erection of the proposed new wall together with a programme of works and a timetable for the construction of the new wall shall be submitted in writing to and approved in writing by the Borough Council. The scope of mitigation must include a comprehensive scheme of repair of the garden wall in addition to the basic re-building of the demolished east wall. The new wall shall be implemented in accordance with the approved details and shall be retained thereafter.

**Reasons**

1. In order to comply with Section 18 of the Listed Building and Conservation Areas Act 1990.
2. For the avoidance of doubt.
3. To avoid unnecessary demolition.
4. To ensure that an accurate record of the historic building is retained and that the mitigation works are in accordance with the aims of the National Planning Policy Framework.

## **Reasons for Decision**

In the opinion of the Borough Council the proposed partial demolition and rebuilding of the garden wall will result in no undue impact on the character or historic fabric of the Listed Building, Gedling House, and will not have any material impact on the amenities of neighbouring properties. The application is therefore in accordance with the National Planning Policy Framework (2012) and Policy 11 of the Gedling Borough Aligned Core Strategy (September 2014).

## **Notes to Applicant**

This consent should be read in conjunction with the corresponding application relating to the Gedling Access Road (application no. 2014/0915).

The Borough Council has worked positively and proactively with the applicant, in accordance with paragraphs 186 and 187 of the National Planning Policy Framework, based on seeking solutions to problems arising in relation to dealing with the Listed Building Consent. This has been achieved by providing the applicant and agent with details of consultation responses, seeking additional information or drawings in response to issues raised and providing updates on the application's progress.

### **250 PLANNING DELEGATION PANEL ACTION SHEETS**

#### **RESOLVED:**

To note the information.

### **251 FUTURE PLANNING APPLICATIONS**

#### **RESOLVED:**

To note the information.

### **252 ANY OTHER ITEMS WHICH THE CHAIR CONSIDERS URGENT.**

That Chair announced that Bev Pearson, Senior Planning Officer, would be leaving the Authority and wished her all the best in her new position.

The meeting finished at 6.15 pm

Signed by Chair:  
Date:

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# Agenda Annex

## PLANNING COMMITTEE PROTOCOL

1. This protocol is intended to ensure that planning decisions made at the Planning Committee meeting are reached, and are seen to be, in a fair, open and impartial manner, and that only relevant planning matters are taken into account.
2. Planning Committee is a quasi-judicial body, empowered by the Borough Council to determine planning applications in accordance with its constitution. In making legally binding decisions therefore, it is important that the committee meeting is run in an ordered way, with Councillors, officers and members of the public understanding their role within the process.
3. In terms of Councillors' role at the Planning Committee, whilst Councillors have a special duty to their ward constituents, including those who did not vote for them, their over-riding duty is to the whole borough. Therefore, whilst it is acceptable to approach Councillors before the meeting, no opinion will be given, as this would compromise their ability to consider the application at the meeting itself. The role of Councillors at committee is not to represent the views of their constituents, but to consider planning applications in the interests of the whole Borough. When voting on applications, Councillors may therefore decide to vote against the views expressed by their constituents. Members may also request that their votes are recorded.
4. Planning Committee meetings are in public and members of the public are welcome to attend and observe; however, they are not allowed to address the meeting unless they have an interest in a planning application and follow the correct procedure.
5. Speaking at Planning Committee is restricted to applicants for planning permission, residents and residents' associations who have made written comments to the Council about the application and these have been received before the committee report is published. Professional agents representing either applicants or residents are not allowed to speak on their behalf. A maximum of 3 minutes per speaker is allowed, so where more than 1 person wishes to address the meeting, all parties with a common interest should normally agree who should represent them. No additional material or photographs will be allowed to be presented to the committee.
6. Other than as detailed above, no person is permitted to address the Planning Committee and interruptions to the proceedings will not be tolerated. Should the meeting be interrupted, the Chairman will bring the meeting to order. In exceptional circumstances the Chairman can suspend the meeting, or clear the chamber and continue behind closed doors, or adjourn the meeting to a future date.
7. After Councillors have debated the application, a vote will be taken. If Councillors wish to take a decision contrary to Officer recommendation, a motion to do so will be moved, seconded and voted upon. Where the decision is to refuse permission contrary to Officer recommendation, the motion will include reasons for refusal which are relevant to the planning considerations on the application, and which are capable of being supported and substantiated should an appeal be lodged. The Chairman may wish to adjourn the meeting for a short time for Officers to assist in drafting the reasons for refusal. The Chairman may move that the vote be recorded.
8. Where members of the public wish to leave the chamber before the end of the meeting, they should do so in an orderly and respectful manner, refraining from talking until they have passed through the chamber doors, as talking within the foyer can disrupt the meeting.

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**Application Number:** 2014/1149  
**Location:** Land Surrounding 315 Spring Lane Mapperley Nottinghamshire



**NOTE:**  
This map is provided only for purposes of site location and should not be read as an up to date representation of the area around the site.  
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## **Report to Planning Committee**

**Application Number:** 2014/1149

**Location:** Land Surrounding 315 Spring Lane Mapperley Nottinghamshire

**Proposal:** Diversion of Carlton Footpath No.1 Mapperley. The footpath proceeding from a point SK6069 4451, to a point SK6102 44 59, identified by the bold continuous line on plan TWY007/LOCO3 C.

**Applicant:** Taylor Wimpey East Midlands Ltd

**Agent:**

**Case Officer:** David Gray

### **Purpose of Report**

This item is brought to Committee to request authorisation from Planning Committee to make an order diverting Carlton Footpath No.1, pursuant to Section 119 of the Highways Act 1980, in respect to land surrounding 315 Spring Lane, Mapperley.

### **Site Description**

The application relates to Carlton footpath 1 located on land at surrounding 315 Spring Lane, Mapperley. The affected part of Footpath 1 measures approximately 350 metres in length.

### **Relevant Planning History**

Outline Planning Permission for a residential development was granted in September 2010 (Planning ref. 2007/0748) The principle to divert Carlton Footpath no.1 was established at outline planning permission stage.

Subsequently reserved matters were approved in March 2011 for the erection of 147 dwellings under planning ref: 2010/1022. The development of the site for 147 dwellings under planning ref.2010/1022 was subsequently commenced.

As part of the reserved matters approval an area of Public Open Space was approved as well as a 'green link' footpath between former colliery land to the south east and Ashwater Drive to the north-west boundary. The Rights of Way Officer was consulted as part of the application and concluded that the proposed layout was acceptable in terms of the public footpath (Carlton Footpath no.1) which passes through the site.

An application to divert Carlton Footpath No.1 was brought to Committee on 8<sup>th</sup> May 2013 to make an order to divert the footpath to enable an authorised development to commence (under the Town and Country Planning Act 1990, s257). The Committee resolved to reject

the proposed diversion on the grounds that it would be contrary to public safety and would not be an accessible route which would promote public transport. The application was subsequently withdrawn.

A further application to make an order divert the footpath was brought to the Committee in July 2013; again this was to divert to enable an authorised development to commence under the Town and Country Planning Act 1990, s257). The Committee resolved to approve the order. On receipt of representation under the provisions of the act the application was referred to the Planning Inspectorate. The order could not be confirmed as the development was considered to be substantially complete.

In July 2014 (ref: 2014/0431) an application for permission to retain the as-built alignment of the footpath connecting Taylor Wimpy development onto Ashwater Drive. In the opinion of the Borough Council the retention of the open space and footpath link would be acceptable from a highway safety viewpoint and would have no undue impact on the amenities of nearby residential properties.

### **Proposed Route**

The Borough Council has received a revised application for the diversion of Carlton Footpath 1 under the Highways Act 1980, s119.

The proposed diversion would result in Footpath 1 taking a route mainly aligned with the new highway through the residential development 'Lime Tree Gardens'. The footpath would exit Ashwater Drive at Grid Reference: SK6069 44 51 and would follow the footpath link on the approved planning layout through the development (Shown by a dashed line) and would enter onto Spring Lane at Grid Reference: SK6102 44 59. The route would provide the same level of access to public transport as the previous route.

The plans also show a green footpath link to the future Country Park which does not form part of this application.

### **Consultations**

Nottinghamshire County Council (Highway Authority) – There are no Highway Authority Objections.

Nottingham County Council (Rights of Way) – The proposed diversion is acceptable.

Ramblers Association – The ramblers association have requested that the footpath is not diverted along a footway through an estate but be diverted along a footway through the Gedling Country Park along a planned cycle/walking route.

### **Planning Considerations**

Members are reminded that the previous two applications to divert the footpath have been made under the Town and Country Planning Act referenced in the Planning History above. The proposed footpath diversion (ref: 2014/0431) could not be confirmed as it was the opinion of the inspector that the development had been substantially completed. Instead an application needed to be submitted under the Highways Act 1980 to allow for the diversion of a footpath.

