



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

# Agenda

## Cabinet

Date: **Thursday 7 September 2017**

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Time: **12.30 pm**

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Place: **Chappell Room**

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For any further information please contact:

**Lyndsey Parnell**

Senior Democratic Services Officer

0115 901 3910

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# Cabinet

## Membership

**Chair** Councillor John Clarke

**Vice-Chair** Councillor Michael Payne

Councillor Peter Barnes  
Councillor David Ellis  
Councillor Gary Gregory  
Councillor Jenny Hollingsworth  
Councillor Henry Wheeler

**Observers:** Councillor Chris Barnfather



## **AGENDA**

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## **MINUTES CABINET**

**Thursday 27 July 2017**

Councillor John Clarke (Chair)

Councillor Michael Payne  
Councillor Peter Barnes  
Councillor David Ellis

Councillor Gary Gregory  
Councillor Jenny Hollingsworth  
Councillor Henry Wheeler

Absent: Councillor Chris Barnfather

Officers in Attendance: H Barrington, M Hill, J Robinson, D Wakelin, M Cryer  
and L Mellors

### **10 APOLOGIES FOR ABSENCE.**

Apologies for absence were received from Councillor Barnfather (observer).

### **11 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 01 JUNE 2017.**

#### **RESOLVED:**

That the minutes of the above meeting, having been circulated, be approved as a correct record.

### **12 DECLARATION OF INTERESTS.**

Councillors Clarke and Barnes declared pecuniary interests in Agenda Item 6 as Directors of the Gedling Homes Board.

### **13 QUARTERLY BUDGET MONITORING, PERFORMANCE DIGEST & VIREMENT REPORT**

The Chief Executive introduced a report, which had been circulated prior to the meeting, informing Members of the likely outturn of the Revenue and Capital Budgets for the 2017/18 financial year as at the end of Quarter 1.

#### **RESOLVED to:**

- 1) Note the progress against Improvement Actions and Performance Indicators in 2017/19 Gedling Plan;



- 2) Approve the General Fund Revenue Budget virements included in Appendix 1 to the report;
- 3) Note the use of reserves and funds during quarter one as detailed in Appendix 2 to the report; and
- 4) Approve the changes to the capital programme included in paragraph 2.2.3 of the report.

**14 PRUDENTIAL CODE INDICATOR MONITORING 2017/18 AND QUARTERLY TREASURY ACTIVITY REPORT FOR QUARTER ENDED 30 JUNE 2017**

The Deputy Chief Executive and Chief Financial Officer introduced a report, which had been circulated prior to the meeting, informing Members of the performance monitoring of the 2017/18 Prudential Code Indicators, and advising Members of the quarterly treasury activity as required by the Treasury Management Strategy.

**RESOLVED to:**

Note the report, together with the Treasury Activity Report 2017/18 for Quarter 1 and the Prudential and Treasury Indicator Monitoring 2017/18 for Quarter 1 at Appendix 1, and the Prudential and Treasury Indicator Monitoring 2017/18 for Quarter 1, at Appendix 3 to the report.

**15 PROVISION OF GROUND MAINTENANCE SERVICE AND ASSOCIATED ENVIRONMENTAL WORKS TO GEDLING HOMES FOR 2017/18**

Councillors Barnes and Clarke and left the meeting with Councillor Payne taking the Chair.

The Business Development Manager, Parks and Street Care introduced a report, which had been circulated prior to the meeting, seeking approval to enter into a contract with Gedling Homes for the Council to provide ground maintenance services and associated environmental works.

**RESOLVED to:**

Approve entering into a contract with Gedling Homes for the provision of ground maintenance services and associated environmental works from 1<sup>st</sup> August 2017.

**16 RECORDING OF MEETINGS UPDATE**

Councillors Barnes and Clarke re-joined the meeting with Councillor Clarke resuming the Chair.



The Director of Organisational Development and Democratic Services introduced a report, which had been circulated prior to the meeting, to update Cabinet on the trial of recording audio of Council and Planning Committee meetings which recommend a way forward.

**RESOLVED to:**

- 1) Note that the recording of meetings trial has ceased;
- 2) Request that the Scrutiny Working Group set up to explore options for promoting the openness of the Council also considers recording of meetings and, as part of that work, consults all Members for their views; and
- 3) Defer consideration of the decision regarding whether to record meetings in the future until the Scrutiny Working Group has considered the matter further.

**17 GEDLING SENIORS COUNCIL**

The Director of Health and Community Wellbeing introduced a report, which had been circulated prior to the meeting, informing Cabinet of progress of the Gedling Seniors Council.

**RESOLVED to:**

Approve the Gedling Seniors Council Terms of Reference, draft Action Plan and programme of support.

**18 FORWARD PLAN**

Consideration was given to a report of the Service Manager, Democratic Services, which had been circulated prior to the meeting, detailing the Executive's draft Forward Plan for the next four month period.

**RESOLVED:**

To note the report.

**19 PROGRESS REPORTS FROM PORTFOLIO HOLDERS.**

**Councillor Peter Barnes (Environment)**

- Arnot Hill Park, Gedling Country Park and Burton Road Jubilee Park we all recently given the Green Flag Award.
- The Parks and Street Care Team had been shortlisted APSE Best Kept Cemetery Award.

**Councillor Jenny Hollingsworth (Growth and Regeneration)**



- The Local Plan inspector had expressed concern about the allocation of land at Killisick. Other sites are being identified and a cross party group will meet on the 2 August to consider new proposals.
- Attended a recent Community Infrastructure Levy briefing in unparished areas which gave information about how applications could be made. Details on the Council website.
- The Employment and Skills group met on the 19 July and received a presentation about the World Health Innovation Summit in Nottingham.
- Gedling Jobs Fair to be held on 11 September at Arnold Methodist Church.
- Free mentoring training for employers recruiting apprentices will take place at the Civic Centre on the 3, 10 and 17 October.
- Work was progressing on converting DBH House into residential accommodation at Carlton Square.
- Presentation on Housing Infrastructure was given at the Developers' Forum.
- The County Council had published a Bus Route Improvements Report with aspects of the report affecting local business and residents in the Borough. Members agreed that a collective response should be sent from the Borough Council

#### **Councillor Gary Gregory (Community Development)**

- The community asset transfer of Arnold Hill Community Centre to Eagles Nest Church is now complete.
- This year the Horticultural Society Show and Allotments Association will hold a joint presentation evening on 10 November at Richard Herrod Centre.
- Dylan Barker's football shirt has been sent to the city ground to be signed.

#### **Councillor Henry Wheeler (Housing, Health and Well-being)**

- Recently attended a CCG meeting which announced planned spending cuts of £12m by 2021.



- Redhill 3G artificial football pitch is now open with a range of activities available.
- Memory Café to open at St George's Centre on 24 August.
- All Temporary housing accommodation was currently occupied. Repairs at Wollaton Avenue are ongoing.

#### **Councillor Michael Payne (Resources and Reputation)**

- Residents can book Bulky Waste collections online to commence from 7 August.
- New format to Council website to make it simpler for the public to find information and access to services, launch planned for mid-August.
- Outstanding achievement by Customer Services in Quarter 1 receiving no complaints

#### **Councillor David Ellis (Public Protection)**

- Court proceedings have been instigated to evict unauthorised travellers at Colwick. The Neighbourhood Wardens continue to liaise with travellers and the local community.
- There had been a recent increase in reported crime. The Police and Crime Commissioner will be hosting a workshop on this in the autumn.
- Carlton Police have relocated to the Fire Station and Arnold Police to relocate to the Council's Jubilee House building.
- East Midlands Ambulance Service's electric rapid response vehicle would soon be based at Jubilee House.

#### **Councillor John Clarke (Leader of the Council)**

- The Chief Constable has approved accreditation to the Council's Neighbourhood Wardens giving them powers to confiscate alcohol.
- The recently held Gedling Arts Festival was a success due to the hard work of volunteers.

**20**

#### **MEMBER'S QUESTIONS TO PORTFOLIO HOLDERS.**

None.



**21 ANY OTHER ITEMS THE CHAIR CONSIDERS URGENT.**

None.

The meeting finished at 2.50 pm

Signed by Chair:

Date:





## **Report to Cabinet**

**Subject:** Neighbourhood Planning – Scheme of Delegation

**Date:** 7<sup>th</sup> September 2017

**Author:** Service Manager – Planning Policy

### **Wards Affected**

All

### **Purpose**

To seek delegations from Cabinet to:

- A. authorise the Service Manager, Planning Policy to provide technical support and advice to neighbourhood planning groups, on emerging neighbourhood development plans in line with the relevant legislation and practice guidance.
- B. authorise the Service Manager, Planning Policy to determine whether the appropriate legal requirements outlined in Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 have been met in relation to a draft neighbourhood development plan and to publish the draft plan.
- C. authorise the Service Manager, Planning Policy to identify and appoint an appropriate person to examine a draft neighbourhood development plan and to submit the plan to the examiner.
- D. delegate all other decisions and processes in respect of the Neighbourhood Planning Process to the Chief Executive in consultation with the Portfolio Holder for Growth and Regeneration except for the making of the Neighbourhood Development Plan.

### **Key Decision**

This is a key decision because it is likely to be significant in terms of its effect on communities living or working in an area comprising two or more wards of the Borough.



## Background

- 1) The ability for a town or parish council to produce a Neighbourhood Development Plan is contained within the Localism Act 2011. The Town and Country Planning Act 1990 (“the Act”) and the Neighbourhood Planning (General) Regulations 2012 (as amended by the Neighbourhood Planning (General) (Amendment) Regulations 2015) (“the 2012 Regulations”), as listed as **Background Paper 1**, provide the statutory process as to how a Neighbourhood Development Plan will be developed and implemented. The Neighbourhood Planning (General) and Development Management Procedure (Amendment) Regulations 2016, as listed as **Background Paper 2**, which came into force on October 1<sup>st</sup> 2016, introduced new statutory timescales by which decisions relating to Neighbourhood Planning have to be made.
- 2) Neighbourhood Development Plans give communities the opportunity to set planning policies as Neighbourhood Development Plans which will form part of the development plan of a local authority once implemented and will sit alongside the Local Plan. The Borough Council’s responsibility as Local Planning Authority is largely technical in nature, for example advising on conformity with the Development Plan and checking that Plans have followed correct procedures. Once made, a Local Planning Authority must consider a Neighbourhood Development Plan when deciding applications for planning permission, along with any other material consideration.
- 3) Decisions in relation to the making of Neighbourhood Development Plans are an executive function, that is because Neighbourhood Development Plans are not development plan documents as defined in regulation 5 of the Town and Country Planning (Local Planning) England Regulations 2012 and as such do not come within the list of plans and strategies listed in Column 1 of the table to Schedule 3 of the Local Authorities (Functions and Responsibilities) (England) Regulations 2000, which would require Council approval or adoption.
- 4) The decisions involved in the process of making a neighbourhood Development Plan are largely technical or administrative in nature, however certain decisions for example the decision to hold a referendum or ultimately the decision to make the Neighbourhood Plan and bring into force could be key decisions and as such should include member involvement.
- 5) The Council are currently giving consideration to four emerging Neighbourhood Plans, namely Burton Joyce, Calverton, Linby and Papplewick. Currently it is unknown whether the remaining settlements in the Borough are considering the possibility of drafting a Neighbourhood



Development Plan for their areas.

- 6) The most advanced of these plans is the Calverton Neighbourhood Plan. The Council designated the Parish of Calverton as a neighbourhood area on 16th January 2013. Calverton Parish Council produced their Regulation 14 draft Neighbourhood Plan for consultation during July and September 2016 which was then submitted to the Council. The Council subsequently organised consultation and publicity in accordance with Regulation 16 of the 2012 Regulations for a six week period between January and March 2017. The Plan is currently subject to Examination and a hearing session was held on 11th July 2017. The Council is awaiting the Examiner's report and the Examiner has to decide whether or not the plan meets the "basic conditions" and make a report that recommends either:
  - the plan is submitted to referendum;
  - modifications specified in the report are made and the plan as modified is submitted to referendum; or
  - the plan is rejected.
- 7) The three Parishes of Burton Joyce, Linby and Papplewick are making good progress with their Neighbourhood Development Plans and are all at a similar stage with the preparation of their Regulation 14 plans for consultation and publicity.
- 8) The Council designated:
  - the Parish of Linby as a neighbourhood area on 25 April 2016;
  - the Parish of Burton Joyce as a neighbourhood area on 25 April 2016; and
  - the Parish of Papplewick as a neighbourhood area on 11 August 2016.
- 9) Under the new Regulations, The Neighbourhood Planning (General) and Development Management Procedure (Amendment) Regulations 2016 new statutory timescales by which decisions relating to Neighbourhood Planning have to be made have been introduced.

## **Proposal**

- 10) In view of the new statutory timescales introduced by the Neighbourhood Planning (General) and Development Management Procedure (Amendment) Regulations 2016, by which decisions relating to Neighbourhood Planning have to be made it is proposed to ask Cabinet to approve a scheme of delegation for functions/decision-making under the Neighbourhood Development Plan process to apply to neighbourhood plan proposals. It is important that Neighbourhood Development Plans are processed in a timely and efficient manner, in



line with statutory timescales and this proposal seeks to streamline the current approach by delegating certain administrative and technical tasks to Officers in consultation with the Portfolio Holder for Growth and Regeneration where appropriate, but reserving the decision to make the plan to Cabinet.

#### Designation of Neighbourhood Plan Areas

- 11) The Local Planning Authority must designate Neighbourhood Areas as soon as possible and the amendments to the Regulations state that this should take no longer than eight weeks where the application is made by a Parish Council and following parish council boundaries. On receipt of a Neighbourhood Area application it is recommended that the Chief Executive in consultation with the Portfolio Holder for Growth and Regeneration be given delegated authority to determine applications relating to the area to be covered by a proposed Neighbourhood Plan.

#### Representations on Emerging Plans

- 12) The Local Planning Authority has a duty to provide advice and assistance to Neighbourhood Planning Groups and it is proposed that authority is delegated to the Service Manager, Planning Policy to provide technical support and advice on emerging plans in line with the relevant legislation and practice guidance and submit representations on behalf of the Council at the Regulation 14 Consultation and examination stage. Prior to this, advice and support is given by officers on an informal basis.

#### Submission and Examination

- 13) On receipt of a draft Neighbourhood Plan submitted to it for independent examination, a Local Planning Authority must satisfy itself that it complies with all the relevant statutory requirements (outlined in Regulation 15) before publicising the draft plan and arranging an independent examination (outlined in Regulations 16 and 17). It is proposed that the Service Manager, Planning Policy be given delegated authority to determine whether the appropriate legal requirements (outlined in Regulation 15) have been met in relation to submission.
- 14) It is also proposed that the Service Manager Planning Policy be given delegated authority to identify and appoint an appropriate person to examine the Neighbourhood Plan and to submit the plan to the examiner. The appointment must be made in conjunction with the Qualifying Body who submitted the plan (pursuant to Paragraph 7 of Schedule 4B to the 1990 Act (as applied by section 38A of the 2004 Act)).

#### Referendum

- 15) Following the independent examination of a Neighbourhood Plan, the Examiner will publish a report recommending that the plan go to referendum as is, or, that the plan with proposed modifications go for



referendum, or that the plan proposal be rejected. If a referendum is recommended the Examiner will indicate the area within which the referendum may be held. The Local Planning Authority must publish the Examiner's Report (as per Regulation 18) and take the decision as to whether to send the Plan to referendum. Regulation 18 also provides that the Local Planning Authority must consider what action to take in relation to the recommendations in the Examiner's report and whether any modifications to the plan are required. The Local Planning Authority must publish a decision notice in respect of any decision taken under Regulation 18 of the 2012 Regulations. On receipt of an Examiner's Report it is recommended that the Chief Executive, in consultation with the Portfolio Holder for Growth and Regeneration be given delegated authority to publish the Examiner's report, determine whether the Plan should go to public referendum, make any modifications to the draft plan to go forward to referendum and publish a decision statement in accordance with Regulation 19 of the 2012 regulations and establish the area(s) within which the referendum on a proposed Neighbourhood Plan should be held, taking into account the views of the independent examiner.

#### Making a Neighbourhood Plan

- 16) Following a referendum, Cabinet will decide whether to make the Neighbourhood Plan or not. Subject to the outcome of the referendum being in support of the draft Neighbourhood Plan, a report would be prepared following referendum recommending the making of the draft Neighbourhood Development Plan provided it does not breach or is incompatible with any EU obligation or convention rights.

#### **Alternative Options**

- 17) The policies contained within Neighbourhood Development Plans will assist in delivering the Council's corporate priorities in supporting economic growth and ensuring a sustainable and thriving local economy and maintaining and enhancing residents' quality of life. One option would be not to agree to the delegation powers which would assist in progressing Neighbourhood Development Plans in line with statutory timescales, but if it is considered that the Neighbourhood Development Plan meets all the relevant legal and procedural requirements then the Council would run the risk of being open to legal challenge if statutory timescales were not met.

#### **Financial Implications**



- 18)** There are financial implications associated with the submission, publication and examination of a proposed Neighbourhood Development Plan. The costs associated with submission and publication will consist primarily of printing and postage. The cost of appointing an independent examiner will also incur costs as will the holding a referendum. Financial support is provided from the Department of Communities and Local Government and the total funding for each completed Neighbourhood Plan is £25,000, for each of the first five Neighbourhood Plans in any Council area. This direct support is to ensure that Local Planning Authorities receive sufficient funding to enable them to meet their legislative duties in respect of neighbourhood planning.

### **Background Papers**

1. The Neighbourhood Planning (General) Regulations 2012 –  
[http://www.legislation.gov.uk/uksi/2012/637/pdfs/ukxi\\_20120637\\_en.pdf](http://www.legislation.gov.uk/uksi/2012/637/pdfs/ukxi_20120637_en.pdf)
2. The Neighbourhood Planning (General) and Development Management Procedure (Amendment) Regulations 2016 –  
[http://www.legislation.gov.uk/uksi/2016/873/pdfs/ukxi\\_20160873\\_en.pdf](http://www.legislation.gov.uk/uksi/2016/873/pdfs/ukxi_20160873_en.pdf)

### **Recommendations**

That Cabinet:

- 1) authorises the Service Manager, Planning Policy to provide technical support and advice to neighbourhood planning groups, on emerging neighbourhood development plans in line with the relevant legislation and practice guidance.
- 2) authorises the Service Manager, Planning Policy to determine whether the appropriate legal requirements outlined in Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 have been met in relation to a draft neighbourhood development plan and to publish the draft plan.
- 3) authorises the Service Manager, Planning Policy to identify and appoint an appropriate person to examine a draft neighbourhood development plan and to submit the plan to the examiner.
- 4) delegate all other decisions and processes in respect of the Neighbourhood Planning Process to the Chief Executive in consultation with the Portfolio Holder for Growth and Regeneration except for the making of the Neighbourhood Development Plan.



### **Reasons for Recommendations**

To ensure that the Borough Council, as Local Planning Authority, can execute its statutory duty to assist in the production of Neighbourhood Plans in accordance with the 2012 Regulations in a timely and efficient manner.



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## **Report to Cabinet**

**Subject:** Local Planning Document – Additional Proposed Housing Allocations and Modifications

**Date:** 7 September 2017

**Author:** Service Manager – Planning Policy

### **Wards Affected**

All

### **Purpose**

For Cabinet to approve:

- a) the additional proposed housing allocations to the Local Planning Document Publication Draft be issued for a six week consultation period;
- b) delegation to the Chief Executive in consultation with the Portfolio Holder for Growth and Regeneration to authorise consultation on any Modifications required to the Local Planning Document as a consequence of the examination.

### **Key Decision**

This is a key decision because it is likely to be significant in terms of its effect on communities living or working in an area comprising two or more wards of the Borough.

### **Background**

1. Planning legislation requires Gedling Borough Council to produce a Local Plan. In Gedling Borough, the Local Plan will comprise the Local Plan Part 1: The Gedling Borough Aligned Core Strategy (adopted September 2014) and, on adoption, the Local Plan Part 2: Local Planning Document.
2. Whilst the Gedling Borough Aligned Core Strategy contains the overarching strategic planning policies for Gedling Borough and the aligned authorities of Nottingham City and Broxtowe, the Local Planning Document contains detailed development management policies and site allocations for the Borough to guide development up to 2028.



3. Prior to its adoption, the Local Planning Document was required to go through a number of formal and informal consultation stages. The consultation on the Publication Draft document (which took place 23rd May – 4<sup>th</sup> July 2016) represented the first formal stage of preparation and followed extensive informal consultation on the 'Issues and Options' document (Autumn 2013); masterplanning reports for Bestwood, Calverton and Ravenshead (Spring 2014); topic based workshop sessions (Winter 2015); and site based workshop sessions for Burton Joyce, Lambley and Woodborough (Spring 2015). All of the consultation responses received as a result of these consultations have been used to inform and shape the Local Planning Document as it has evolved.
4. The Local Planning Document was submitted for examination in October 2016 and hearing sessions took place as follows:-
  - 7 to 9 February 2017;
  - 27 February to 2 March 2017;
  - 21 to 23 March 2017; and
  - 16 May 2017.
5. However, the hearing session on 16<sup>th</sup> May 2017 was adjourned in order to enable the Council to prepare a statement setting out the evidence in support of the revised housing background paper which considered the five year supply and housing trajectory. The Inspector proposed a further hearing session on 27<sup>th</sup> June 2017 but on 16<sup>th</sup> June 2017 the Inspector made it known, via letter (**Background Paper 1**), that she had significant concerns about the soundness of one of the housing allocations in the plan, H8 Killisick Lane. She wanted the hearing to be postponed in order to allow the Council to undertake a public consultation exercise on the amended and/or proposed new housing allocations and on the Council's amended five year supply and housing trajectory for the plan period.
6. However, since this time, the Council considers the concerns regarding the Killisick Lane site have been resolved, further details are set out in paragraph 15 below. The shortfall that now needs to be addressed is as a result of the number of homes that will no longer come forward within the five year period (2017 – 2022) and is primarily due to the delay in the adoption of the Local Planning Document.
7. The current need to allocate additional land for housing and the requirement for a six week consultation process is anticipated to delay the adoption of the Local Planning Document by around six months. This means that those sites within the Green Belt that are proposed to be allocated in the Local Planning Document but do not yet have the benefit of planning permission will take a further six months to deliver completions



and, as such, additional sites now need to be found that can deliver completions within the five year period 2017-2022 in compensation.

8. The shortfall arising from the delay to the adoption of the Local Planning Document is in the region of 180 dwellings and the Housing Background Paper Addendum 2 (September 2017) as attached at **Appendix 1** provides the background evidence confirming this shortfall in the five year housing supply. The new sites proposed for allocation enable this shortfall to be addressed as well as providing a more robust five year land supply (now 5.28 years compared to the figure of 5.01 years at the time of submission). As noted under paragraph 15 below, the H8 Killisick Lane site remains allocated for development.

#### Consideration of reserve sites

9. The site selection process that informed the preparation of the Local Planning Document was a two stage process that looked at all identified reasonable alternatives in order to determine, firstly, whether a site could be allocated and, secondly, whether a site should be allocated. In order to identify which sites should now be allocated it was necessary to revisit the list of reasonable alternative sites and the conclusions previously reached, as considered in the Site Selection Document Addendum 2 (September 2017) and listed as **Background Paper 2**.
10. Where it had been concluded that a site could not be allocated, this decision has been revisited to assess if clear evidence has subsequently become available to demonstrate that this is no longer the case and the site could be considered for allocation. Where it had been concluded that a site could be allocated but the site was not subsequently allocated, this site has been revisited to determine whether the site should be considered further on the basis of the updated evidence. The Site Selection Document considered 117 reasonable alternative sites where 30 sites were considered suitable for allocation but were then not allocated. For some of these sites there was a clear reason why the site could not be allocated but for other sites the decision was more finely balanced.
11. In terms of the distribution of the additional housing sites it has been concluded that the distribution should continue to accord with Policy 2 of the Aligned Core Strategy. This approach ensures that the new allocations would support the Spatial Strategy and minimise Green Belt release.
12. In allocating additional sites, the total number of dwellings proposed in each location (comprising both existing and additional allocations) should not exceed the “up to” figures set by the Aligned Core Strategy. Consideration has also been given to the level of housing need for each of the “Other villages” as set out in the Local Housing Need document as listed as **Background Paper 3**. It is important to be mindful of the fact that



this document is intended as a guide rather than a precise assessment of need and the availability and suitability of sites is crucial. Account has also been taken of the contribution that a site would make to the Council's five year land supply and sites that would not contribute to the supply have not been considered further at this stage. The sites already allocated in the emerging Local Planning Document meet and exceed the overall housing requirement for the Borough of 7,250 dwellings within the plan period and the need to allocate additional housing sites arises from the lack of Five Year Supply rather than the overall supply for the plan period.

13. In addition, an update has been undertaken of the infrastructure requirements for the sites and is listed as **Background Paper 4** Infrastructure Delivery Plan Addendum September 2017. A review of the risk to delivery of the new proposed housing sites has also been undertaken and is provided in **Background Paper 5** Housing Implementation Strategy September 2017.
14. By taking into account the above factors the proposed additional sites which are been recommended as an amendment to the Local Planning Document Publication Draft and to be issued for a six week consultation period include:
  - X1 Daybrook Laundry – 50 homes
  - X2 West of A60 A – 70 homes
  - X3 West of A60 B – 150 homes
  - X4 Flatts Lane, Calverton – 60 homes
  - X5 Kighill Lane A, Ravenshead – 20 homes
  - X6 Kighill Lane B, Ravenshead – 30 homes
15. Further detail is provided in the amended housing allocations policies which is attached at **Appendix 2**. It should be noted that the H8 Killisick Lane site continues to be allocated for 230 homes. Since the adjournment of the hearings, Ibstock has written to the Council stating that housing development could be delivered concurrently with the mineral extraction to the south of the existing quarry workings. More information is provided in the **Background Paper 2**.
16. In addition, members will appreciate that a number of modifications will be required to the Local Planning Document Publication Draft once the Examination sessions have concluded. These modifications will be required for a variety of reasons, and include:-
  - In order to respond to consultees' comments on the Local Planning Document Publication Draft following the consultation exercise that took place during May/June/July 2016;
  - In order to respond to discussions that took place at the hearing



- sessions;
  - To provide updated information and for clarification; and
  - To correct typographical/grammatical corrections.
17. There is requirement to consult on the modifications which will need to occur following the final examination sessions which will be confirmed by the Inspector in due course.

#### Sustainability Appraisal

18. The Sustainability Appraisal is a legal requirement of plan preparation, to fulfil the requirements of the Planning and Compulsory Purchase Act 2004, and the requirements of the EU Strategic Environmental Assessment Directive. The report assesses the economic, social and environmental impacts of all of the policies and site allocations contained in the Local Planning Document. A further Appraisal has now been undertaken to assess the impacts of the Local Planning Document Publication Draft as amended by the proposed additional housing sites as detailed in **Appendix 2** and this latest Appraisal is attached as **Appendix 3**. The additional modifications which will be issued post the further examination session on possible additional housing sites will also require a further Sustainability Appraisal.

#### Habitat Regulations Assessment

19. The European Directive 92/43/EEC – the Conservation of Natural Habitats and of Wild Fauna and Flora (Habitats Directive) requires that an Appropriate Assessment is made of the effects of land-use plans on sites of European importance for nature conservation. An assessment was undertaken of the Local Planning Document Publication Draft and a further assessment of the proposed additional housing sites has been undertaken and is listed as **Background Paper 6**. The additional modifications which will be issued post the further examination session on possible additional housing sites will also require a further Habitats Regulations Assessment.

#### Equalities Impact Assessment

20. Under the Equality Act 2010, the Council is required when exercising its functions to have due regard to the need to:
- Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act;
  - Advance equality of opportunity between people who share a protected characteristic and those who do not; and
  - Foster good relations between people who share a protected characteristic and those who do not.
21. To accord with the Duty, an Equality Impact Assessment was prepared to



accompany the Local Planning Document Publication Draft and resulted in a number of changes to policies to improve their impact on one or more of the protected characteristics. The assessment has now been revisited to consider the impact of the proposed additional housing sites and the addendum to the assessment is listed as **Appendix 4**. The additional modifications which will be issued post the further examination session on possible additional housing sites will also require a further Equalities Impact Assessment.

#### Health Impact Assessment

22. Consideration was given to whether an update would be required of the Health Impact Assessment but it was viewed that this was not necessary as the original assessment did not appraise the individual housing sites or the housing distribution policy to the Publication Draft of the Local Planning Document.

#### **Proposal**

23. It is proposed that Cabinet agrees the proposed additional site allocations to the Local Planning Document Publication Draft to go out for consultation for a minimum of six weeks. Notices will be placed in the local press and on the Borough Council's website and the documents will be made available at deposit points across the Borough including the Civic Centre and local libraries.
24. Any comments received will be forwarded to the Inspector for consideration alongside an officer response which has been requested by the Inspector. Once the Inspector has received the responses she will confirm the details for the further hearing sessions. When concluded, the Inspector in consultation with the Council will confirm the modifications that will be needed to make the Plan sound which will also be subject of a six week consultation. These responses will be forwarded onto the Inspector and when reviewed the Inspector will be able to issue a report that will declare the Local Planning Document sound or unsound. If sound, the Borough Council can adopt the document. If unsound, the Inspector may recommend further modifications to the Local Planning Document. The decision whether to adopt the Local Planning Document will be made by Council.
25. It is proposed that delegation arrangements be agreed to enable any minor typographical changes to be made to the consultation documents prior to the start of the consultation period. In addition it is proposed that delegation arrangements be put in place to allow consultation on the modifications to the Local Planning Document Publication Draft as a consequence of the examination process following their consideration by the inspector in advance of final approval by Cabinet and Council.



## **Alternative Options**

26. The preparation of a Local Plan is a statutory obligation and Gedling Borough Council must fulfil its obligations in this regard or risk future planning applications being determined in accordance with the National Planning Policy Framework and its default presumption in favour of sustainable development. One alternative option is not to agree to either the proposed additional housing sites or allow the modifications to be issued for consultation but to agree alternative modifications. The proposed additional housing sites for consultation have been recommended in order to respond to comments raised by the Inspector who has a concern over the soundness of the Plan as it currently stands and there is a risk that it would result in an unsound plan which cannot be adopted. In addition, modifications will be required to respond to the comments raised by the Inspector, organisations and individuals in order to address objections which would not otherwise be addressed if alternative modifications were proposed.
27. The option of not issuing the proposed additional housing sites and subsequent modifications for consultation would leave the Borough Council without up-to-date planning policy. This would result in there being a policy vacuum as the adopted Local Plan policies become increasingly out of date and the policy of the National Planning Policy Framework that permission should be granted if relevant policies are out-of-date would apply. In addition, there would also be no improvement in the Council's five year land supply as additional sites would not be allocated for housing development to meet the Council's objectively assessed housing need as set out in the Aligned Core Strategy. Without the Local Planning Document in place the Borough Council would be unable to provide certainty for investors, co-ordinate the delivery of infrastructure, or seek funding to support infrastructure and growth. This would harm the Borough Council's ability to deliver on its strategic objectives by delaying the delivery of new homes, holding back economic growth, and stalling regeneration.

## **Financial Implications**

28. The preparation and consultation of the Local Planning Document is part of the statutory planning process. The costs of this activity will be met from existing resources identified for this purpose.
29. The further the Local Planning Document progresses, the greater the weight that can be attached to it when used for Development Management



purposes. It should, therefore, reduce the risk and cost of appeals concerning planning applications that have been considered and refused planning permission by the Borough Council. In addition, moving closer to the adoption of the Local Planning Document will provide a better basis for co-ordinating the necessary contributions to infrastructure and services to be required through S106 agreements and the Community Infrastructure Levy.

## **Appendices**

Appendix 1 – Housing Background Paper Addendum 2 (September 2017)

Appendix 2 – Amended housing allocation policies (September 2017)

Appendix 3 – Sustainability Appraisal Publication Draft Addendum 4  
(September 2017)

Appendix 4 - Addendum to Equalities Impact Assessment – Local Planning  
Document: Additional Housing Allocations (September 2017)

## **Background Papers**

1. Inspector's letter, 16<sup>th</sup> June 2017
2. Site Selection Document Addendum 2 (September 2017)
3. Local Housing Need (May 2016)
4. Infrastructure Delivery Plan Addendum (September 2017)
5. Housing Implementation Strategy (September 2017)
6. Addendum to Habitat Regulations Assessment - Local Planning  
Document: Additional Housing Allocations (September 2017)

## **Recommendations**

That Cabinet:

1. approves the Housing Background Paper Addendum 2 (September 2017)  
at Appendix 1 to this report and requested by the Inspector in her letter of



16<sup>th</sup> June 2017, to go out for a six week consultation period together with the amended housing allocations policies at Appendix 2 and the Sustainability Appraisal Publication Draft Addendum 4 at Appendix 3;

2. authorises the Chief Executive in consultation with the Portfolio Holder for Growth and Regeneration to make any minor changes such as typographical, formatting or changes to imagery necessary to the modifications at Appendix 1, Appendix 2 and Appendix 3 prior to the consultation commencing; and
3. authorises the Chief Executive, in consultation with the Portfolio Holder for Growth and Regeneration to consider and approve consultation on any modifications to the Local Planning Document Publication Draft as a consequence of the examination process, following their consideration by the Inspector and in advance of final approval by Cabinet and Council.

### **Reasons for Recommendations**

- 1 The production of the Local Planning Document is a statutory requirement for the Borough Council. It is a key planning policy document that, in conjunction with the Aligned Core Strategy, will set long-term planning policy and assist the delivery of the authority's pro-growth agenda.
- 2 To avoid the Executive having to approve drafting or other minor editing changes.
- 3 To enable swift and efficient decision making in relation to any modifications to be issued for consultation before final Council approval.