Section 119 of the Highways Act 1980 allows for a diversion of a footpath where it is in the interests of the owner or occupier of the land and it is expedient that the line of the path should be diverted. Once the order is made, the diversion is advertised and later confirmed

by the Council who made the order (if there are no objections) or the Secretary of State (if there are objections). An order under this section is referred to as a 'public path diversion order'.

The diversion order should not alter the start/end points onto the public highway other than in specified circumstances. These do not apply since the route through the development starts at SK6069 44 51 and ends at SK6102 44 56, as before. I note that the spur from the footpath to the Country Park (the 'green link') is not included in this application.

I would note that the proposed development and new footpath route was considered at reserved matters (ref: 2010/1022). Given that the approved development has been substantially complete it is my view that it is in the interest of the owner of the land that the line of the path or way, should be diverted by way of 'public path diversion order' made by the Council. Given that the route of the current footpath runs through properties already built (or about to be built) it is also expedient (i.e. suitable, appropriate) that the footpath be diverted.

I note that the revised route for the footpath (approved under planning application reference: 2014/0431) would have the same access and egress points onto Ashwater Drive and Spring Lane as Carlton Footpath no.1. Whilst I note that the revised route would still cross the highway adjacent to the footpath link to Ashwater Drive the crossing point is to the end of the development on a straight section of road with good visibility where vehicle movements would be at a minimum. I would also note that the route continues onto Ashwater Drive where the same level of pedestrian vehicle conflict would be present for members of the public walking to Spring Lane. I note that the revised footpath route would incorporate an alternative section that redirects the footpath away from the vehicle driveway access to no.11 Ashwater Drive. As already noted the new route would offer the same level of access to public transport as the previous footpath. As mentioned above the principle to divert Carlton Footpath no.1 was established and accepted at reserved matters stage in relation to application reference 2010/1022. I am therefore satisfied that the diversion would not be substantially less convenient to the public in consequence of the diversion

Whilst I note the comments from the Ramblers Association, the Country Park falls outside of the application site and is not in control of the developer. I also note that the diversion does incorporate a pedestrian link to the Country Park that could be used for walking members of the public. I am satisfied that the proposed diversion would not have a significant impact on the public enjoyment of the path and the new pedestrian link to Gedling Country Park would give walking members of the public convenient access to the Country Park (once completed).

In conclusion I am satisfied it is in the interests of the owner of the land and expedient that Carlton Footpath No 1 should be diverted, and that the proposed route does not alter the start/end point of the path. In addition, on the information to hand, I am satisfied that the proposed diversion would not be substantially less convenient to the public. However, this last point will have to be considered further when the Order comes forward for confirmation (whether by the Council or the Planning Inspectorate).

Members are reminded that on making the order to divert Carlton Footpath 1 notification of the order must be posted in the Local Press, site notices posted, statutory bodies consulted and neighbouring properties must be consulted. If no objections are received by any statutory bodies or neighbouring properties then the application must be presented, further to another report, to committee to confirm the order. If objections are received following consultation the Borough Council can attempt to settle concerns and get them withdrawn. If the concerns cannot be addressed by the Borough Council and the objections withdrawn, then the matter would be referred to the Secretary of State for determination.

I recommend that the Borough Council's Solicitor and Monitoring Officer be authorised to make the necessary order for the diversion of Carlton footpath 1 as it is in the interests of the owner and expedient to do so.

**Recommendation:**

**That Members Authorise the Council Solicitor and Monitoring Officer to make an order that Carlton footpath 1 be diverted in accordance with the plan submitted with the application.**

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## **Report to Cabinet**

**Subject:** Five Year Housing Land Supply Assessment 2014

**Date:** 18 December 2014

**Author:** Planning Policy Manager

### **Wards Affected**

Borough Wide.

### **Purpose**

This report is to inform members of the Gedling Borough's Five Year Housing Land Supply Assessment 2014.

### **Key Decision**

This is not a Key Decision.

### **Background**

The Five Year Housing Supply Assessment 2014 has been updated for the period up to 31 March 2014. The five year period is 1 April 2015 to 31 March 2020 and is shown in Appendix A.

The National Planning Policy Framework requires that local planning authorities update their five year housing land supply assessment on an annual basis.

The assessment shows that against the housing requirement of the Aligned Core Strategy, Gedling Borough Council does not have a five year plus 5% buffer supply of land for housing. The Council has a 4.31 years of supply (against the requirement of 5.25 years of supply). This is a significant increase over the 2013 figure of 3.32 years.

Since the preparation of the previous five year housing land supply assessment, the Council has adopted the Aligned Core Strategy which has allocated strategic sites for residential development at North of Papplewick Lane and Top Wighay Farm and also granted planning permission for the strategic site at Teal Close. These sites will now be able to start delivering completions.

Progress has been made on the funding and delivery of the Gedling Colliery/Chase Farm site. Gedling Colliery/Chase Farm is identified as a strategic location for growth in the Aligned Core Strategy which will formally

be allocated through the Local Planning Document. The Aligned Core Strategy anticipates development commencing at the Gedling Colliery/Chase Farm site within the last five years of the plan period (i.e. 2022-2028) primarily due to the uncertainties over the delivery and funding of the Gedling Access Road. However, Planning Committee resolved to grant planning permission for the Gedling Access Road to ease traffic congestion on roads surrounding the former Gedling Colliery/Chase Farm site subject to a Unilateral Undertaking in November 2014. Construction of the Gedling Access Road is anticipated to commence in Spring 2015 and be completed by 2019. The agreed project plan envisages the first phase of homes (315 homes) at the Gedling Colliery/Chase Farm site will be built by March 2020. However, the next milestones in terms of the housing on the development site will be the appointment of a development partner in December 2014, the submission of a planning application for the development site in Summer 2015, and the determination of that application in Autumn 2015. At each of these milestone stages, the delivery of the Gedling Access Road and the housing will become more certain and therefore more weight will be able to be attached to them. Once these milestones are met, the Council expects to be able to consider the delivery of these houses to be realistic and therefore include the first 315 homes at the Gedling Colliery/Chase Farm site in-year and in the next update of the five year housing land supply assessment.

In addition, the Council is working to bring forward the Local Planning Document, which will allocate non-strategic sites in accordance with the spatial strategy set out in Policy 2 of the Aligned Core Strategy. Whilst the majority of the sites are located within the urban area, others require changes to be made to the Green Belt boundary or the removal of other policy designations. Adoption of the Local Planning Document is anticipated in summer 2016.

It is anticipated that the shortfall in supply of housing sites is short term and will be addressed by the delivery of strategic sites in the Aligned Core Strategy (including the Gedling Colliery/Chase Farm site) and also the adoption of the emerging Local Planning Document which will bring forward additional non-strategic sites.

Appendix B of the Five Year Housing Land Supply Assessment 2014 contains the list of deliverable sites which are expected to deliver housing during the five year period and therefore make up the five year housing land supply.

## **Proposal**

To ask Cabinet to note the content of the Five Year Housing Land Supply Assessment 2014.

**Alternative Options**

Not to update the five year housing land supply assessment is not an alternative option. The National Planning Policy Framework requires that local planning authorities update their five year housing land supply assessment on an annual basis. The last update was 2013 and this considered the housing supply against the previous development plan which was the Regional Plan. The 2014 update covers the housing supply against the new housing requirement set out in the Aligned Core Strategy.

**Financial Implications**

None.

**Appendices**

Appendix A – Gedling Borough's Five Year Housing Land Supply Assessment 2014.

**Background Papers**

None.

**Recommendation(s)**

That the Cabinet note the content of the Five Year Housing Land Supply Assessment 2014.

**Reasons for Recommendations**

To raise awareness of the Five Year Housing Land Supply Assessment.

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# **Five Year Housing Land Supply Assessment (2014)**

as at 31 March 2014

December 2014

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DRAFT

## Introduction

1. The National Planning Policy Framework requires that local planning authorities update their five year housing land supply assessment on an annual basis.
2. The assessment should be based on the current development plan which sets out the housing requirement for Gedling Borough. The current development plan is the Gedling Borough Aligned Core Strategy which was adopted on 10 September 2014 and covers the plan period from 2011 to 2028.
3. The assessment will enable the Borough Council to actively plan, monitor and manage housing supply and ensure that the Council can deliver a flexible supply of land for housing.
4. This report uses baseline information as at 31 March 2014. The time frame of this five year housing land supply update is 1 April 2015 – 31 March 2020.
5. All sites in the five year housing land supply assessment have been identified through the Council's Strategic Housing Land Availability Assessment (SHLAA). The SHLAA has been updated in 2014. Where available, anticipated completion timescales and rates are as provided by the developer/landowner. Where this information has not been provided, then a methodology has been used (as set out in **Appendix A**) based on the viability of a site's location.
6. **Appendix B** contains a list of deliverable sites which are expected to deliver housing during the five year period.
7. The housing trajectory has been updated based on information as at 31 March 2014 and is attached as **Appendix C**.

## Delivery of Housing

8. The National Planning Policy Framework has introduced a requirement to have in place sufficient housing land available to accommodate a five year supply plus either 5% or 20% depending upon past performance. Paragraph 47 states that planning authorities should:-
  - identify and update annually a supply of specific deliverable<sup>1</sup> sites sufficient to provide five years worth of housing against their housing requirement with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land; and
  - identify a supply of specific, developable<sup>2</sup> sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15.
9. To assess whether Gedling Borough has “a record of persistent under delivery of housing”, it is important to look at the long term trend over an economic cycle. The Aligned Core Strategy was adopted in September 2014 so housing delivery against the previous development plans would also need to be assessed.
10. The East Midlands Regional Plan was adopted in March 2009 and set a housing requirement of 8,000 dwellings for the period 2006 to 2026 (annual requirement of 400 dwellings). The number of net dwellings completed in the last 10 years was 2,385 dwellings against the cumulative requirement of 3,200 dwellings, resulting in a shortfall of 815 dwellings as shown in Table 1.
11. The Nottinghamshire and Nottingham Joint Structure Plan was adopted in February 2006 and set a housing requirement of 5,000 dwellings for the period 2001 to 2021 (annual requirement of 250 dwellings). The number of net dwellings completed in the last 10 years was 3,555 dwellings against the cumulative requirement of 3,250 dwellings, resulting in an oversupply of 305 dwellings as shown in Table 1.
12. The Aligned Core Strategy sets a housing requirement of 7,250 dwellings for the period 2011 to 2028. Table 1 shows that the number of net dwellings completed between 2011 and 2013 exceed the cumulative requirements. The number of net dwellings completed as at 31 March 2014 was 823 dwellings against the cumulative requirement of 940 dwelling, resulting in a shortfall of 117 dwellings as shown in Table 1.

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<sup>1</sup> To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable.

<sup>2</sup> To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.



13. It is important to note that there has generally been a national drop in dwelling completions since 2007/08 due to the effect of the UK's recession with housing delivery slowed or stopped on a number of sites. It is clear that the delivery was significantly higher until the recession took full effect.

**Table 1: Gedling's net completions (cumulative) in the last 10 years**

	Net completions	Joint Structure Plan target	% of target	Net completions	Regional Plan target	% of target	Net completions	Aligned Core Strategy target	% of target
<b>2004/05</b>	926	1,000	93 %						
<b>2005/06</b>	1,170	1,250	94 %						
<b>2006/07</b>	1,466	1,500	98 %	296	400	74 %			
<b>2007/08</b>	1,913	1,750	109 %	743	800	93 %			
<b>2008/09</b>	2,117	2,000	106 %	947	1,200	79 %			
<b>2009/10</b>	2,391	2,250	106 %	1,221	1,600	76 %			
<b>2010/11</b>	2,732	2,500	109 %	1,562	2,000	78 %			
<b>2011/12</b>	3,007	2,750	109 %	1,837	2,400	77 %	275	250	110 %
<b>2012/13</b>	3,234	3,000	108 %	2,064	2,800	74 %	502	500	100 %
<b>2013/14</b>	3,555	3,250	109 %	2,385	3,200	74 %	823	940	88 %

14. Following the adoption of the Replacement Local Plan in 2005, the Flatts Lane site was the first site to commence in 2005/06. The Bestwood Colliery, Chartwell Grove and Longdale Lane sites commenced in 2006/07. During the period 2007/08, 78% of dwellings were built on windfall sites and 22% of dwellings were built on allocated sites. The percentage completed on allocated sites had increased significantly from previous years, as a result of the adoption of the Replacement Local Plan.

15. There has been a drop in dwelling completions since 2007/08 due to the effect of the UK's recession. The Chartwell Grove site was affected by the recession and the site is currently under construction but at a slower rate than when development on the site commenced.

16. Whilst the Plains Road/Arnold Lane, Stockings Farm, Ashwater Drive and Howbeck Road sites are now under construction, work commenced on these sites significantly later than anticipated (in 2009/10, 2010/11, 2011/12 and 2012/13 respectively), especially given that all are relatively straightforward, urban edge, greenfield sites.

17. It should be noted that the percentage of dwellings completed on allocated sites has significantly increased, to around 50% in 2010/11 and 2011/12 and up to 75% in 2012/13, as shown in Table 2.

18. Outline planning permission for the Dark Lane site was granted in 2012/13, significantly later than anticipated due to the need to await the outcome of a village green application. A reserved matters application was approved in August 2013 and work has not yet commenced on the site.

19. Planning applications have not been submitted for the remaining allocated sites at Newstead Sports Ground and Wood Lane in the Replacement Local Plan.

20. For the strategic sites identified in the Aligned Core Strategy, a planning application for residential development (up to 830 units) and other uses on the Teal Close site was granted in June 2014. A planning application for development on part of the Top Wighay Farm site was submitted in August 2014. Planning Committee resolved to grant permission for up to 300 homes on the North of Papplewick Lane site subject to a section 106 agreement in August 2014.

**Table 2: Net completions since the adoption of the Replacement Local Plan**

	<b>Net completions</b>	<b>Allocated completions</b>	<b>% of allocated completions</b>	<b>Windfall completions</b>	<b>% of windfall completions</b>
<b>2005/06</b>	244	2	1 %	242	99 %
<b>2006/07</b>	296	26	9 %	270	91 %
<b>2007/08</b>	447	100	22 %	347	78 %
<b>2008/09</b>	204	71	35 %	133	65 %
<b>2009/10</b>	274	68	25 %	206	75 %
<b>2010/11</b>	341	173	51 %	168	49 %
<b>2011/12</b>	275	134	49 %	141	51 %
<b>2012/13</b>	227	170	75 %	57	25 %
<b>2013/14</b>	321	195	61 %	126	39 %
<b>Total</b>	<b>2,629</b>	<b>939</b>	<b>36 %</b>	<b>1,690</b>	<b>64 %</b>

21. The Greater Nottingham Housing and Economic Prospects report (2012)<sup>3</sup> states that the past completions trend for Gedling Borough has not been significantly affected by the market downturn. It should be noted that the Housing and Economic Prospects report looked at a longer term over 21-year period (1991-2012). However, it is clear that the sites allocated in the Replacement Local Plan in 2005 have either not come forward for development, come forward later, or been built out more slowly than anticipated. There are specific circumstances that have affected the delivery of two sites – the need to structure a funding package to bring forward the Gedling Colliery/Chase Farm site and the delay arising from the village green application in relation to the Dark Lane site. As such, it is likely that the completions since 2008/09 could have been significantly higher. From discussions with developers, it is understood that this reluctance to bring forward sites is a result of the economic recession and the lack of available mortgage finance.

22. As noted in a recent appeal decision (ref APP/K2420/A/12/2188915) relating to Land at Shilton Road, Barwell, Leicestershire<sup>4</sup>, the rate of house building cannot be considered to be entirely the result of decisions made by the Council. In addition (and reflecting the Barwell decision) there is no evidence that the Council has been obstinate in relation to the under-delivery of housing and the persistence referred to in paragraph 47 of the National Planning Policy Framework has not been demonstrated.

23. Under these circumstances, it is considered appropriate to use a 5% buffer rather than 20% to assess housing land supply.

<sup>3</sup> [http://www.gedling.gov.uk/media/documents/planningbuildingcontrol/Final%20Report%20\(11-12-12-nxi\).pdf](http://www.gedling.gov.uk/media/documents/planningbuildingcontrol/Final%20Report%20(11-12-12-nxi).pdf)

<sup>4</sup> <http://www.pcs.planningportal.gov.uk/pcsportal/ViewCase.asp?caseid=2188915&coid=2123328>

## Five Year Housing Land Supply Assessment

### Identifying the Level of Housing Provision

24. The Gedling Borough Aligned Core Strategy sets a housing requirement of 7,250 homes for the plan period 2011-2028. Policy 2 of the Aligned Core Strategy states that the 7,250 homes will be distributed as follows:-

- a) Approximately 4,045 homes in or adjoining the main built up area of Nottingham (i.e. Arnold and Carlton), to include strategic sites at:
  - Teal Close (830 homes)
  - Gedling Colliery/Chase Farm (at least 600 homes)
- b) Approximately 1,300 homes adjoining Hucknall Sub Regional Centre comprising of Sustainable Urban Extensions at:
  - i) North of Papplewick Lane (up to 300 homes)
  - ii) Top Wighay Farm (1,000 homes)
- c) Approximately 1,645 homes elsewhere, including in or adjoining the Key Settlements of:
  - i) Bestwood Village (up to 560 homes)
  - ii) Calverton (up to 1,055 homes)
  - iii) Ravenshead (up to 330 homes)
- d) Up to 260 homes will be provided in other villages not specifically identified above solely to meet local needs

**Table 3: Housing requirement (2011-2028)<sup>5</sup>**

2011 to 2013	2013 to 2018	2018 to 2023	2023 to 2028
500 (250 per annum)	2,200 (440 per annum)	2,400 (480 per annum)	2,150 (430 per annum)

25. It should be noted that the figures in Table 3 are not upper limits to development. They represent the anticipated rate of housing completions and are to be used by the councils to determine the level of their five year supply of deliverable housing sites.