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## **Housing Background Paper Addendum 2**



**September 2017**



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## Introduction

- 1.1 This Addendum 2 to the Housing Background Paper (May 2016) (LPD/BACK/01) supersedes the following:-
- Housing Background Paper Addendum (December 2016) (EX/22);
  - Revised Housing Background Paper Addendum (March 2017) (EX/104);
  - Update to the Revised Housing Background Paper Addendum – April 2017 (April 2017) (EX/111); and
  - Further Revised Housing Background Paper Addendum (May 2017) (EX/102A).
- 1.2 **Appendix A** provides the full breakdown of housing supply to meet the housing requirement of 7,250 homes.
- 1.3 **Appendix B** refers to the deliverability assumptions and includes a map of the sub market areas. This appendix updates Appendix A of the Housing Background Paper (May 2016).
- 1.4 **Appendix C** provides the list of sites that make up the five year supply (i.e. 2017 to 2022) and the housing supply for the plan period (i.e. 2011 to 2028). Sites that have been completed during 2011 and 2017 are not listed individually, rather a figure for total completions is provided. Information to explain the source of delivery for individual sites is included.
- 1.5 **Appendix D** provides a detailed housing trajectory for the plan period and updates Appendix C of the Housing Background Paper (May 2016). This provides more detail than the housing trajectory included in Appendix A of the Local Planning Document.
- 1.6 **Appendix E** provides full detailed information to justify the windfall allowance.

## Local Planning Document Submission and Hearing Sessions

- 2.1 The Local Planning Document was submitted to the Planning Inspectorate for examination on 17 October 2016. The Inspector's Initial Questions for the Council included a series of questions in relation to housing supply during the plan period and five year land supply. This addendum updates and provides additional information in response to the Inspector's Initial Questions.
- 2.2 Housing supply and individual housing allocations were discussed at the hearing sessions which took place during February and March 2017. As part of the discussions, the Inspector sought comments as to whether the anticipated start date for completions and subsequent delivery rates were realistic, taking account of the site specific constraints for each site. **Appendix C** includes additional information for the deliverable sites below the threshold for allocation in response to the Inspector's request. This additional information includes site ownership, developer interest, viability, site



constraints, requirement for s106 and evidence that the site will be developed and when, and if planning permission has lapsed.

- 2.3 In June 2017 the Inspector made it known that she had significant concerns about the soundness of one of the housing allocations in the Local Planning Document (site H8) and wanted to postpone the hearing to allow the Council to undertake a public consultation exercise on the amended and/or proposed additional housing allocations and on the Council's amended five year land supply and housing trajectory for the plan period.
- 2.4 The Council is proposing to include the following additional housing allocations in the Local Planning Document:-
- X1 Daybrook Laundry
  - X2 West of A60 A
  - X3 West of A60 B
  - X4 Flatts Lane
  - X5 Kighill Lane A
  - X6 Kighill Lane B

## **Five Year Land Supply update 2017**

### Introduction

- 3.1 The five year land supply is based on the Council's Strategic Housing Land Availability Assessment (SHLAA) 2017 update.
- 3.2 The five year land supply assessment considers the publication draft of the Local Planning Document to establish if it allocates sufficient land to deliver a five year land supply for housing as required by paragraph 47 of the National Planning Policy Framework.
- 3.3 It is not intended that this five year land supply assessment is used to determine planning applications. The Council's Five Year Housing Land Supply Assessment against the current adopted development plan (i.e. the Aligned Core Strategy and the Gedling Borough Replacement Local Plan) remains the relevant report for the determination of planning applications.
- 3.4 The information is provided as at 31 March 2017.

### Policy Context

- 3.5 The National Planning Policy Framework includes a requirement to have sufficient housing land available to accommodate a five year supply plus a buffer of 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.
- 3.6 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.
- 3.7 The Aligned Core Strategy sets a housing requirement of 7,250 homes for the plan period 2011-2028, as shown in **Table 1**.

**Table 1: Housing requirement (2011-2028)<sup>3</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)

- 3.8 It should be noted that the Aligned Core Strategy's housing figures in Table 1 are not upper limits to development. They represent the anticipated rate of housing completions and are to be used to determine the level of five year supply of deliverable housing sites.

## Methodology

### *Sites that make up the housing supply*

- 3.9 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;
  - Proposed site allocations in the Local Planning Document;

<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.

<sup>3</sup> These figures are rounded to the nearest 50 homes.



- Sites with planning permission; and
  - Sites below the threshold for allocation without planning permission.
- 3.10 Sites below the threshold for allocation exclude sites which are residential gardens in accordance with paragraph 48 of the National Planning Policy Framework. They are sites that:
- have been clearly demonstrated to be deliverable or developable;
  - do not have extant planning permission but a planning application has been submitted or pre-application discussion have recently taken place and a planning application is anticipated imminently; and
  - are below the threshold for allocation<sup>4</sup>.
- 3.11 All sites in the assessment have been identified through the Council's SHLAA 2017 update. These sites are listed in **Appendix C**. New sites submitted by developers and those that have been granted planning permission up to 31 March 2017 or granted subject to a signing of the s106 have been added to the SHLAA database. Any updates to the SHLAA sites during the current financial year (i.e. since 1 April 2017) such as work on site has started or construction on site has completed have been noted.
- 3.12 The assessment takes account of the loss of a dwelling where this is replaced by at least one dwelling in order to provide a net figure for the number of new dwellings. **Appendix C** does not include sites that involve a loss of a dwelling where replaced by a single dwelling, unless the loss has occurred and work on the replacement dwelling has not yet started.
- 3.13 Where available, anticipated completion timescales and delivery rates are as provided by the agent, developer or landowner. Where delivery information has not been provided, assumptions have been used (as set out in **Appendix B**) based on the viability sub-market within which the site is located. For sites below the threshold, where no information has been provided to demonstrate that they are developable, these sites are excluded from the housing supply.
- 3.14 Where sites allocated in the Local Planning Document have already been granted planning permission, approved subject to s106 agreement, are the subject of a planning application or pre-application discussion have recently taken place, the number of homes permitted or proposed via the planning application form has been used.
- 3.15 **Appendix C** comprises separate tables for each locality for clarity as follows:
- Site allocations in the Aligned Core Strategy and Local Planning Document;
  - Sites with planning permission; and
  - Sites below the threshold.

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<sup>4</sup> 50 homes in the urban area and 10 homes in the rural area (key settlements and other villages).



### *Future sources of supply (“windfall allowance”)*

- 3.16 Previous five year land supply assessments assumed the windfall allowance would be delivered in the last five years of the plan period. This approach has been revisited. 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 evidence is provided in **Appendix E** which shows that windfall completions (in accordance with the National Planning Policy Framework) have come forward at an average rate of 45 dwellings per annum over the last 10 year period (i.e. 2007 to 2017). Further work has been undertaken to consider the number of dwellings that have been granted planning permission on sites that were not previously included in the SHLAA database since 2011 and concludes that the average figure is 39 dwellings per annum.
- 3.17 It is considered reasonable to include the windfall allowance of 40 dwellings per annum from Years 4 onwards. **Appendix E** provides further information.

### *Liverpool or Sedgefield approach*

- 3.18 In considering the housing requirement for the five year period, account needs to be taken of any shortfall or surplus in completions in previous years. There are two potential approaches to dealing with any shortfall or surplus. The Liverpool approach is where any shortfalls (or surplus) are equally distributed across the remainder of the plan period. The Sedgefield approach is where any shortfall (or surplus) is distributed across the current five year period.
- 3.19 Paragraph 97 of the Inspector’s Report on the Aligned Core Strategy<sup>5</sup> 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 five years of the plan period where possible.
- 3.20 In the light of the Aligned Core Strategy Inspector’s Report and national guidance, it is considered appropriate to apply the Sedgefield approach to assess housing land supply.

### *5% or 20% buffer*

- 3.21 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

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<sup>5</sup> [http://www.gngrowthpoint.com/media/361914/broxtowe\\_\\_gedling\\_\\_nottingham\\_city\\_final\\_acs\\_inspectors\\_report\\_-july\\_2014.pdf](http://www.gngrowthpoint.com/media/361914/broxtowe__gedling__nottingham_city_final_acs_inspectors_report_-july_2014.pdf)



housing delivery against previous development plans also need to be assessed.

- 3.22 The East Midlands Regional Plan was adopted in March 2009 and set a housing requirement of 8,000 homes for the period 2006 to 2026 (equating to an annual requirement of 400 homes). The Aligned Core Strategy sets a housing requirement of 7,250 homes for the period 2011 to 2028, but provides different annual targets through the plan period, as shown in Table 1. **Table 2** shows that the number of new homes completed between 2011 and 2013 exceeded the Aligned Core Strategy target for those years. The number of net homes completed between 2013 and 2017 falls short of the Aligned Core Strategy target for those years.

**Table 2: Gedling's net completions (cumulative) in the last 10 years**

		<b>Net completions (annual)</b>	<b>Net completions (cumulative)</b>	<b>Plan target</b>	<b>% of target</b>
East Midlands Regional Plan	<b>2007/08</b>	447	743	800	93 %
	<b>2008/09</b>	204	947	1,200	79 %
	<b>2009/10</b>	274	1,221	1,600	76 %
	<b>2010/11</b>	341	1,562	2,000	78 %
Aligned Core Strategy	<b>2011/12</b>	275	275	250	110 %
	<b>2012/13</b>	227	502	500	100 %
	<b>2013/14</b>	321	823	940	88 %
	<b>2014/15</b>	311	1,134	1,380	82 %
	<b>2015/16</b>	174	1,308	1,820	72 %
	<b>2016/17</b>	198	1,506	2,260	67 %

- 3.23 It is important to note that there has generally been a drop nationally in the housing completions since 2007/08 due to the effect of the UK's recession with housing delivery slowed or stopped on a number of sites. The Greater Nottingham Housing and Economic Prospects report (2012)<sup>6</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). 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.
- 3.24 Whilst the 5 year land supply assessments for previous years used a 5% buffer, it is now considered prudent to adopt a 20% buffer. As shown in Table 2, the percentage of the target not being met for the year 2016/17 is greater than that for the year 2015/16 and given the emerging Local Planning Document it is appropriate for this to be based on a cautious approach to housing delivery.

<sup>6</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)



### *Forward look approach*

- 3.25 Previous five year land supply assessments were based upon a 'forward look' approach as required by previous Government guidance. The forward look approach used to estimate the number of homes built during the current financial year, which was added to the past completions figure and the five year period would start after the current financial year. The estimate was derived from the housing trajectory which was based on the updated SHLAA information. Past experience reveals that the estimates were not always accurate and this approach has therefore been revisited for the purposes of this assessment.
- 3.26 It is considered appropriate for the five year period to begin with the current financial year i.e. this assessment will look at the period 1 April 2017 to 31 March 2022.

### *Lapse rate*

- 3.27 A lapse rate has not been included in the five year land supply calculation as each site with planning permission has been considered individually and on its merits. For sites below the threshold, if no information has been provided by the agent, developer or landowner through the SHLAA process to indicate that the site is likely to come forward for development in the future, then it has been assumed that the site is not deliverable and has therefore been excluded from the assessment. Footnote 11 of the National Planning Policy Framework requires inclusion only of 'deliverable' sites.

### *Five year land supply calculation*

- 3.28 In accordance with the advice of the Planning Advisory Service (PAS), the Council calculates its 5 year land supply as follows:-

<p>Completions to date – housing requirement to date = shortfall/surplus</p> <p>[Housing requirement for 5 year period + shortfall or surplus] + [5% or 20% buffer] = 5 year land supply target</p> <p>5 year land supply target ÷ 5 years = annual target</p> <p>Housing supply for 5 year period ÷ annual target = supply in years</p>
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### *Summary*

- 3.29 In summary, the methodology in calculating the revised five year assessment has been revisited and differs from the approach taken in the 2015 assessment as follows:-



- The source of sites remains the same. However, a stricter approach has been taken to sites below the threshold in that where information has not been provided to demonstrate that they will be developed, then these sites are excluded from the five year supply;
- The windfall allowance has been revisited and is now assumed to come forward from Year 4 onwards;
- The Council continues with the Sedgefield approach which means any shortfall (or surplus) is distributed across the five year period;
- The Council adopts a 20% buffer due to past performance;
- The Council considers the five year period starting from the current financial year rather than taking a forward look approach. The five year period covers 1 April 2017 to 31 March 2022;
- The lapse rate continues not to be applied, to accord with the National Planning Policy Framework; and
- The methodology used to calculate the five year supply accords with the PAS advice.

3.30 The outcome of these changes is to take a cautious approach to housing land supply.

#### Five Year Housing Land Supply Assessment

3.31 The housing requirement for the five year period needs to be adjusted to reflect the number of new homes that have already been delivered since the beginning of the plan period (i.e. 2011). The new homes completed in Gedling Borough between 2011 and 2017 are shown in **Table 3**.

**Table 3: New homes completed 2011- 2017**

	<b>Completed 2011-2017</b>
Urban area	1,108
Teal Close *	0
Edge of Hucknall	0
North of Papplewick Lane *	0
Top Wighay Farm *	36
Bestwood Village	66
Calverton	159
Ravenshead	93
Other villages	44
<b>Total</b>	<b>1,506</b>

\* strategic site

3.32 The housing requirement for the period 2011 to 2017 is 2,260 homes<sup>7</sup>. The number of new homes completed during that period is 1,506 which is a shortfall against the housing requirement of 754 homes.

<sup>7</sup> See Table 1. Target for 2011 to 2013 (500) + 4/5 of target for 2013 to 2018 (1,760) = 2,260.



- 3.33 The housing requirement for the five year period (2017 to 2022) is 2,360 homes<sup>8</sup>. However taking account of the under-delivery of 754 homes from 2011-2017, and taking the Sedgefield approach, this means the revised five year housing requirement is 3,114 homes. The housing requirement plus a 20% buffer for the next five year period is therefore 3,737 homes.
- 3.34 Paragraphs 3.8 to 3.14 explain the sites that make up the housing supply. The estimated housing supply for the five year period is shown in two different scenarios. **Table 4A** provides the estimated housing supply without the additional site allocations and **Table 4B** provides the estimated housing supply including the additional site allocations.

**Table 4A: Estimated housing supply for the five year period, excluding the proposed additional housing allocations**

	Allocations in the ACS and LPD	Sites with planning permission	Sites below threshold	Total
Urban area	1,320	387	87	1,794
Teal Close*	331	0	0	331
Edge of Hucknall	100	0	0	100
North of Papplewick Lane*	237	0	0	237
Top Wighay Farm*	227	0	0	227
Bestwood Village	126	16	0	142
Calverton	322	60	0	382
Ravenshead	130	23	0	153
Other villages	55	61	0	116
Windfall allowance	0	0	80	80
<b>Housing Supply</b>	<b>2,848</b>	<b>547</b>	<b>167</b>	<b>3,562</b>

\* strategic site

- 3.35 By excluding the additional housing allocations this means the estimated housing supply for the five year period would be 3,562 dwellings, as shown in **Table 4A**. Comparing the estimated housing supply of 3,562 homes to the five year housing requirement of 3,737 homes, there is a shortfall of 175 homes.

Housing Supply	3,562
Annual Requirement <sup>9</sup>	747
<b>No of Years Supply</b>	<b>4.77 years</b>

<sup>8</sup> See Table 1. 1/5 of target for 2013 to 2018 (440) + 4/5 of target for 2018 to 2023 (1,920) = 2,360.

<sup>9</sup> Five year housing requirement of 3,737 homes ÷ 5 years = 747 homes.



**Table 4B: Estimated housing supply for the five year period, including the proposed additional housing allocations**

	<b>Allocations in the ACS and LPD</b>	<b>Sites with planning permission</b>	<b>Sites below threshold</b>	<b>Total</b>
Urban area	1,591	387	87	2,065
Teal Close*	331	0	0	331
Edge of Hucknall	100	0	0	100
North of Papplewick Lane*	237	0	0	237
Top Wighay Farm*	227	0	0	227
Bestwood Village	126	16	0	142
Calverton	382	60	0	442
Ravenshead	180	23	0	203
Other villages	55	61	0	116
Windfall allowance	0	0	80	80
<b>Housing Supply</b>	<b>3,229</b>	<b>547</b>	<b>167</b>	<b>3,943</b>

\* strategic site

- 3.36 Including the additional housing allocations means the estimated housing supply for the five year period is 3,943 dwellings, as shown in **Table 4B**. Comparing the estimated housing supply of 3,943 homes to the five year housing requirement of 3,737 homes, there is an 'oversupply' of 206 homes. The estimated housing supply therefore exceeds the five year housing requirement.

Housing Supply	3,943
Annual Requirement <sup>10</sup>	747
<b>No of Years Supply</b>	<b>5.28 years</b>

- 3.37 **Appendix C**, which provides the list of sites that make up the housing supply for the plan period, contains sites that are expected to deliver homes during the five year period. The appendix also includes information on whether the delivery information comes from the agent, developer or landowner through the SHLAA process or from Council's assumptions.
- 3.38 **Appendix D** shows the housing trajectory for the plan period.

## Conclusion

- 4.1 The purpose of this assessment is to monitor and review the housing supply against the publication draft of the Local Planning Document. This updated assessment shows that against the housing requirement, Gedling Borough Council has a 5.28 year supply.

<sup>10</sup> Five year housing requirement of 3,737 homes ÷ 5 years = 747 homes.



## Appendix A: Housing Supply 2011-2028

The 'Planning Permissions' column does not include the strategic sites or proposed sites with planning permission in the Local Planning Document as they are recorded in the 'Site Allocations' column.

<b>Urban Area</b>	Net completions 2011 to 2017	1,108
	Planning Permissions (31 March 2017)	390
	Site Allocations	
	Teal Close	824
	H1 Rolleston Drive	140
	H2 Brookfields Garden Centre	90
	H3 Willow Farm	110
	H4 Linden Grove	115
	H5 Lodge Farm Lane	150
	H6 Spring Lane <sup>11</sup>	123
	H7 Howbeck Road/Mapperley Plain	205
	H8 Killisick Lane	230
	H9 Gedling Colliery/Chase Farm <sup>12</sup>	1,050
	X1 Daybrook Laundry	49
	X2 West of A60 A	72
	X3 West of A60 B	150
	Sites Below Threshold	87
	<b>Total</b>	<b>4,893</b>
	<b>Proposed Policy LPD64 – Urban Area</b>	<b>4,890</b>
<b>Hucknall</b>	Net completions 2011 to 2017	36
	Planning Permissions (31 March 2017)	0
	Site Allocations	
	North of Papplewick Lane <sup>13</sup>	237
	Top Wighay Farm <sup>14</sup>	809
	H10 Hayden Lane	120
	Sites Below Threshold	0
	<b>Total</b>	<b>1,202</b>
	<b>Proposed Policy LPD64 – Hucknall <sup>15</sup></b>	<b>1,265</b>
<b>Bestwood Village</b>	Net completions 2011 to 2017	66
	Planning Permissions (31 March 2017)	16
	Site Allocations	

<sup>11</sup> To date, 27 homes are completed and included in the 'Net completions 2011 to 2017' category.

<sup>12</sup> Planning permission (2015/1376) granted in March 2017.

<sup>13</sup> Planning permission (2017/0201) granted in July 2017.

<sup>14</sup> Figure includes planning permission granted for 38 homes on part of the Top Wighay Farm site which are currently under construction (37 built and 2 remaining homes).

<sup>15</sup> The number of homes to be provided on the edge of Hucknall is limited to no more than 1,265 to accord with the requirement of the Inspector examining the Aligned Core Strategy in order to reduce the impact of new development on Hucknall. The current supply information suggests that this figure may be somewhat lower but the 'up to' figure has been kept at 1,265 in order to allow a degree of flexibility in relation to sites that are still to be developed whilst remaining below the maximum figure set by the Aligned Core Strategy.



	H11 The Sycamores <sup>16</sup>	25
	H12 Westhouse Farm <sup>17</sup>	210
	H13 Bestwood Business Park <sup>18</sup>	220
	Sites Below Threshold	0
	<b>Total</b>	<b>537</b>
	<b>Proposed Policy LPD64 – Bestwood Village</b>	<b>540</b>
<b>Calverton</b>	Net completions 2011 to 2017	159
	Planning Permissions (31 March 2017)	63
	Site Allocations	
	H14 Dark Lane <sup>19</sup>	72
	H15 Main Street	75
	H16 Park Road	390
	X4 Flatts Lane	60
	Sites Below Threshold	0
	<b>Total</b>	<b>819</b>
	<b>Proposed Policy LPD64 – Calverton</b>	<b>820</b>
<b>Ravenshead</b>	Net completions 2011 to 2017	93
	Planning Permissions (31 March 2017)	23
	Site Allocations	
	H17 Longdale Lane A	30
	H18 Longdale Lane B <sup>20</sup>	30
	H19 Longdale Lane C <sup>21</sup>	70
	X5 Kighill Lane A	20
	X6 Kighill Lane B	30
	Sites Below Threshold	0
	<b>Total</b>	<b>296</b>
	<b>Proposed Policy LPD64 – Ravenshead</b>	<b>300</b>
<b>Other Villages</b>		
<b>Burton Joyce</b>	Net completions 2011 to 2017	12
	Planning Permissions (31 March 2017)	26
	Site Allocations	
	H20 Mill Field Close <sup>22</sup>	23
	H21 Orchard Close	15
	Sites Below Threshold	0
	<b>Total (Burton Joyce)</b>	<b>76</b>
	<b>Proposed Policy LPD64 – Burton Joyce</b>	<b>80</b>
<b>Woodborough</b>	Net completions 2011 to 2017	11

<sup>16</sup> Planning permission (2007/0887) granted in December 2008.

<sup>17</sup> In February 2015, Planning Committee resolved to grant planning permission for 101 homes on part of this site; the s106 agreement is being finalised.

<sup>18</sup> Planning permission (2014/0214) granted in March 2015.

<sup>19</sup> Planning permission (2012/1503) granted in August 2013.

<sup>20</sup> Planning application (2014/0273) for 31 homes currently being determined.

<sup>21</sup> Planning permission (2013/0836) granted in October 2014.

<sup>22</sup> Planning permission (2015/0424) granted in March 2017.



	Planning Permissions ( 31 March 2017)	11
	Site Allocations	
	H23 Ash Grove <sup>23</sup>	12
	H24 Broad Close	15
	Sites Below Threshold	0
	<b>Total (Woodborough)</b>	<b>49</b>
	<b>Proposed Policy LPD64 – Woodborough</b>	<b>50</b>
Lambley	Net completions 2011 to 2017	16
	Planning Permissions (31 March 2017)	15
	Sites Below Threshold	0
Linby	Net completions 2011 to 2017	2
	Planning Permissions (31 March 2017)	1
	Sites Below Threshold	0
Newstead	Net completions 2011 to 2017	1
	Planning Permissions (31 March 2017)	8
	Site Allocations	
	H22 Station Road	0
	Sites Below Threshold	0
Papplewick	Net completions 2011 to 2017	2
	Planning Permissions (31 March 2017)	0
	Sites Below Threshold	0
Stoke Bardolph	Net completions 2011 to 2017	0
	Planning Permissions (31 March 2017)	0
	Sites Below Threshold	0
	<b>Total (Lambley, Linby, Newstead, Papplewick and Stoke Bardolph)</b>	<b>45</b>
	<b>Total (all villages)</b>	<b>170</b>
	<b>Proposed Policy LPD64 – Other Villages</b>	<b>170</b>
<b>Windfall Allowance</b> <sup>24</sup>		<b>320</b>
<b>Total</b>		<b>8,237</b>

<sup>23</sup> Planning permission (2007/0831) granted in November 2000. Planning permission for one plot (2016/0888) granted in November 2016 and is currently under construction.

<sup>24</sup> 40 dwellings per annum from Year 4 (i.e. 2020/21). 40 dwellings x 8 remaining years in the plan period (i.e. 2020 to 2028) = 320.



## Appendix B: Deliverability Notes

- B.1 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:-
- Strategic sites allocated in the Aligned Core Strategy;
  - Proposed site allocations in the Local Planning Document; and
  - Sites with planning permission.
  - Sites below threshold for allocation without planning permission.
- B.2 Sites that have planning permission or allocated in the Aligned Core Strategy are assumed to be suitable and available as they have been through the planning application or development plan process.
- B.3 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 considered to be suitable subject to policy changes which will occur through the Local Planning Document.
- B.4 For sites below the threshold, if no information has been provided by developers to indicate that the site is likely to come forward for development in the future, then it has been assumed that the site is not deliverable.
- B.5 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 assessed as not deliverable and are therefore excluded from the housing land supply.
- B.6 Developers are asked to provide information on the delivery rates through the SHLAA process. If these are not provided for deliverable sites, then the Council's assumptions are applied. Assumptions about when a site will start to be developed are made based on the strength of the site's sub market area, as shown in **Table B1**. Market strength is reviewed each year and is a professional judgement based on an assessment of past completions data, viability information and local knowledge. 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.
- B.7 A map of the sub markets in Gedling Borough is included on page 18.
- B.8 The assumptions are as follows:
- On sites up to 10 homes, the completion rate is 5 per year;
  - On sites up to 250 homes, the completion rate is 20-40 per year;
  - On sites up to 1,000 homes, the completion rate is 40-100 per year; and
  - On sites over 1,000 homes, the completion rate is 100 per year.

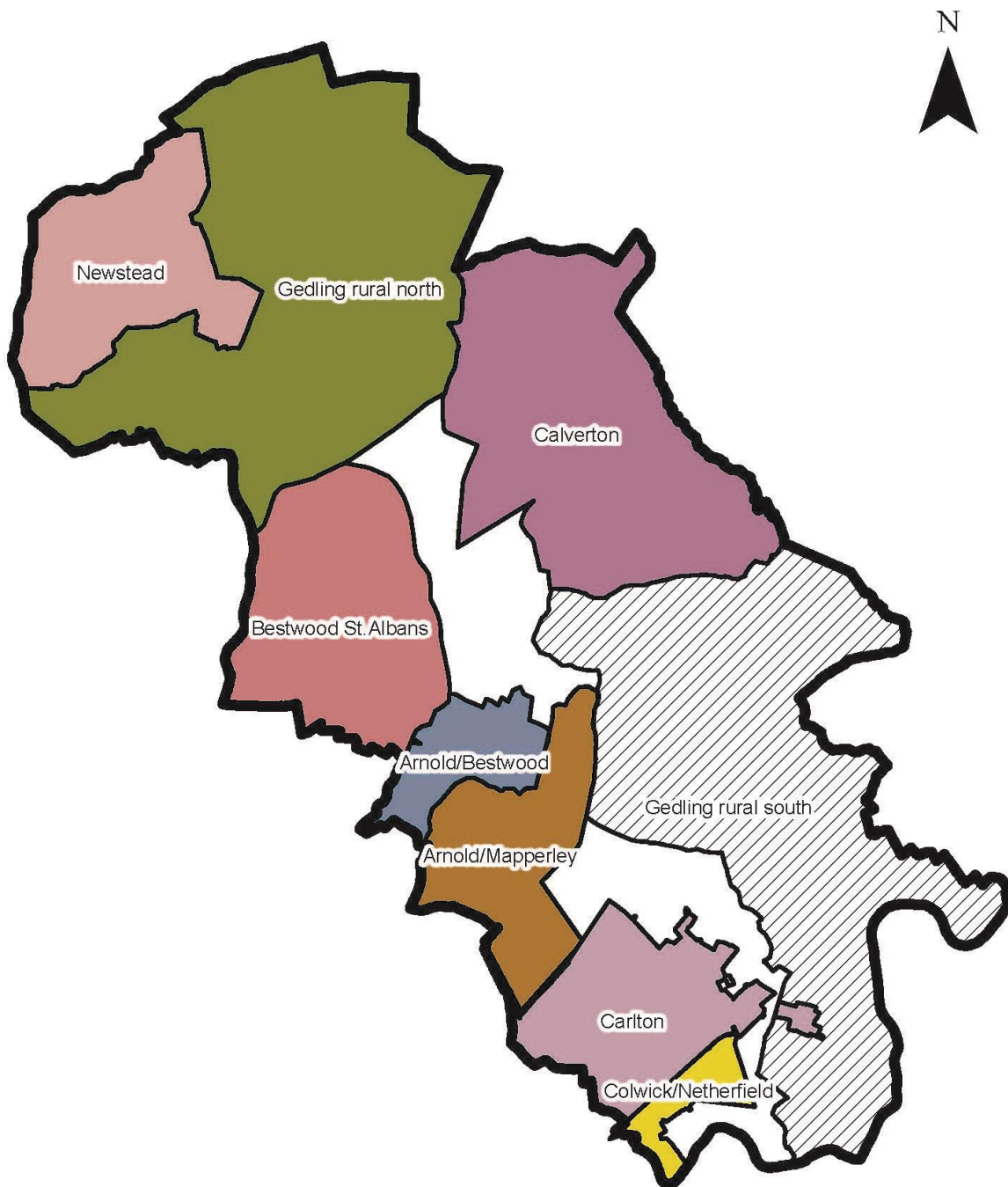


**Table B1: Assumptions for sites when information on the delivery rates not provided by developers**

Market Strength	Site	Assumed year development will start when a site with planning permission granted	
		Year	e.g. granted during 2016/17
<b>Weak</b> (Colwick/Netherfield, Newstead)	Up to 10 homes	Year 5	2021/22
	Up to 250 homes	Year 6	2022/23
	Up to 1,000 homes	Year 7	2023/24
	Over 1,000 homes	Year 8	2024/25
<b>Moderate</b> (Arnold/Bestwood, Bestwood St.Albans, Calverton, Carlton, Gedling Rural South)	Up to 10 homes	Year 4	2020/21
	Up to 250 homes	Year 5	2021/22
	Up to 1,000 homes	Year 6	2022/23
	Over 1,000 homes	Year 7	2023/24
<b>Strong</b> (Arnold/Mapperley, Gedling Rural North)	Up to 10 homes	Year 3	2019/20
	Up to 250 homes	Year 4	2020/21
	Up to 1,000 homes	Year 5	2021/22
	Over 1,000 homes	Year 6	2022/23



## Map B1: Sub Markets in Gedling Borough



### Viability Sub Markets in Gedling Borough



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## Appendix C: Schedule of Deliverable and Developable Sites in the Plan Period 2011 to 2028

### Urban Area

Net completions 1 April 2011 to 31 March 2017:-

- Arnold = 541 homes
- Carlton = 567 homes

### Site allocations – Aligned Core Strategy and Local Planning Document

Ref	Site Name	Sub Market Area	Units (remain ing)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions										
							Five Year Period										
							2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
ACS	Teal Close	Carlton	824	Greenfield land	SHLAA consultation response 2017	SHLAA site 6/782. The site is allocated in the Aligned Core Strategy and has planning permission for residential development, employment uses and other uses (2013/0546). Information from the SHLAA 2017 consultation states a reserved matters application (2017/0800) has been submitted for the first housing phase of 204 homes. The Phasing Schedule report (June 2017) submitted as part of the 2017/0800 reserved matters application highlights the four housing phases; phase H1 for 204 units (subject to the 2017/0800 reserved matters application), phase H2 for approximately 170 units, phase H3 for approximately 300 units and phase H4 for approximately 150 units.	0	56	90	90	95	95	95	95	58	95	55
H1	Rolleston Drive	Arnold	140	Brownfield land	Ongoing discussions between Nottinghamshire County Council and Gedling Borough Council	SHLAA site 6/18. The site is proposed for allocation in the Local Planning Document (site H1). The informal planning guidance for the site has been prepared and will be adopted once the Local Planning Document is adopted. The planning guidance indicates it is proposed to develop extra care housing which comprise around 60 self-contained homes and approximately 80 homes for general market and affordable housing. A working group has been set up and agreed a project plan. Nottinghamshire County Council has tendered for a consultant to undertake a financial appraisal. Successful bid for housing zone capacity funding. Bid submitted to the Homes and Communities Agency (HCA)’s accelerated construction fund.	0	17	35	35	35	18	0	0	0	0	0
H2	Brookfields Garden Centre	Arnold	90	Brownfield land	SHLAA consultation response 2017	SHLAA site 6/49. The site is proposed for allocation in the Local Planning Document (site H2). Planning application (2017/0155) for up to 32 apartments on part of the site (to the rear of Brookfields Garden Centre retail unit) submitted on 2 February 2017 and is currently being determined. Information from the SHLAA 2017 consultation provides the delivery rates for the site.	0	0	0	5	25	30	30	0	0	0	0
H3	Willow Farm	Carlton	110	Greenfield land	SHLAA consultation response 2017	Part of SHLAA site 6/459 is proposed for allocation for 110 homes in the Local Planning Document (site H3). The site cannot be developed until the Gedling Access Road (GAR) is completed. Information from the SHLAA 2017 consultation provides the delivery rates for the site, which indicates houses to come forward from 2020/21 with the assumption that the GAR is complete by spring 2020.	0	0	0	40	40	30	0	0	0	0	0



Ref	Site Name	Sub Market Area	Units (remain ing)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions										
							Five Year Period										
							2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
H4	Linden Grove	Carlton	115	Greenfield land	SHLAA consultation response 2017	SHLAA site 6/542. The site has been extended in 2017 to include the land south east of the site. The site is proposed for allocation in the Local Planning Document (site H4). The site cannot be developed until the Gedling Access Road (GAR) is completed. Information from the SHLAA 2017 consultation provides two scenarios for how the development of the site might progress; one where the site is unable to deliver any housing until the GAR is complete and the second where the development of the site can commence ahead of the completion of the GAR. As the site cannot be permitted to deliver homes prior to completion of the GAR, the delivery rate information for the site is based on the first scenario.	0	0	0	0	20	40	40	15	0	0	0
H5	Lodge Farm Lane	Arnold	150	Greenfield land	SHLAA consultation response 2017	SHLAA site 6/48. The site is proposed for allocation in the Local Planning Document (site H5). Information from the SHLAA 2017 consultation provides the delivery rates for the site.	0	0	10	50	50	40	0	0	0	0	0
H6	Spring Lane	Carlton	123	Greenfield land	Council assumptions	SHLAA site 6/52. The site is proposed for allocation of 150 dwellings in the Local Planning Document (site H6). Construction started on site in April 2016 (2015/1024). As at 31 March 2017, 27 plots have been built.	61	62	0	0	0	0	0	0	0	0	0
H7	Howbeck Road/ Mapperley Plains	Arnold	205	Greenfield land	SHLAA consultation response 2017	The site (which consists of SHLAA sites 6/51 and 6/671) is proposed for allocation in the Local Planning Document (site H7). Information from the SHLAA 2017 consultation provides the delivery rates for the site.	0	0	65	70	70	0	0	0	0	0	0
H8	Killisick Lane	Arnold	230	Greenfield land	SHLAA consultation response 2017	The site (which consists of SHLAA sites 6/50, 6/871 (part), 6/872, 6/873 (part) and 6/1032) is proposed for allocation in the Local Planning Document (site H8). The site has now been extended to include the small parcel of land (SHLAA site 6/1032). The site adjoins the Dorket Head clay quarry and to avoid sterilising mineral working through proximal development will need to be phased so as to allow the proposed southern extension to the quarry to be worked out and restored in advance of the housing development. The minerals extractions and progressive restoration is proposed to be complete in the early 2020s. Phase 1 will limit housing development to the south western part of the site H8 with 65 units delivered by 2021 thereby maintaining an acceptable separation distance from the extraction operations and restoration expected to be complete by the early 2020s. The second phase will commence during 2021/22 progressing northwards and anticipated to be complete by 2024. The phasing of the housing development takes a cautious approach reflecting the timetable for the minerals extraction and restoration but with some flexibility built in to reduce risk.	0	0	15	50	55	55	55	0	0	0	0
H9	Gedling Colliery/ Chase Farm	Carlton	1050	Predominantly brownfield land (>50%)	SHLAA consultation response 2017	SHLAA site 6/131. The site is included in the Aligned Core Strategy as a strategic location and is proposed for allocation in the Local Planning Document (site H9). Planning permission (2015/1376) was granted in March 2017. Information from the SHLAA 2017 consultation provides the delivery rates for the site. Work has started on site.	30	120	120	120	120	120	120	120	120	60	0
X1	Daybrook Laundry	Arnold/Best wood	49	Brownfield land	Council assumptions based on SHLAA consultation response 2017	SHLAA site 6/477. The site boundary has been amended in 2017 to exclude the retail unit on site (2012/1373). The site is proposed for allocation in the Local Planning Document (site X1). The planning report for 2012/1373 states “details of a potential residential development scheme on the remainder of the site has been provided”. An illustration in the Design and Access Statement shows 46 dwellings on the remainder of the site. A pre-application for 49 residential units has been submitted. The applicant intends to move forward with the development to a full planning application submission and delivery of the site proposed to be within the next 3 years.	0	0	9	20	20	0	0	0	0	0	0



Ref	Site Name	Sub Market Area	Units (remain ing)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions										
							Five Year Period					2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
							2017-18	2018-19	2019-20	2020-21	2021-22						
X2	West of A60 A	Arnold/Best wood	72	Brownfield land	SHLAA 2017 consultation / meeting with landowner	SHLAA site 6/479. The site is proposed for allocation in the Local Planning Document (site X2). Planning permission (2011/1055) lapsed in November 2014. A revised planning application (2016/0854) for erection of 72 dwellings is currently being determined. Information from the SHLAA 2017 consultation indicates that the construction on site will commence in Spring 2018.	0	30	30	12	0	0	0	0	0	0	0
X3	West of A60 B	Arnold/Best wood	150	Greenfield land	SHLAA 2017 consultation / meeting with landowner	SHLAA site 6/778. The site is proposed for allocation in the Local Planning Document (site X3). Information from the SHLAA 2017 consultation states the submission of planning application anticipated in May 2018 and construction on site will commence in Spring 2019 and completed by March 2022.	0	0	50	50	50	0	0	0	0	0	0
Total							91	285	424	542	580	428	340	230	178	155	55

### Sites with planning permission

#### Arnold

Ref	Site Name	Sub Market Area	Units (remain ing)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions										
							Five Year Period					2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
							2017-18	2018-19	2019-20	2020-21	2021-22						
6/927	Arno Vale Road (1, Land Adj)	Arnold/ Mapperley	3	Greenfield land	Council assumptions	Site is currently under construction (2016/0330).	3	0	0	0	0	0	0	0	0	0	
6/880	Arnot Hill Road (48A)	Arnold/ Mapperley	1	Greenfield land	Council assumptions	Planning permission for residential development (2014/1045) granted in November 2014.	1	0	0	0	0	0	0	0	0	0	
6/928	Bagnall Avenue (Land Off)	Arnold/ Bestwood	4	Brownfield land	Council assumptions	Planning permission for residential development (2016/0093) granted in April 2016.	0	0	0	4	0	0	0	0	0	0	
6/882	Beech Avenue (35, Land Adj To)	Arnold/ Mapperley	3	Greenfield land	Council assumptions	Site is currently under construction (2015/1037).	3	0	0	0	0	0	0	0	0	0	
6/1000	Bestwood Lodge Drive (garage site 7)	Arnold/ Bestwood	4	Brownfield land	SHLAA consultation response 2017	Planning permission for residential development (2016/0334) granted in August 2016. Information from the SHLAA 2017 consultation states that construction of the site is currently underway with anticipated completion date of March 2018.	4	0	0	0	0	0	0	0	0	0	
6/1001	Bestwood Lodge Drive (garage site 8)	Arnold/ Bestwood	4	Brownfield land	SHLAA consultation response 2017	Site is currently under construction (2016/0335). Information from the SHLAA 2017 consultation provides the anticipated completion date of March 2018.	4	0	0	0	0	0	0	0	0	0	
6/993	Byron Street (Adj To 64)	Arnold/ Bestwood	21	Brownfield land	SHLAA consultation response 2017	Site is currently under construction (2016/0414). Information from the SHLAA 2017 consultation indicates that the construction of the site due to start in April 2017 with anticipated completion date of May 2018.	10	11	0	0	0	0	0	0	0	0	
6/1013	Calverton Road (6)	Arnold/ Bestwood	1	Greenfield land	Council assumptions	Planning permission for residential development (2015/1309) granted in May 2016.	0	0	0	1	0	0	0	0	0	0	
6/863	Calverton Road (Rear of 1 and 3 Ashington Drive)	Arnold/ Bestwood	4	Greenfield land	SHLAA consultation response 2017	The plot has extant planning permission dating back to 1970-80's. Information from the SHLAA 2017 consultation states that the applicant intends to build site around 2021/22.	0	0	0	0	4	0	0	0	0	0	



Ref	Site Name	Sub Market Area	Units (remain ing)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions										
							Five Year Period										
							2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
6/1045	Church Lane (11A)	Arnold/ Bestwood	2	Brownfield land	n/a	Site completed in April 2017.	2	0	0	0	0	0	0	0	0	0	0
6/929	Churchmoor Lane (50)	Arnold/ Bestwood	1	Greenfield land	SHLAA consultation response 2017	Planning permission for residential development (2015/1171) granted in November 2015. Information from the SHLAA 2017 consultation states that the dwelling will be built during 2017.	1	0	0	0	0	0	0	0	0	0	0
6/313	Clipstone Avenue (7)	Arnold/ Mapperley	1	Greenfield land	SHLAA consultation response 2017	Plot 2 (adjacent to 15 Clipstone Avenue) was completed in March 2015. Plot 1 (adjacent to 7 Clipstone Avenue) has planning permission for a new dwelling (2015/0394). Information from the SHLAA 2017 consultation states that the contruction of plot 1 is currently underway.	1	0	0	0	0	0	0	0	0	0	0
6/1003	Ernehale Court	Arnold/ Bestwood	18	Brownfield land	SHLAA consultation response 2017	Planning permission for residential development (2016/0624) granted in August 2016. Information from the SHLAA 2017 consultation states that the construction of the site is currently underway with anticipated completion date of February 2018.	18	0	0	0	0	0	0	0	0	0	0
6/1002	Danes Close (garage site 2)	Arnold/ Bestwood	2	Brownfield land	SHLAA consultation response 2017	Site is currently under construction (2016/0329). Information from the SHLAA 2017 consultation provides the anticipated completion date of March 2018.	2	0	0	0	0	0	0	0	0	0	0
6/994	Danes Close (garage site 3)	Arnold/ Bestwood	3	Brownfield land	SHLAA consultation response 2017	Site is currently under construction (2016/1234). Information from the SHLAA 2017 consultation provides the anticipated completion date of March 2018.	3	0	0	0	0	0	0	0	0	0	0
6/1004	Falconers Walk (garage site 6)	Arnold/ Bestwood	2	Brownfield land	SHLAA consultation response 2017	Site is currently under construction (2016/0332). Information from the SHLAA 2017 consultation provides the anticipated completion date of March 2018.	2	0	0	0	0	0	0	0	0	0	0
6/1020	Front Street (33-35)	Arnold/ Mapperley	1	Brownfield land	Council assumptions	Planning permission for residential development (2016/0520) granted in June 2016.	0	0	0	1	0	0	0	0	0	0	0
6/674	Front Street (55)	Arnold/ Bestwood	1	Brownfield land	n/a	Site complete. This has been confirmed by Local Tax (April 2017).	1	0	0	0	0	0	0	0	0	0	0
6/930	Gedling Road (323)	Arnold/ Mapperley	1	Greenfield land	Council assumptions	Planning permission for residential development (2015/0770) granted in August 2015.	0	1	0	0	0	0	0	0	0	0	0
6/1018	Gorman Court (7)	Arnold/ Mapperley	1	Greenfield land	Council assumptions	Planning permission for residential development (2016/0259) granted in July 2016.	0	0	1	0	0	0	0	0	0	0	0
6/931	Grange Road (42, Land Rear Of)	Arnold/ Mapperley	1	Greenfield land	Council assumptions	Planning permission for residential development (2015/0190) granted in April 2016.	0	1	0	0	0	0	0	0	0	0	0
6/938	Sunnyholme (A)	Arnold/ Mapperley	1	Greenfield land	Council assumptions	Planning permission for residential development (2015/0098) granted in April 2015.	0	1	0	0	0	0	0	0	0	0	0
6/69	Sunnyholme (B)	Arnold/ Mapperley	4	Brownfield land	Council assumptions	Planning permission for residential development (2015/0763) granted in September 2015.	0	4	0	0	0	0	0	0	0	0	0
6/1005	Hanworth Gardens (garage site 9)	Arnold/ Bestwood	2	Brownfield land	SHLAA consultation response 2017	Planning permission for residential development (2016/0336) granted in August 2016. Information from the SHLAA 2017 consultation states that the construction of the site is currently underway with anticipated completion date of March 2018.	2	0	0	0	0	0	0	0	0	0	0
6/851	Kenneth Road	Arnold/ Bestwood	3	Greenfield land	SHLAA consultation response 2017	The site has extant planning permission dating back to 1970-80's. Information from the SHLAA 2017 consultation states that the applicant intends to develop the site around 2021/22.	0	0	0	0	3	0	0	0	0	0	0
6/995	Maidens Dale (garage site 10)	Arnold/ Bestwood	4	Brownfield land	SHLAA consultation response 2017	Planning permission for residential development (2016/1233) granted in January 2017. Information from the SHLAA 2017 consultation states that construction of the site is currently underway with anticipated completion date of March 2018.	4	0	0	0	0	0	0	0	0	0	0
6/612	Maitland Road (Garage)	Arnold/ Mapperley	2	Brownfield land	Council assumptions	Site is currently under construction (2010/0240).	2	0	0	0	0	0	0	0	0	0	0



Ref	Site Name	Sub Market Area	Units (remain ing)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions										
							Five Year Period										
							2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
6/621	Mansfield Road (71, undercroft car park)	Arnold/ Bestwood	1	Brownfield land	Council assumptions	Site is currently under construction (2014/1207).	1	0	0	0	0	0	0	0	0	0	0
6/813	Mapperley Plains (231)	Arnold/ Mapperley	1	Brownfield land	SHLAA consultation response 2017	Planning permission (2013/1003) granted for a replacement dwelling, net gain is zero. Information from the SHLAA 2017 consultation states that the construction of the site is currently underway and almost complete.	1	0	0	0	0	0	0	0	0	0	0
6/220	Melbury Road (24, Land Rear Of)	Arnold/ Mapperley	1	Greenfield land	Council assumptions	Site is currently under construction (2006/0368). At 31 March 2017, plots 1 and 2 are built and plot 3 remaining so assume it will be fully built in 2017/18.	1	0	0	0	0	0	0	0	0	0	0
6/1006	Moyra Drive (garage site 24)	Arnold/ Bestwood	4	Brownfield land	SHLAA consultation response 2017	Planning permission for residential development (2016/0443) granted in August 2016. Information from the SHLAA 2017 consultation states that the construction of the site is currently underway with anticipated completion date of March 2018.	4	0	0	0	0	0	0	0	0	0	0
6/932	Newcombe Drive (4)	Arnold/ Mapperley	1	Greenfield land	Council assumptions	Planning permission for residential development (2015/1292) granted in December 2015.	0	1	0	0	0	0	0	0	0	0	0
6/1010	Nottingham Road (153-157)	Arnold/ Mapperley	3	Brownfield land	Council assumptions	Planning permission for residential development (2016/0809) granted in September 2016.	0	0	3	0	0	0	0	0	0	0	0
6/933	Nursery Road	Arnold/ Mapperley	1	Greenfield land	SHLAA consultation response 2016	Planning permission for residential development (2016/0801) granted in May 2017. Information from the previous SHLAA 2016 consultation states that the applicant intends to develop the site in 2017/18.	1	0	0	0	0	0	0	0	0	0	0
6/203	Plains Road (143A)	Arnold/ Mapperley	3	Brownfield land	Council assumptions	Site is currently under construction (2012/0666). At 31 March 2017, one plot has been built and three plots remaining so assume they will be fully built in 2017/18.	3	0	0	0	0	0	0	0	0	0	0
6/885	Ramsey Drive (71)	Arnold/ Mapperley	1	Greenfield land	Council assumptions	Planning permission for residential development (2014/0612) granted in January 2015.	1	0	0	0	0	0	0	0	0	0	0
6/934	Robin Hood Road (3)	Bestwood St Albans	2	Brownfield land	Council assumptions	Site is currently under construction (2015/1378) for the conversion of an existing dwelling to 2 dwellings, net gain of 1 dwelling.	2	0	0	0	0	0	0	0	0	0	0
6/936	Sandfield Road (51)	Arnold/ Mapperley	1	Greenfield land	Council assumptions	Planning permission for residential development (2015/0398) granted in July 2015.	0	1	0	0	0	0	0	0	0	0	0
6/681	Sobers Gardens (36, Land Adj To)	Arnold/ Mapperley	1	Greenfield land	Council assumptions	Planning permission for residential development (2015/1269) granted in December 2015.	0	0	1	0	0	0	0	0	0	0	0
6/937	Stanhope Crescent (9)	Arnold/ Bestwood	1	Greenfield land	Council assumptions	Site is currently under construction (2016/0992).	0	1	0	0	0	0	0	0	0	0	0
6/218	Woodchurch Road (64, Land South Of)	Bestwood St Albans	7	Greenfield land	Council assumptions based on SHLAA consultation response 2017	Planning application (2016/0124) for 7 homes was granted in June 2017 subject to the signing of the s106. Assume the s106 be signed within 2017/18.	0	0	0	0	7	0	0	0	0	0	0
6/939	Worrall Avenue (48)	Arnold/ Mapperley	1	Greenfield land	Council assumptions	Planning permission for residential development (2016/0713) granted in August 2016.	0	0	1	0	0	0	0	0	0	0	0



# Carlton

Ref	Site Name	Sub Market Area	Units (remain ing)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions										
							Five Year Period										
							2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
6/892	Adbolton Avenue (4)	Carlton	1	50/50 brownfield and greenfield land	Council assumptions	This site has planning permission (2014/1119) for a replacement dwelling with 2 dwellings, net gain of 1 dwelling.	0	1	0	0	0	0	0	0	0	0	0
6/735	Blenheim Avenue (21 and 23)	Arnold/ Mapperley	2	Greenfield land	Council assumptions	Site is currently under construction (2014/0234 and 2014/1263).	2	0	0	0	0	0	0	0	0	0	0
6/991	Broadway East (2)	Carlton	1	Greenfield land	Council assumptions	Planning permission for residential development (2016/1313) granted in February 2017.	0	0	0	1	0	0	0	0	0	0	0
6/184	Broadway East (12A)	Carlton	1	Greenfield land	SHLAA consultation response 2017	Planning permission for residential development (2016/0950) granted in October 2016. Information from the SHLAA 2017 consultation states that the applicant intends to develop plot in 2017/18.	1	0	0	0	0	0	0	0	0	0	0
6/1007	Burlington Road (37, Land at)	Carlton	1	Greenfield land	Council assumptions	Site is currently under construction (2017/0582).	0	1	0	0	0	0	0	0	0	0	0
6/146	Carlton Mill	Carlton	16	Brownfield land	Council assumptions	Planning permission for residential development (2003/2775 and 2003/2776) granted in April 2004. Information from SHLAA 2013 consultation states that the "works had commenced prior to the 5 year time limit and the applications (2003/2775 and 2003/2776) are extant". The 2003/0775 and 2003/0776 permissions comprised 12 flats and 1 house. In February 2015, planning permission was granted for 3 additional flats (2014/1251 and 2014/1252).	0	0	8	8	0	0	0	0	0	0	0
6/645	Burton Road (127)	Carlton	6	Predominantly greenfield land (>50%)	Council assumptions	Site is currently under construction (2014/0334) granted for a replacement dwelling with 6 dwellings, net gain of 5 dwellings. The existing dwelling has been demolished.	6	0	0	0	0	0	0	0	0	0	0
6/979	Carlton Hill (137)	Carlton	3	Greenfield land	Council assumptions	Planning permission for residential development (2015/0560) granted in August 2015.	0	0	3	0	0	0	0	0	0	0	0
6/897	DBH House	Carlton	14	Brownfield land	Council assumptions	Planning permission for residential development (2016/1002) granted in December 2016. Site visit indicates that development has started on site.	7	7	0	0	0	0	0	0	0	0	0
6/951	Cavendish Avenue (11)	Carlton	1	Brownfield land	Council assumptions	This site has planning permission (2015/0759) for the conversion of an existing dwelling to 2 dwellings, net gain of 1 dwelling.	0	0	1	0	0	0	0	0	0	0	0
6/893	Cavendish Road (263)	Carlton	4	Greenfield land	Council assumptions	Planning permission for residential development (2014/0350) granted in May 2014.	0	4	0	0	0	0	0	0	0	0	0
6/965	The Cavendish Pub	Carlton	41	Brownfield land	SHLAA consultation response 2017	Site is currently under construction (2014/0559). Information from the SHLAA 2017 consultation provides the anticipated completion date of February 2018.	41	0	0	0	0	0	0	0	0	0	0
6/895	Chandos Street (7)	Colwick/ Netherfield	2	Brownfield land	Council assumptions	Planning permission for residential development (2013/1417) granted in May 2014.	0	0	2	0	0	0	0	0	0	0	0
6/1008	Cheadle Close (1)	Arnold/ Mapperley	1	Greenfield land	Council assumptions	Planning permission for residential development (2016/0639) granted in August 2016.	0	0	1	0	0	0	0	0	0	0	0
6/903	New School House	Carlton	1	Greenfield land	SHLAA consultation response 2017	Planning permission for residential development (2016/1289) granted in January 2017. Information from the SHLAA 2017 consultation states that construction work on site has started and due to complete in 2017/18.	1	0	0	0	0	0	0	0	0	0	0
6/985	Conisbrough Avenue (10)	Carlton	1	Greenfield land	Council assumptions	Site is currently under construction (2015/1431).	1	0	0	0	0	0	0	0	0	0	0
6/896	County Road (35)	Carlton	1	Greenfield land	Council assumptions	Planning permission for residential development (2014/1287) granted in January 2015.	0	1	0	0	0	0	0	0	0	0	0
6/821	Ivy Villa	Carlton	4	Predominantly greenfield land (>50%)	Council assumptions	Site is currently under construction (2015/0693).	4	0	0	0	0	0	0	0	0	0	0



Ref	Site Name	Sub Market Area	Units (remain ing)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions										
							Five Year Period					2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
							2017-18	2018-19	2019-20	2020-21	2021-22						
6/980	Daisy Road (17)	Arnold/ Mapperley	1	Brownfield land	Council assumptions	This site has planning permission (2015/0821) for the extension and conversion of an existing flat to create an additional flat, net gain of 1 dwelling.	0	1	0	0	0	0	0	0	0	0	0
6/999	Dunstan Street (46 to 50)	Colwick/ Netherfield	2	Brownfield land	Council assumptions	Planning permission for residential development (2016/0263) granted in November 2016.	0	0	0	0	2	0	0	0	0	0	0
6/1014	Ernest Road (64A)	Carlton	1	Brownfield land	n/a	Information from the SHLAA 2017 consultation states that the site is now complete. This has been confirmed by Local Tax (July 2017).	1	0	0	0	0	0	0	0	0	0	0
6/953	Ethel Avenue (21)	Arnold/ Mapperley	1	50/50 brownfield and greenfield land	SHLAA consultation response 2017	This site has planning permission (2014/0856) for a replacement dwelling with 2 dwellings, net gain of 1 dwelling. Information from the SHLAA 2017 consultation states that the construction of the first house started in 2016/17 and due to complete in 2017. The existing dwelling (i.e. second house) is expected to be demolished and rebuild in 2018/19.	1	0	0	0	0	0	0	0	0	0	0
6/689	Festus Street (2, Rear Of)	Colwick/ Netherfield	2	Brownfield land	Council assumptions	Planning permission for residential development (2017/0363) granted in May 2017.	0	0	0	0	0	2	0	0	0	0	0
6/898	Florence Road (26)	Arnold/ Mapperley	1	Greenfield land	Council assumptions	Planning permission for residential development (2014/1374) granted in April 2015.	0	1	0	0	0	0	0	0	0	0	0
6/499	Forester Road (24, Land Adj To)	Carlton	1	Greenfield land	SHLAA consultation response 2016	Site is currently under construction (2008/0290). Information from the previous SHLAA 2016 consultation states plot completed during 2016. This plot has not yet been signed off as 'complete' by Building Control. Assume the plot will be signed off in 2017/18.	1	0	0	0	0	0	0	0	0	0	0
6/558	Friday Lane (St Eia, Land Rear Of)	Carlton	1	Greenfield land	Council assumptions	Planning permission for residential development (2014/0387) granted in June 2014.	0	1	0	0	0	0	0	0	0	0	0
6/817	Godfrey Street (77)	Colwick/ Netherfield	4	Predominantly greenfield land (>50%)	Council assumptions	Site is currently under construction (2014/0649) for a replacement dwelling with 5 dwellings, net gain of 4 dwellings. At 31 March 2017, one replacement plot has been built and the remaining 4 plots have not been completed so assume they will be fully built in 2017/18.	4	0	0	0	0	0	0	0	0	0	0
6/899	Greenhill Rise (7)	Carlton	3	Greenfield land	Council assumptions	Site is currently under construction (2014/1020).	3	0	0	0	0	0	0	0	0	0	0
6/848	Green's Farm Lane (27)	Carlton	1	Greenfield land	SHLAA consultation response 2017	The plot has extant planning permission dating back to 1970-80's. Information from the SHLAA 2017 consultation states that the applicant intends to develop plot around 2021/22.	0	0	0	0	1	0	0	0	0	0	0
6/502	Jessops Lane (114-120, Land Rear Of)	Carlton	1	Greenfield land	Council assumptions	Site is currently under construction (2008/0291).	1	0	0	0	0	0	0	0	0	0	0
6/1022	Lymn Avenue (18, Land Adj To)	Carlton	1	Greenfield land	Council assumptions	Planning permission for residential development (2016/0269) granted in June 2016.	0	0	0	1	0	0	0	0	0	0	0
6/982	Main Road (80)	Carlton	1	Greenfield land	Council assumptions	Planning permission for residential development (2015/1328) granted in January 2016.	0	0	1	0	0	0	0	0	0	0	0
6/273	Main Road (87, Land Adj To)	Carlton	3	Greenfield land	Council assumptions	Planning permission for residential development (2016/0716) granted in August 2016.	0	0	0	3	0	0	0	0	0	0	0
6/984	Main Road (98)	Carlton	2	Brownfield land	Council assumptions	This site has planning permission (2015/0261) for the conversion of 2 existing dwellings to 4 dwellings, net gain of 2 dwellings.	0	0	2	0	0	0	0	0	0	0	0
6/804	Pioneer Accident Repair Centre	Carlton	3	Brownfield land	Council assumptions	Site is currently under construction (2015/0827).	3	0	0	0	0	0	0	0	0	0	0



Ref	Site Name	Sub Market Area	Units (remain ing)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions											
							Five Year Period											
							2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	
6/1023	Mapperley Plains (146)	Arnold/ Mapperley	1	Greenfield land	SHLAA consultation response 2017	Planning permission for residential development (2016/0348) granted in June 2016. Information from the SHLAA 2017 consultation states the site is completed, however this has not yet been signed off as 'complete' by Building Control. Assume the plot will be built in 2017/18.	1	0	0	0	0	0	0	0	0	0	0	0
6/901	Meadow Road (70, 72 & 74)	Colwick/ Netherfield	1	Brownfield land	Council assumptions	Planning permission for residential development (2017/0454) granted in June 2017. Information from the previous SHLAA 2016 consultation states that the applicant intends to develop the site in 2016/17. At 31 March 2017, the plot has not been built so assume it will be built in 2017/18.	1	0	0	0	0	0	0	0	0	0	0	0
6/200	Midland Road	Carlton	6	Greenfield land	SHLAA consultation response 2017	Planning permission (2016/0632) granted in July 2017. Information from the SHLAA 2017 consultation states that the site will be delivered from 2019/20.	0	0	6	0	0	0	0	0	0	0	0	0
6/902	Midland Road (6)	Carlton	1	Greenfield land	Council assumptions	Site is currently under construction (2015/0066).	1	0	0	0	0	0	0	0	0	0	0	0
6/206	Midland Road (30)	Carlton	2	Predominantly greenfield land (>50%)	Council assumptions	This site has planning permission (2014/0537) for a replacement dwelling with 3 dwellings, net gain of 2 dwellings.	0	2	0	0	0	0	0	0	0	0	0	0
6/221	Mount Pleasant (12, Land Adj To)	Carlton	1	Greenfield land	Council assumptions	Planning permission for residential development (2014/1181) granted in December 2014.	0	1	0	0	0	0	0	0	0	0	0	0
6/956	Northcliffe Avenue (4, Land Adj To)	Arnold/ Mapperley	4	Brownfield land	Council assumptions	Planning permission for residential development (2014/0242) granted in October 2015.	0	4	0	0	0	0	0	0	0	0	0	0
6/954	Northcliffe Avenue (37)	Carlton	1	50/50 brownfield and greenfield land	n/a	Site completed in April 2017.	1	0	0	0	0	0	0	0	0	0	0	0
6/505	Northcliffe Avenue (48)	Arnold/ Mapperley	2	Greenfield land	Council assumptions	Planning permission for residential development (2016/0764) granted in January 2017.	0	0	0	2	0	0	0	0	0	0	0	0
6/957	Perlethorpe Drive (garages)	Carlton	4	Brownfield land	SHLAA consultation response 2017	Planning permission for residential development (2016/0902) granted in January 2017. Information from the SHLAA 2017 consultation states that the construction of the site is currently underway with anticipated completion during 2017/18.	4	0	0	0	0	0	0	0	0	0	0	0
6/725	Plains Road (86)	Arnold/ Mapperley	1	50/50 brownfield and greenfield land	Council assumptions	Planning permission (2015/0566) granted for a replacement dwelling with 2 dwellings, net gain of 1 dwelling.	0	0	1	0	0	0	0	0	0	0	0	0
6/823	Plains Road (92, Land Adj To)	Arnold/ Mapperley	4	Greenfield land	Council assumptions	This site (4 plots) is part of planning permission for residential development (2014/1217).	4	0	0	0	0	0	0	0	0	0	0	0
6/1040	Plains Road (96)	Arnold/ Mapperley	14	Predominantly greenfield land (>50%)	SHLAA consultation response 2017	Planning application for up to 14 dwellings (2014/0665) was granted in October 2014 subject to the signing of the s106. Information from the SHLAA 2017 consultation states the site will be put on the market once the s106 has been signed. It is noted that planning permission has been granted for 1 home as a self build dwelling adjacent to the site (2017/0556).	0	0	0	7	7	0	0	0	0	0	0	0
6/959	Porchester Road (162)	Carlton	2	Brownfield land	Council assumptions	Planning permission for residential development (2015/0311) granted in May 2015.	0	0	2	0	0	0	0	0	0	0	0	0
6/878	Porchester Road (182)	Carlton	1	Brownfield land	Council assumptions	Planning permission for residential development (2014/1009) granted in November 2014.	0	1	0	0	0	0	0	0	0	0	0	0
6/960	Porchester Road (194)	Carlton	2	Greenfield land	Council assumptions	Planning permission for residential development (2015/0263) granted in May 2015.	0	0	2	0	0	0	0	0	0	0	0	0
6/961	Porchester Road (200)	Carlton	4	Brownfield land	Council assumptions	Planning permission for residential development (2015/0426) granted in June 2015. Information from the previous SHLAA 2016 consultation indicates the site has been sold and no timescale given for development.	0	0	4	0	0	0	0	0	0	0	0	0



Ref	Site Name	Sub Market Area	Units (remain ing)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions										
							Five Year Period					2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
							2017-18	2018-19	2019-20	2020-21	2021-22						
6/990	Prospect Road (90)	Carlton	1	Greenfield land	SHLAA consultation response 2017	Planning permission for residential development (2016/0748) granted in February 2017. Information from the SHLAA 2017 consultation states that the applicant intends to build plot in 2018/19.	0	1	0	0	0	0	0	0	0	0	0
6/962	Rowland Avenue (1)	Arnold/ Mapperley	1	Greenfield land	SHLAA consultation response 2017	Planning permission for residential development (2015/0314) granted in July 2015. Information from the SHLAA 2017 consultation states that the construction of the site is currently underway with anticipated completion during 2017/18.	1	0	0	0	0	0	0	0	0	0	0
6/818	Sandford Road (2 & 2A)	Arnold/ Mapperley	8	Predominantly greenfield land (>50%)	Council assumptions	Planning permission (2016/1033) for the replacement of 2 existing dwellings with 10 apartments (net gain of 8 dwellings) granted in June 2017. Information received in 2017 indicates that the site is currently on the market and it is expected the site be completed within the next 3 years after permission granted.	0	0	0	8	0	0	0	0	0	0	0
6/175	Sandford Road (44)	Arnold/ Mapperley	6	Predominantly greenfield land (>50%)	Council assumptions	This site has planning permission for (2014/0918) for a replacement dwelling with 7 dwellings, net gain of 6 dwellings.	0	6	0	0	0	0	0	0	0	0	0
6/964	Southdale Road (112)	Carlton	1	Greenfield land	Council assumptions	Planning permission for residential development (2015/1089) granted in December 2015.	0	0	1	0	0	0	0	0	0	0	0
6/1030	Spencer Avenue (23)	Arnold/ Mapperley	1	Greenfield land	Council assumptions	Planning permission for residential development (2016/0114) granted in April 2016.	0	0	1	0	0	0	0	0	0	0	0
6/246	Standhill Road (161, Land Adj To)	Carlton	1	Greenfield land	Council assumptions	Site is currently under construction (2012/0962).	1	0	0	0	0	0	0	0	0	0	0
6/1031	Standhill Road (219, Land Adj To)	Arnold/ Mapperley	1	Brownfield land	Council assumptions	Site is currently under construction (2016/0069).	1	0	0	0	0	0	0	0	0	0	0
6/905	The Elms (2A)	Colwick/ Netherfield	2	Brownfield land	Council assumptions	This site has planning permission (2014/1322) for the extension and conversion of an existing dwelling to 3 dwellings, net gain of 2 dwellings.	0	0	2	0	0	0	0	0	0	0	0
6/260	Sol Construction Ltd	Colwick/ Netherfield	44	Brownfield land	Council assumptions	Site is currently under construction (2008/0287). Site has been cleared and work has been delayed on site whilst the developer negotiates with the County Council about some highway construction requirements.	11	11	11	11	0	0	0	0	0	0	0
6/164	Victoria Road (58)	Colwick/ Netherfield	1	Brownfield land	Council assumptions	This site has planning permission (2015/1290) for the conversion of an existing dwelling to 2 dwellings, net gain of 1 dwelling.	0	0	0	1	0	0	0	0	0	0	0
6/170	Waterhouse Lane (15, Land Adj To)	Carlton	1	50/50 brownfield and greenfield land	SHLAA consultation response 2017	Planning permissions for plot 1 (2010/0140) and plot 2 (2010/0667). One of the two plots is for a replacement dwelling, net gain of 1 dwelling. Information from the SHLAA 2017 consultation states the applicant intends to develop the site around 2022/23.	0	0	0	0	0	1	0	0	0	0	0
6/1015	Gedling Care Home	Carlton	14	Brownfield land	SHLAA consultation response 2017	Planning permission for residential development (2014/0169) granted in May 2016. Information from the SHLAA 2017 consultation states that the construction of the site is currently underway with anticipated completion date of mid 2018.	0	14	0	0	0	0	0	0	0	0	0
6/966	Westdale Lane West (437)	Arnold/ Mapperley	2	Greenfield land	SHLAA consultation response 2017	Site is currently under construction (2015/0929). Information from the SHLAA 2017 consultation states that the two plots will be completed in August/September 2017.	2	0	0	0	0	0	0	0	0	0	0
6/1011	Manor Cottage	Carlton	1	Greenfield land	SHLAA consultation response 2017	Planning permission for residential development (2016/0751) granted in September 2016. Information from the SHLAA 2017 consultation states that the construction of the site is currently underway with anticipated completion date of September 2017.	1	0	0	0	0	0	0	0	0	0	0
Total							183	78	54	48	24	3	0	0	0	0	0