26. The housing requirement needs to be adjusted to reflect the level of housing that has already been delivered within the lifetime of the Aligned Core Strategy. As the previous CLG guidance required the five year land supply assessment to be based upon a 'forward look', an estimate needs to be made for the number of completions during 2014-15. The estimated figure has been derived from the updated housing trajectory which is based on information as at 31 March 2014 (see **Appendix C**). The total dwellings completed in Gedling Borough between 2011 and 2015 are shown in Table 4 below.

<sup>5</sup> These figures are rounded to the nearest 50 dwellings.

**Table 4: Dwellings completed (and estimated) 2011-2015**

	Completed 2011-2014	Estimated 2014-2015	Total 2011-2015
Urban area (Arnold and Carlton)	678	274	952
Teal Close	0	0	0
Gedling Colliery/Chase Farm	0	0	0
North of Papplewick Lane	0	0	0
Top Wighay Farm	0	0	0
Bestwood Village	33	20	53
Calverton	29	76	105
Ravenshead	62	39	101
Other villages	21	22	43
Windfall allowance	0	0	0
<b>Total</b>	<b>823</b>	<b>431</b>	<b>1,254</b>
C2 communal and student accommodation	147	0	147
<b>Overall Total</b>	<b>970</b>	<b>431</b>	<b>1,401</b>

27. The National Planning Practice Guidance states that local planning authorities should count housing provided for older people, including residential institutions in Use Class C2, against their housing requirement. The Planning Practice Guidance also states that student accommodation can be included towards the housing requirement. The total communal and student accommodation (i.e. the number of bedrooms) completed in Gedling Borough between 2011 and 2015 is shown in Table 4 above.
28. The housing requirement for the period 2011 to 2015 is 1,380 dwellings<sup>6</sup>. The actual (and estimated) number of dwellings completed during that period is 1,401 dwellings which exceeds the housing requirement by 21 dwellings.
29. This leaves a requirement of 5,849 dwellings in the remaining plan period 2015 to 2028.
30. Paragraph 97 of the Inspector's Report on the Aligned Core Strategies states "In general it would be ideal for housing completions over the full plan period to be the same in each year of a plan, in order to meet the emerging requirements or needs in full. Higher numbers might be necessary to make good any shortfalls in supply in the recent past (ideally in the early years using the Sedgefield approach)". The National Planning Practice Guidance states local planning authorities should aim to deal with any undersupply within the first 5 years of the plan period where possible.
31. The housing requirement for the five year period (2015 to 2020) is 2,280 dwellings<sup>7</sup>. However taking account of the over-delivery of 21 dwellings from 2011-2015 means the revised five year housing requirement is 2,259 dwellings. The housing requirement plus a 5% buffer (as required by paragraph 47 of the National Planning Policy Framework) for the next five year period is therefore 2,372 dwellings.

<sup>6</sup> See Table 3. Target for 2011 to 2013 (500) + 2/5 of target for 2013 to 2018 (880) = 1,380.

<sup>7</sup> See Table 3. 3/5 of target for 2013 to 2018 (1,320) + 2/5 of target for 2018 to 2023 (960) = 2,280.

## Identifying Sites for Five Year Period

32. The sources of sites that have the potential to deliver housing during the five year period are:-
- Strategic sites allocated in the Aligned Core Strategy
  - Sites that are allocated in the Replacement Local Plan
  - Sites with planning permission that have not been implemented
  - Sites that are currently under construction
  - Unallocated 'brownfield' sites (including sites with lapsed permission)
33. Some sites allocated for housing in both the Replacement Local Plan (2005) and Aligned Core Strategy (2014) have planning permission but have not yet been implemented, some are under construction and the remaining allocated sites do not have the benefit of planning permission.
34. Unimplemented sites with planning permission include a mixture of brownfield sites and greenfield sites.
35. Sites where construction has commenced but not yet completed are also included.
36. Unallocated 'brownfield' sites have been identified as part of the Council's Strategic Housing Land Availability Assessment (SHLAA). The purpose of the SHLAA is to identify and assess sites within Gedling Borough that may have the potential to accommodate new housing development. Most of these unallocated brownfield sites are sites with planning permission which have lapsed within the past five years and where it is considered that delivery is likely to occur in the future.
37. Sites that are suitable subject to policy changes and unallocated 'greenfield' sites (which also include residential gardens) have not been included in this assessment. The National Planning Policy Framework only allows unallocated brownfield sites to be included and sites that are suitable subject to policy changes will only be included if such changes are made through the preparation of the Local Planning Document.
38. Paragraph 48 of the National Planning Policy Framework states that local planning authorities may only make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area, will continue to provide a reliable source of supply and are best justified on the basis of a particular source. The Framework states that the windfall allowance should not include residential gardens.
39. The housing trajectory for Gedling Borough set out in Appendix C of the Aligned Core Strategy shows a windfall allowance included in the last five years of the plan period (2023-2028). The windfall allowance of 208 dwellings (40 dwellings per year except for 48 dwellings in the last year) was calculated based on the previous 10 years of completions on small sites (less than 10 dwellings) between 2003 and 2013. Large sites were excluded because they would have been

identified separately through the SHLAA process. Table 5 shows how the average annual figure of 40 dwellings has been calculated.

**Table 5: Windfall completions (gross) over past 10 year period (2003-2013)**

	<b>Total completions</b>	<b>Allocated completions</b>	<b>Large windfall completions</b>	<b>Small windfall completions</b>	<b>Small windfall completions excluding garden land</b>
2003/04	375	4	308	63	44
2004/05	259	8	181	70	38
2005/06	261	2	166	93	44
2006/07	315	26	202	87	29
2007/08	475	100	263	112	47
2008/09	214	71	68	75	32
2009/10	282	68	143	71	29
2010/11	386	173	103	110	82
2011/12	295	134	91	70	32
2012/13	233	170	28	35	20
<b>Average</b>	<b>310</b>	<b>76</b>	<b>155</b>	<b>79</b>	<b>40</b>

40. The National Planning Practice Guidance states that local planning authorities should include housing provided for older people, including residential institutions in Use Class C2, and student accommodation. At 31 March 2014, there are no live planning permissions for communal or student accommodation.

**Table 6: Estimated housing supply for the five year period**

	<b>Dwellings</b>	<b>Communal/student</b>	<b>Projected completions</b>
Urban area (Arnold and Carlton)	312	0	312
Teal Close	498	0	498
Gedling Colliery/Chase Farm	0	0	0
North of Papplewick Lane	300	0	300
Top Wighay Farm	450	0	450
Bestwood Village	75	0	75
Calverton	189	0	189
Ravenshead	89	0	89
Other villages	35	0	35
Windfall allowance	0	0	0
<b>Estimated Housing Supply</b>	<b>1,948</b>	<b>0</b>	<b>1,948</b>

41. The five year housing requirement is 2,259 dwellings (see paragraph 31). Compared to the estimated housing supply of 1,948 dwellings, there is a shortfall of 311 dwellings.

Total Dwelling Supply	1,948
Annual Requirement for 2015-2020 <sup>8</sup>	452
<b>No of Years Supply</b>	<b>4.31 years</b>
<b>Five Year plus 5% buffer target</b>	<b>5.25 years</b>

<sup>8</sup> Five year housing requirement of 2,259 dwellings ÷ 5 years = 452 dwellings.