# Sites below the threshold

Ref	Site Name	Sub Market Area	Units (remain ing)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions											
							Five Year Period											
							2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	
6/1039	Chase Farm, Mapperley Plains	Arnold/ Mapperley	35	Greenfield land	Telephone call with landowner (July 2017)	<p>Due to the topography, it is estimated that 35 dwellings can be provided on site. Information received in 2017 indicates that the site does not need to be accessed from the Gedling Access Road (GAR) and the construction of the GAR does not have any implications for the timing for delivery of the site. Pre-application discussions took place in 2015 and were updated in late 2016. Outline application for 30-35 dwellings anticipated within the next 3-6 months and the site sold by the end of April 2018 with covenant attached to the sale of the site to ensure that there is detailed permission within 9 months and the site complete within 24 months (18 dwellings per year).</p> <p><u>Additional information:-</u> Site ownership: Nottingham City Council. Viability: Moderate market strength and CIL zone 2. Constraints:<ul style="list-style-type: none"><li>Coal Mining Development – Low Risk Area</li><li>Adjacent to Tree Preservation Orders</li><li>Agricultural land grade 3</li><li>Adjacent to Gedling Country Park</li></ul>S106 requirements: Open space, affordable housing, education and health.</p>	0	0	18	17	0	0	0	0	0	0	0	0
6/1034	Derwent Crescent	Arnold/ Mapperley	9	Brownfield land	SHLAA consultation response 2017	<p>The owners are interested in selling the garage area for housing development and the site has potential to deliver 9 homes with construction of the site to start in 2020/21 with anticipated completion in 2021/22. Information from the SHLAA 2017 consultation states that a pre-application has been submitted.</p> <p><u>Additional information:-</u> Site ownership: Private landowners. Viability: Strong market strength and CIL zone 1. Constraints:<ul style="list-style-type: none"><li>Coal Mining Development – Low Risk Area</li></ul>S106 requirements: Site below thresholds for s106 requirements.</p>	0	0	0	0	9	0	0	0	0	0	0	0
6/802	Oakdale Road (194, 196, 198, 200 and 202, Land To the Rear Of)	Carlton	12	Greenfield land	Council assumptions based on telephone call with developer/ landowner (May 2017)	<p>Planning permission (2013/0253) for 5 dwellings lapsed in September 2016. Planning application (2016/0726) for 12 dwellings submitted in June 2016 and is currently being determined. The site boundary has been amended in 2017 to incorporate the 2016/0726 planning application. Assume the application will be granted during 2017/18 and developer/landowner has since confirmed that the site will be delivered 3 years after permission is granted.</p> <p><u>Additional information:-</u> Site ownership: Developer. Viability: Moderate market strength and CIL zone 1. Constraints:<ul style="list-style-type: none"><li>Coal Mining Development – Low Risk Area</li></ul>S106 requirements: No open space or affordable housing as site is below 0.4 ha and 15 dwellings thresholds respectively. County requirements may be required e.g. health and education.</p>	0	0	0	6	6	0	0	0	0	0	0	0



Ref	Site Name	Sub Market Area	Units (remain ing)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions											
							Five Year Period					2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	
							2017-18	2018-19	2019-20	2020-21	2021-22							
6/797	Warren Hill Community Church	Bestwood St Albans	6	Brownfield land	Council assumptions based on telephone call with landowner (May 2017)	Planning permission (2013/0555) lapsed in August 2016. Planning application (2017/0557) for 6 dwellings was submitted in August 2017 and is currently being determined. Assume the application will be granted during 2017/18 and the site deliverable from 2021/22 onwards.  <u>Additional information:-</u> Site ownership: Private landowner. Viability: Moderate market strength and CIL zone 1. Constraints: <ul style="list-style-type: none"><li>Coal Mining Development – Low Risk Area</li></ul> S106 requirements: No open space or affordable housing as site is below 0.4 ha and 15 dwellings thresholds respectively. County requirements may be required e.g. health and education.	0	0	0	0	6	0	0	0	0	0	0	
6/229	Westdale Lane East (72-74)	Carlton	12	Brownfield land	Telephone call with developer/ landowner (June 2017)	Planning permission (2010/0200) lapsed in May 2013. Planning application (2017/0157) for 12 apartments submitted on 3 February 2017 and is currently being determined. Assume the application will be granted during 2017/18. Information received in 2017 indicates that the landowner has confirmed that development will commence in September/October 2017 and should be completed mid 2018.  <u>Additional information:-</u> Site ownership: Developer. Viability: Moderate market strength and CIL zone 1. Constraints: <ul style="list-style-type: none"><li>Coal Mining Development – Low Risk Area</li><li>Surface Water Flooding – Low</li></ul> S106 requirements: No open space as site is below 0.4 ha threshold. Affordable housing required. County requirements may be required e.g. health and education.	6	6	0	0	0	0	0	0	0	0	0	0
6/137	Wood Lane	Carlton	13	Greenfield land	Telephone call with developer/ landowner (May 2017)	This site has been allocated for residential development in the Gedling Borough Replacement Local Plan (July 2005). Planning application (2017/0455) for 13 dwellings was submitted in March 2017 and is currently being determined. Information received in 2017 indicates that, if granted permission during 2016/17, the commencement of the site will start in late 2017 and the completion of the site will be within one year.  <u>Additional information:-</u> Site ownership: Developer. Viability: Moderate market strength and CIL zone 2. Constraints: <ul style="list-style-type: none"><li>Coal Mining Development – Low Risk Area</li><li>Surface Water Flooding – Low</li><li>Tree Preservation Orders</li><li>Adjacent to Protected Open Space</li></ul> S106 requirements: Open space, education and health.	0	13	0	0	0	0	0	0	0	0	0	0
Total							6	19	18	23	21	0	0	0	0	0	0	



Edge of Hucknall

Net completions 1 April 2011 to 31 March 2017:-

- 36 homes

Site allocations – Aligned Core Strategy and Local Planning Document

Ref	Site Name	Sub Market Area	Units (remain ing)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions										
							Five Year Period										
							2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
ACS	North of Papplewick Lane	Gedling Rural North	237	Greenfield land	Council assumptions	SHLAA site 6/463. The site is allocated in the Aligned Core Strategy and has reserved matters permission for residential development (2017/0201). The two houses on either side of the proposed access have been demolished to make way for access to the site.	0	60	60	60	57	0	0	0	0	0	0
ACS	Top Wighay Farm	Gedling Rural North	809	Greenfield land	Letter from Nottinghamshire County Council (February 2017) (EX/50)	SHLAA site 6/989. The site is allocated for 845 dwellings in the Aligned Core Strategy and part of the site for 38 dwellings (2014/0950) is built. Revised development brief adopted in February 2017. A letter from Nottinghamshire County Council dated February 2017 states it is expected that the first phase of the development will provide between 120 to 180 dwellings by 2020 with further phases delivering a further 665 dwellings by 2027/28.	2	0	25	100	100	100	100	100	100	100	82
H10	Hayden Lane	Gedling Rural North	120	Greenfield land	Hearing session / email from developer/ landowner (March 2017)	SHLAA site 6/460. The site is currently part of the safeguarded land in the Replacement Local Plan and is proposed for allocation in the Local Planning Document (site H10). Delivery rates for the site based on the information given at the Local Planning Document hearing session.	0	0	30	35	35	20	0	0	0	0	0
Total							2	60	115	195	192	120	100	100	100	100	82

Sites with planning permission

None.

Sites below the threshold

None.



## Bestwood Village

Net completions 1 April 2011 to 31 March 2017:-

- 66 homes

### Site allocations – Local Planning Document

Ref	Site Name	Sub Market Area	Units (remain ing)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions										
							Five Year Period										
							2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
H11	The Sycamores	Bestwood St Albans	25	Greenfield land	Council assumptions based on SHLAA consultation response 2017	SHLAA site 6/484. The site is proposed for allocation in the Local Planning Document (site H11). Site has planning permission for residential development (2007/0887). A Lawful Development Certificate (2012/0479) in respect of application 2007/0887 to confirm that planning permission has been implemented was granted in June 2012. Information received in 2017 indicates that the housing site and the adjacent site (The Sycamores (6/814) which currently has planning permission) are subject to negotiations on a joint venture to bring both developments forward. It is anticipated that development on site will commence from summer 2017.	0	8	8	9	0	0	0	0	0	0	0
H12	Westhouse Farm	Bestwood St Albans	210	Greenfield land	SHLAA consultation response 2017	The site (which consists of SHLAA sites 6/26 and 6/27 (part)) is proposed for allocation in the Local Planning Document (site H12). Planning application (2014/0238) for 101 homes on part of the site was granted in February 2015 subject to the signing of the s106. Information from the SHLAA 2017 consultation provides the projected completions based on the updated market information given at July 2017.	0	25	25	26	25	25	25	25	34	0	0
H13	Bestwood Business Park	Bestwood St Albans	220	Brownfield land	Email from developer/ landowner (March 2017)	SHLAA site 6/20. The site is proposed for allocation in the Local Planning Document (site H13). Site has planning permission for residential development (2014/0214). Information received in March 2017 indicates that for the foreseeable future the owners see the Business Park as remaining as an employment site. The lease arrangements are commercially sensitive but the owners have confirmed that the residential development is likely to commence beyond the five years period but would be completed by 2028.	0	0	0	0	0	35	37	37	37	37	37
Total							0	33	33	35	25	60	62	62	71	37	37

### Sites with planning permission

Ref	Site Name	Sub Market Area	Units (remain ing)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions										
							Five Year Period										
							2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
6/73	Bestwood Hotel	Bestwood St Albans	6	Brownfield land	Council assumptions	The conversion of the hotel into 6 flats was completed in June 2016 (2012/1275). The remainder of the site has planning permission for a new block of 6 flats which is currently under construction (2015/0803).	6	0	0	0	0	0	0	0	0	0	0
6/683	Bottom House Farm (Barn)	Bestwood St Albans	2	Greenfield land	Council assumptions	Planning permission for residential development (2016/0640) granted in July 2016.	0	0	0	2	0	0	0	0	0	0	0



Ref	Site Name	Sub Market Area	Units (remain ing)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions										
							Five Year Period										
							2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
6/877	Land at Park Road/Broad Valley Drive (1)	Bestwood St Albans	3	Greenfield land	Council assumptions	Planning permission for residential development (2016/0254) granted in April 2016.	0	0	0	3	0	0	0	0	0	0	0
6/125	Land at Park Road/Broad Valley Drive (2)	Bestwood St Albans	2	Greenfield land	Council assumptions	Planning permission for residential development (2016/0253) granted in April 2016.	0	0	0	2	0	0	0	0	0	0	0
6/814	The Sycamores	Bestwood St Albans	3	Predominantly greenfield land (>50%)	Council assumptions based on SHLAA consultation response 2017	Planning permission (2016/0609) granted in July 2016 for a replacement dwelling with 4 dwellings, net gain of 3 dwellings. Information from the SHLAA 2017 consultation states that a non-material amendments application has been submitted (2017/0877NMA) to improve the relationship between the site and the adjacent SHLAA site 6/484 (The Sycamores) which currently has planning permission (2007/0887). On approval, construction work on the site will start in 2017/18.	0	3	0	0	0	0	0	0	0	0	0
Total							6	3	0	7	0	0	0	0	0	0	0

Sites below the threshold

None.



## Calverton

Net completions 1 April 2011 to 31 March 2017:-

- 159 homes

### Site allocations – Local Planning Document

Ref	Site Name	Sub Market Area	Units (remain ing)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions										
							Five Year Period										
							2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
H14	Dark Lane	Calverton	72	Greenfield land	SHLAA consultation response 2017	SHLAA site 6/130. The site is proposed for allocation in the Local Planning Document (site H14). The site has planning permission for 72 homes (2012/1503). Information from the SHLAA 2017 consultation states that the access road into the site constructed for phase 1 and development on site to start in 2018/19 and to be continued over 4-5 years.	0	18	18	18	18	0	0	0	0	0	0
H15	Main Street	Calverton	75	Greenfield land	SHLAA consultation response 2017	SHLAA site 6/544. The site is proposed for allocation in the Local Planning Document (site H15). Information from the SHLAA 2017 consultation provides the delivery rates for the site.	0	25	25	25	0	0	0	0	0	0	0
H16	Park Road	Calverton	390	Greenfield land	SHLAA consultation response 2017	The site (which consists of SHLAA sites 6/47 (part), 6/662 and 6/665 (part)) is proposed for allocation in the Local Planning Document (site H16). Information from the SHLAA 2017 consultation provides the delivery rates for the site.	0	25	50	50	50	50	50	50	50	15	0
X4	Flatts Lane	Calverton	60	Greenfield land	SHLAA consultation response 2017	The site (which consists of SHLAA sites 6/35 (part) and 6/37 (part)) is proposed for allocation in the Local Planning Document (site X4). Information from the SHLAA 2017 consultation provides the delivery rates for the site.	0	0	30	30	0	0	0	0	0	0	0
Total							0	68	123	123	68	50	50	50	50	15	0

### Sites with planning permission

Ref	Site Name	Sub Market Area	Units (remain ing)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions										
							Five Year Period										
							2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
6/945	Bonner Lane (75)	Calverton	1	Brownfield land	Council assumptions	Site is currently under construction (2015/0353).	1	0	0	0	0	0	0	0	0	0	0
6/289	Bottom Farm	Calverton	1	Greenfield land	Council assumptions	Planning permission for residential development (2016/0805) granted in December 2016.	0	0	0	1	0	0	0	0	0	0	0
6/946	Broadfields (38)	Calverton	1	Greenfield land	Council assumptions	Planning permission for residential development (2015/0645) granted in August 2015.	0	0	1	0	0	0	0	0	0	0	0
6/1028	Crookdole Lane (21)	Calverton	2	Greenfield land	Council assumptions	Planning permission for residential development (2015/1358) granted in April 2016.	0	0	0	2	0	0	0	0	0	0	0
6/890	Crookdole Lane (71-73)	Calverton	1	Greenfield land	SHLAA consultation response 2017	Planning permission for residential development (2012/0716) granted in June 2014. Information from the SHLAA 2017 consultation states that the plot is now built and awaiting sign off.	1	0	0	0	0	0	0	0	0	0	0
6/1029	Georges Lane (10)	Calverton	1	Brownfield land	Council assumptions	Site is currently under construction (2016/0108).	0	1	0	0	0	0	0	0	0	0	0
6/891	Hollinwood Lane (5)	Calverton	1	Greenfield land	SHLAA consultation response 2017	Site is currently under construction (2015/0443).	1	0	0	0	0	0	0	0	0	0	0



Ref	Site Name	Sub Market Area	Units (remain ing)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions											
							Five Year Period											
							2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	
6/489	Little Tithe Farm	Calverton	3	Brownfield land	SHLAA consultation response 2016	Site has planning permission for a replacement dwelling (2008/0630) and Discharge of Conditions was accepted in November 2011 (2011/0932DOC). Site also has prior approval for change of use of agricultural building to 2 dwellings (2015/0427PN). Information from the previous SHLAA 2016 consultation indicates that the change of use scheme will provide 2 homes during 2018/19 and 1 replacement dwelling in 2019/20.	0	2	1	0	0	0	0	0	0	0	0	0
6/452	Longue Drive	Calverton	3	Greenfield land	n/a	Site complete. This has been confirmed by Local Tax (July 2017).	3	0	0	0	0	0	0	0	0	0	0	0
6/490	Longue Drive (Plots 34 To 59)	Calverton	19	Greenfield land	SHLAA consultation response 2017	Site is currently under construction (2008/0700). Information from the SHLAA 2017 consultation states that, as at July 2017, 17 plots remaining on the site. 15 plots are under construction and the applicant intends to complete 7 plots by the end of March 2018 (NB the 2 plots built between April and July 2017 means the 2017/18's figure is 9) with 8 plots scheduled for completion in 2018/19. The remaining 2 plots are not expected to be developed until after 2022/23.	9	8	0	0	0	0	2	0	0	0	0	0
6/491	Longue Drive (Plots 63 To 72)	Calverton	2	Greenfield land	SHLAA consultation response 2017	Site is currently under construction (2008/0268). As at 31 March 2017, 8 dwellings completed and 2 dwellings remaining. Information from the SHLAA 2017 consultation states that the applicant intends to complete plot 71 in 2017/18 and develop plot 70 around 2022-23.	1	0	0	0	0	1	0	0	0	0	0	0
6/551	Main Street (145)	Calverton	2	Greenfield land	Council assumptions	Site is currently under construction (2011/1268).	2	0	0	0	0	0	0	0	0	0	0	0
6/154	Mansfield Lane (110-112)	Calverton	6	Brownfield land	Council assumptions	Site is currently under construction (2004/1471).	6	0	0	0	0	0	0	0	0	0	0	0
6/390	Renals Way	Calverton	1	Greenfield land	Council assumptions based on SHLAA consultation response 2017	Site is currently under construction. Information from the SHLAA 2017 consultation states that the applicant intends to build 1 plot around 2021/22 and the remaining 4 plots have been proposed as open space in the draft Calverton Neighbourhood Plan (2017). The Neighbourhood Plan is currently being considered by the Examiner who will confirm whether the open space will be recommended for inclusion in the Calverton Neighbourhood Plan. Assumption that the 4 plots will not be developed.	0	0	0	0	1	0	0	0	0	0	0	0
6/733	Spring Farm Kennels	Calverton	2	Brownfield land	Consultation assumptions based on SHLAA consultation response 2017	Planning permission for residential development (2012/0187) granted in April 2012. Information from the SHLAA 2017 consultation indicates that the construction of the site is currently underway.	0	2	0	0	0	0	0	0	0	0	0	0
6/947	Spring Farm Kennels (A)	Calverton	1	Greenfield land	Consultation assumptions based on SHLAA consultation response 2017	Planning permission for residential development (2015/0431) granted in August 2015. Information from the SHLAA 2017 consultation indicates that the site is for sale.	0	0	1	0	0	0	0	0	0	0	0	0
6/948	Spring Farm Kennels (B)	Calverton	1	Greenfield land	Consultation assumptions based on SHLAA consultation response 2017	Site is currently under construction (2015/1333).	0	1	0	0	0	0	0	0	0	0	0	0
6/801	Spring Farm Kennels (plot 3)	Calverton	1	Greenfield land	Consultation assumptions based on SHLAA consultation response 2017	Planning permission for residential development (2014/0703) granted in November 2014. Information from the SHLAA 2017 consultation indicates that the construction of the site is currently underway.	0	1	0	0	0	0	0	0	0	0	0	0



Ref	Site Name	Sub Market Area	Units (remain ing)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions									
6/686	The Cherry Tree	Calverton	14	Brownfield land	Council assumptions	Site is currently under construction (2012/1009). Site has been sold to another developer. Assume homes will be built from 2017/18 onwards.	7	7	0	0	0	0	0	0	0	0
Total							31	22	3	3	1	1	2	0	0	0

Sites below the threshold

None.



**Ravenshead**

Net completions 1 April 2011 to 31 March 2017:-

- 93 homes

**Site allocations – Local Planning Document**

Ref	Site Name	Sub Market Area	Units (remain ing)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions										
							Five Year Period										
							2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
H17	Longdale Lane A	Gedling Rural North	30	Greenfield land	SHLAA consultation response 2017	Part of SHLAA site 6/41 is proposed for allocation in the Local Planning Document (site H17). Information from the SHLAA 2017 consultation states that the site would be delivered within five years.	0	10	10	10	0	0	0	0	0	0	0
H18	Longdale Lane B	Gedling Rural North	30	Greenfield land	SHLAA consultation response 2017	Part of SHLAA site 6/39 is proposed for allocation in the Local Planning Document (site H18). A planning application (2014/0273) is currently being determined.	0	5	20	5	0	0	0	0	0	0	0
H19	Longdale Lane C	Gedling Rural North	70	Greenfield land	SHLAA consultation response 2017	Part of SHLAA site 6/41 is proposed for allocation in the Local Planning Document (site H19). Site has planning permission for 70 homes (2013/0836). Information from the SHLAA 2017 consultation states that the applicant intends to build 70 dwellings during 2018/19.	0	70	0	0	0	0	0	0	0	0	0
X5	Kighill Lane A	Gedling Rural North	20	Predominantly greenfield land (>50%)	SHLAA 2017 consultation (part) / meeting with landowners (July 2017)	The site (which consists of SHLAA sites 6/166, 6/669 and 6/841) is proposed for allocation in the Local Planning Document (X5). Officers are working with the landowners to ensure that the site is developed in a comprehensive manner.	0	0	10	10	0	0	0	0	0	0	0
X6	Kighill Lane B	Gedling Rural North	30	Predominantly greenfield land (>50%)	SHLAA 2017 consultation (part) / meeting with landowners (July 2017)	The site (which consists of SHLAA sites 6/843, 6/845 and 6/1046) is proposed for allocation in the Local Planning Document (X6). Officers are working with the landowners to ensure that the site is developed in a comprehensive manner.	0	0	10	10	10	0	0	0	0	0	0
Total							0	85	50	35	10	0	0	0	0	0	0

**Sites with planning permission**

Ref	Site Name	Sub Market Area	Units (remain ing)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions										
							Five Year Period										
							2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
6/214	Chapel Lane (148, Land Rear Of)	Gedling Rural North	1	Greenfield land	Council assumptions	Planning permission for residential development (2017/0218) granted in April 2017.	0	0	0	1	0	0	0	0	0	0	0
6/640	Grays Drive (Greendales)	Gedling Rural North	1	Greenfield land	Council assumptions	Plot 2 (2013/0554) was completed in May 2016. Plot 1 is currently under construction (2011/0051).	1	0	0	0	0	0	0	0	0	0	0
6/117	Longdale Avenue (2)	Gedling Rural North	1	Greenfield land	Council assumptions	Planning permission for residential development (2014/0951) granted in September 2014.	0	1	0	0	0	0	0	0	0	0	0
6/1026	Longdale Craft Centre	Gedling Rural North	3	Brownfield land	SHLAA consultation response 2017	Planning permission for residential development (2016/0264) granted in June 2016.	0	0	3	0	0	0	0	0	0	0	0



Ref	Site Name	Sub Market Area	Units (remain ing)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions										
							Five Year Period					2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
							2017-18	2018-19	2019-20	2020-21	2021-22						
6/1017	Longdale Lane (22)	Gedling Rural North	1	Brownfield land	Council assumptions	Site is currently under construction (2016/0305) for a replacement dwelling, net gain is zero. The existing dwelling has been demolished and the replacement plot has not yet been built.	0	1	0	0	0	0	0	0	0	0	0
6/968	Longdale Lane (225)	Gedling Rural North	1	Brownfield land	Council assumptions	Site is currently under construction (2015/1142) for a replacement dwelling, net gain is zero. The existing dwelling has been demolished.	1	0	0	0	0	0	0	0	0	0	0
6/969	Milton Crescent (11)	Gedling Rural North	1	Brownfield land	Council assumptions	Planning permission (2016/1238) granted for a replacement dwelling, net gain is zero. The existing dwelling has been demolished and the replacement plot has not yet been built.	0	0	1	0	0	0	0	0	0	0	0
6/563	Nottingham Road (102, Land Rear Of)	Gedling Rural North	1	Brownfield land	Council assumptions	Site is currently under construction (2012/1187) for a replacement dwelling, net gain is zero. The existing dwelling has been demolished and the replacement plot has not yet been built.	1	0	0	0	0	0	0	0	0	0	0
6/639	Sheepwalk Lane (20)	Gedling Rural North	1	Brownfield land	Council assumptions	Planning permission (2010/0968) granted for a replacement dwelling, net gain is zero. The existing dwelling has been demolished and the replacement plot has not yet been built.	1	0	0	0	0	0	0	0	0	0	0
6/971	Sheepwalk Lane (73)	Gedling Rural North	1	Brownfield land	Council assumptions	Planning permission (2016/0956) granted for a replacement dwelling, net gain is zero. The existing dwelling has been demolished and the replacement plot has not yet been built.	0	0	1	0	0	0	0	0	0	0	0
6/1027	Sheepwalk Lane (88)	Gedling Rural North	2	Predominantly greenfield land (>50%)	SHLAA consultation response 2017	Planning permission for residential development (2016/0060) granted in August 2016 for a replacement dwelling with 3 dwellings, net gain of 2 dwellings. Information from the SHLAA 2017 consultation states that the applicant intends to build plots in 2018/19.	0	2	0	0	0	0	0	0	0	0	0
6/310	Sheepwalk Lane (94)	Gedling Rural North	4	Predominantly greenfield land (>50%)	Council assumptions	Site is currently under construction (2014/1159).	4	0	0	0	0	0	0	0	0	0	0
6/972	Sheepwalk Lane (97)	Gedling Rural North	2	50/50 brownfield and greenfield land	Council assumptions based on SHLAA consultation response 2017	Planning permission (2015/1257) granted for a replacement dwelling with 2 dwellings, net gain of 1 dwelling. The existing dwelling has been demolished. Information from the SHLAA 2017 consultation states that construction on site has started.	2	0	0	0	0	0	0	0	0	0	0
6/913	The Bungalow (Newstead Abbey Park)	Gedling Rural North	1	Brownfield land	Council assumptions	Site is currently under construction (2014/0040) for a replacement dwelling, net gain is zero. The existing dwelling has been demolished and the replacement plot has not yet been built.	1	0	0	0	0	0	0	0	0	0	0
6/973	Vernon Crescent (34)	Gedling Rural North	1	Brownfield land	n/a	Site completed in April 2017.	1	0	0	0	0	0	0	0	0	0	0
6/633	Woodlands Farm (outbuilding)	Gedling Rural North	1	Greenfield land	Council assumptions	This site is part of planning permission for residential development (2013/0346) granted in July 2013 - a replacement dwelling and residential conversion. The replacement dwelling plot is recorded under SHLAA site 6/634 and the residential conversion plot is recorded under SHLAA site 6/633. Information from the previous SHLAA 2016 consultation reveals this site has been sold.	0	1	0	0	0	0	0	0	0	0	0
Total							12	5	5	1	0	0	0	0	0	0	0

#### Sites below the threshold

None.



## Other Villages

Net completions 1 April 2011 to 31 March 2017:-

- Burton Joyce = 12 homes
- Lambley = 16 homes
- Linby = 2 homes
- Newstead = 1 home
- Papplewick = 2 homes
- Stoke Bardolph = zero
- Woodborough = 11 homes

## Site allocations – Local Planning Document

Ref	Site Name	Sub Market Area	Units (remain ing)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions										
							Five Year Period										
							2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
H20	Mill Field Close	Gedling Rural South	23	Greenfield land	Council assumptions based on SHLAA consultation response 2017	SHLAA site 6/469. The site is proposed for allocation for 20 homes in the Local Planning Document (site H20). Planning permission for 23 homes (2015/0424) granted on 14 March 2017 and includes s106. Information from the SHLAA 2017 consultation states that the site is currently on the market.	0	10	13	0	0	0	0	0	0	0	0
H21	Orchard Close	Gedling Rural South	15	Greenfield land	SHLAA consultation response 2017	SHLAA site 6/537. The site has been proposed for housing allocation in the Local Planning Document (site H21). Information from the SHLAA 2017 consultation provides the delivery rates for the site.	0	15	0	0	0	0	0	0	0	0	0
H22	Station Road	Newstead	40	Greenfield land	SHLAA consultation response 2017	SHLAA site 6/132. The boundary has been amended in 2017 to include the public house. The site is proposed for allocation in the Local Planning Document (site H22). Due to the uncertainty as to whether the site will deliver 40 homes within the plan period, it is assumed that the site will be delivered after 2028 unless new information is provided. Information from the SHLAA 2017 consultation states that the landowner is considering options it has for providing an appropriate access to the site.	0	0	0	0	0	0	0	0	0	0	0
H23	Ash Grove	Gedling Rural South	12	Greenfield land	SHLAA consultation response 2017	SHLAA site 6/196. The site is proposed for allocation in the Local Planning Document (site H23). This site has planning permission for residential development (2007/0831) and development has begun. Permission for one plot (2016/0888) granted 1 November 2016 and is currently under construction. Information from the SHLAA 2017 consultation provides the delivery rates for the site.	1	1	0	0	0	0	2	2	2	2	2
H24	Broad Close	Gedling Rural South	15	Greenfield land	SHLAA consultation response 2017	The site (which consists of SHLAA sites 6/776 and 6/840) is proposed for allocation in the Local Planning Document (site H24). Information from the SHLAA 2017 consultation provides the delivery rates for the site.	0	10	5	0	0	0	0	0	0	0	0
Total							1	36	18	0	0	0	2	2	2	2	2



## Sites with planning permission

### Burton Joyce

Ref	Site Name	Sub Market Area	Units (remain ing)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions										
							Five Year Period										
							2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
6/940	Bridle Road (106, Land Rear Of)	Gedling Rural South	1	Greenfield land	Council assumptions	Planning permission for residential development (2015/1407) granted in February 2016.	0	0	1	0	0	0	0	0	0	0	0
6/888	Bridle Road (Barn to the Rear Of)	Gedling Rural South	1	Greenfield land	Council assumptions	Site is currently under construction (2014/0643).	1	0	0	0	0	0	0	0	0	0	0
6/539	Glebe Farm (Land At), Burton Joyce	Gedling Rural South	14	Greenfield land	SHLAA consultation response 2017	The site is in the Green Belt and adjacent to Burton Joyce village. Planning permission for 14 homes (2016/0306) on part of the site granted in June 2017. The whole site is not proposed for allocation in the Local Planning Document.	0	10	4	0	0	0	0	0	0	0	0
6/142	Kapur (Land Adj To)	Gedling Rural South	1	Greenfield land	SHLAA consultation response 2017	Planning permission for residential development (2015/0072) granted in March 2015.	0	0	1	0	0	0	0	0	0	0	0
6/729	Lambley Lane (15)	Gedling Rural South	2	Predominantly greenfield land (>50%)	Council assumptions	Site is currently under construction (2012/0351) for a replacement dwelling with 3 dwellings, net gain of 2 dwellings. Local Tax confirms plot 1 (replacement dwelling) is built and assume the remaining 2 plots will be fully built in 2017/18.	2	0	0	0	0	0	0	0	0	0	0
6/942	Lambley Lane (29) plots 2-4	Gedling Rural South	3	Greenfield land	Council assumptions	Planning permission for residential development (2015/0851) granted in October 2015.	0	0	3	0	0	0	0	0	0	0	0
6/943	Lambley Lane (33A)	Gedling Rural South	1	Greenfield land	Council assumptions based on SHLAA consultation response 2017	Planning permission for residential development (2015/1100) granted in October 2015.	0	0	1	0	0	0	0	0	0	0	0
6/996	Main Street (60)	Gedling Rural South	2	Brownfield land	Council assumptions based on SHLAA consultation response 2017	Planning permission for residential development (2016/1236) granted in January 2017. Information from the SHLAA 2017 consultation states that construction of the site is currently underway.	0	2	0	0	0	0	0	0	0	0	0
6/1021	Wellington Road (4)	Gedling Rural South	1	Greenfield land	Council assumptions	Planning permission for residential development (2016/0343) granted in June 2016.	0	0	0	1	0	0	0	0	0	0	0
Total							3	12	10	1	0	0	0	0	0	0	0



Lambley

Ref	Site Name	Sub Market Area	Units (remain ing)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions										
							Five Year Period										
							2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
6/753	Catfoot Squash Club	Gedling Rural South	1	Brownfield land	Council assumptions	Planning permission for residential development (2017/0164) granted in May 2017.	0	0	0	0	1	0	0	0	0	0	0
6/1016	Lambley House	Gedling Rural South	1	Brownfield land	Council assumptions	Planning permission for residential development (2016/0275) granted in May 2016.	0	0	0	1	0	0	0	0	0	0	0
6/1024	Land North Of The Lambley	Gedling Rural South	3	Greenfield land	SHLAA consultation response 2017	Planning permission for residential development (2016/0572) granted in May 2016. Information from the SHLAA 2017 consultation states that the applicant intends to build plots in 2018/19.	0	3	0	0	0	0	0	0	0	0	0
6/997	Spring Lane (114)	Gedling Rural South	4	Brownfield land	Council assumptions	Planning permission for residential development (2016/0899) granted in January 2017.	0	0	0	4	0	0	0	0	0	0	0
6/1037	Spring Lane (294)	Gedling Rural South	4	Brownfield land	Council assumptions	This site has permitted development rights (Class O) for change of use of offices to residential (2016/0367PN) and is currently under construction.	0	4	0	0	0	0	0	0	0	0	0
6/907	Spring Lane (300)	Gedling Rural South	1	Brownfield land	Council assumptions	Planning permission for residential development (2014/0605) granted in October 2014.	0	1	0	0	0	0	0	0	0	0	0
6/1038	The Riding Stables	Gedling Rural South	1	Brownfield land	Council assumptions based on SHLAA consultation response 2017	Planning permission for residential development (2016/0987) granted in March 2017. Information from the SHLAA 2017 consultation states that the site is currently on the market.	0	0	0	1	0	0	0	0	0	0	0
Total							0	8	0	6	1	0	0	0	0	0	0

Linby

Ref	Site Name	Sub Market Area	Units (remain ing)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions										
							Five Year Period										
							2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
6/1009	Main Street (25)	Gedling Rural North	1	Brownfield land	Council assumptions	Site is currently under construction (2016/0736) for the conversion of 1 existing dwelling to 2 dwellings, net gain of 1 dwelling.	0	1	0	0	0	0	0	0	0	0	0
Total							0	1	0	0	0	0	0	0	0	0	0



Newstead

Ref	Site Name	Sub Market Area	Units (remain ing)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions										
							Five Year Period										
							2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
6/216	Fraser Street (Site of 36)	Newstead	8	Brownfield land	Council assumptions	Planning permission for residential development (2016/0917) granted in October 2016. The site boundary amended in 2017 to incorporate planning permission 2016/0917. Information received in 2017 indicates work on site has started.	0	0	0	0	8	0	0	0	0	0	0
Total							0	0	0	0	8	0	0	0	0	0	0

Papplewick

None.

Stoke Bardolph

None.

Woodborough

Ref	Site Name	Sub Market Area	Units (remain ing)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions										
							Five Year Period										
							2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
6/1012	Lingwood Lane (Land Adj The Vicarage)	Gedling Rural South	1	Brownfield land	Council assumptions based on SHLAA consultation response 2017	Planning permission for residential development (2016/0789) granted in September 2016. Information from the SHLAA 2017 consultation states that the site has been sold.	0	0	0	1	0	0	0	0	0	0	0
6/974	Lowdham Lane (21, Land Adj To)	Gedling Rural South	1	Greenfield land	SHLAA consultation response 2017	Planning permission for residential development (2016/1099) granted in February 2017. Information from the SHLAA 2017 consultation states that the construction of the site is currently underway with anticipated completion date of April/May 2018.	0	1	0	0	0	0	0	0	0	0	0
6/334	Main Street (142)	Gedling Rural South	1	Predominantly greenfield land (>50%)	Council assumptions	Site is currently under construction (2005/1222).	1	0	0	0	0	0	0	0	0	0	0
6/789	Main Street (147)	Gedling Rural South	5	Predominantly greenfield land (>50%)	Council assumptions	Planning permission (2013/0252) granted for a replacement dwelling with 6 dwellings, net gain of 5 dwellings.	0	0	5	0	0	0	0	0	0	0	0
6/915	Main Street (161, Land Rear Of)	Gedling Rural South	1	Greenfield land	Council assumptions	Site is currently under construction (2014/0983).	1	0	0	0	0	0	0	0	0	0	0
6/916	Main Street (165)	Gedling Rural South	2	Greenfield land	Council assumptions	Site is currently under construction (2015/0090).	2	0	0	0	0	0	0	0	0	0	0
Total							4	1	5	1	0	0	0	0	0	0	0

**Sites below the threshold**

None.