42. The five year housing requirement plus a 5% buffer is 2,372 dwellings (see paragraph 31). Compared to the estimated housing supply of 1,948 dwellings, there is a shortfall of 424 dwellings.
43. Since the preparation of the previous five year housing land supply assessment, the Council has adopted the Aligned Core Strategy which has allocated strategic sites for residential development at North of Papplewick Lane and Top Wighay Farm and also granted planning permission for the strategic site at Teal Close. These sites will now be able to start delivering completions.
44. Progress has been made on the funding and delivery of the Gedling Colliery/Chase Farm site. Gedling Colliery/Chase Farm is identified as a strategic location for growth in the Aligned Core Strategy which will formally be allocated through the Local Planning Document. The Aligned Core Strategy anticipates development commencing at the Gedling Colliery/Chase Farm site within the last five years of the plan period (i.e. 2022-2028) primarily due to the uncertainties over the delivery and funding of the Gedling Access Road. However, Planning Committee resolved to grant planning permission for the Gedling Access Road to ease traffic congestion on roads surrounding the former Gedling Colliery/Chase Farm site subject to a Unilateral Undertaking in November 2014. Construction of the Gedling Access Road is anticipated to commence in Spring 2015 and be completed by 2019. The agreed project plan envisages the first phase of homes (315 homes) at the Gedling Colliery/Chase Farm site will be built by March 2020. However, the next milestones in terms of the housing on the development site will be the appointment of a development partner in December 2014, the submission of a planning application for the development site in Summer 2015, and the determination of that application in Autumn 2015. At each of these milestone stages, the delivery of the Gedling Access Road and the housing will become more certain and therefore more weight will be able to be attached to them. Once these milestones are met, the Council expects to be able to consider the delivery of these houses to be realistic and therefore include the first 315 homes at the Gedling Colliery/Chase Farm site in-year and in the next update of the five year housing land supply assessment.
45. In addition, the Council is working to bring forward the Local Planning Document, which will allocate non-strategic sites in accordance with the spatial strategy set out in Policy 2 of the Aligned Core Strategy. Whilst the majority of the sites are located within the urban area, others require changes to be made to the Green Belt boundary or the removal of other policy designations. Adoption of the Local Planning Document is anticipated in summer 2016.
46. **Appendix B** contains the list of deliverable sites which are expected to deliver housing during the five year period and therefore make up the five year housing land supply.

## **Conclusion**

47. The purpose of this report is to monitor and review the housing supply against the housing requirement.
48. The assessment shows that against the housing requirement of the Aligned Core Strategy, Gedling Borough Council has a 4.31 years of supply (against the requirement of 5.25 years of supply).
49. It is anticipated that the shortfall in supply of housing sites is short term and will be addressed by the delivery of strategic sites in the Aligned Core Strategy (including the Gedling Colliery/Chase Farm site) and also the adoption of the emerging Local Planning Document which will bring forward additional non-strategic sites.

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## **Appendix A: Deliverability Notes**

All future development sites included in the housing trajectory and five year housing land supply assessment have been identified through the Council's Strategic Housing Land Availability Assessment (SHLAA). The SHLAA database contains:-

### Sites in the planning system

- Strategic sites that are allocated in the Aligned Core Strategy
- Sites that are allocated in the Replacement Local Plan
- Sites with planning permission

### Sites not in the planning system

- Sites with lapsed planning permission
- Sites identified by the Council
- Sites submitted by developers

Sites that have planning permission or allocated in the Replacement Local Plan are assumed to be suitable and available as they have been through the planning application or development plan process. Sites with planning permission that have lapsed within the past five years are assumed to be suitable. The submitted and council identified sites have been fully assessed but they have not been through the planning application or development plan process. Some of those sites are assumed to be suitable subject to policy changes which will occur through the Core Strategy and Local Planning Document.

Sites that are unlikely to be developed based on up-to-date information provided by developers or replaced by new planning permission for non-residential development are recorded as 'non-deliverable' and are therefore excluded from the housing trajectory and five year housing land supply.

Developers are asked to provide information on the delivery rates through the SHLAA process. If these are not provided, then the Council's assumptions are applied.

Following discussions with the Home Builders Federation, it has been assumed that:-

- On sites up to 10 dwellings, the completion rate is 5 per year;
- On sites up to 100 dwellings, the completion rate is 20 per year;
- On sites up to 1,000 dwellings, the completion rate is 40 per year; and
- On sites over 1,000 dwellings, the completion rate is 100 per year.

Assumptions about when a site will start to be developed are made based on the strength of the site's sub-market area. Market strength is reviewed each year and is a professional judgement based on an assessment of past completions data, 3 Dragons Viability Toolkit sub-market assessment and local knowledge. Market strength for all sub-market areas remain unchanged to the assumptions made in 2013. Table A1 provides the Council's assumptions for sites in the planning system

and Table A2 provides the Council's assumptions for sites not in the planning system.

**Table A1: Assumptions for sites in the planning system**

Market Strength	Site	Assumed year development will start
<b>Weak</b> (Colwick/Netherfield, Newstead)	Up to 10 dwellings	Year 5
	Up to 100 dwellings	Year 6
	Up to 1,000 dwellings	Year 7
	Over 1,000 dwellings	Year 8
<b>Moderate</b> (Arnold/Bestwood, Bestwood St.Albans, Calverton, Carlton, Gedling Rural South)	Up to 10 dwellings	Year 4
	Up to 100 dwellings	Year 5
	Up to 1,000 dwellings	Year 6
	Over 1,000 dwellings	Year 7
<b>Strong</b> (Arnold/Mapperley, Gedling Rural North)	Up to 10 dwellings	Year 3
	Up to 100 dwellings	Year 4
	Up to 1,000 dwellings	Year 5
	Over 1,000 dwellings	Year 6

**Table A2: Assumptions for sites not in the planning system**

Market Strength	Site	Assumed year development will start
<b>Weak</b> (Colwick/Netherfield, Newstead)	Up to 10 dwellings	Year 7
	Up to 100 dwellings	Year 8
	Up to 1,000 dwellings	Year 9
	Over 1,000 dwellings	Year 10
<b>Moderate</b> (Arnold/Bestwood, Bestwood St.Albans, Calverton, Carlton, Gedling Rural South)	Up to 10 dwellings	Year 6
	Up to 100 dwellings	Year 7
	Up to 1,000 dwellings	Year 8
	Over 1,000 dwellings	Year 9
<b>Strong</b> (Arnold/Mapperley, Gedling Rural North)	Up to 10 dwellings	Year 5
	Up to 100 dwellings	Year 6
	Up to 1,000 dwellings	Year 7
	Over 1,000 dwellings	Year 8

Sites in strong market are more likely to come forward before other sites in moderate and weak markets. As the housing market improves, sites in moderate and weak markets will become more viable.

Start years remain unchanged compared to the assumptions made in 2012 which are based on the information provided by Savills Residential Property Focus Q3 2012<sup>9</sup>. This indicates that house price growth will go above 4.5% for the Prime 'Midlands/North' Market in 2015 and above 5% for Mainstream 'East Midlands' Market in 2016. The latest predictions from Savills 2014 work (Residential Property Focus Q3 2014<sup>10</sup>) shows that house prices will grow in 2014 before slowing down between 2015 and 2018 so the impact of future interest rate rises on new house building is unclear.

The Greater Nottingham Housing and Economic Prospects report (2012) prepared by GL Hearn<sup>11</sup> for the Aligned Core Strategies indicates that the market will return to

<sup>9</sup> [http://www.savills.co.uk/research\\_articles/141285/141750-0](http://www.savills.co.uk/research_articles/141285/141750-0)

<sup>10</sup> [http://www.savills.co.uk/research\\_articles/141285/178175-0](http://www.savills.co.uk/research_articles/141285/178175-0)

<sup>11</sup> [http://www.gedling.gov.uk/media/documents/planningbuildingcontrol/Final%20Report%20\(11-12-12-nxi\).pdf](http://www.gedling.gov.uk/media/documents/planningbuildingcontrol/Final%20Report%20(11-12-12-nxi).pdf)

long term average sales volumes between 2016 and 2018. This accords with the assumptions made based on Savills 2014 work which suggests higher than expected growth in the short term followed by slightly slower growth in the period to 2018.

NB: Year 0 is the current year (2014/15). Year 1 is 2015/16. Year 5 is 2019/20.