## Appendix D: Detailed Housing Trajectory

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	TOTAL
<b>Past Completions (net)</b>	<b>275</b>	<b>227</b>	<b>321</b>	<b>311</b>	<b>174</b>	<b>198</b>												<b>1506</b>
Past completions (net) - urban area	183	199	296	206	120	104												1108
Past completions (net) - Hucknall	0	0	0	0	0	36												36
Past completions (net) - Bestwood Village	30	2	1	19	0	14												66
Past completions (net) - Calverton	16	3	10	64	56	10												159
Past completions (net) - Ravenshead	42	15	5	15	-5	21												93
Past completions (net) - Burton Joyce	0	2	1	0	2	7												12
Past completions (net) - Lambley	3	3	2	2	1	5												16
Past completions (net) - Linby	1	0	1	1	0	-1												2
Past completions (net) - Newstead	0	0	1	0	0	0												1
Past completions (net) - Papplewick	1	0	0	2	0	-1												2
Past completions (net) - Stoke Bardolph	0	0	0	0	0	0												0
Past completions (net) - Woodborough	-1	3	4	2	0	3												11
<b>Urban area - planning permissions</b>							<b>183</b>	<b>78</b>	<b>54</b>	<b>48</b>	<b>24</b>	<b>3</b>						<b>390</b>
<b>Urban area - ACS and LPD allocations</b>							<b>91</b>	<b>285</b>	<b>424</b>	<b>542</b>	<b>580</b>	<b>428</b>	<b>340</b>	<b>230</b>	<b>178</b>	<b>155</b>	<b>55</b>	<b>3308</b>
Teal Close								56	90	90	95	95	95	95	58	95	55	824
H1 - Rolleston Drive								17	35	35	35	18						140
H2 - Brookfields Garden Centre										5	25	30	30					90
H3 - Willow Farm										40	40	30						110
H4 - Linden Grove											20	40	40	15				115
H5 - Lodge Farm Lane									10	50	50	40						150
H6 - Spring Lane						27	61	62										150
H7 - Howbeck Road/Mapperley Plains									65	70	70							205
H8 - Killisick Lane									15	50	55	55	55					230
H9 - Gedling Colliery/Chase Farm							30	120	120	120	120	120	120	120	120	60		1050
X1 - Daybook Laundry									9	20	20							49
X2 - West of A60 A								30	30	12								72



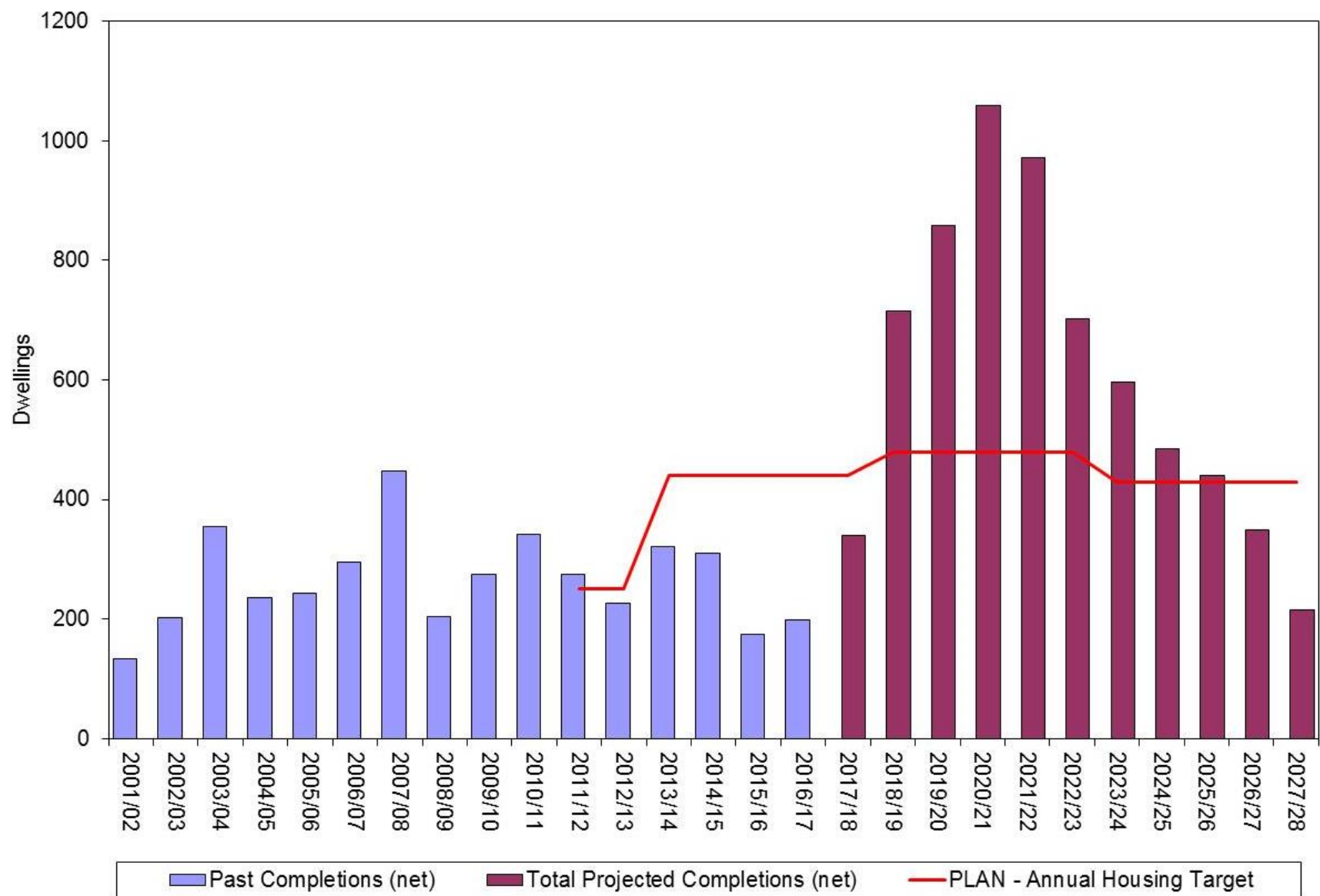
	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	TOTAL
X3 - West of A60 B									50	50	50							150
Urban area - sites below threshold							6	19	18	23	21							87
Edge of Hucknall - planning permissions																		0
Edge of Hucknall - ACS and LPD allocations							2	60	115	195	192	120	100	100	100	100	82	1166
North of Papplewick Lane								60	60	60	57							237
Top Wighay Farm						36	2		25	100	100	100	100	100	100	100	82	845
H10 - Hayden Lane									30	35	35	20						120
Edge of Hucknall - sites below threshold																		0
Bestwood Village - planning permissions							6	3		7								16
Bestwood Village - LPD allocations								33	33	35	25	60	62	62	71	37	37	455
H11 - The Sycamores								8	8	9								25
H12 - Westhouse Farm								25	25	26	25	25	25	25	34			210
H13 - Bestwood Business Park												35	37	37	37	37	37	220
Bestwood Village - sites below threshold																		0
Calverton - planning permissions							31	22	3	3	1	1	2					63
Calverton - LPD allocations								68	123	123	68	50	50	50	50	15		597
H14 - Dark Lane								18	18	18	18							72
H15 - Main Street								25	25	25								75
H16 - Park Road								25	50	50	50	50	50	50	50	15		390
X4 Flatts Lane									30	30								60
Calverton - sites below threshold																		0
Ravenshead - planning permisisions							12	5	5	1								23
Ravenshead - LPD allocations								85	50	35	10							180
H17 - Longdale Lane A								10	10	10								30
H18 - Longdale Lane B								5	20	5								30
H19 - Longdale Lane C								70										70
X5 Kighill Lane A									10	10								20
X6 Kighill Lane B									10	10	10							30
Ravenshead - sites below threshold																		0



	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	TOTAL
<b>Other villages - planning permissions</b>							7	22	15	8	9							61
Burton Joyce - planning permissions							3	12	10	1								26
Lambley - planning permissions								8		6	1							15
Linby - planning permissions								1										1
Newstead - planning permissions											8							8
Papplewick - planning permissions																		0
Stoke Bardolph - planning permissions																		0
Woodborough - planning permissions							4	1	5	1								11
<b>Other villages - LPD allocations</b>							1	36	18				2	2	2	2	2	65
H20 - Mill Field Close (Burton Joyce)								10	13									23
H21 - Orchard Close (Burton Joyce)								15										15
H22 - Station Road (Newstead)																		0
H23 - Ash Grove (Woodborough)							1	1					2	2	2	2	2	12
H24 - Broad Close (Woodborough)								10	5									15
<b>Other villages - sites below threshold</b>																		0
<b>Windfall allowance</b>										40	40	40	40	40	40	40	40	320
<b>Total Projected Completions</b>							339	716	858	1060	970	702	596	484	441	349	216	6731
<b>Cumulative Completions</b>	275	502	823	1134	1308	1506	1845	2561	3419	4479	5449	6151	6747	7231	7672	8021	8237	8237
<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	-246	-512	-754	-855	-619	-241	339	829	1051	1217	1271	1282	1201	987	
<b>MANAGE - Annual housing target taking account of past/projected completions</b>	426	436	450	459	470	495	522	541	521	479	396	300	220	126	6	-211	-771	-987
Remaining Years	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	

\* Where sites allocated in the Local Planning Document have planning permission, the number of permitted homes is used.







## Appendix E: Windfall Allowance

- E.1 The Aligned Core Strategy includes a windfall allowance of 208 homes during the last five years of the plan period (i.e. 2023 to 2028). The windfall allowance of 208 dwellings was calculated based on gross completions on small sites (less than 10 dwellings) between 2003 and 2013. This excluded those on residential garden land as required by the National Planning Policy Framework. Windfall on large sites (10 or more dwellings) was also excluded to avoid double counting with sites identified through the SHLAA. The right hand column of **Table E1** considers only small windfall completions excluding garden land. The windfall allowance figure was based on completions on small sites (less than 10 dwellings) in the last 10 years (2007 and 2017). The average number of small windfall completions excluding garden land is 45 dwellings per year.

**Table E1: Windfall completions 2007 to 2017**

Year	Total completions	Small windfall completions	Small windfall completions excluding garden land
2007/08	475	115	61
2008/09	214	75	39
2009/10	282	72	35
2010/11	386	110	84
2011/12	295	70	34
2012/13	233	35	21
2013/14	327	76	44
2014/15	319	71	42
2015/16	192	57	34
2016/17	210	81	52
<b>Average</b>	<b>293</b>	<b>76</b>	<b>45</b>

- E.2 **Appendix E1** lists out those sites which comprise the small windfall completions excluding garden land for each of the years referred to in Table E1.
- E.3 Previous five year land supply assessments assumed the windfall allowance would be delivered in the last five years of the plan period. This approach has been revisited. 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 evidence as shown in **Table E1** shows that windfall completions (in accordance with the National Planning Policy Framework) have come forward at an average rate of 45 dwellings per annum over the last 10 year period. This figure has been rounded down and a windfall allowance figure of 40 dwellings per annum is now used.



E.4 **Table E2** looks at small windfall completions (excluding garden land) by land use category and demonstrates that completions arise from the following land uses:-

- Residential and redevelopment and conversion of existing properties;
- Residential garage courts;
- Redevelopment and conversion of office/commercial buildings, including shops and drinking establishments;
- Assembly and leisure uses;
- Conversion/redevelopment of agricultural buildings and barns;
- Light and general industry, storage and distribution;
- Vacant/underused land; and
- Other sources.

**Table E2: Small windfall completions (excluding garden land) by land use category 2007 to 2017**

Year	Residential use	Residential garage blocks	Commercial use *, including offices (B1a)	Open space	Agricultural use/ stables	Employment use, including builders yard	Car park	Other **	Total
2007/08	21	12	11	6	3	2	0	6	61
2008/09	14	0	20	2	1	1	0	1	39
2009/10	19	0	13	2	1	0	0	0	35
2010/11	27	1	24	6	9	3	6	8	84
2011/12	23	1	6	0	1	1	0	2	34
2012/13	10	0	3	0	2	1	0	5	21
2013/14	15	0	27	0	2	0	0	0	44
2014/15	16	0	15	0	1	1	0	9	42
2015/16	13	0	16	0	1	4	0	0	34
2016/17	19	6	19	7	0	0	0	1	52
<b>Total</b>	<b>177</b>	<b>20</b>	<b>154</b>	<b>23</b>	<b>21</b>	<b>13</b>	<b>6</b>	<b>32</b>	<b>446</b>
<b>Average</b>	<b>18</b>	<b>2</b>	<b>15</b>	<b>2</b>	<b>2</b>	<b>1</b>	<b>1</b>	<b>3</b>	<b>45</b>

\* including retail shops, banks, public houses, leisure facilities, social clubs

\*\* including school and church buildings, utilities sites and undeveloped/vacant land

E.5 In essence, **Table E2** provides a detailed breakdown of the right hand column of **Table E1**.

E.6 The largest source of windfall completions (excluding garden land) as shown in **Table E2** involves the intensification of existing residential uses through the



redevelopment of an existing dwelling for two or more dwellings<sup>25</sup> or by conversion to flats. In total, 177 homes were from this source which accounted for 40% of windfall completions over the period 2007 to 2017. This is closely followed by redevelopment, conversion and change of use of commercial properties amounting to 35%, principally shops and offices. The other category includes a variety of land uses, such as school buildings, community buildings, nurseries and sub stations which together contributed 7%. Residential garage blocks and open space both contributed about 5%. Gedling Borough in partnership with Gedling Homes has been proactive in identifying potential garage block sites for development and whilst these would be expected to be progressed through the SHLAA process, some may also come forward as windfall. The Council's Housing Strategy Team is aware of several other garage sites with potential for redevelopment for housing. Within the rural area, the conversion and change of use of rural buildings is an important source of windfall sites.

- E.7 Former employment sites have historically made a relatively small contribution, at 3%. Following a review of employment sites, the Council has identified that some sites, such as Rolleston Drive, could be released from the employment protection policy. Consequently, planning permission was granted for 14 homes following the demolition of former factory premises on the south side of Rolleston Drive. The land on the north side of Rolleston Drive site is allocated for housing development in the Local Planning Document (site H1). The remaining significant employment areas are protected for employment use in the Local Planning Document. However, there are numerous small and individual employment premises that are not within designated protected employment areas in the Borough and that could potentially become available for other uses.
- E.8 Careful consideration has been given as to whether compelling evidence exists to demonstrate that windfall sites will continue to provide a reliable source of supply. Potential sources of windfall sites are now considered in turn:-

#### Residential redevelopment and conversions

- E.9 As shown in **Table E2**, this category accounted for 40% of windfalls and a steady output of completions annually, ranging from 14 units to 27 units per annum over the period 2007-2017, averaging 18 homes per year. The Council considers that this trend will continue for the following reasons:-
- Gedling Borough has a relatively large housing stock of about 50,000 homes, 80% of which are in the urban area;
  - Gedling Borough contains a high proportion of detached and semi-detached properties;

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<sup>25</sup> For example, the redevelopment of a single dwelling for four dwellings, where one dwelling will be recorded as being on brownfield land and the remaining three will be recorded as being on greenfield land.



- Gedling Borough contains areas with large detached houses in large plots including in the rural area for example, the permission at Sandford Road (2010/0936) for the demolition of two dwellings and redevelopment for 10 homes;
- Gedling Borough has a number of larger rural settlements with suitable plots for infill / redevelopment;
- There is likely to be demand for smaller properties; and
- The improving housing market.

### Commercial uses

- E.10 This category comprised a major source of windfall in the past, contributing 35%. Gedling Borough has a large stock of business floorspace. Floorspace information from the Valuation Office Agency<sup>26</sup> indicates the Borough's stock of office floorspace is around 54,000 sq.m and there is around 175,000 sq. m of retail floorspace with other types of floorspace adding a further 76,000 sq m. In all this amounts to 305,000 sq.m and includes most types of commercial floorspace but is not exhaustive for example, it does not include public houses.
- E.11 Recent trends in both the public and private sector have been to increase floorspace efficiency as evidenced by the floorspace density per worker decreasing<sup>27</sup>. Gedling Borough has for example, accommodated other users within its property portfolio including a central government agency and the police freeing up space elsewhere for disposal. This is a common response by public sector agencies looking to dispose of premises and to consolidate their operations and likely to result in premises coming onto the market which are suitable for conversion to housing. The Council considers that there is significant potential within the office/commercial and community sector for redevelopment and changes of use and past trends are likely to continue. A good example of a conversion of former office space is at DBH House at Carlton Square for 12 units.
- E.12 Edge of centre locations especially with Arnold's secondary area also offer potential for redevelopment and changes of use.
- E.13 In conclusion, the past trend of conversions and changes of use of commercial floorspace is likely to continue for the following reasons:-
- The national government is seeking to significantly boost the supply of housing and has made changes to the General Permitted Development Order making it easier for commercial uses to be converted to dwellings;
  - There is likely to be demand for smaller properties; and
  - There is an improving housing market.

<sup>26</sup> Business Floorspace (Experimental Statistics) office, industrial and other floorspace 2012.

<sup>27</sup> <https://www.gov.uk/government/publications/employment-densities-guide>



## Open space

E.14 Open space sources contributed about 5% of the total. Whilst the policy presumption is to protect open space, this is subject to criteria including whether the site is surplus to requirements for open space in the locality. Areas of open space, especially in private ownership, do come forward for development in areas where these are surplus to requirements and/or underused and undervalued. For example pre-application discussions involving the partial development of open space for about six homes is ongoing on a site at Bestwood Village. It is anticipated that this contribution, albeit modest, will continue.

## Agricultural use/conversion of stables

E.15 This category has been a significant source within the rural area of the Borough contributing 5%. An example is the conversion of agricultural buildings at Lodge Farm, Calverton for four dwellings. It is considered this trend is likely to continue for the following reasons:-

- Gedling Borough covers a relatively large rural area and includes a high number of rural buildings;
- The Borough includes a number of larger villages with suitable buildings for conversion;
- There is a high demand for homes in the rural area which is also subject to Green Belt policy and a general presumption against development, making brownfield redevelopment and building conversions attractive; and
- The Government is seeking to boost the supply of homes in rural areas and has made changes to the General Permitted Development Order allowing the conversion of farm buildings to homes.

## Employment sites

E.16 Historically the contribution on small former employment sites has been modest contributing 3%. In recent decades there has been a general shift from traditional manufacturing industries towards service based occupations with older less viable industrial floorspace being redeveloped for other uses particularly housing. The stock of industrial floorspace is estimated at 461,000 square metres which is an increase on the 2002 figure although the stock of industrial space has fallen since 2005. The Employment Land Forecasting Study (August 2015) forecasts modest increases in employment across all sectors for Gedling but makes the point that even in declining industrial sectors new floorspace will be needed to replace older more obsolete stock. This source of potential windfall will undoubtedly continue contributing to the windfall supply for the following reasons:-

- The Borough contains numerous small premises that are not located on protected employment sites;
- There is a continuing shift from a manufacturing based local economy to a service based economy; and



- Businesses are likely to come forward where the owner is retiring and/or selling the land for higher residential land value.

E.17 Whilst large sites are not counted in the windfall supply, historically they have come forward as windfalls such as the former East Midlands Electricity Board Headquarters and Bestwood Business Park.

#### Other sources

E.18 Other sources are likely to continue contributing to the supply of windfall sites. It is Gedling Borough Council's experience that such sites, including former school buildings, churches, utilities sites, public services buildings and vacant land, will regularly come forward through the development management process.

E.19 Further work has been undertaken to consider the number of dwellings that have been granted planning permission on sites excluding garden land that were not previously included in the SHLAA database since 2011. **Table E3** shows that an average of 39 dwellings on small sites excluding garden land, that were not previously in the SHLAA database, come forward each year. This demonstrates that there has been no double counting.

E.20 This work further refines the conclusions of Table E1 and reaffirms the windfall allowance for the purposes of the housing supply for the Local Planning Document of 40 dwellings per annum. It is considered that this figure is a reasonable and realistic assumption, based on past rates.

**Table E3: Number of homes granted planning permission 2011 – 2017**

	Number of homes (net) on sites granted permission	Number of homes (net) on sites granted permission not in the SHLAA	Number of homes (net) on sites granted permission not in the SHLAA – large sites	Number of homes (net) on sites granted permission not in the SHLAA – small sites on garden land only	Number of homes (net) on sites granted permission not in the SHLAA – small sites excluding garden land
2011-12	305	65	29	10	26
2012-13	359	71	13	15	43
2013-14	208	81	8	22	51
2014-15	1,260	65	12	24	29
2015-16	662	114	51	30	33
2016-17	1,248	119	53	13	53
<b>Average</b>					<b>39</b>

Note: This excludes permissions that have been superseded during the same year (only the recent permissions are included) and replacement dwelling proposals.



- E.21 **Appendix E2** lists out those small sites excluding garden land that were not previously in the SHLAA database that have come forward for each of the years referred to in Table E3. The appendix also lists out large sites that were not previously in the SHLAA database that have come forward.
- E.22 The SHLAA contains details of sites with planning permission and this information is updated on an annual basis to take account of the new housing supply. It is considered that the information on sites with planning permission contained within the SHLAA is accurate as a forecast of delivery for Years 1 to 3 (given that a planning permission has a period of 3 years to commence). In order to avoid double counting, it is considered reasonable to include the windfall allowance of 40 dwellings per annum from Years 4 onwards. With eight years remaining in the plan period, this results in 320 dwellings from 2020 to 2028.
- E.23 Previously it was assumed that the windfall allowance would only be delivered in the urban area. This is no longer the case. **Table E4** sets out the distribution of windfall completions between 1 April 2011 and 31 March 2017 and demonstrates that 65 % of windfall completions have come forward in the urban area but 35% of windfall completions have come forward elsewhere in the Borough.

**Table E4: Distribution of windfall completions 2011 to 2017**

	Windfall completions (net)	Percentage
Urban area	500	65 %
Edge of Hucknall	0	0 %
Bestwood Village	36	5 %
Calverton	143	18 %
Ravenshead	46	6 %
Other villages	44	6 %
(Burton Joyce)	(12)	
(Lambley)	(16)	
(Linby)	(2)	
(Newstead)	(1)	
(Papplewick)	(2)	
(Stoke Bardolph)	(0)	
(Woodborough)	(11)	
<b>Total</b>	<b>769</b>	<b>100%</b>



## **Appendix E1: Sites which comprise the small windfall completions 2007 to 2017**

This appendix lists out those sites which comprise the small windfall completions (excluding garden land) for each of the years referred to in Table E1.

### **2007/08**

<b>Application Ref</b>	<b>Site Name</b>	<b>Locality</b>	<b>Units</b>	<b>Previous Land Use</b>
2002/2004	Avonbridge Close	Arnold	4	Open space
2003/1682	Calverton Road (18, Land Adj To)	Arnold	1	Vacant plot
2005/0527	Coningsby Road (49)	Arnold	1	Residential
98/1263	Gedling Road (55a)	Arnold	2	Offices
98/1521	Maidens Dale (19b, Land Adj To)	Arnold	1	Undeveloped plot
2006/0663	Plains Road (65)	Arnold	1	Residential
2005/1161	Ramsey Drive (146, Land Adj To) Plots 1-3	Arnold	3	Undeveloped land
2006/0999	Ramsey Drive (146, Land Adj To) Plots 4-5	Arnold	1	Undeveloped land
2004/1599	St Albans Road (6)	Arnold	1	Residential
2005/0715	Woodchurch Road (Church Cottage)	Arnold	1	Residential
2006/1284 (BC)	Woodston Walk (11)	Arnold	1	Residential
2007/0005	Chesterfield Drive (21)	Burton Joyce	2	Residential
2004/1423	Main Street (87)	Burton Joyce	1	Residential
2004/1635 (BC)	Nottingham Road (158)	Burton Joyce	1	Residential
2004/1301	Flatts Lane (5-9)	Calverton	1	Retail
2006/0018	The Cherry Tree (Land Adj To)	Calverton	6	Public House car park
2006/0227	Warren Place	Calverton	1	Agricultural land
2001/1832	Besecar Avenue (60, Land Adj To)	Carlton	2	Open space
2001/0490	Buxton Avenue (38)	Carlton	1	Residential
2002/0313	Foxhill Road / Deep Furrow Avenue	Carlton	8	Residential garages
2006/0514	Greenhill Rise (Garages)	Carlton	4	Residential garages
2007/0577	Kenrick Road (210)	Carlton	1	Residential
2004/1067	Kent Road (127)	Carlton	1	Residential
2003/1652	Kent Road (35)	Carlton	1	Residential
2006/0696	Manor Road (6)	Carlton	1	Retail
2001/0876	Richard Herrod (Land Adj To)	Carlton	2	Golf driving range



Application Ref	Site Name	Locality	Units	Previous Land Use
2006/0068	South Devon Avenue (15)	Carlton	1	Residential
2005/0773	Southcliffe Road (17)	Carlton	1	Residential
2004/1053	Waterhouse Lane (37)	Carlton	1	Residential
2006/1036	Westdale Lane West (323)	Carlton	1	Residential
2005/0703	Catfoot Lane (138)	Lambley	1	Residential
2005/0622	Green Lane (76)	Lambley	1	Residential
97/0108	Park Lane (Land South)	Lambley	1	Agricultural land
2004/1272	Barns (Blidworth Dale House)	Ravenshead	1	Agricultural building
2004/1556	Riverside (47A)	Stoke Bardolph	1	Residential
2005/0282	Stoke Lane (21)	Stoke Bardolph	1	Residential
2001/0580	The Old Calverton Lido	Woodborough	1	Public outdoor swimming pool
<b>Total</b>			<b>61</b>	

## 2008/09

Application Ref	Site Name	Locality	Units	Previous Land Use
2002/2004	Avonbridge Close	Arnold	1	Open space
2007/0426	Birkland Avenue (15) Plot 1	Arnold	1	Residential
2007/0447	Church Drive (17a)	Arnold	2	Motor repair workshop
2007/0353	Church Drive (80)	Arnold	1	Residential
2008/0788	Hereford Road (35)	Arnold	1	Residential
2005/0397	Homefield Avenue (62)	Arnold	1	Retail
2006/0102	Nottingham Road (19a)	Arnold	1	Light industrial unit
2002/1502	Oxclose Lane (201, Land Adj To)	Arnold	1	Open space
2005/0045	Plains Road (9, Land Rear Of)	Arnold	7	Retail
2006/0999	Ramsey Drive (146, Land Adj To) Plots 4-5	Arnold	1	Undeveloped land
2007/0038	Sandfield Coach Works	Arnold	2	Motor repair workshop
2007/0639	Stockings Farm (Arch Hill)	Arnold	1	Barn
2007/0749	West Street (59)	Arnold	1	Retail
2006/0349	Willow Wong (14)	Burton Joyce	1	Residential
2003/2864	Mansfield Lane (52a)	Calverton	1	Retail



Application Ref	Site Name	Locality	Units	Previous Land Use
2007/0147	Burton Road (152) plots 1 & 2	Carlton	1	Residential
2007/0538	Carlton Hill (165)	Carlton	1	Residential
2006/1122	Dale View Road (2b)	Carlton	1	Storage of caravans
2007/0124	Fernleigh Avenue (62)	Carlton	1	Residential
2003/1116	Gladstone Street (21)	Carlton	1	Residential
2007/0006	Hallam Road (41)	Carlton	1	Residential
2004/1186	Northcliffe Avenue (48)	Carlton	2	Residential
2001/0876	Richard Herrod (Land Adj To)	Carlton	5	Golf driving range
2005/0801	Milton Crescent (7)	Ravenshead	1	Residential
2006/1123	Milton Drive (39)	Ravenshead	1	Residential
2005/0080	Woodborough Park	Woodborough	1	Residential
<b>Total</b>			<b>39</b>	

## 2009/10

Application Ref	Site Name	Locality	Units	Previous Land Use
2007/0127	Bond Street (30)	Arnold	1	Residential
2007/0923	Lime Lane House	Arnold	1	Residential
2007/0038	Sandfield Coach Works	Arnold	7	Motor repair workshop
99/1074	Main Street (150)	Calverton	1	Agricultural building
2008/0436	St Clements Lodge	Calverton	1	Residential
2009/0042	Burton Road (120)	Carlton	1	Retail
2007/0814	Curzon Street (87)	Carlton	2	Residential
2006/0891	Meadow Road (1)	Carlton	1	Offices
2008/0139	Meadow Road (3)	Carlton	1	Retail
2008/0786	Sandford Road (74)	Carlton	1	Residential
2007/0628	Station Road (53-55)	Carlton	2	Retail
2007/0568	Tamarix Close (25)	Carlton	1	Residential
2005/1136	Valley Road (56-58)	Carlton	1	Post Office
2007/1054	Westdale Lane East (93)	Carlton	1	Residential
2006/0984	Westdale Lane West (409 & 411)	Carlton	1	Residential
2005/1141	Woodborough Road (840)	Carlton	1	Residential
2007/1041	Church Street (22)	Lambley	1	Residential
2007/0464	Forest Lane (34)	Papplewick	1	Residential
2007/0904	Chapel Lane (144, Land Rear of)	Ravenshead	1	Wooded plot
2006/1128	Hagg Warren (Land Adj To)	Ravenshead	1	Wooded plot
2002/1517	Main Road (128)	Ravenshead	1	Residential



Application Ref	Site Name	Locality	Units	Previous Land Use
2006/0928	Nottingham Road (134)	Ravenshead	1	Residential
2006/0888	Nottingham Road (148)	Ravenshead	1	Residential
2008/0658	Rowan Avenue (3)	Ravenshead	1	Residential
2006/1103	Sheepwalk Lane (82)	Ravenshead	1	Residential
2005/1156	Tabram Hill Lodge	Ravenshead	1	Residential
2007/0442	Main Street (133)	Woodborough	1	Residential
<b>Total</b>			<b>35</b>	

## 2010/11

Application Ref	Site Name	Locality	Units	Previous Land Use
2003/2095	Brook Avenue	Arnold	6	Car park
2006/0592	Grange Road (44)	Arnold	1	Residential
2008/0204	High Street (97)	Arnold	3	Retail / residential
2000/1045	Marlborough Road (5)	Arnold	1	Residential
2001/0200	Old Ambulance Station	Arnold	3	Offices
2008/0055	Sherbrook Road (53)	Arnold	1	Retail
2000/0035	St Albans Road (144)	Arnold	8	Sports and social club
95/0030	The Kennels	Bestwood Village	4	Kennels
2008/0244	The Sycamores & The Oaks	Bestwood Village	1	Vacant land
2008/0042	Crow Park Drive (10)	Burton Joyce	1	Residential
2009/0637	Moor Road (38 & 44)	Calverton	1	Vacant plot
2010/0166	Oakdene	Calverton	1	Residential
2008/0852	St Wilfrids Square (6A, 8A & 10A)	Calverton	4	Retail
2003/0436	Arthur Street (11-31)	Carlton	2	Open space
2003/0709	Carlton Hill (119)	Carlton	4	Retail / residential
2006/0334	Carlton Hill (383)	Carlton	2	Residential
2007/1096	Carlton Netherfield Junior School	Carlton	5	School buildings
2003/1138	Forester Road (37a, Land Adj To)	Carlton	1	Residential garages
2006/0416	Foxhill Road East (89)	Carlton	2	Residential
2006/0954	Kenrick Road (92)	Carlton	1	Residential
2000/1715	Manvers Street (17, Land Adj To)	Carlton	2	Grassed area
2002/0993	Mapperley Plains (154) plots 1-2	Carlton	1	Residential
2002/0748	Propect Road (2a)	Carlton	3	Light industrial use
2002/0725	Station Road (66)	Carlton	1	Retail



Application Ref	Site Name	Locality	Units	Previous Land Use
2001/0187	Vale Road (139)	Carlton	3	Residential
2009/0927	Vale Road (64)	Carlton	1	Childrens nursery
2002/2466	Valley Road (33-51)	Carlton	1	Ski slope
2006/0185	Victoria Road (74)	Carlton	1	Offices
2003/1590	Victoria Road (77)	Carlton	1	Retail
2000/0769	Victoria Road (99)	Carlton	2	Retail / residential
2001/2035	Abbey Fields Farm	Newstead	4	Barn
2008/0199	Chapel Lane (136 & 138)	Ravenshead	1	Vacant plot
2007/0902	Chapel Lane (146, Land Rear of)	Ravenshead	1	Wooded plot
2008/0631	Glenwood (Newstead Abbey Park)	Ravenshead	1	Residential
2004/1701	Kighill Lane (22)	Ravenshead	1	Residential
2006/1134	Longdale Avenue (6)	Ravenshead	1	Residential
2003/0408	Longdale Lane (16)	Ravenshead	1	Residential
2007/0314	Main Road (16)	Ravenshead	1	Residential
2006/0455	Main Road (68)	Ravenshead	1	Residential
97/1322	Nottingham Road (Plot 31)	Ravenshead	1	Residential
2004/1540	Sheepwalk Lane (55)	Ravenshead	1	Residential
93/1120	Manor Farm	Woodborough	1	Agricultural land
2009/0583	The Meadows (4)	Woodborough	1	Residential
<b>Total</b>			<b>84</b>	

## 2011/12

Application Ref	Site Name	Locality	Units	Previous Land Use
2009/0628	Coppice Road (Electricity Sub Station)	Arnold	1	Sub-station
2009/1075	James Street (3, Land Adj To)	Arnold	1	Residential garages
2008/0951	Lime Lane Barns	Arnold	1	Agricultural buildings
2009/0805	Mansfield Road (71)	Arnold	1	Industrial use
2008/0086	Somersby Road (84)	Arnold	1	Residential
2009/1089	Lambley Lane (126)	Burton Joyce	1	Residential
2011/0091(BC)	Main Street (101-103)	Burton Joyce	1	Residential
2009/0952	Blenheim Avenue (10A)	Carlton	1	Residential
2009/0068	Carlton Hill (187)	Carlton	2	Residential
2008/0442	Chandos Street (51)	Carlton	2	Residential
2008/0663	Meadow Road (8)	Carlton	1	Retail
2010/0606	Northcliffe Avenue (2)	Carlton	1	Residential
2007/0667	Ranmoor Road (15)	Carlton	1	Residential



Application Ref	Site Name	Locality	Units	Previous Land Use
2010/0583	Stoke Lane (25, Land At)	Carlton	1	Residential
2002/2466	Valley Road (33-51)	Carlton	3	Ski slope
2006/0677	Victoria Road (82)	Carlton	1	Retail
2005/0473	Main Street (41 and 43)	Lambley	1	Undeveloped land
2009/1049	Main Street (88)	Lambley	2	Residential
2006/1178(BC)	Main Street (98 and 100)	Lambley	1	Residential
2010/0791	Spring Lane (322A)	Lambley	1	Garden nursery
2010/0115	The Dumbles (16)	Lambley	1	Residential
2011/0386	Seven Acres (Mansfield Road, 15)	Papplewick	1	Residential
2010/0655	Chapel Lane (30)	Ravenshead	1	Residential
2009/0047	Chapel Lane (62)	Ravenshead	1	Residential
2010/0471	Church Drive (15)	Ravenshead	1	Residential
2005/0996	Kirkby Road (3A)	Ravenshead	1	Residential
2010/0205	Main Road (78)	Ravenshead	1	Residential
2009/0026	Regina Crescent (7)	Ravenshead	1	Residential
2010/0530	Tanglewood (Newstead Abbey Park)	Ravenshead	1	Residential
<b>Total</b>			<b>34</b>	

## 2012/13

Application Ref	Site Name	Locality	Units	Previous Land Use
2009/0188	Killisick Road (60)	Arnold	1	Builders yard
2011/0293	Nordean Court	Arnold	1	Residential
2012/0268	Plains Road (37)	Arnold	1	Bank
2011/0032	Waggon and Horses Public House (Land Rear Of)	Arnold	3	Vacant land
2010/0249	Buckleap House	Bestwood Village	1	Residential
2008/0244	The Sycamores & The Oaks	Bestwood Village	1	Vacant land
2010/0734	Kapur (Vicarage Drive)	Burton Joyce	1	Residential
2011/1227	Burton Road (67)	Carlton	1	Dental surgery
2002/2466	Valley Road (33-51)	Carlton	1	Ski slope
2009/0833	Catfoot Lane (129)	Lambley	1	Residential
2005/0473	Main Street (41 and 43)	Lambley	1	Undeveloped land
2008/0136	Spring Lane (86, Land Adj To)	Lambley	1	Residential
2010/0143	Chapel Lane (114)	Ravenshead	1	Residential
2007/0332	Church Drive (23)	Ravenshead	1	Residential
2010/0869	Main Road (28)	Ravenshead	1	Residential



Application Ref	Site Name	Locality	Units	Previous Land Use
2010/0790	Forge Stables	Woodborough	1	Stable
2011/1381	Main Street (117)	Woodborough	2	Residential
2009/0632	Wood Farm	Woodborough	1	Barn
<b>Total</b>			<b>21</b>	

## 2013/14

Application Ref	Site Name	Locality	Units	Previous Land Use
2011/0530	Gedling Road (166)	Arnold	1	Residential
2012/0492	High Street (55)	Arnold	2	Retail
2011/0537	Mansfield Road (16-18)	Arnold	3	Offices
2013/0314	Sandfield Road (33)	Arnold	1	Residential
2011/0845	Mushroom Farm	Bestwood Village	1	Farm building
2012/0740	The Nook (3)	Calverton	2	Retail / offices
2012/1496	Ashwell Street (35)	Carlton	2	Residential
2012/1055	Carlton Hill (316-318)	Carlton	2	Dentist surgery
2010/0870	Chandos Street (3, 5, 7 And 7A)	Carlton	6	Retail / residential
2007/1104	Cromford Avenue (4) plots 1-2	Carlton	1	Residential
2012/0802	Kent Road (140)	Carlton	1	Residential
2006/0891	Meadow Road (1)	Carlton	1	Offices
2012/1148	Social Club (Station Road, 8)	Carlton	9	Social Club
2002/2394	Waverley Avenue (25)	Carlton	1	Residential
2008/0266	Westdale Lane East (103)	Carlton	1	Residential
2009/0721	Westdale Lane West (451-453)	Carlton	2	Residential
2009/0066	Woodborough Road (848)	Carlton	2	Retail
2011/0252	Main Street (64)	Lambley	2	Residential
2009/0230	Spring Lane (306)	Lambley	1	Residential
2010/0970	The Lodge (Linby House)	Linby	1	Residential
2012/0169	The Granary (Abbey Fields Farm)	Newstead	1	Agricultural buildings
2005/1222	Main Street (142)	Woodborough	1	Residential
<b>Total</b>			<b>44</b>	

## 2014/15

Application Ref	Site Name	Locality	Units	Previous Land Use
2012/1523	British Red Cross Arnold Centre	Arnold	4	Offices



Application Ref	Site Name	Locality	Units	Previous Land Use
2013/0365	Clumber Avenue (45)	Arnold	1	Residential
2009/0434	High Street (1-5)	Arnold	1	Retail
2012/0695	Plains Road (157)	Arnold	1	Petrol station
2013/0393	Shortcross Avenue (37, Land Adj To)	Arnold	1	Undeveloped land
2011/0845	Mushroom Farm	Bestwood Village	1	Farm building
2013/1063	Carlton Hill (330-332)	Carlton	5	Offices
2014/0183	East Court	Carlton	2	Residential
2013/1467	Florence Road (2-4)	Carlton	1	Retail
2009/0986	George Road (2, Land Adj To)	Carlton	1	Builders yard
2010/0043	Hillcrest Day Nursery	Carlton	1	Day Nursery
2014/0359	Mount Pleasant (47)	Carlton	1	Residential
2013/0690	Old Brickyard (5a)	Carlton	3	Retail
2013/0674	Porchester Road (180)	Carlton	1	Residential
2005/0473	Main Street (41 and 43)	Lambley	1	Undeveloped land
2010/0920	Main Street (72)	Lambley	1	Residential
2013/1173	Main Street (16)	Papplewick	2	Residential
2011/1309	Moor Road (257)	Papplewick	1	Residential
2012/0746	Brackendale	Ravenshead	1	Residential
2010/0324	Main Road (25)	Ravenshead	1	Residential
2012/0944	Main Road (250)	Ravenshead	1	Residential
2014/0161	Main Road (92-98)	Ravenshead	1	Residential
2013/0156	Nottingham Road (138)	Ravenshead	1	Residential
2009/0923	Oak View Lodge (Newstead Abbey Park)	Ravenshead	1	Residential
2012/0234	Rosedale Lane	Ravenshead	6	Vacant land
2012/1498	Lowdham Lane (101)	Woodborough	1	Residential
<b>Total</b>			<b>42</b>	

## 2015/16

Application Ref	Site Name	Locality	Units	Previous Land Use
2014/1176	Accent Nene Ltd	Arnold	2	Offices
2015/0156(BC)	Baker Avenue (4 and 4A)	Arnold	2	Residential
2013/1535	Cross Street (48)	Arnold	5	Builders yard / residential
2012/1445	Mapperley Plains (421)	Arnold	1	Residential
2011/0444	Middlebeck Drive (26)	Arnold	1	Residential
2012/0666	Plains Road (143A)	Arnold	1	Petrol station
2014/0626	Station Road (3)	Burton Joyce	1	Residential
2011/0047	Deep Furrow Avenue (1)	Carlton	4	Retail
2008/0240	Forester Street (1)	Carlton	2	Residential



Application Ref	Site Name	Locality	Units	Previous Land Use
2014/0649	Godfrey Street (77)	Carlton	1	Residential
2014/0588	Jackie Bells Tavern (Public House)	Carlton	9	Public House
2010/0750	Norman Road (39)	Carlton	1	Residential
2013/0358	South Devon Avenue (11)	Carlton	1	Residential
2004/1109	Park House	Lambley	1	Agricultural building
2013/0315	Mansfield Road (169)	Papplewick	1	Residential
2014/0623	Tall Trees (Newstead Abbey Park)	Ravenshead	1	Residential
<b>Total</b>			<b>34</b>	

## 2016/17

Application Ref	Site Name	Locality	Units	Previous Land Use
2015/0448	Benedict Court (1)	Arnold	5	Communal lounge/warden accommodation
2014/0485	Mansfield Road (57)	Arnold	2	Residential
2012/1275	Bestwood Hotel	Bestwood Village	6	Public House
2015/0429PN	Park Hall Centre	Bestwood Village	8	Offices
2012/0351	Lambley Lane (15)	Burton Joyce	1	Residential
2015/1014	United Reformed Church	Burton Joyce	1	Church
2015/0310	Avon Road (Land Off)	Carlton	1	Greenfield plot
2015/0655	Carlton Hill (404)	Carlton	1	Residential
2015/0827	Pioneer Accident Repair Centre	Carlton	3	Repair centre
2014/1346	Play Area (Dunstan Street)	Carlton	6	Hard surface play area
2014/0757	Rutland Road (garage site)	Carlton	6	Residential
2013/0689	The Elms (2)	Carlton	1	Residential
2012/1259	Victoria Road (51c)	Carlton	1	Retail
2014/1005	Wood Lane (65)	Carlton	1	Residential
2012/0214	Mapperley Plains (600)	Lambley	1	Residential
2014/0507	The Lambley (Land Adj To)	Lambley	1	Public House
IN/0199/2014(BC)	Papplewick Pumping Station (3)	Papplewick	1	Residential
2012/1346	Beech Avenue (3)	Ravenshead	1	Residential
2014/0319	Gorse Hill (7)	Ravenshead	1	Residential
2014/0161	Main Road (92-98)	Ravenshead	1	Residential
2015/0138	Milton Drive (43)	Ravenshead	1	Residential



<b>Application Ref</b>	<b>Site Name</b>	<b>Locality</b>	<b>Units</b>	<b>Previous Land Use</b>
2014/0513	Regina Crescent (8)	Ravenshead	1	Residential
2013/0886	Regina Crescent (9)	Ravenshead	1	Residential
<b>Total</b>			<b>52</b>	



## Appendix E2: Sites that were not previously in the SHLAA database 2011 to 2017

This appendix lists out those sites excluding garden land granted planning permission that were not previously included in the SHLAA database since 2011 for each of the years referred to in Table E3. The appendix also lists out large sites that were not previously in the SHLAA database that have come forward.

The SHLAA references are generated when new sites are added to the SHLAA database each year, as follows:-

Year sites added to the SHLAA database	SHLAA references
2011	From 6/591 to 6/658
2012	From 6/659 to 6/718
2013	From 6/719 to 6/782
2014	From 6/782 to 6/870
2015	From 6/871 to 6/925
2016	From 6/926 to 6/989
2017	From 6/990 to 6/1046

### 2011/12

#### Large sites

SHLAA Ref	Application Ref	Site Name	Locality	Units (net)	Previous Land Use
6/673	2011/0859	Arnold Daybrook and Bestwood Constitutional Club	Arnold	13	Social Club
6/686	2011/1311	The Cherry Tree	Calverton	16	Public House
<b>Total</b>				<b>29</b>	

#### Small sites

SHLAA Ref	Application Ref	Site Name	Locality	Units (net)	Previous Land Use
6/674	2011/0471	Front Street (55)	Arnold	1	Retail
6/675	2011/0530	Gedling Road (166)	Arnold	2	Residential
6/677	2011/0537	Mansfield Road (16-18)	Arnold	3	Office
6/679	2011/0293	Nordean Court	Arnold	1	Store room
6/683	2010/0898	Bottom House Farm	Bestwood Village	1	Agricultural building
6/685	2011/0275	Collyer Road (130)	Calverton	3	Residential
6/687	2011/1227	Burton Road (67)	Carlton	1	Dental surgery
6/688	2012/0043	Deabill Street (57)	Carlton	1	Retail / residential
6/689	2011/0873	Festus Street (2-	Carlton	2	Joiners



SHLAA Ref	Application Ref	Site Name	Locality	Units (net)	Previous Land Use
		14, Land Rear Of)			workshop/ garage block
6/692	2011/1423	Glebe Farm (north eastern stables) Plot 3	Carlton	1	Agricultural building
6/693	2011/1412	Glebe Farm (north western stables) Plot 2	Carlton	1	Agricultural building
6/694	2011/1271	Glebe Farm Plot 1	Carlton	1	Agricultural building
6/691	2011/0325	Kent Road (138-140)	Carlton	2	Residential
6/697	2011/0311	Porchester Road (180)	Carlton	4	Residential
6/698	2011/0252	Main Street (64)	Lambley	1	Residential
6/703	2011/1381	Main Street (117)	Woodborough	1	Residential
<b>Total</b>				<b>26</b>	

## 2012/13

### Large sites

SHLAA Ref	Application Ref	Site Name	Locality	Units (net)	Previous Land Use
6/741	2012/0618	Grey Goose	Carlton	13	Public House
<b>Total</b>				<b>13</b>	

### Small sites

SHLAA Ref	Application Ref	Site Name	Locality	Units (net)	Previous Land Use
6/721	2012/0492	High Street (55)	Arnold	2	Retail
6/723	2012/0266	Melbury Road (65)	Arnold	1	Retail
6/726	2012/0695	Plains Road (157)	Arnold	1	Petrol station
6/727	2012/0270	Plains Road (35)	Arnold	1	Office
6/729	2012/0351	Lambley Lane (15)	Burton Joyce	2	Residential
6/730	2012/0927	Crookdole Lane (16)	Calverton	1	Police house
6/732	2012/0682	Lodge Farm	Calverton	4	Agricultural building
6/733	2012/0187	Spring Farm Kennels (plots 1-2)	Calverton	2	Kennels
6/734	2012/0740	The Nook (3)	Calverton	2	Retail
6/765	2012/1496	Ashwell Street (35)	Carlton	1	Residential
6/735	2012/0680	Blenheim Avenue (21 and 23)	Carlton	4	Residential
6/736	2012/1055	Carlton Hill (316-	Carlton	2	Dentist surgery



SHLAA Ref	Application Ref	Site Name	Locality	Units (net)	Previous Land Use
		318)			
6/739	2012/0186	Glebe Farm - Plot 4	Carlton	1	Agricultural building
6/740	2012/0188	Glebe Farm - Plot 5	Carlton	1	Agricultural building
6/737	2007/0377	Mile End Road (Electricity Sub Station)	Carlton	2	Sub station
6/748	2012/1148	Social Club (Station Road, 8)	Carlton	9	Social Club
6/749	2012/1071	South Devon Avenue (11)	Carlton	1	Residential
6/750	2012/0749	Victoria Road (23)	Carlton	2	Offices
6/751	2012/1259	Victoria Road (51c)	Carlton	1	Retail
6/753	2012/1185	Catfoot Squash Club	Lambley	1	Squash Club
6/755	2012/1295	Linby House	Linby	1	Residential car park
6/756	2012/0169	The Granary (Abbey Fields Farm)	Newstead	1	Residential
<b>Total</b>				<b>43</b>	

## 2013/14

### Large sites

SHLAA Ref	Application Ref	Site Name	Locality	Units (net)	Previous Land Use
6/818	2010/0936	Sandford Road (2 & 2A)	Carlton	8	Residential
<b>Total</b>				<b>8</b>	

### Small sites

SHLAA Ref	Application Ref	Site Name	Locality	Units (net)	Previous Land Use
6/783	2012/1523	British Red Cross Arnold Centre	Arnold	4	Offices
6/820	2013/0028 PN	Byron House	Arnold	4	Offices
6/784	2013/0108	Ravenswood Road (143)	Arnold	1	Residential
6/796	2013/0393	Shortcross Avenue (37, Land Adj To)	Arnold	1	Undeveloped land



SHLAA Ref	Application Ref	Site Name	Locality	Units (net)	Previous Land Use
6/797	2013/0555	Warren Hill Community Church	Arnold	6	Church building
6/814	2013/1178	The Sycamores	Bestwood Village	3	Residential
6/801	2013/0797	Spring Farm Kennels (plot 3)	Calverton	1	Kennels
6/815	2013/1063	Carlton Hill (330-332)	Carlton	5	Offices
6/810	2013/1165	East Court	Carlton	1	Residential
6/816	2013/1467	Florence Road (2-4)	Carlton	1	Retail
6/817	2010/0133	Godfrey Street (77)	Carlton	3	Residential
6/804	2013/0866	Manor Road (5, Pioneer Accident Repair Centre)	Carlton	4	Repair centre
6/798	2013/0690	Old Brickyard (5a)	Carlton	3	Commercial unit
6/824	2013/1528	Rutland Road (garage site)	Carlton	6	Residential garages
6/799	2013/0689	The Elms (2)	Carlton	1	Residential
6/811	2013/1173	Main Street (16)	Papplewick	1	Residential
6/793	2011/0841	Chapel Lane (70)	Ravenshead	3	Residential
6/800	2013/0607	Longdale Lane (12)	Ravenshead	1	Residential
6/808	2013/0886	Regina Crescent (9)	Ravenshead	1	Residential
6/790	2013/0076	Main Street (152-156)	Woodborough	1	Residential
<b>Total</b>				<b>51</b>	

## 2014/15

### Large sites

SHLAA Ref	Application Ref	Site Name	Locality	Units (net)	Previous Land Use
6/897	2014/0669	DBH House	Carlton	12	Offices
<b>Total</b>				<b>12</b>	

### Small sites

SHLAA Ref	Application Ref	Site Name	Locality	Units (net)	Previous Land Use
6/879	2014/1176	Accent Nene Ltd	Arnold	2	Offices



SHLAA Ref	Application Ref	Site Name	Locality	Units (net)	Previous Land Use
6/883	2014/0962	Benedict Court (1)	Arnold	4	Communal lounge/warden accommodation
6/884	2014/0485	Mansfield Road (57)	Arnold	1	Residential
6/888	2014/0643	Bridle Road (Barn to the Rear Of)	Burton Joyce	1	Barn
6/889	2014/0626	Station Road (3)	Burton Joyce	2	Residential
6/892	2014/1119	Adbolton Avenue (4)	Carlton	1	Residential
6/894	2014/0509	Cavendish Road (68)	Carlton	1	Residential
6/895	2013/1417	Chandos Street (7)	Carlton	2	Offices
6/900	2014/0588	Jackie Bells Tavern (Public House)	Carlton	9	Public House
6/901	2014/0668	Meadow Road (70, 72 & 74)	Carlton	1	Residential garages
6/878	2014/1009	Porchester Road (182)	Carlton	1	Residential
6/905	2014/1322	The Elms (2A)	Carlton	2	Residential
6/907	2014/0605	Spring Lane (300)	Lambley	1	Residential
6/908	2014/0507	The Lambley (Land Adj To)	Lambley	1	Public House
<b>Total</b>				<b>29</b>	

## 2015/16

### Large sites

SHLAA Ref	Application Ref	Site Name	Locality	Units (net)	Previous Land Use
6/949	2015/0444	Carlton And District Constitutional Club	Carlton	10	Social Club
6/965	2014/0559	The Cavendish Pub	Carlton	41	Public House
<b>Total</b>				<b>51</b>	

### Small sites

SHLAA Ref	Application Ref	Site Name	Locality	Units (net)	Previous Land Use
6/928	2015/0636	Bagnall Avenue	Arnold	2	Residential garages
6/934	2015/1378	Robin Hood Road (3)	Arnold	1	Residential



SHLAA Ref	Application Ref	Site Name	Locality	Units (net)	Previous Land Use
6/940	2015/1407	Bridle Road (106, Land Rear Of)	Burton Joyce	1	Barn
6/944	2015/1014	United Reformed Church	Burton Joyce	1	Church
6/947	2015/0431	Spring Farm Kennels	Calverton	1	Agricultural building
6/948	2015/1333	Spring Farm Kennels (A)	Calverton	1	Kennels / worker's flat
6/951	2015/0759	Cavendish Avenue (11)	Carlton	1	Residential
6/980	2015/0821	Daisy Road (17)	Carlton	1	Residential
6/953	2014/0856	Ethel Avenue (21)	Carlton	1	Residential
6/984	2015/0261	Main Road (98)	Carlton	2	Retail / residential
6/954	2015/1329	Northcliffe Avenue (37)	Carlton	1	Residential
6/956	2014/0242	Northcliffe Avenue (4, Land Adj To)	Carlton	4	Brownfield land
6/957	2015/1421	Perlethorpe Drive (garages)	Carlton	2	Residential garages
6/958	2014/1346	Play Area (Dunstan Street)	Carlton	6	Hard surface play area
6/959	2015/0311	Porchester Road (162)	Carlton	2	Retail
6/961	2015/0426	Porchester Road (200)	Carlton	4	Retail
6/983	2014/1278	Main Road (29)	Ravenshead	1	Residential
6/972	2015/1257	Sheepwalk Lane (97)	Ravenshead	1	Residential
<b>Total</b>				<b>33</b>	

## 2016/17

### Large sites

SHLAA Ref	Application Ref	Site Name	Locality	Units (net)	Previous Land Use
6/993	2016/0414	Byron Street (Adj To 64)	Arnold	21	Car Park
6/1003	2016/0624	Ernehale Court	Arnold	18	Sheltered accommodation
6/1015	2014/0169	Gedling Care Home	Carlton	14	Care Home
<b>Total</b>				<b>53</b>	



## Small sites

<b>SHLAA Ref</b>	<b>Application Ref</b>	<b>Site Name</b>	<b>Locality</b>	<b>Units (net)</b>	<b>Previous Land Use</b>
6/1000	2016/0334	Bestwood Lodge Drive (garage site 7)	Arnold	4	Residential garages
6/1001	2016/0335	Bestwood Lodge Drive (garage site 8)	Arnold	4	Residential garages
6/1002	2016/0329	Danes Close (garage site 2)	Arnold	2	Residential garages
6/994	2016/1234	Danes Close (garage site 3)	Arnold	3	Residential garages
6/1004	2016/0332	Falconers Walk (garage site 6)	Arnold	2	Residential garages
6/1020	2016/0520	Front Street (33-35)	Arnold	1	Retail
6/1005	2016/0336	Hanworth Gardens (garage site 9)	Arnold	2	Residential garages
6/995	2016/1233	Maidens Dale (garage site 10)	Arnold	4	Residential garages
6/1006	2016/0443	Moyra Drive (garage site 24)	Arnold	4	Residential garages
6/1010	2016/0809	Nottingham Road (153-157)	Arnold	3	Retail
6/996	2016/1236	Main Street (60)	Burton Joyce	2	Workshop buildings
6/1029	2016/0108	Georges Lane (10)	Calverton	1	Vacant land
6/999	2016/0263	Dunstan Street (46 To 50)	Carlton	2	Residential garages
6/1014	2016/0195	Ernest Road (64A)	Carlton	1	Sports Injury Clinic
6/1031	2016/0069	Standhill Road (219, Land Adj To)	Carlton	2	Retail
6/1016	2016/0275	Lambley House	Lambley	1	Workshop for cars parked
6/1024	2016/0572	Land North Of The Lambley	Lambley	3	Agricultural land
6/997	2016/0899	Spring Lane (114)	Lambley	4	Builders yard / merchants
6/1038	2016/0987	The Riding Stables	Lambley	1	Agricultural building
6/1009	2016/0736	Main Street (25)	Linby	1	Residential
6/1026	2016/0264	Longdale Craft Centre	Ravenshead	3	Retail
6/1027	2016/0060	Sheepwalk Lane (88)	Ravenshead	2	Residential



SHLAA Ref	Application Ref	Site Name	Locality	Units (net)	Previous Land Use
6/1012	2016/0789	Lingwood Lane (Land Adj The Vicarage)	Woodborough	1	Scout hut
<b>Total</b>				<b>53</b>	



## Extract of Local Planning Document policies that are proposed to be amended

### Introduction

1. As a result of the Inspector's note dated 16<sup>th</sup> June 2017 (**EX/122**), it is proposed that the following sites are allocated for housing in the Local Planning Document (LPD), and that the relevant policies are updated to include these additional sites:

LPD Reference	Site Name and Allocation	Locality (LPD Policy)
X1	Daybrook Laundry – 50 homes	Urban Area (Policy LPD 65)
X2	Land West of A60 A – 70 homes	Urban Area (Policy LPD 65)
X3	Land West of A60 B – 150 homes	Urban Area (Policy LPD 65)
X4	Flatts Lane – 60 homes	Calverton (Policy LPD 67)
X5	Kighill Lane A – 20 homes	Ravenshead (Policy LPD68)
X6	Kighill Lane B – 30 homes	Ravenshead (Policy LPD68)

2. Background information regarding these proposed additional housing allocations can be found by referring, in particular, to the following consultation documents:
  - Housing Background Paper Addendum 2
  - Site Selection Document Addendum 2
  - Sustainability Appraisal Addendum 4

### Reading this Document

3. This document only includes extracts of the LPD policies that are relevant to this consultation on the five additional proposed housing sites. The policy extracts include modifications that have been agreed through the examination hearing process for completeness only. It should be noted that all such modifications will be formally consulted on following the closing of the examination hearing process. This consultation relates specifically to the five proposed additional housing sites.
4. Where policy text and supporting text is indicated as red and underlined, this denotes proposed changes that are the subject of this consultation.
5. The maps that support each policy include two types of notation – 'housing sites' and 'additional housing sites'. Those indicated as 'housing sites' have been consulted on previously and discussed during the examination hearing sessions. Any minor amendments to boundaries that have been discussed through the examination process are included (please refer to paragraph 3). Those indicated as 'additional housing sites' denote the five sites that are the subject of this consultation.



## Policy LPD 64 Housing Distribution

A minimum of 7,250 homes will be provided for during the plan period (2011-2028), distributed as follows:

1. **4,890** homes in or adjoining the main built up area of Arnold and Carlton;
2. Up to 1,265 homes around Hucknall;
3. **1,660** homes at the Key Settlements for Growth made up of
  - i. Bestwood Village - 540 homes;
  - ii. Calverton - **820** homes; and
  - iii. Ravenshead - **300** homes.
4. **170** homes at the other villages including:
  - i. Burton Joyce - 80 homes; and
  - ii. Woodborough - **50** homes.
5. Windfall allowance - 320 homes.

2.1 Policy 2 (The Spatial Strategy) of the Aligned Core Strategy sets out the broad spatial distribution of new homes around Gedling Borough. It adopts a strategy of urban concentration with regeneration. This means that development will be directed to locations within or adjacent to the main urban areas of Arnold and Carlton, followed by locations on the edge of the sub-regional centre of Hucknall and then locations at three settlements identified as key settlements for growth. Finally, growth at 'other villages' will be provided to meet local need only.

2.2 The number of homes to be provided on the edge of Hucknall is limited to no more than 1,265 to accord with the requirement of the Inspector examining the Aligned Core Strategy in order to reduce the impact of new development on Hucknall. The current supply information suggests that this figure may be somewhat lower but the 'up to' figure has been kept at 1265 in order to allow a degree of flexibility in relation to sites that are still to be developed whilst remaining below the maximum figure set by the Aligned Core Strategy.

2.3 The Aligned Core Strategy allocates three strategic sites, at Teal Close on the edge of the urban area and at Top Wighay Farm and North of Papplewick Lane on the edge of Hucknall. These sites are shown on the Policies map. Gedling Colliery/Chase Farm site was also identified as a strategic location for growth in the Aligned Core Strategy and is shown on the Policies map as housing allocation H9.

2.4 The proposed non-strategic sites for the urban area and edge of Hucknall are outlined in Policy LPD 65: Urban Area. For the key settlements, sites in Bestwood Village are outlined in LPD 66: Bestwood Village; Calverton in LPD 67 and Ravenshead in LPD 68. For the other villages, the following policies are provided: LPD 69 Burton Joyce; LPD 70 Newstead; and LPD 71 Woodborough.

2.5 The figures set out in Policy LPD64 include homes which have already been built since 2011, sites with extant planning permission, sites below the threshold for allocation and sites allocated in the Aligned Core Strategy and Local Planning Document.



## Policy LPD 65 Housing Allocations - Urban Area and edge of Hucknall

The following sites are allocated for residential development, as shown on the Policies Map:

- H1 - Rolleston Drive – 140 homes
- H2 - Brookfields Garden Centre – 90 homes
- H3 - Willow Farm – 110 homes \*
- H4 - Linden Grove – 115 homes \*
- H5 - Lodge Farm Lane – 150 homes
- H6 - Spring Lane – 150 homes #
- H7 - Howbeck Road/Mapperley Plains – 205 homes
- H8 - Killisick Lane – 230 homes
- H9 - Gedling Colliery/Chase Farm – 1,050 homes
- X1 - Daybrook Laundry – 50 homes
- X2 - Land West of A60 A – 70 homes
- X3 – Land West of A60 B – 150 Homes
- H10 - Hayden Lane – 120 homes

Sites marked with a \* will not be permitted to deliver homes prior to completion of the Gedling Access Road.

Sites marked with a # have already been granted planning permission and are therefore planning commitments rather than new allocations.

### Notes:

Numbers provided are approximate. Planning permission may be granted for proposals with higher numbers of homes subject to the overall scheme being considered suitable.

3.1 Policy 2 (The Spatial Strategy) of the Aligned Core Strategy sets out the broad spatial distribution of new homes around Gedling Borough. It adopts a strategy of urban concentration with regeneration. This means that development will be directed to locations within or adjacent to the main urban areas of Arnold and Carlton, followed by locations on the edge of the sub-regional centre of Hucknall and then locations at three settlements identified as key settlements for growth. Finally, growth at 'other villages'<sup>1</sup> will be provided to meet local need only.

3.2 The urban area is considered to be the most sustainable location for new homes within Gedling Borough. It has more services and facilities and better public transport links to key destinations such as Nottingham City Centre. Focussing new development to locations within or adjacent to the urban area will ensure that best use is made of these attributes.

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<sup>1</sup> Burton Joyce, Lambley, Linby, Newstead, Papplewick, Stoke Bardolph and Woodborough.



3.3 The sites identified in this policy have been allocated following a site selection process. This process considered a number of sites both within and adjacent to the urban area including a mix of brownfield and greenfield sites. In some cases, it has been considered that there were the exceptional circumstances required to amend the boundary of the Green Belt allowing residential development.

#### Rolleston Drive

3.4 This site is brownfield and is located centrally within the existing urban area of Arnold. It was last used as a depot for Nottinghamshire County Council. In developing the site, account will need to be taken of the stream which runs along the north-western boundary of the site. This connects the adjacent water storage facility to other facilities and helps control surface water runoff in the area. The site is also possibly affected by contamination and a ground survey would be required as part of the planning application. Access to the site will come from Rolleston Drive likely via a new point of access. Based on the current Affordable Housing SPD (adopted 2009) the site would be expected to provide 18 affordable homes. Contributions would also be expected to education and health and to open space.

#### Brookfields Garden Centre

3.5 The site is located on the north-eastern edge of Arnold and is currently occupied by a garden centre. The site is adjacent to the Howbeck Road/Mapperley Plains allocation but has been allocated separately to reflect that it is already developed. Access to the site will be from Mapperley Plains and may be in conjunction with the adjacent site. Based on the Affordable Housing SPD (adopted 2009) the site is expected to deliver 31 affordable homes. Contributions would also be expected towards education, health and open space.

3.6 Prior extraction of brick clay from the site should be considered through the planning application process. Consideration should be given to whether extraction is viable and feasible. Consultation with Nottinghamshire County Council as the Minerals and Waste Planning Authority will be required.

#### Willow Farm

3.7 Willow Farm is currently agricultural land and is located on the eastern edge of Carlton between the existing urban area and the proposed route of the Gedling Access Road. Access to the site would be via existing roads (Green's Farm Lane and/or Grange View Road) although homes on site cannot be delivered until the Gedling Access Road is complete. This is because providing the Gedling Access Road will divert traffic from the Arnold Lane/Shearing Hill area thereby freeing up capacity. Based on the Affordable Housing SPD (adopted 2009) the site is expected to deliver 22 affordable homes. Contributions would also be expected towards education, health and open space.

#### Linden Grove

3.8 This site is located to the south east of Carlton close to the Carlton-le-Willows Academy. The site is bounded by the Colwick Loop Road although access is



expected to be onto Burton Road. As with Willow Farm, homes on site cannot be delivered until the Gedling Access Road is complete. This is because providing the Gedling Access will divert traffic from the Arnold Lane/Shearing Hill area thereby freeing up capacity. Based on the Affordable Housing SPD (adopted 2009) the site is expected to deliver 23 affordable homes. Contributions would also be expected towards education, health and open space.

#### Lodge Farm Lane

3.9 Located to the north of Arnold, Lodge Farm is currently agricultural land. The main access would come from Mansfield Road (A60) with secondary access through the Stockings Farm development to the east. The north eastern corner of the housing allocation should be left open as a landscape buffer in order to minimise landscape and visual impact. Due to the need to define the boundaries of the Green Belt using defensible features on the ground, an area of land to the north of the housing allocation will be removed from the Green Belt and designated as Safeguarded Land. However, it is not expected that this land will be developed in the future as this land is sensitive in landscape terms. Based on the Affordable Housing SPD (adopted 2009) the site is expected to deliver 30 affordable homes. Contributions would also be expected towards education, health and open space.

3.10 Prior extraction of brick clay from the site should be considered through the planning application process. Consideration should be given to whether extraction is viable and feasible. Consultation with Nottinghamshire County Council as the Minerals and Waste Planning Authority will be required.

#### Spring Lane

3.11 This site is located to the south of the Ashwater Drive site allocated in the Gedling Borough Replacement Local Plan (2005) and forms part of the spoil heap for the former Gedling Colliery/Chase Farm site. The site was granted planning permission in May 2015.

#### Howbeck Road/Mapperley Plains

3.12 This allocation is located to the north-eastern edge of Arnold adjacent to the allocation at Brookfields Garden Centre; development of each of the sites should have regard to the other. The main access to the site would come from Mapperley Plains with additional access through the recent development off Howbeck Road to the west. Based on the Affordable Housing SPD (adopted 2009) the site is expected to deliver 62 affordable homes. Contributions would also be expected towards education, health and open space.

3.13 The site lies close to existing mineral and waste operations at Dorket Head. To protect both these operations and residential amenity the phasing of the site should align with the expected extraction of minerals and development should maintain an appropriate standoff from active operations. Other forms of mitigation, such as bunds and screening, may also be required. Prior extraction of brick clay from the site should be considered through the planning application process. Consideration should be given to whether extraction is viable and feasible. Consultation with



Nottinghamshire County Council as the Minerals and Waste Planning Authority will be required.

#### Killisick Lane

3.14 The Killisick Lane site lies adjacent to the northern edge of Arnold. The site is adjacent to a local nature reserve and access to the site would involve the loss of a small part of the site. An area of land north of the allocation will be provided in compensation. Additional access may be possible via Strathmore Road. Based on the Affordable Housing SPD (adopted 2009) the site is expected to deliver at least 43 affordable homes<sup>2</sup>. Contributions would also be expected towards education, health and open space.