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## Appendix B: Schedule of Deliverable Sites in the Five Year Period

### Urban Area (Arnold/Carlton)

SHLAA Ref	Site	Locality	Status	Years 1-5
6673	Arnold Daybrook And Bestwood Constitutional Club	Arnold	Planning permission	13
6719	Aylesham Avenue (70, Land Adj To)	Arnold	Planning permission	1
6820	Byron House	Arnold	Planning permission	4
6674	Front Street (55)	Arnold	Planning permission	1
6268	Front Street (68)	Arnold	Brownfield unallocated	1
6582	High Street (24)	Arnold	Brownfield unallocated	1
6813	Mapperley Plains (231)	Arnold	Planning permission	1
6722	Mapperley Plains (421)	Arnold	Planning permission	1
6723	Melbury Road (65)	Arnold	Planning permission	1
6479	Metallifactory Ltd	Arnold	Planning permission	75
6187	Middlebeck Drive (11)	Arnold	Planning permission	1
6555	Oxclose Lane (143-143A)	Arnold	Brownfield unallocated	4
6203	Plains Road (143A)	Arnold	Planning permission	4
6726	Plains Road (157)	Arnold	Planning permission	1
6727	Plains Road (35)	Arnold	Planning permission	1
6680	Ramsey Drive (38)	Arnold	Planning permission	1
6784	Ravenswood Road (143)	Arnold	Planning permission	1
6590	Rolleston Drive (102-104)	Arnold	Under construction	7
6681	Sobers Gardens (36, Land Adj To)	Arnold	Planning permission	1
6202	Stockings Farm	Arnold	Under construction	49
6482	The Grove Hotel	Arnold	Planning permission	4
6797	Warren Hill Community Church	Arnold	Planning permission	6
6218	Woodchurch Road (64, Land Adj To)	Arnold	Planning permission	3
6646	Arnold Lane (51, Land Adj To)	Carlton	Planning permission	1
6735	Blenheim Avenue (21 and 23)	Carlton	Planning permission	4
6645	Burton Road (127)	Carlton	Under construction	0
6267	Buxton Avenue (33)	Carlton	Planning permission	1
6815	Carlton Hill (330-332)	Carlton	Planning permission	5
6146	Carlton Mill	Carlton	Planning permission	7
6688	Deabill Street (57)	Carlton	Planning permission	2
6606	Emmanuel Avenue (2)	Carlton	Brownfield unallocated	1
6689	Festus Street (2-14, Rear Of)	Carlton	Planning permission	2
6501	Fraser Road (94, 94a and 94b)	Carlton	Brownfield unallocated	6
6558	Friday Lane (St Eia, Land Rear Of)	Carlton	Planning permission	1
6739	Glebe Farm - Plot 4	Carlton	Planning permission	1
6740	Glebe Farm - Plot 5	Carlton	Planning permission	1
6738	Glebe Farm (Lambley Lane, 71)	Carlton	Planning permission	1
6692	Glebe Farm (north eastern stables) Plot 3	Carlton	Planning permission	1
6693	Glebe Farm (north western stables) Plot 2	Carlton	Planning permission	1
6694	Glebe Farm Plot 1	Carlton	Planning permission	1
6817	Godfrey Street (77)	Carlton	Planning permission	4
6821	Ivy Villa	Carlton	Planning permission	1
6745	Main Road (61)	Carlton	Planning permission	1
6273	Main Road (87, Land Adj To)	Carlton	Planning permission	3
6804	Manor Road (5, Pioneer Accident Repair Centre)	Carlton	Planning permission	4

SHLAA Ref	Site	Locality	Status	Years 1-5
6746	Marshall Hill Drive (122, Land Adj To)	Carlton	Planning permission	1
6206	Midland Road (30)	Carlton	Planning permission	8
6737	Mile End Road (Electricity Sub Station)	Carlton	Planning permission	2
6159	Nursery Drive (1) Plot A	Carlton	Planning permission	1
6160	Nursery Drive (1) Plot B	Carlton	Planning permission	1
6161	Nursery Drive (1) Plot C	Carlton	Planning permission	2
6802	Oakdale Road (202, Land Rear Of)	Carlton	Planning permission	5
6798	Old Brickyard (5a)	Carlton	Planning permission	3
6725	Plains Road (86)	Carlton	Planning permission	1
6822	Plains Road (92)	Carlton	Planning permission	1
6823	Plains Road (92, Land Adj To)	Carlton	Planning permission	5
6335	Podder Lane	Carlton	Under construction	9
6262	Roseleigh Avenue (30)	Carlton	Brownfield unallocated	2
6818	Sandford Road (2 & 2A)	Carlton	Planning permission	10
6510	Spring Lane (375)	Carlton	Brownfield unallocated	2
6246	Standhill Road (161, Land Adj To)	Carlton	Planning permission	1
6819	Stratford Close (7, Land Adj To)	Carlton	Planning permission	2
6750	Victoria Road (23)	Carlton	Planning permission	2
6170	Waterhouse Lane (15, Land Adj To)	Carlton	Brownfield unallocated	2
6137	Wood Lane	Carlton	Allocated in RLP	20
6752	Woodlands (Highclere Drive)	Carlton	Planning permission	1
<b>Total</b>				<b>312</b>

RLP = Replacement Local Plan

### Strategic Sites

SHLAA Ref	Site	Status	Years 1-5
6131	Teal Close	Planning permission	498
6782	Gedling Colliery/Chase Farm	Allocated in ACS	0
6463	North of Papplewick Lane	Allocated in ACS	300
6467 & 6136	Top Wighay Farm	Allocated in ACS	450
<b>Total</b>			<b>1,248</b>

ACS = Aligned Core Strategy

### Bestwood Village

SHLAA Ref	Site	Status	Years 1-5
620	Bestwood Business Park	Planning approval subject to signing of s106	40
673	Bestwood Hotel	Planning permission	6
6484	The Sycamores	Planning permission	25
6814	The Sycamores	Planning permission	4
<b>Total</b>			<b>75</b>

## Calverton

SHLAA Ref	Site	Status	Years 1-5
6730	Crookdole Lane (16)	Planning permission	1
6130	Dark Lane	Planning permission	72
632	Land Between Main Street and Hollinwood Lane	Under construction	67
6489	Little Tithe Farm	Brownfield unallocated	1
6732	Lodge Farm	Planning permission	4
6490	Longue Drive (Plots 34 To 59)	Under construction	18
6551	Main Street (145)	Planning permission	2
6788	Manor Road (27, Land Rear Of)	Planning permission	1
6154	Mansfield Lane (110-112)	Under construction	3
6390	Renals Way	Under construction	5
6801	Spring Farm Kennels (plot 3)	Planning permission	1
6686	The Cherry Tree	Planning permission	14
<b>Total</b>			<b>189</b>

## Ravenshead

SHLAA Ref	Site	Status	Years 1-5
6812	Byron Crescent (1)	Planning permission	1
6793	Chapel Lane (70)	Planning permission	4
641	Cornwater Fields (Site B)	Planning permission	70
6527	Gorse Hill (4)	Planning permission	2
6117	Longdale Avenue (2, Land Adj To)	Planning permission	1
6800	Longdale Lane (12)	Planning permission	2
6237	Main Road (25)	Brownfield unallocated	1
6522	Milton Court (8)	Brownfield unallocated	1
6563	Nottingham Road (102, Land Rear Of)	Planning permission	1
6808	Regina Crescent (9)	Planning permission	2
6639	Sheepwalk Lane (20)	Planning permission	1
6809	Tabramcore	Planning permission	1
6620	The Sherwood Ranger	Brownfield unallocated	2
<b>Total</b>			<b>89</b>

## Other Villages

SHLAA Ref	Site	Locality	Status	Years 1-5
6728	Bridle Road (108)	Burton Joyce	Planning permission	1
6807	Crifftin Road (21)	Burton Joyce	Planning permission	1
6488	Crow Park Drive (1, Land Adj To)	Burton Joyce	Planning permission	1
6583	Foxhill Road (56, Land At)	Burton Joyce	Planning permission	4
6103	Lambley Lane (120, Land Adj To)	Burton Joyce	Planning permission	1
6145	The Old Vicarage (Land Adj To)	Burton Joyce	Planning permission	1
6370	Ashlea (Land Adj To)	Lambley	Under construction	1
6753	Catfoot Squash Club	Lambley	Planning permission	1
6754	Green Lane (31)	Lambley	Planning permission	1
6700	Spring Lane (156)	Lambley	Planning permission	4
6152	Barn Stable and Cart Sheds	Linby	Planning permission	1
6806	Mansfield Road (131)	Papplewick	Planning permission	1
6757	Mansfield Road (169)	Papplewick	Planning permission	1

SHLAA Ref	Site	Locality	Status	Years 1-5
6/196	Ash Grove	Woodborough	Planning permission	6
6/761	Lowdham Lane (78)	Woodborough	Planning permission	1
6/789	Main Street (147)	Woodborough	Planning permission	6
6/790	Main Street (152-156)	Woodborough	Planning permission	3
<b>Total</b>				<b>35</b>