3.15 The site lies close to existing mineral and waste operations at Dorket Head. ~~To protect both these operations and residential amenity the phasing of the site should align with the expected extraction of minerals and development should maintain an appropriate standoff from active operations. The company Ibstock Brick Limited is proposing to extend the quarry to the south of the existing workings. The housing site H8 will need to be phased to ensure that an appropriate standoff is maintained between the housing development and the active quarry operations. Subject to the necessary planning consent being obtained it is anticipated that the extraction of clay could be worked out by 2021 with progressive restoration restoring the land by the early 2020s. Planning permission will only be granted subject to a phasing policy which requires the site to be developed in two phases starting with the southern part of the site and progressing northwards. The first phase comprising approximately 65 units will be confined to the south western part of the site to a line approximate to the extent of the existing built up area (aligning with Brechin Close). This first phase will then be phased to commence in 2019/20 progressing northwards and complete by 2021/22. Phase 2 will be commenced around 2022/23 progressing northwards at which point it is expected that the extraction of clay will have finished and the southern extension to the quarry progressively restored.~~ Other forms of mitigation, such as bunds and screening, may also be required. Prior extraction of brick clay from the site should be considered through the planning application process. Consideration should be given to whether extraction is viable and feasible. Consultation with Nottinghamshire County Council as the Minerals and Waste Planning Authority will be required.

#### Gedling Colliery/Chase Farm

3.16 Land at the former Gedling Colliery/Chase Farm site was allocated in the Gedling Borough Replacement Local Plan (2005) for 1,120 homes and 6 ha of employment land. Through the Aligned Core Strategy the site was identified as a Strategic Location for at least 600 homes with associated employment and a new local centre also to be provided.

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<sup>2</sup> The site is split between two housing sub-markets – Arnold/Bestwood (20% requirement) and Arnold/Mapperley (30% requirement). The figure of at least 43 homes is based on the application of 20% across the entire site.



3.17 Access to the site is dependent on the provision of the 3.8km long Gedling Access Road which will link Mapperley Plains to the north with the A612 further south. The Gedling Access Road was granted planning permission in December 2014 and planning permission for remainder of the development scheme was granted in March 2017. In addition to the Gedling Access Road the application makes provision for a new school, a local centre, open space and 37 affordable homes. The land to the north of the Gedling Access Road is allocated for employment-led mixed use development which will provide sustainable employment opportunities close to the new housing provision.

3.18 The Council will closely monitor progress on the Gedling Access Road to identify any slippage or risk of no delivery. If the Gedling Access Road cannot be delivered, the Council is of the view that the risk to housing delivery both in terms of scale and location would be of such significance to warrant an early review of the Local Plan. The trigger point for an early review would be conditional on confirmation from the promoters of the Gedling Access Road that the scheme is not to be delivered. Whilst such a scenario is unlikely, a decision to undertake an early review of the local plan would be made by March 2020.

#### Daybrook Laundry

3.19 This site is located in Daybrook and is currently brownfield land within the main urban area. Access to the site would come from the existing signalised access road that provides access to the adjoining supermarket. Based on the Affordable Housing SPD, the site would be expected to deliver 10 affordable homes. Contributions would be expected towards education, health and open space.

#### Land West of A60 A

3.20 This site is located to the north of Redhill and is currently brownfield land. It is anticipated that planning permission will be granted on the site. Through the section 106 agreement contributions are expected to be secured for open space, primary and secondary education school places and affordable housing.

#### Land West of A60 B

3.21 This site is located to the north of Redhill and is currently agricultural land. Access to the site has been safeguarded through the adjoining site - X1 Land West of A60 A. Based on the Affordable Housing SPD, the site would be expected to deliver 45 affordable homes. Contributions would be expected towards education, health and open space.

#### Hayden Lane

3.22 This site lies adjacent to the sub-regional centre of Hucknall to the west of the North of Papplewick Lane site. The site would be expected to provide 36 affordable homes. As the site adjoins Ashfield District, careful consideration will need to be given to the impact on local infrastructure (including education and health) and most appropriate way to use contributions.



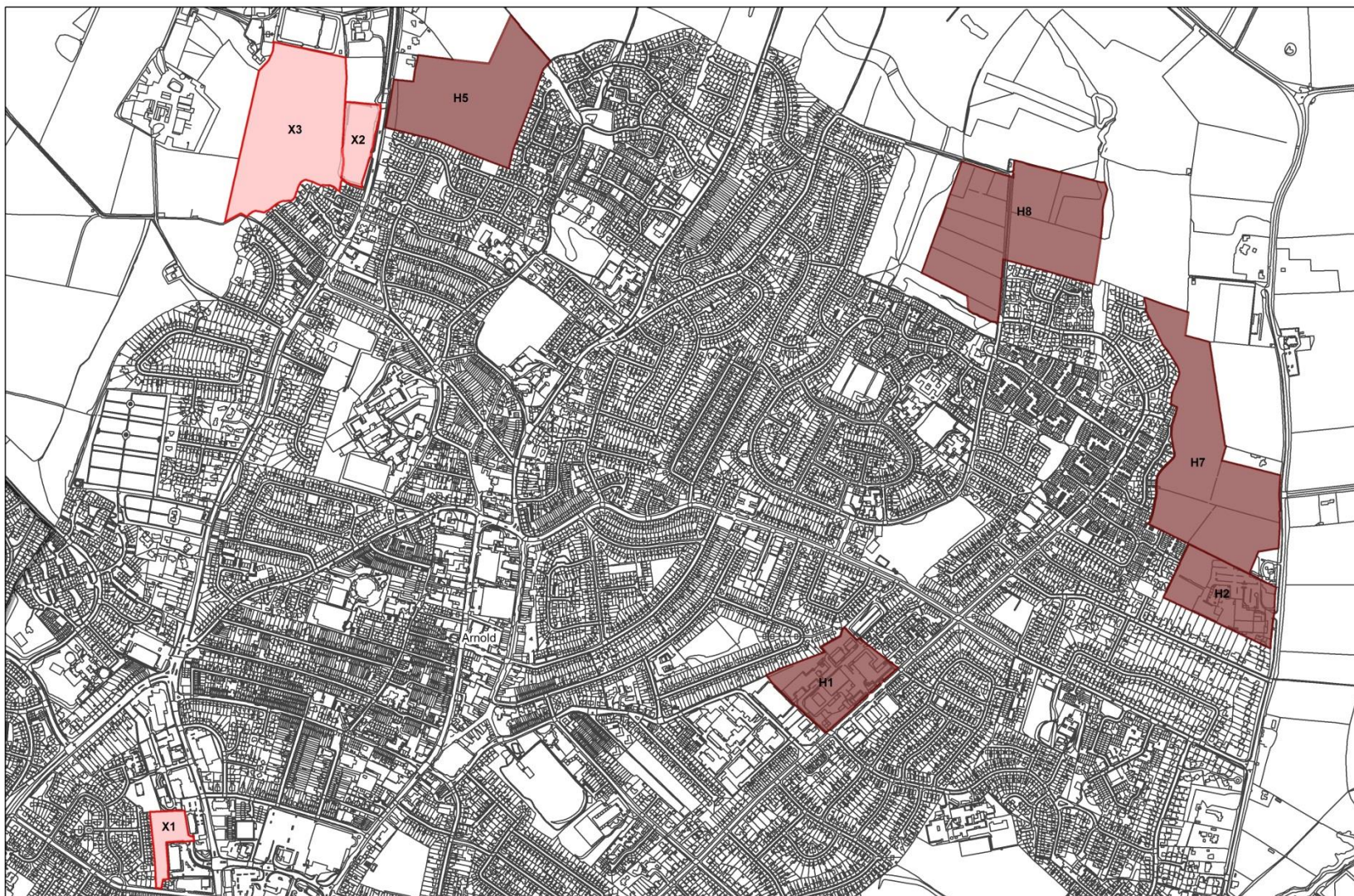
### Key Related Policies

- ACS Policy 2: The Spatial Strategy
- ACS Policy 4: Employment provision and Economic Development
- ACS Policy 7: Regeneration
- LPD Policy 16: Safeguarded Land
- LPD Policy 44: Retention of Employment and Employment Uses
- LPD Policy 64: Housing Distribution

### Monitoring Information

Indicator	Target	Collection
Progress on the delivery of the sites allocated in Policy LPD 65	All sites delivered by 2028	Monitoring of site status





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# Policy LPD 65 Urban Area - Arnold

- Housing Sites
- Additional Housing Sites
- Borough Boundary





## Policy LPD 67 Housing Allocations - Calverton

The following sites are allocated for residential development, as shown on the Policies Map:

- H14 - Dark Lane - 70 homes #
- H15 - Main Street -75 homes
- H16 - Park Road - 390 homes
- X4 - Flatts Lane – 60 homes

Sites marked with a # have already been granted planning permission and are therefore planning commitments rather than new allocations.

Notes:

Numbers provided are approximate. Planning permission may be granted for proposals with higher numbers of dwellings subject to the overall scheme being considered suitable.

5.1 Policy 2 (The Spatial Strategy) of the Aligned Core Strategy sets out the broad spatial distribution of new homes around Gedling Borough. It adopts a strategy of urban concentration with regeneration. This means that development will be directed to locations within or adjacent to the main urban areas of Arnold and Carlton, followed by locations on the edge of the sub-regional centre of Hucknall and then locations at three settlements identified as key settlements for growth. Finally, growth at 'other villages'<sup>3</sup> will be provided to meet local need only.

5.2 Calverton is identified as a key settlement for growth in the Aligned Core Strategy and is located about 6 miles north-east of the urban area of Arnold. As of the 2011 Census it had a population of 7,076 and 2,987 households. The character of the settlement is roughly split between the southern part which includes the historic core along Main Street and the northern part which includes the majority of the post-war development. Calverton has a good range of facilities compared to other similar sized settlements. These include:

- a combined secondary school and leisure centre;
- an industrial estate;
- three primary schools; and
- a local centre including a library, small supermarket, doctors surgery and post office.

5.3 The sites identified in the policy have been allocated following a site selection process. This process considered a number of sites both within and adjacent to Calverton. It has been considered that there were the exceptional circumstances

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<sup>3</sup> Burton Joyce, Lambley, Linby, Newstead, Papplewick, Stoke Bardolph and Woodborough.



required to amend the boundary of the Green Belt at Main Street and at Park Road to allow residential development and provide Safeguarded Land for future development beyond the plan period (see Policy LPD 16: Safeguarded Land).

5.4 Mitigation measures will be required in relation to the Flatts Lane, Main Street and Park Road sites in order to avoid the likelihood of a significant effect on the prospective Sherwood Forest Special Protection Area, as identified in the Habitat Regulations Assessment. Mitigation will include the provision of green infrastructure and visitor management and a further assessment of potential effects.

#### Dark Lane

5.5 The Dark Lane site was allocated in the Gedling Borough Replacement Local Plan (2005) for 110 homes and a Development Brief was prepared and adopted as an SPD in July 2008. Prior to this the site had been agricultural land although had not been used as such for a number of years. Planning permission was granted for the site in November 2012 which reduced the number of homes to 72 due to changes to the adjacent Conservation Area in the period after the site was originally allocated. Through the s106 agreement for the planning permission contributions were secured for open space, primary health care and affordable housing. At the time of writing the site is under construction.

#### Main Street

5.6 This site is located to the west of Calverton close to the junction between Main Street and Hollinwood Lane and is currently used for grazing. Access to the site would be from Main Street. Based on the current Affordable Housing SPD (adopted 2009) the site would be expected to provide 15 affordable homes. Contributions would also be expected towards education, health and open space.

#### Park Road

5.7 The Park Road site lies to the north-west of the village and is largely agricultural land; a small area to the west is an unused car park. Access to the site would come via at least two access points from Park Road and Collyer Road. An additional access may be possible via North Green although the amenity of the existing homes here would need to be protected. Based on the current Affordable Housing SPD (adopted 2009) the site would be expected to provide 78 affordable homes. Contributions would also be expected towards education, health and open space.

#### Flatts Lane

5.8 This site is located to the north-west of Calverton and is currently agricultural land. Access to the site can be achieved at the southernmost junction of Flatts Lane and James Drive. The northern field of the allocation, aligning with the northernmost junction of James Drive, should be left open as a landscape buffer in order to minimise landscape and visual impact. Based on the Affordable Housing SPD, the site would be expected to deliver 12 affordable homes. Contributions would be expected towards education, health and open space.



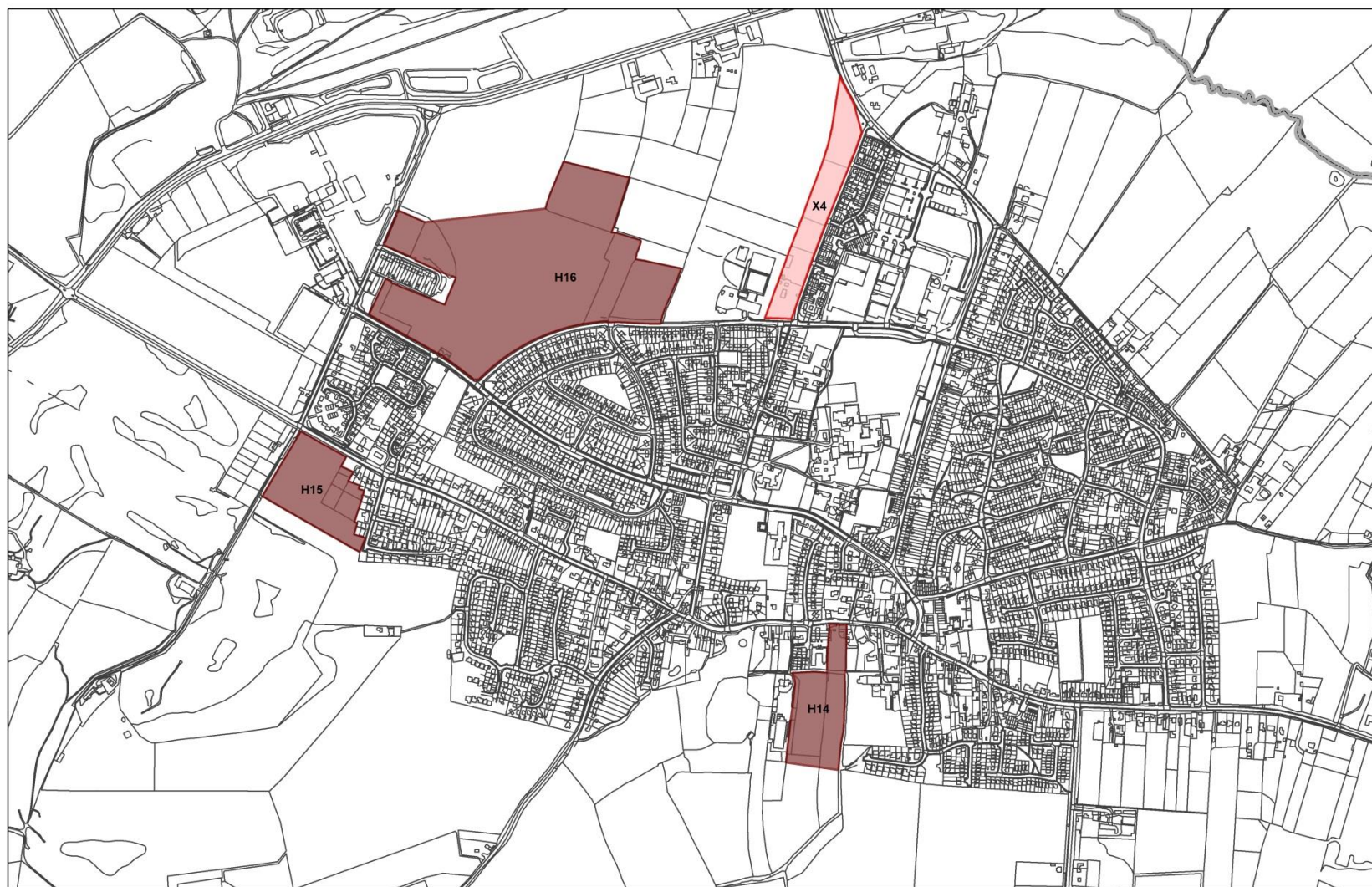
### Key Related Policies

- ACS Policy 2: The Spatial Strategy
- ACS Policy 4: Employment Provision and Economic Development
- LPD Policy 16: Safeguarded Land
- LPD Policy 44: Retention of Employment and Employment Uses
- LPD Policy 64: Housing Distribution

### Monitoring Information

Indicator	Target	Collection
Progress on the delivery of the sites allocated in Policy LPD 67	All sites delivered by 2028	Monitoring of site status





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## Policy LPD 67 Calverton

- Housing Sites
- Additional Housing Sites
- Borough Boundary





# Policy LPD 68 Housing Allocations - Ravenshead

The following sites are allocated for residential development, as shown on the Policies Map:

- H17 - Longdale Lane A – 30 homes
- H18 - Longdale Lane B – 30 homes
- H19 - Longdale Lane C – 70 homes #
- X5 - Kighill Lane A – 20 homes
- X6 - Kighill Lane B – 30 homes

Sites marked with a # have already been granted planning permission and are therefore planning commitments rather than new allocations.

Notes:

Numbers provided are approximate. Planning permission may be granted for proposals with higher numbers of dwellings subject to the overall scheme being considered suitable.

6.1 Policy 2 (The Spatial Strategy) of the Aligned Core Strategy sets out the broad spatial distribution of new homes around Gedling Borough. It adopts a strategy of urban concentration with regeneration. This means that development will be directed to locations within or adjacent to the main urban areas of Arnold and Carlton, followed by locations on the edge of the sub-regional centre of Hucknall and then locations at three settlements identified as key settlements for growth. Finally, growth at 'other villages'<sup>4</sup> will be provided to meet local need only.

6.2 Ravenshead is identified as a Key Settlement for growth in the Aligned Core Strategy and is located about 8 miles north of Arnold along the A60 and some 5 miles south of Mansfield. The 2011 Census records the population of Ravenshead as 5,588 and 2,465 households. Ravenshead is the entrance to the Newstead Abbey Park which is located to the west of the settlement. The character of the settlement is divided between the areas to the west of the A60 which reflects the more rural Newstead Abbey Park with detached houses set within large plots containing mature landscaping to the more typical urban form to the east of the A60. Ravenshead has a good range of facilities including:

- two primary schools; and
- a local centre, including a library, small supermarket, pharmacy and post office.

6.3 The sites identified in the policy have been allocated following a site selection process. This process considered a number of sites both within and adjacent to

<sup>4</sup> Burton Joyce, Lambley, Linby, Newstead, Papplewick, Stoke Bardolph and Woodborough.



Ravenshead. In some cases, it has been considered that there were the exceptional circumstances required to amend the boundary of the Green Belt allowing residential development.

#### Longdale Lane A

6.4 Located to the south east edge of Ravenshead, Longdale Lane site A comprises 1.36 ha and forms part of an area of land that was designated as Safeguarded Land in the Gedling Borough Replacement Local Plan (2005). As Safeguarded Land the site is sequentially preferable to Green Belt land under the requirements of Aligned Core Strategy Policy 2 which sets out a sequential approach to site selection, firstly land within built up areas followed by other land not within Green Belt including Safeguarded Land and finally Green Belt land on the edge of settlements. The site is currently semi improved grassland and scrub. Access to Longdale Lane will be through the adjoining site - Longdale Lane C which has planning permission. Based on the current Affordable Housing SPD the site would be expected to provide nine affordable homes. Financial contributions towards primary and secondary school places based on the number of pupil places generated by the development is likely to be required. Contributions may also be required towards primary health care.

#### Longdale Lane B

6.5 This site adjoins the southern boundary of Longdale Lane C and fronts onto Longdale Lane. At 0.89 ha this site which is currently a ploughed field has capacity to accommodate 30 homes. The site adjoins a woodland Tree Preservation Order which is also a Local Wildlife Site and in the same ownership as the housing allocation. It will be necessary to ensure that mitigation measures are in place to protect the Local Wildlife Site from disturbance due to the development through an appropriate management plan and for the provision of other mitigation measures including for example, wildlife corridors and potential to provide compensatory habitat on part of the site.

6.6 The site is allocated for 30 homes with access possible from Longdale Lane which will require a footpath to be provided along its frontage to connect with the existing footway. Based on the current Affordable Housing SPD (adopted 2009) the site would be expected to provide nine affordable homes. Financial contributions towards primary and secondary school places based on the number of pupil places generated by the development is likely to be required. Contributions may also be required towards primary health care.

#### Longdale Lane C

6.7 This 2.3 ha site was designated as Safeguarded Land in the Gedling Borough Replacement Local Plan (2005) along with Longdale Lane site A above. However, this site was granted planning permission in October 2014 for 70 homes. Through the section 106 agreement contributions were secured for open space, primary and secondary education school places and affordable housing with some nine affordable provided plus an offsite contribution towards 12 more affordable homes elsewhere in the Borough.



### Kighill Lane A

6.8 This site is located to the south of Ravenshead and currently comprises residential garden land. Access to the site would come from Kighill Lane, and there potentially may be scope to achieve access through the adjoining housing allocation H18. It may be that part of this site comes forward for self-build and custom-build residential development. Based on the Affordable Housing SPD, the site would be expected to deliver six affordable homes. Contributions would be expected towards education, health and open space.

### Kighill Lane B

6.9 This site is located to the south of Ravenshead and currently comprises residential garden land. Access to the site would come from Kighill Lane, and there potentially may be scope to achieve access through the adjoining housing allocation H17. It may be that part of this site comes forward for self-build and custom-build residential development. Based on the Affordable Housing SPD, the site would be expected to deliver nine affordable homes. Contributions would be expected towards education, health and open space.

### **Key Related Policies**

- ACS Policy 2: The Spatial Strategy
- LPD Policy 64: Housing Distribution

### **Monitoring Information**

Indicator	Target	Collection
Progress on the delivery of the sites allocated in Policy LPD 68	All sites delivered by 2028	Monitoring of site status





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# Policy LPD 68 Ravenshead

- Housing Sites
- Additional Housing Sites
- Borough Boundary





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# **Sustainability Appraisal Publication Draft**

## **Addendum 4: Review of SA Assessment on Policy LPD63 (now LPD64) and Additional Site Allocations for Housing**

Local Planning Document  
September 2017





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## Key to SA Scoring

The colour coding is used throughout this document and the appendices for the SA appraisals that have been undertaken. The colour coding provides a visual summary of the overall results of the SA appraisals against the SA objectives.

Major positive	++
Minor positive	+
Neutral / Not relevant	0
Minor negative	-
Major negative	--
Uncertain – effect unknown	?



# **Addendum Report**

- 1.1 This is the fourth addendum to the Sustainability Appraisal Publication Draft of the Local Planning Document. This looks at the findings of the SA assessment of the revision to the housing distribution policy and the additional site allocations for housing in the Arnold part of the urban area, Calverton and Ravenshead in the Local Planning Document.
- 1.2 The purpose of the Sustainability Appraisal is to assess the economic, social and environmental impacts of projects, strategies or plans, so that the preferred option promotes, rather than inhibits, sustainable development.

## **Consultation**

- 1.3 This addendum is published alongside the revised extract of the Local Planning Document in order to seek comments. This will provide the opportunity for the public and statutory bodies to use the findings of the Addendum to the Sustainability Appraisal to help inform any comments which may be made on the Local Planning Document.
- 1.4 The deadline for comments is **5pm on Monday 30 October 2017.**

## **Stages of Sustainability Appraisal**

- 1.5 The Council's approach to undertaking Sustainability Appraisal is based on the Government's planning practice guidance. The guidance is designed to ensure compliance with the requirements of the Planning and Compulsory Purchase Act 2004 and the Strategic Environmental Assessment Directive.
- 1.6 The Government's guidance identifies 5 stages of carrying out an SA. Table 2 of the Sustainability Appraisal Publication Draft set out the main stages of a Sustainability Appraisal. The Sustainability Appraisal Publication Draft covers Stages A, B and C of the SA process. Stage D represents the consultation stage, during which the Sustainability Appraisal Publication Draft was consulted on alongside the Local Planning Document Publication Draft between May and July 2016. The remaining stage E of the SA will be completed following adoption.
- 1.7 This addendum re-visits Stage B of the SA process.

## **Local Planning Document Publication Draft**

- 1.8 Consultation on the Local Planning Document Publication Draft was held between May and July 2016. A number of alternative sites to the proposed site allocations were put forward. An addendum to the Sustainability Appraisal Publication Draft was published in October 2016 which looked at the findings of the SA assessment of the three additional reasonable alternative sites that had not been assessed previously and required further consideration.



### **Local Planning Document Submission**

- 1.9 The Local Planning Document and its accompanying Sustainability Appraisal (LPD/REG/11-20) were submitted to the Planning Inspectorate for examination on 17 October 2016. The Inspector's Initial Questions for the Council (EX/01) raised questions regarding the Sustainability Appraisal. A second addendum to the Sustainability Appraisal Publication Draft was published in December 2016 which looked at the findings of the SA assessment of the options for the apportioning the remaining oversupply between the three key settlements and policies LPD62 and LPD63 contained in Part B of the Local Planning Document.

### **Local Planning Document Hearing Sessions**

- 1.10 The hearing session on the Sustainability Appraisal of the Local Planning Document took place on Tuesday 7 February 2017.
- 1.11 Calverton Parish Council raised some concerns regarding the supporting documents, including the Landscape and Visual Analysis of Potential Development Sites and The Impact of Possible Development Sites on Heritage Assets. Specifically, the heritage analysis excluded assessment of the three Scheduled Ancient Monuments that are located in the vicinity of Calverton and it was considered that the landscape assessment may have been constrained by a lack of local knowledge. The Impact of Possible Development Sites on Heritage Assets in Gedling Borough Council (2015) did not include Scheduled Monuments in the assessment and an officer judgement was made as to the potential impact of development sites. The Council commissioned a second independent heritage assessment. The Assessment of Impact of LPD Development Sites on Scheduled Monuments (2017) was used to review the SA assessment and does not supersede the Impact of Possible Development Sites on Heritage Assets in Gedling Borough Council (2015) which was used to inform SA objective 3 (heritage and design) in the SA assessment.
- 1.12 A third addendum to the Sustainability Appraisal Publication Draft was published in February 2017 which reviewed the SA assessment of the reasonable alternative sites and site allocations using new information from the second heritage assessment to inform SA objective 3 (heritage and design).

### **Local Planning Document Post Hearing Sessions**

- 1.13 In June 2017 the Inspector made it known that she had significant concerns about the soundness of one of the housing allocations in the Local Planning Document (site H8) and postponed the scheduled hearing session to allow the Council to undertake a public consultation exercise on the proposed new housing allocations and on the Council's amended five year supply and housing trajectory for the plan period.
- 1.14 This fourth addendum provides a SA assessment of the revision to the housing distribution policy and the additional site allocations for housing in the Arnold



part of the urban area, Calverton and Ravenshead in the Local Planning Document.

### **Selecting the Additional Site Allocations**

1.15 The Site Selection Document Addendum 2: Consideration of Additional Housing Allocation (2017) explains how the additional allocated housing sites have been chosen from the reasonable alternative sites. **Table 1** supersedes Table 18 in the Sustainability Appraisal Publication Draft and identifies those sites which have been allocated for housing. The sites that comprise additional site allocations are highlighted in **bold**.

**Table 1: Reasonable alternative options for site allocations for housing – updated**

<b>Ref</b>	<b>Site Name <sup>1</sup></b>	<b>Locality</b>	<b>Conclusion</b>	<b>LPD Ref</b>
6/18	Rolleston Drive (NCC Offices)	Arnold	Allocate	H1
6/24	Sherbrook Road/Prior Road	Arnold	Not to allocate	
6/25	Brookfield Road/Rolleston Drive	Arnold	Not to allocate – see 6/18	
6/48	Lodge Farm Lane	Arnold	Allocate	H5
6/49	Brookfields Garden Centre	Arnold	Allocate	H2
6/50	Killisick Lane	Arnold	Allocate – combine with 6/871, 6/872 and 6/873	H8
6/51	Howbeck Road (Land East)	Arnold	Allocate part of site – combine with 6/671	H7
6/455	New Farm (Site B)	Arnold	Not to allocate	
6/458	New Farm (Site D)	Arnold	Not to allocate	
6/462	New Farm (Site E)	Arnold	Not to allocate	
6/466	New Farm (SUE)	Arnold	Not to allocate	
<b>6/477</b>	<b>Daybrook Laundry</b>	<b>Arnold</b>	<b>Allocate</b>	<b>X1</b>
<b>6/479</b>	<b>Metallifactory Ltd</b>	<b>Arnold</b>	<b>Allocate</b>	<b>X2</b>
6/667	Sir John Robinson House	Arnold	Not to allocate	
6/668	Land Off Mapperley Plains	Arnold	Not to allocate	
6/671	Extension of Howbeck Road	Arnold	Allocate – combine with 6/51	H7
6/768	B and Q Unit Mansfield Road	Arnold	Not to allocate	
<b>6/778</b>	<b>Land to the west of the A60 Redhill</b>	<b>Arnold</b>	<b>Allocate</b>	<b>X3</b>
6/871	Killisick Lane (GBC Site 1)	Arnold	Allocate part of site – combine with 6/50, 6/872 and 6/873	H8

<sup>1</sup> The site name refers to the name of the reasonable alternative site, rather than the name of the allocation (where appropriate) which may be different.



Ref	Site Name <sup>1</sup>	Locality	Conclusion	LPD Ref
6/872	Killisick Lane (GBC Site 2)	Arnold	Allocate – combine with 6/50, 6/871 and 6/873	H8
6/873	Killisick Lane (GBC Site 3)	Arnold	Allocate part of site – combine with 6/50, 6/871 and 6/872	H8
A2	Lodge Farm Lane Phase 2	Arnold	Not to allocate	
6/12	Lambley Lane (Adj Glebe Farm)	Carlton	Not to allocate	
6/13	Lambley Lane/Spring Lane	Carlton	Not to allocate	
6/52	Spring Lane	Carlton	Allocate (boundary changed)	H6
6/131	Gedling Colliery/Chase Farm	Carlton	Allocate	H9
6/260	Sol Construction Ltd	Carlton	Not to allocate	
6/457	Lambley Lane (Adj Glebe Farm View)	Carlton	Not to allocate	
6/459	Lambley Lane (Willow Farm)	Carlton	Allocate part of site	H3
6/542	Linden Grove	Carlton	Allocate	H4
6/658	Mapperley Golf Course	Carlton	Not to allocate	
6/767	Spring Lane (156)	Carlton	Not to allocate	
6/860	Trent Valley Road A612 (Land Adj Railway)	Carlton	Not to allocate	
6/460	Hayden Lane	Hucknall	Allocate part of site	H10
6/20	Bestwood Business Park	Bestwood Village	Allocate	H13
6/27	Westhouse Farm	Bestwood Village	Allocate part of site	H12
6/28	Broad Valley Farm	Bestwood Village	Not to allocate	
6/484	The Sycamores	Bestwood Village	Allocate	H11
6/33	Hollinwood Lane/Long West Croft	Calverton	Not to allocate	
6/35	Mansfield Lane (Flatts Hill)	Calverton	Not to allocate	
6/36	Lampwood Close	Calverton	Not to allocate	
<b>6/37</b>	<b>Long Acre Lodge</b>	<b>Calverton</b>	<b>Allocate</b>	<b>X4</b>
6/45	Georges Lane/Gorse Close	Calverton	Not to allocate	
6/47	Park Road/Hollinwood Lane	Calverton	Allocate part of site – combine with 6/662	H16
6/130	Dark Lane	Calverton	Allocate	H14
6/289	Bottom Farm	Calverton	Not to allocate	



Ref	Site Name <sup>1</sup>	Locality	Conclusion	LPD Ref
6/540	Land to the South of Crookdole Lane	Calverton	Not to allocate	
6/544	Main Street/Hollinwood Lane (Land Adj To)	Calverton	Allocate	H15
6/587	Mansfield Lane (Whitehaven Farm)	Calverton	Not to allocate	
6/588	Mansfield Lane (250)	Calverton	Not to allocate	
6/649	Woods Lane	Calverton	Not to allocate	
6/661	Land at Broom Farm	Calverton	Not to allocate	
6/662	Hollinwood Lane/North Green	Calverton	Allocate – combine with 6/47	H16
6/664	Calverton Miners Welfare, land adj Hollinwood Lane	Calverton	Not to allocate	
6/665	Warren Place	Calverton	Not to allocate	
6/686	The Cherry Tree	Calverton	Not to allocate	
6/770	Land at Collyer Road	Calverton	Not to allocate	
6/772	Broom Farm, Mansfield Lane	Calverton	Not to allocate	
6/774	Borrowside Farm Bonnerhill (Site A)	Calverton	Not to allocate	
6/775	Borrowside Farm Bonnerhill (Site B)	Calverton	Not to allocate	
6/780	Ramsdale Park Golf Course	Calverton	Not to allocate	
6/834	Woodview Farm	Calverton	Not to allocate	
6/921	Shire Farm, Calverton	Calverton	Not to allocate	
6/39	Longdale Lane/Kighill Lane	Ravenshead	Allocate – split into three sites	H17, H18 and H19
6/86	Larch Farm Public House	Ravenshead	Not to allocate	
6/536	Nottingham Road (183)	Ravenshead	Not to allocate	
6/648	Land at Beech Avenue/Fishpool	Ravenshead	Not to allocate	
6/659	Main Road (9 & 11, Land Adj To)	Ravenshead	Not to allocate	
<b>6/669</b>	<b>Kighill Lane (18)</b>	<b>Ravenshead</b>	<b>Allocate – combine with 6/841 (and other sites not listed)</b>	<b>X5</b>
6/670	Kighill Lane (15a & 19)/Longdale Lane (170 & 172)	Ravenshead	Not to allocate	
<b>6/841</b>	<b>Land at Kighill Lane</b>	<b>Ravenshead</b>	<b>Allocate – combine with 6/669 (and other sites not listed)</b>	<b>X5</b>



Ref	Site Name <sup>1</sup>	Locality	Conclusion	LPD Ref
6/843	26 Kighill Lane Site 2 (land rear of)	Ravenshead	Allocate – combine with 6/845 (and other site not listed)	X6
6/845	28 Kighill Lane Site 1	Ravenshead	Allocate – combine with 6/843 (and other site not listed)	X6
6/919	Silverland Farm (Ricket Lane, Site A)	Ravenshead	Not to allocate	
6/920	Silverland Farm (Ricket Lane, Site B)	Ravenshead	Not to allocate	
6/29	Lambley Lane (23)	Burton Joyce	Not to allocate	
6/30	Woodside Road (Land Off)	Burton Joyce	Not to allocate	
6/31	Hillside Farm	Burton Joyce	Not to allocate	
6/469	Millfield Close (Safeguarded Land)	Burton Joyce	Allocate	H20
6/537	Land to the North of Orchard Close	Burton Joyce	Allocate	H21
6/539	Glebe Farm (Burton Joyce)	Burton Joyce	Not to allocate	
6/923	Orchard Close/Hillside Drive (land to the north of)	Burton Joyce	Not to allocate	
6/538	Land Off Spring Lane	Lambley	Not to allocate	
6/672	Land adj Steeles Way/Orchard Rise	Lambley	Not to allocate	
6/831	Catfoot Lane	Lambley	Not to allocate	
6/838	Stables - Site A	Lambley	Not to allocate	
6/839	Spring Lane (Land Off) - Site B	Lambley	Not to allocate	
6/917	Catfoot Lane (land adj Orchard Rise/Steels Way)	Lambley	Not to allocate	
A1	Hill Close Farm, Lambley	Lambley	Not to allocate	
6/535	Greenacres	Linby	Not to allocate	
6/132	Newstead Sports Ground	Newstead	Allocate	H22
6/924	Land South of Newstead	Newstead	Not to allocate	
A3	North of Altham Lodge	Papplewick	Not to allocate	
6/586	Stoke Bardolph Farm and Land	Stoke Bardolph	Not to allocate	
6/874	Long Meadow Farm (Site A)	Woodborough	Not to allocate	
6/875	Long Meadow Farm (Site B)	Woodborough	Not to allocate	
6/876	Long Meadow Farm (Site C)	Woodborough	Not to allocate	
6/196	Ash Grove	Woodborough	Allocate	H23
6/42	Lowdham Lane	Woodborough	Not to allocate	
6/43	Old Manor Farm (Land adj to)	Woodborough	Not to allocate	
6/44	Bank Hill	Woodborough	Not to allocate	
6/660	Land South of Smalls Croft	Woodborough	Not to allocate	
6/762	Land at Grimesmoor Farm Shelt Hill (Phase 1)	Woodborough	Not to allocate	



Ref	Site Name <sup>1</sup>	Locality	Conclusion	LPD Ref
6/763	Land at Grimesmoor Farm Shelt Hill (Phase 2,3,4)	Woodborough	Not to allocate	
6/776	Land at Broad Close/Private Road	Woodborough	Allocate – combine with 6/840	H24
6/777	Land on Shelt Hill adj 67	Woodborough	Not to allocate	
6/826	Main Street/ Taylors Croft (land)	Woodborough	Not to allocate	
6/827	Lingwood Lane (land adj Rose Marie cottage)	Woodborough	Not to allocate	
6/828	Park Avenue (land south of)	Woodborough	Not to allocate	
6/832	109 Main Street	Woodborough	Not to allocate	
6/833	111 Main Street	Woodborough	Not to allocate	
6/835	40 Shelt Hill	Woodborough	Not to allocate	
6/836	Main Street (119)	Woodborough	Not to allocate	
6/840	Plemont	Woodborough	Allocate – combine with 6/776	H24

1.16 **Maps 1, 2 and 3** (on pages 41, 52 and 62 respectively) and update the locations of the site allocations for housing to include the additional site allocations.