**C2 communal and student accommodation**

SHLAA Ref	Site	Locality	Status	Years 1-5
<b>Total</b>				<b>0</b>

DRAFT

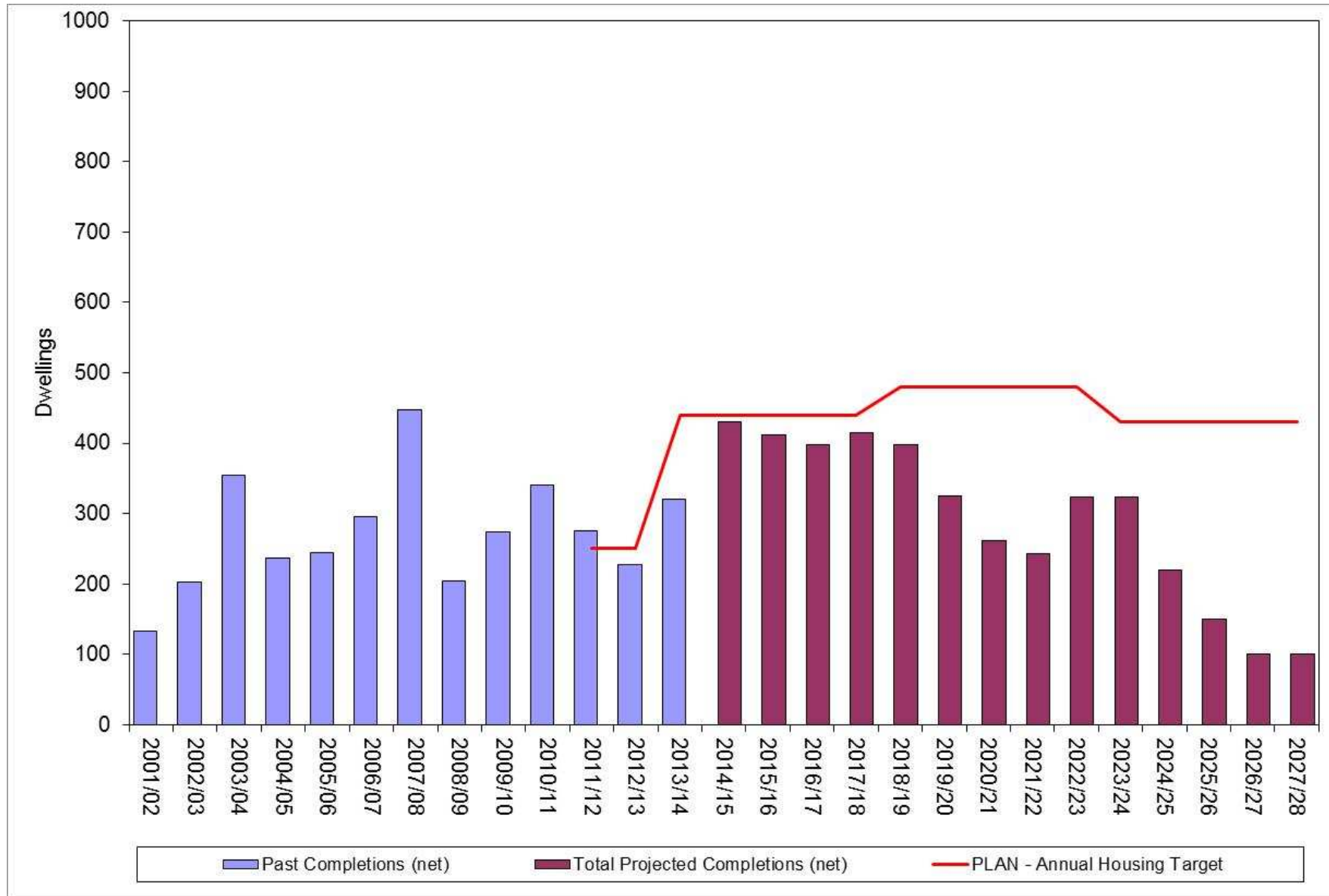
## Appendix C: Housing Trajectory

	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	Total
Past Completions (net)	275	227	321															823
Urban area (Arnold and Carlton)	183	199	296	274	83	49	68	61	51	20	0	0	0	0	0	0	0	1284
Teal Close				0	104	104	104	104	82	83	83	83	83	0	0	0	0	830
Gedling Colliery/Chase Farm				0	0	0	0	0	0	0	0	100	100	100	100	100	100	600
North of Papplewick Lane				0	15	60	90	90	45	0	0	0	0	0	0	0	0	300
Top Wighay Farm				0	50	100	100	100	100	100	100	100	100	100	50	0	0	1000
Bestwood Village	30	2	1	20	10	15	6	4	40	40	40	40	40	20	0	0	0	308
Calverton	16	3	10	76	71	58	33	27	0	0	0	0	0	0	0	0	0	294
Ravenshead	42	15	5	39	72	2	8	1	6	19	20	0	0	0	0	0	0	229
Other villages	4	8	9	22	7	10	6	11	1	0	0	0	0	0	0	0	0	78
Windfall allowance after 10 years																		0
Demolitions																		0
<b>Total Projected Completions (net)</b>				431	412	398	415	398	325	262	243	323	323	220	150	100	100	4100
<b>Cumulative Completions</b>	275	502	823	1254	1666	2064	2479	2877	3202	3464	3707	4030	4353	4573	4723	4823	4923	4923
<b>PLAN – Annual Housing Target</b>	250	250	440	440	440	440	440	480	480	480	480	480	430	430	430	430	430	7250
<b>PLAN – Housing Target (cumulative)</b>	250	500	940	1380	1820	2260	2700	3180	3660	4140	4620	5100	5530	5960	6390	6820	7250	
<b>MONITOR – No. dwellings above or below cumulative housing target</b>	25	2	-117	-126	-154	-196	-221	-303	-458	-676	-913	-1070	-1177	-1387	-1667	-1997	-2327	
<b>MANAGE – Annual housing target taking account of past/projected completions</b>	426	436	450	459	461	465	471	477	486	506	541	591	644	724	892	1264	2427	2327

### Footnote:

Sites that are suitable subject to policy changes and unallocated 'greenfield' sites are not included in the housing trajectory. The National Planning Policy Framework only allows unallocated brownfield sites to be included and sites that are suitable subject to policy changes will only be included if such changes are made through the preparation of the Local Planning Document. See paragraphs 32 to 37 for further information.





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## ACTION SHEET PLANNING DELEGATION PANEL 28th November 2014

2014/0889

41 Main Road Ravenshead Nottingham

Erection of a single storey side/rear extension incorporating the existing garage which is to be converted to habitable space

The proposed development would have no undue impact on the character of the area or streetscene; the residential amenity of adjacent properties; or on highway safety.

**The Panel recommended that the application be determined under delegated authority.**

Decision to be issued following completion of paperwork.

Parish to be notified following issue of decision.

**SS**

2014/0983

Land To Rear Of 161 Main Street Woodborough

Proposed dwelling and repositioning of existing wall at site entrance

**Application withdrawn from agenda.**

2014/0967

48 Foxhill Road Burton Joyce Nottingham

Extend entrance lobby and construct new rear extension

The proposed development would have no undue impact on the character of the area or streetscene; the residential amenity of adjacent properties; or on highway safety.

**The Panel recommended that the application be determined under delegated authority.**

Decision to be issued.

Parish to be notified following issue of decision.

**SS**

2014/1114

Bulcote Lodge Farm Bridle Road Burton Joyce

Proposed Change of Use from stable building to holiday let.

The proposed development would have no undue impact on the Green Belt; the residential amenity of adjacent properties or area in general; protected species; or on highway safety.

**The Panel recommended that the application be determined under delegated authority.**

Decision to be issued following completion of paperwork.

Parish to be notified following issue of decision.

**SS**

2014/1142  
21 Manvers Street Netherfield Nottingham  
New Garage for 19 & 21 Manvers Street

The proposed development would have a detrimental impact on highway safety.

**The Panel recommended that the application be determined under delegated authority.**

Decision to be issued following completion of paperwork.

2014/1172TPO  
Flats 11 To 47 Buntings Lane Carlton  
T1 Small Elderberry (Sambucus nigra) - Remove as over hanging number 109 Southcliffe Road rear garden. T2 Sycamore (Acer pseudoplatanus) - Reduce large tree by approximately 75% leaving them to re-establish a lot smaller but retaining a screen. This tree is directly behind 107 Southcliff Road but robs the afternoon sun. G3 Sycamore (Acer pseudoplatanus) - Reduce ten smaller located behind car park fence by 3 metres to reduce risk of wind-throw. Again retain as a screen.

The proposed tree works are satisfactory and would have no undue impact on neighbouring properties or the area in general.

**The Panel recommended that the application be determined under delegated authority.**

Decision to be issued.

**NM**  
**28th November 2014**

## **ACTION SHEET PLANNING DELEGATION PANEL 5th December 2014**

2014/0983

Land To Rear Of 161 Main Street Woodborough

Proposed dwelling and repositioning of existing wall at site entrance

The proposed development would have no undue impact on the conservation area, the character of the area or the streetscene; the residential amenity of adjacent properties; or on highway safety.

**The Panel recommended that the application be determined under delegated authority.**

Decision to be issued following completion of paperwork.

2014/1135TPO

The Ranch House Newstead Abbey Park Nottingham Road

Fell 1 Oak and 1 Horse Chestnut (dead and dying dangerous) and 2 Oak in healthy condition. Reduce other vegetation away from LV power line.

Reduce other vegetation away from LV power line

The proposed tree works to remove the dead, dying and dangerous Oak and Horse Chestnut and the works to the Beech are satisfactory and would have no undue impact on the neighbouring properties or the area in general. The proposed felling of the 2 healthy Oak trees is not acceptable.

**The Panel recommended that the application be determined under delegated authority.**

Decision to be issued following completion of paperwork.

2014/1072

6 Birchwood Drive Ravenshead Nottingham

Extensions to side, rear and front elevations including the addition dormer windows.

The proposed development would have no undue impact on the character of the area or the streetscene; the residential amenity of adjacent properties; or on highway safety.

**The Panel recommended that the application be determined under delegated authority.**

Decision to be issued following completion of paperwork.

2014/1081

Existing Duck Ponds Moor Road Bestwood

Siting of prefabricated educational building for angling purposes including associated drainage and sealed cesspit.

**Application withdrawn from the agenda.**

2014/1170TPO

Nottingham Woodthorpe Hospital 748 Mansfield Road Woodthorpe

Works to various protected trees and felling of one protected tree (L2)

The proposed tree works are satisfactory and would have no undue impact on the neighbouring properties or the area in general.

**The Panel recommended that the application be determined under delegated authority.**

Decision to be issued following completion of paperwork.

2014/1175

47 Bridle Road Burton Joyce Nottingham

New build detached garage to the front of existing dwelling

The proposed development would have a detrimental impact on the character and appearance of the area and the streetscene.

**The Panel recommended that the application be determined under delegated authority.**

Decision to be issued following completion of paperwork.

**8th December 2014**

**ACTION SHEET PLANNING DELEGATION PANEL 12th December 2014**

2014/1143

1 Kappler Close Netherfield Nottingham

Two storey rear extension.

The proposed development would have an adverse impact on the neighbouring property and would affect the appearance of the street scene.

**The Panel recommended that the application be determined under delegated authority.**

Decision to be issued following completion of paperwork.

2014/1165

25 Mount Pleasant Carlton Nottinghamshire

3 x 1 bed flat, 1 x 2 bed flat

The proposed development would create a demand for additional on-street car parking in an area that suffers from the lack of on-street car parking. The size and form of the proposed garage would mean that only one off-street car parking space would be provided. It is considered that due to the lack of off street car parking that the proposal would exacerbate existing highway safety issues in the locality.

**The Panel recommended that the application be determined under delegated authority.**

Decision to be issued following completion of paperwork.

2014/1181

12 Mount Pleasant Carlton Nottingham

Proposed erection of a 4 bedroom bungalow at the land to rear.

The proposed development would have no adverse impact on the surrounding area, neighbouring properties or highway safety.

**The Panel recommended that the application be determined under delegated authority.**

Decision to be issued following completion of paperwork.

2014/1218

24 Buxton Avenue Carlton Nottinghamshire

Two storey side extension (resubmission of 2014/0952)

The proposed development would have not cause significant enough impact on the residential amenity of neighbouring properties to warrant the refusal of the application. In addition the proposal would not cause any adverse impact on the street scene.

**The Panel recommended that the application be determined under delegated authority.**

Decision to be issued following completion of paperwork.

**JC 12th December 2014**



**ACTION SHEET PLANNING DELEGATION PANEL 19th December 2014**

2014/1038

170 Main Street Calverton Nottingham

Extend bungalow into rear garden by demolishing flat roof garage and utility room.

Existing roof pattern will be maintained & extended as double hip, with new room in roof.

Two wings will be added with a small flat roof between incorporating a lantern roof light.

Close existing access from Main St. Create new access from The Pastures. Brick retaining wall proposed on the line of Main St back pavement.

The proposed development would have no undue impact on the residential amenity of neighbouring properties or on highway safety.

**The Panel recommended that the application be determined under delegated authority.**

Decision to be issued following completion of paperwork.

SS

2014/1174

16 Cottage Meadow Colwick Nottinghamshire

Loft conversion changing a Hip roof into a Gable roof.

The proposed development would result in an incongruous feature in the streetscene owing to the scale and bulk of the development.

**The Panel recommended that the application be determined under delegated authority.**

Decision to be issued following completion of paperwork

SS

2014/1195

14 Littlegreen Road Woodthorpe Nottingham

Two storey side extension & loft conversion

The proposed development would have no undue impact on the residential amenity of neighbouring properties.

**The Panel recommended that the application be determined under delegated authority.**

Decision to be issued following completion of paperwork

SS

2014/1245

92 - 98 Main Road Ravenshead Nottinghamshire

Variation of condition for application 2013/0791 condition 2. Erection of 6 number dwelling with associated access and parking provision.

The proposed development would have no undue impact on highway safety or neighbouring amenity .

**The Panel recommended that the application be determined under delegated authority.**

Decision to be issued following completion of paperwork.

2014/1212

65 Moore Road Mapperley Nottingham

Two storey side and rear extension

The proposed development would be visually acceptable and would have no undue impact on the residential amenity of neighbouring properties.

**The Panel recommended that the application be determined under delegated authority.**

Decision to be issued following completion of paperwork.

2014/1215TPO

21 Ethel Avenue Nottingham NG3 6HD

T2 - Yew. Raise crown/cut back overhanging vegetation over adjacent un adopted roadway/footpath.

T1 - Larch. Fell to ground level.

The trees are in good health and do not require the works proposed.

**The Panel recommended that the application be determined under delegated authority.**

Decision to be issued following completion of paperwork.

2014/1217

92 Plains Road Nottingham NG3 5RH

Demolition of existing detached house and outbuildings and construction of 5 no new detached houses

WITHDRAWN FROM AGENDA

2014/1251

101 F S Furniture By Design, Carlton Mill 59 Burton Road Carlton

Creation of 3No self contained flats and associated alterations

WITHDRAWN FROM AGENDA

2014/1252

101 F S Furniture By Design, Carlton Mill 59 Burton Road Carlton

Creation of 3 No self contained flats and associated alterations

WITHDRAWN FROM AGENDA

2014/1271

51 Redland Grove Carlton Nottinghamshire

Rear balcony at ground level, with steps to rear garden

The proposed development would have no undue impact on neighbouring amenity.

**The Panel recommended that the application be determined under delegated authority.**

Decision to be issued following completion of paperwork

SS

2014/1278

29 Main Road Ravenshead Nottinghamshire

Conversion of existing garage to a dwelling.

The proposed development would be out of keeping with pattern of development in the area.

**The Panel recommended that the application be determined under delegated authority.**

Decision to be issued following completion of paperwork.

2014/1284

79 Surgeys Lane Arnold Nottinghamshire

Proposed alterations to existing garage to the rear, to provide a domestic dwelling.

The proposed development would have an undue overlooking impact on 79 Surgeys Lane and would be an over intensive development of the site.

**The Panel recommended that the application be determined under delegated authority.**

Decision to be issued following completion of paperwork.

**19th December 2014**



## Report to Planning Committee

**Subject:** Future Planning Applications

**Date:** 07 January 2015

The following planning applications or details have been submitted and are receiving consideration. They may be reported to a future meeting of the Planning Committee and are available for inspection online at: <http://pawam.gedling.gov.uk:81/online-applications/>

Alternatively, hard copies may be viewed at Gedling1Stop or by prior arrangement with Development Control.

<u>App No</u>	<u>Address</u>	<u>Proposal</u>	<u>Possible Date</u>
2013/1010	Georges Lane, Burial Ground Calverton.	Change of use of agricultural field to create natural burial ground with associated car park	TBC
2014/0169	Gedling Care Home, 23 Waverley Avenue, Gedling.	Demolition of care home and construction of 14 apartments, car parking and associated landscaping	TBC
2014/0238	Land West of Westhouse Farm.	Residential Development	28/01/15
2014/0950	Top Wighay, Annesley Road, Linby.	Residential Development 38 Units	TBC
2014/0740	Land at Bradstone Drive, Spring Lane.	Residential Development 150 Units	TBC
2014/0559	The Cavendish Pub, Cavendish Road, Carlton.	38 residential units	28/01/15
2014/1118	Former Electricity Substation, Rectory	13 Residential Units	28/01/15

Road, Colwick.

2014/1153	Land at Colwick Industrial Estate, Road No3, Colwick.	Variation of conditions Public House and Drive Through Restaurant	28/01/15
2014/1349	The Grove Public House	Residential Development 18 flats and 2 houses	18/02/15

Please note that the above list is not exhaustive; applications may be referred at short notice to the Committee by the Planning Delegation Panel or for other reasons. The Committee date given is the earliest anticipated date that an application could be reported, which may change as processing of an application continues.

**Recommendation:**

To note the information.