### **Methodology**

1.17 The SA assessment of policy LPD64 in Part B of the Local Planning Document was undertaken using the same approach used for the SA assessment of the development management policies. The policy was assessed against the SA objectives using the SA Framework. The SA Framework is included in **Appendix A**. The SA score against each SA objective was given to indicate whether the effect was likely to be positive, negative, neutral or uncertain. The SA assessment also recorded the scale, timescale and permanency of the effect.

1.18 The additional site allocations were assessed against the SA objectives using the SA Matrix and recommendations were provided. The SA Matrix is included in **Appendix A**. The SA score against each SA objective was given to indicate whether the effect is likely to be positive, negative or neutral. The SA assessment also recorded the scale, timescale and permanency of the effect.

1.19 The recommendations of the SA assessment informed the Local Planning Document process which helps to finalise the site allocations for the Local Planning Document.

### **Information used to inform the SA Assessment**

1.20 The sources of information used for the SA assessment of the additional site allocations remain unchanged from those used for the SA assessment of the



Publication Draft, with the exception of new data released since the previous SA assessment (for instance the Environment Agency's Flood Zones and Local Wildlife Sites) and the assessment of the Scheduled Monuments.

- 1.21 The SA assessment has also been updated to reflect the findings of the second heritage assessment published in 2017 (The Assessment of Impact of LPD Development Sites on Scheduled Monuments) which considers the impact of the development of the reasonable alternative sites and site allocations on Scheduled Monuments both within Gedling Borough and in the neighbouring authorities within 1 km of the Borough boundary.

### **SA Assessment of the revision to Policy LPD64 Housing Distribution**

- 1.22 **Table 2** summarises the appraisal results of the SA assessment of the revision to the housing distribution policy. Table 2 supersedes part of Table 4 in the Sustainability Appraisal Publication Draft Addendum 2: Appraisal of Housing Distribution for Key Settlements and Policies LPD62 and LPD63. Both policies have now been renumbered LPD63 and LPD64.

- 1.23 The detailed SA assessment is provided as **Appendix B**. This supersedes Appendix 2 of Addendum 2. For clarification, the appendix contains the full assessment of two policies relating to comprehensive development and housing distribution (LPD63 and LPD64). Table 2 summarises the SA findings in relation to the housing distribution policy as this is the purpose of this SA addendum.

**Table 2: SA assessment of Policy LPD64 (see key on page 3)**

	1. Housing	2. Health	3. Heritage and Design	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources	9. Flooding	10. Waste	11. Energy and Climate Change	12. Transport	13. Employment	14. Innovation	15. Economic Structure
64. Housing Distribution	++	+	-	0	+	-	-	-	0	-	0	+	0	0	0

- 1.24 Although the SA assessment has been revisited for housing distribution policy, there is no change to the overall SA conclusion.

### **SA Assessment of the Additional Site Allocations for Housing**

- 1.25 The SA assessment of the site allocations as set out in Appendix H of the Sustainability Appraisal Publication Draft have been revisited to consider the findings of the additional site allocations.



1.26 **Table 3** summarises the SA assessment of the additional site allocations for housing in the Arnold part of the urban area, Calverton and Ravenshead as contained in Part B of the Local Planning Document. The employment allocation in Calverton is reflected in the table for consistency purposes. The appraisal also reflects those where the capacity and site boundary of the existing housing allocations are being amended through the examination process. The new sites are highlighted in **bold** and identified with \*. Note the site allocation names have been abbreviated in the left column of the table. The letter H represents housing site and the letter E represents employment site. For clarification, the Carlton and Hucknall parts of the urban area and Bestwood Village (as one of the three Key Settlements) have not been appraised as part of this SA assessment as no changes have been proposed and thus the sites are not included in the table. Table 3 supersedes part of Table 20 in the Sustainability Appraisal Publication Draft.

1.27 Where new recommendations are made in addition to the recommendations already made in relation to the existing housing site allocations, they are included in this report.

1.28 The detailed SA assessment is provided in **Appendix B**. This supersedes part of Appendix H of the Sustainability Appraisal Publication Draft.

**Table 3: SA assessment of the site allocations for housing and employment (see key on page 3)**

	1. Housing	2. Health	3. Heritage and Design	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources	9. Flooding	10. Waste	11. Energy and Climate Change	12. Transport	13. Employment	14. Innovation	15. Economic Structure
<b>Urban Area – Arnold only</b>															
H1. Rolleston Drive	++	+	0	0	++	0	0	-	--	-	0	++	-	0	-
H2. Brookfields	++	+	0	0	+	0	0	+	0	-	0	++	-	0	-
H5. Lodge Farm Lane	++	+	0	0	+	-	0	--	-	-	0	+	0	0	0
H7. Howbeck Road	++	+	0	0	+	-	-	-	0	-	0	++	0	0	0
H8. Killisick Lane	++	+	0	0	+	--	-	-	0	-	0	++	0	0	0
<b>X1 Daybrook Laundry *</b>	++	++	0	0	+	-	0	--	0	-	0	++	0	0	0
<b>X2 West of A60 A *</b>	++	+	0	0	+	0	0	-	0	-	0	++	0	0	-



	1. Housing	2. Health	3. Heritage and Design	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources	9. Flooding	10. Waste	11. Energy and Climate Change	12. Transport	13. Employment	14. Innovation	15. Economic Structure
<b>X3 West of A60 B *</b>	++	+	0	0	+	-	0	-	0	-	0	++	0	0	0
<b>Key Settlements – Calverton only</b>															
H14. Dark Lane	++	++	--	0	++	-	0	-	0	-	0	+	0	0	0
H15. Main Street	++	+	0	0	+	-	0	-	0	-	0	-	0	0	0
H16. Park Road	++	+	0	0	+	-	-	-	-	-	0	+	0	0	0
<b>X4 Flatts Lane *</b>	++	+	-	0	+	-	-	-	0	-	0	+	0	0	0
E2. Hillcrest Park	0	+	0	0	+	0	0	-	0	-	0	+	++	++	++
<b>Key Settlements – Ravenshead only</b>															
H17. Longdale Lane A	++	+	0	0	+	-	0	-	0	-	0	+	0	0	0
H18. Longdale Lane B	++	+	0	0	+	--	0	-	0	-	0	+	0	0	0
H19. Longdale Lane C	++	+	0	0	+	-	0	-	0	-	0	+	0	0	0
<b>X5 Kighill Lane A *</b>	++	+	0	0	+	-	0	-	0	-	0	+	0	0	0
<b>X6 Kighill Lane B *</b>	++	+	0	0	+	-	0	-	0	-	0	+	0	0	0

### **SA Objective 1: Housing**

1.29 There is no change to the overall SA conclusion for this SA objective. Overall, there is a positive effect in relation to the cumulative impact on housing in the Arnold part of the urban area and key settlements of Calverton and Ravenshead. It is considered the effect of new houses provided on the housing allocations would be long term and permanent.

1.30 The range and affordability of homes for the additional sites is not certain. Additional recommendations were made in light of the SA assessment and they were as follows:

- Ensure a range and affordability of homes on the additional sites.



### **SA Objective 2: Health**

- 1.31 Overall, there is a positive effect in relation to the cumulative impact on health. It is considered the effect would be long term and permanent as new houses would be provided in close proximity to existing recreational open space and with good public transport access to existing GPs.
- 1.32 No additional recommendations were made in addition to the recommendations already made at the previous SA assessment of the site allocations.

### **SA Objective 3: Heritage and Design**

- 1.33 For most sites there is a neutral effect in relation to the cumulative impact on heritage and design. They fall within the Arnold part of the urban area and key settlement of Ravenshead. However there is a negative effect on heritage assets and local interest buildings for the two of the housing sites in Calverton (H14 and X4).
- 1.34 Additional recommendations were provided in light of the SA assessment and they were as follows:
- Ensure that mitigation recommendations are implemented to reduce impact of additional site X4 on heritage assets in Calverton.

### **SA Objective 4: Crime**

- 1.35 It is considered that the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.

### **SA Objective 5: Social**

- 1.36 Overall, there is a positive effect in relation to the cumulative impact on social factors. It is considered the effect would be long term and permanent as new houses would be provided in close proximity to community facilities within the locality and also within 30 minutes of public transport time of other community facilities elsewhere.
- 1.37 No additional recommendations were made in addition to the recommendations already made at the previous SA assessment of the site allocations.

### **SA Objective 6: Environment, Biodiversity and Green Infrastructure**

- 1.38 Overall, most sites have a negative effect in relation to the cumulative impact on natural environment, biodiversity and green infrastructure. The impact varies for different reasons and the effect varies from short term and temporary to long term and permanent.
- 1.39 Additional recommendations were provided in light of the SA assessment and they were as follows:



- Ensure that mitigation is in place to reduce impacts on biodiversity for the additional sites X1 and X3 in Arnold, X4 in Calverton and X5 and X6 in Ravenshead.

### **SA Objective 7: Landscape**

1.40 Overall, some sites have a negative effect in relation to the cumulative impact on biodiversity and green infrastructure. It is considered that the effect would be short term and temporary, as with mitigation recommendations in place the landscape would be protected in the longer term.

1.41 Additional recommendations were provided in light of the SA assessment and they were as follows:

- Ensure that mitigation recommendations from the landscape study are implemented for the additional sites X2 and X3 in Arnold, X4 in Calverton and X5 and X6 in Ravenshead.

### **SA Objective 8: Natural Resources**

1.42 Overall, most sites have a negative effect in relation to the cumulative impact on natural resources. It is considered the effect of new houses and additional vehicles from some sites, in particular in the Arnold part of the urban area, could worsen the air quality issue. Some sites are on agricultural land grades 2 and 3.

1.43 Additional recommendations were provided in light of the SA assessment and they were as follows:

- Safeguard the long term capability of best and most versatile agricultural land (grade 2) on part of the additional site X3 in Arnold;
- Information required on whether the agricultural grade 3 sites (i.e. part of the additional site X3 in Arnold and additional sites X4 in Calverton and X6 in Ravenshead) are best and most versatile (BMV) land i.e. grade 3a; and
- Ensure that mitigation is in place to address air quality issues for the additional sites X1, X2 and X3 in Arnold.

### **SA Objective 9: Flooding**

1.44 Overall, most sites have a neutral effect in relation to the cumulative impact on flooding. Only three sites have a negative effect and they require site specific flood risk assessments. It is considered the effect would be short term and temporary, as with mitigation recommendations in place the water flooding issue would be managed in the longer term.

1.45 Additional recommendations were provided in light of the SA assessment and they were as follows:



- Need to acknowledge that a site specific flood risk assessment is required for the additional site X1 in Arnold.

### **SA Objective 10: Waste**

1.46 Overall, there is a negative effect in relation to the cumulative impact on waste as the sites would result in increased household waste. It is considered the effect would be long term and permanent as development would generate household waste on an ongoing basis.

### **SA Objective 11: Energy and Climate Change**

1.47 It is considered that the impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures, which are unknown at this stage.

### **SA Objective 12: Transport**

1.48 Overall, there is a positive effect in relation to the cumulative impact on transport. All sites are within 400 m of existing bus stops with the exception of the majority of site H15 in Calverton (as mentioned in the Sustainability Appraisal Publication Draft). There is no bus service that runs past the housing sites in Ravenshead, including the additional sites X5 and X6.

1.49 Additional recommendations were provided in light of the SA assessment and they were as follows:

- Ensure there is connectivity to existing bus services.

### **SA Objective 13: Employment**

1.50 As mentioned in the Sustainability Appraisal Publication Draft, an employment site has been allocated in Calverton which would provide new buildings for employment uses and create new jobs. It is considered the effect of job losses as the result of the development of new housing on sites H1 and H2 would be short term and temporary because there would be other job opportunities elsewhere. The additional sites X1 and X2 in Arnold are currently vacant so there is no loss of existing jobs.

1.51 No additional recommendations were made in addition to the recommendations already made at the previous SA assessment of the site allocations.

### **SA Objective 14: Innovation**

1.52 As mentioned in the Sustainability Appraisal Publication Draft, an employment site has been allocated in Calverton for specific employment uses including office uses and this could provide opportunities for training.

1.53 No additional recommendations were made in addition to the recommendations already made at the previous SA assessment of the site allocations.



## **SA Objective 15: Economic Structure**

1.54 As mentioned in the Sustainability Appraisal Publication Draft, one site has been allocated in Calverton for new employment land for B1 to B8 uses. For the loss of employment and retail uses on sites H1 and H2 in Arnold. Site H1 is part of the protected “Brookfield Road/Rolleston Drive” employment site in the Replacement Local Plan. Site H2 would involve the loss of an existing garden centre business which is not currently protected for employment or retail use in the Replacement Local Plan. Additional site X1 was originally part of the “Salop Street” employment site in the Replacement Local Plan which will not be rolled forward in the Local Planning Document. This scored neutral as it would not result in the loss of protected employment land. Additional site X2 is not protected employment land and is currently vacant so there would be no loss of employment use.

1.55 No additional recommendations were made in addition to the recommendations already made at the previous SA assessment of the site allocations.

## **Recommendations of the SA assessment**

1.56 A number of additional recommendations were made to the site allocations in the light of the SA assessment. The recommendations were as follows:

- Ensure a range and affordability of homes on the additional sites;
- Ensure that mitigation recommendations are implemented to reduce impact of additional site X4 on heritage assets in Calverton;
- Ensure that mitigation is in place to reduce impacts on biodiversity for the additional sites X1 and X3 in Arnold, X4 in Calverton and X5 and X6 in Ravenshead;
- Ensure that mitigation recommendations from the landscape study are implemented for the additional sites X2 and X3 in Arnold, X4 in Calverton and X5 and X6 in Ravenshead;
- Safeguard the long term capability of best and most versatile agricultural land (grade 2) on part of the additional site X3 in Arnold;
- Information required on whether the agricultural grade 3 sites (i.e. part of the additional site X3 in Arnold and additional sites X4 in Calverton and X6 in Ravenshead) are best and most versatile (BMV) land i.e. grade 3a;
- Ensure that mitigation is in place to address air quality issues for the additional sites X1, X2 and X3 in Arnold;
- Need to acknowledge that a site specific flood risk assessment is required for the additional site X1 in Arnold; and
- Ensure there is connectivity to existing bus services.

1.57 For the majority of the recommendations they will be addressed elsewhere in the Local Planning Document. The outcome of the recommendations are as follows:



- The policy on site allocations lists the requirements including affordable housing. The affordable housing requirement for each site is covered by Policy LPD36: Affordable Housing.
- The site selection work has considered the impact on heritage assets. The impact on heritage assets is covered by Policy LPD26: Heritage Assets.
- The biodiversity impacts and the impacts on Local Wildlife Sites are covered by Policy LPD18: Protecting and Enhancing Biodiversity.
- The site selection work has considered the mitigation recommendations including the requirement for a landscape buffer.
- The significant loss of best and most versatile (BMV) agricultural land has been considered as required by paragraph 112 of the National Planning Policy Framework which states where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality.
- Confirmation as to whether the agricultural grade 3 sites are on best and most versatile (BMV) land will be required through the planning application stage.
- Air quality issues are covered by Policy LPD11: Air Quality.
- The policy on site allocations lists the requirements including the flood risk assessments. Flood issues are also covered by Policies LPD3: Managing Flood Risk and LPD4: Surface Water Management.
- Public transport accessibility issues are covered by Aligned Core Strategy Policies 14: Managing Travel Demand and 19: Developer Contributions.

## **Conclusions**

- 1.58 Stages A, B, C and D of the Sustainability Appraisal process have already been undertaken. This fourth addendum re-visits Stage B of the SA process. The purpose of the addendum is to assess the economic, social and environmental impacts of the additional site allocations in the revised Local Planning Document.
- 1.59 The remaining Stage E of the Sustainability Appraisal, which relates to the post adoption reporting and monitoring, will be completed at the adoption stage.



## Appendix A: SA Framework and SA Matrix

This appendix is an extract of Appendix A4 to the Sustainability Appraisal of the Publication Draft.

### SA Scoring

The colour coding provides a visual summary of the overall results of the SA appraisals against the SA objectives.

Major positive	++
Minor positive	+
Neutral / Not relevant	0
Minor negative	-
Major negative	--
Uncertain – effect unknown	?



## **SA Framework for Policy Assessment**

	<b>Decision Making Criteria</b>
<b>SA Objectives</b>	<b>Policy Questions</b>
<b>1. Housing</b>  <b>To ensure that the housing stock meets the housing needs</b>	Will it increase the range and affordability of housing for all social groups? Will it reduce homelessness? Will it reduce the number of unfit/vacant homes?
<b>2. Health</b>  <b>To improve health and reduce health inequalities</b>	Will it reduce health inequalities? Will it improve access to health services? Will it increase the opportunities for recreational physical activity?
<b>3. Heritage and Design</b>  <b>To provide better opportunities for people to value and enjoy the area's heritage including the preservation, enhancement and promotion of the cultural and built environment (including archaeological assets)</b>	Will it conserve and enhance the historic environment, designated and non-designated heritage assets and their settings? Will it respect, maintain and strengthen the local character and distinctiveness e.g. landscape/ townscape character? Will it conserve and enhance the archaeological environment? Will it protect/improve access and enjoyment of the historic environment? Will it provide better opportunities for people to access and understand local heritage and to participate in cultural activities?
<b>4. Crime</b>  <b>To improve community safety, reduce crime and the fear of crime</b>	Will it reduce crime and the fear of crime? Will it increase the prevalence of diversionary activities? Will it contribute to a safe secure built environment through designing out crime?
<b>5. Social</b>  <b>To promote and support the development and growth of social capital</b>	Will it protect and enhance existing cultural assets? Will it improve access to, encourage engagement with and residents satisfaction in community activities? Will it improve ethnic and intergenerational relations?
<b>6. Environment, Biodiversity and Green Infrastructure</b>  <b>To increase biodiversity levels and protect and enhance Green Infrastructure and the natural environment</b>	Will it help protect and improve biodiversity and avoid harm to protected species? Will it increase, maintain and enhance sites designated for their nature conservation interest? Will it conserve and enhance the geological environment? Will it help protect and improve habitats? Will it maintain and enhance woodland cover and management? Will it provide new open space? Will it improve the quality of existing open space? Will it encourage and protect Green Infrastructure opportunities?



	Decision Making Criteria
<b>7. Landscape</b>  <b>To protect and enhance the landscape character, including heritage and its setting</b>	Does it respect identified landscape character?
	Does it have a positive impact on visual amenity?
<b>8. Natural Resources</b>  <b>To prudently manage the natural resources including water, air quality, soils and minerals</b>	Will it improve water quality?
	Will it conserve water?
	Will it increase levels of air pollution?
	Will it lead to reduced consumption of raw materials?
	Will it promote the use of sustainable design, materials and construction techniques?
	Will it prevent the loss of greenfield land to development?
	Will it protect the best and most versatile agricultural land?
<b>9. Flooding</b>  <b>To minimise the risk of flooding and steer development away from areas at highest flood risk</b>	Will it minimise flood risk?
<b>10. Waste</b>  <b>To minimise waste and increase the re-use and recycling of waste materials</b>	Will it reduce household and commercial waste per head?
	Will it increase waste recovery and recycling per head?
	Will it reduce hazardous waste?
	Will it reduce waste in the construction industry?
<b>11. Energy and Climate Change</b>  <b>To minimise energy usage and to develop renewable energy resource, reducing dependency on non-renewable sources</b>	Will it improve energy efficiency of new buildings?
	Will it support the generation and use of renewable energy?
	Will it support the development of community energy systems?
	Will it ensure that buildings are able to deal with future changes in climate?
<b>12. Transport</b>  <b>To make efficient use of the existing transport infrastructure, help reduce the need to travel</b>	Will it use and enhance existing transport infrastructure?
	Will it help to develop a transport network that minimises the impact on the environment?
	Will it reduce journeys undertaken by car by encouraging alternative modes of transport?



	Decision Making Criteria
<b>by car, improve accessibility to jobs and services for all and to ensure that all journeys are undertaken by the most sustainable mode available</b>	Will it increase accessibility to services and facilities?
<b>13. Employment</b>  <b>To create high quality employment opportunities</b>	Will it improve the diversity and quality of jobs?
	Will it reduce unemployment?
	Will it increase average income levels?
<b>14. Innovation</b>  <b>To develop a strong culture of enterprise and innovation</b>	Will it increase levels of qualification?
	Will it create jobs in high knowledge sectors?
	Will it encourage graduates to live and work within the plan areas?
<b>15. Economic Structure</b>  <b>To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies</b>	Will it provide land and buildings of a type required by businesses?
	Will it provide the required infrastructure?
	Will it provide business/ university clusters?



## SA Matrix for Site Assessment

Decision Making Criteria		Matrix				
SA Objectives	Site Specific Questions	Major positive ++	Minor positive +	Neutral / not relevant 0	Minor negative -	Major negative --
<b>1. Housing</b>  <b>To ensure that the housing stock meets the housing needs</b>	Is the site allocated for housing?	Provides 50+ homes in the urban area	Provides up to 49 homes in the urban area	Does not provide housing	Loss of up to 49 homes in the urban area	Results in loss of 50+ homes in the urban area
	Is the site allocated for gypsy, traveller and travelling showpeople?	Provides 10+ homes in the rural area  Provides for gypsy, traveler and travelling showpeople	Provides up to 9 homes in the rural area		Results in loss of up to 9 homes in the rural area	Results in loss of 10+ homes in the rural area  Results in loss of site for gypsy, traveller and travelling showpeople
<b>2. Health</b>  <b>To improve health and reduce health inequalities</b>	Is the site within 30 minutes travel time of a health facility?	Within 400 metres walking distance of health facilities	Access to health facilities within 30 minutes travel time of public transport, walking or cycling		Not within 400 metres walking distance of health facilities	Access to health facilities and / or recreational area not within 30 minutes travel time of public transport, walking or cycling
	Is the site within 400 m walking distance of a recreational area?		Within 400 metres walking distance of recreational open space			Results in loss of recreational open space
	Will the development result in a loss of outdoor recreational space?					



[illegible]



	Decision Making Criteria	Matrix				
SA Objectives	Site Specific Questions	Major positive ++	Minor positive +	Neutral / not relevant 0	Minor negative -	Major negative --
<b>5. Social</b>  <b>To promote and support the development and growth of social capital</b>	Will it improve access to cultural assets e.g. post office, community centres, leisure centres, libraries, schools etc.?	Within 400 metres walking distance of at least two community facilities	Access to community facilities by public transport, walking and cycling within 30 minutes travel time of public transport, walking or cycling		Not within 400 metres walking distance of any community facilities	Access to community facilities not within 30 minutes travel time of public transport, walking or cycling  Results in loss of existing community facilities
	Will the development result in a loss of a community facility?					
<b>6. Environment, Biodiversity and Green Infrastructure</b>  <b>To increase biodiversity levels and protect and enhance Green Infrastructure and the natural environment</b>	Will it create net biodiversity gain?	Creates net increase in biodiversity or existing habitats	Improves underused or undervalued open space  Provide 10% open space on existing brownfield land	No impact (beyond providing 10% open space on existing greenfield land)	Site adjacent open space, biodiversity or designated site of nature conservation interest  Results in loss of hedgerows and trees	Results in partly or complete loss of open space, biodiversity, existing habitats, Tree Preservation Orders, woodland or designated site of nature conservation interest
	Will the development result in a loss of all or part of or impact of a designated site of nature conservation interest?					
	Is the site adjacent to a designated site of nature conservation interest?					
	Will the development involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity?					
	Will the site include the provision on-site or off-site open space?					
	Will the development involve the loss of existing open space?					
	Will the development improve the underused or undervalued open space?					



	Decision Making Criteria	Matrix				
SA Objectives	Site Specific Questions	Major positive ++	Minor positive +	Neutral / not relevant 0	Minor negative -	Major negative --
<b>7. Landscape</b>  <b>To protect and enhance the landscape character, including heritage and its setting</b>	The landscape and visual sensitivity for each site has been assessed in the URS Landscape and Visual Analysis of Potential Development Sites (December 2014) and the Addendum (2015) which inform this SA objective			"Suitable for development" (overall score up to 59)  Not assessed due to site within the built up area	"Develop with caution" (overall score between 60 and 79)	"Unsuitable for development" (overall score 80 and above)
<b>8. Natural Resources</b>  <b>To prudently manage the natural resources including water, air quality, soils and minerals</b>	Will the site cause any harm to the Source Protection Zone? Will the site cause additional harm to an Air Quality Management Area? Is the site a brownfield site? Is the site on agricultural land classified:- - Grade 1 (excellent); - Grade 2 (very good); - Grade 3: 3a (good); 3b (moderate); - Grade 4 (poor); - Grade 5 (very poor)?  Will the development lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?	Site is on brownfield land	Site is on non-agricultural soil	Source Protection Zone not relevant for housing sites  Site is on agricultural soil grade 3b, 4 or 5	Employment sites may lead to harm to Source Protection Zone  Site is near Air Quality Management Area	Within Air Quality Management Area  Site is on best and most versatile land (agricultural soil grade 1, 2 or 3a)



Decision Making Criteria		Matrix				
SA Objectives	Site Specific Questions	Major positive ++	Minor positive +	Neutral / not relevant 0	Minor negative -	Major negative --
<b>9. Flooding</b>  <b>To minimise the risk of flooding and steer development away from areas at highest flood risk</b>	Is the site within or adjacent EA flood zone - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)?			Not within flood zone 2 or 3	Within flood zone 2	Within flood zone 3
	Can surface water run-off be appropriately managed without increasing flood risk elsewhere?			Within area of very low risk of surface water run-off	Within area of low to medium risk of surface water run-off	Within area of high risk of surface water run-off
<b>10. Waste</b>  <b>To minimise waste and increase the re-use and recycling of waste materials</b>	Will the development reduce household and commercial waste per head?				All sites will result in increased household and commercial waste	
<b>11. Energy and Climate Change</b>  <b>To minimise energy usage and to develop renewable energy resource, reducing dependency on non-renewable sources</b>	Will the development include provision of renewable technology?			Housing sites considered neutral as the impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures		
	Is the development for renewable energy?					
	Is the site for the development of community energy systems?					



	Decision Making Criteria	Matrix				
SA Objectives	Site Specific Questions	Major positive ++	Minor positive +	Neutral / not relevant 0	Minor negative -	Major negative --
<b>12. Transport</b>  <b>To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure that all journeys are undertaken by the most sustainable mode available</b>	Is the site accessible by public transport?	Within 400 metres walking distance to a bus/rail/tram stop	Approx or at least 400 metres walking distance to a bus/rail/tram stop – or bus service at least half/hourly	Assumes site will not affect the continuity of Rights of Way	Majority of the site not within 400 metres walking distance to a bus/rail/tram stop or cycle route	Not within 800 metres walking distance to a bus/rail/tram stop
	Is the site located within the main urban area?	Site is accessible by public transport and has good direct route(s) to work	Within 400 metres of designated cycle route			
<b>13. Employment</b>  <b>To create high quality employment opportunities</b>	Will the development provide jobs for unemployed people?	Creates large number of new jobs  Local labour agreements on projects (over 50 jobs)  Provides new job opportunities in area of deprivation	Creates small number of new jobs  Local labour agreements on projects (up to 50 jobs)		Results in small number of jobs lost	Results in large number of jobs lost



	Decision Making Criteria	Matrix				
SA Objectives	Site Specific Questions	Major positive ++	Minor positive +	Neutral / not relevant 0	Minor negative -	Major negative --
<b>14. Innovation</b>  <b>To develop a strong culture of enterprise and innovation</b>	Is the proposal for new educational buildings?	Provides opportunity for training and / or high knowledge sectors (i.e. office based)		Assumes all housing sites make appropriate education provision		Results in loss of opportunity for training and / or high knowledge sectors (i.e. office based)
	Is the site allocated for specific employment uses e.g. office-based?					
	Is the site allocated for mixed live-work units?					
<b>15. Economic Structure</b>  <b>To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies</b>	Is the site allocated for employment, retail or mixed use?	Provides new employment or retail land	Provides mixed use land (i.e. residential and employment)	Site is not currently used for employment/ retail purposes and is solely for housing development	Results in loss of part of protected land for employment or retail use as identified on the Proposals Map	Results in loss of majority or whole of protected land for employment or retail use as identified on the Proposals Map
	Will the development involve the loss of employment, retail or mixed use land?				Results in loss of land used for employment, retail or other uses not identified on the Proposals Map	



## **Appendix B: Appraisal of Site Allocations Policies in Part B of the Local Planning Document – Updated**

This appendix revisits the full detailed findings of the SA assessment of the site allocations policies contained in Part B of the Local Planning Document.

Policy LPD64 was assessed against the SA objectives using the SA Framework. The SA Framework used in the SA assessment is included in **Appendix A**.

The additional site allocations were assessed against the SA objectives using the SA Matrix. The SA Matrix used in the SA assessment is included in **Appendix A**.

The detailed SA findings partly replace Appendix H of the Sustainability Appraisal Publication Draft (May 2016) and wholly replace Appendix 2 of the Sustainability Appraisal Publication Draft Addendum 2: Appraisal of Housing Distribution for Key Settlements and Policies LPD62 and LPD63 (December 2016).



## Policies LPD63 and LPD64

- Policy LPD63: Comprehensive Development
- Policy LPD64: Housing Distribution (\* amended policy)

SA Objectives	Score		Assessment of effect	Commentary
1. Housing	LPD63	++	<ul style="list-style-type: none"> <li>• Site allocations for housing in the Local Plan and all sites that make up 7,250 homes (including any new sites coming forward)</li> <li>• Long term</li> <li>• Permanent</li> </ul>	<p>Policy LPD63 would ensure that the housing allocated sites in the Local Plan are being developed for their intended purpose and provide housing for all social groups.</p> <p>Policy LPD64 sets out the distribution of new homes across the Borough to meet the Council's housing requirement. The majority of the housing distribution would be provided within and adjoining the main built up area of Arnold and Carlton (4,890 homes) followed by the Key Settlements of Bestwood Village, Calverton and Ravenshead (1,660 homes), around Hucknall (up to 1,265 homes) and the other villages (170 homes). The policy also includes a windfall allowance of 320 homes.</p> <p>Overall, there is a major positive effect in relation to the provision of housing. It is considered the effect of the protection of housing allocations and construction of new houses provided would be long term and permanent.</p>
	LPD64	++		
2. Health	LPD63	0	<ul style="list-style-type: none"> <li>• Borough wide</li> <li>• Long term</li> <li>• Permanent</li> </ul>	<p>Policy LPD63 relates to the protection of the allocated sites in the Local Plan for their intended purpose. Thus this scores a neutral.</p> <p>For Policy LPD64, the SA assessment of the site allocations in the Local Planning Document scores a minor positive for the majority of the sites. All site allocations have good access to existing GPs, with the exception of site H3 which is not within 400 m of existing bus stops to travel to GPs. Mitigation recommendations have been provided for site H3. There is potentially enough capacity in Arnold and Carlton to cater for the new patients if they</p>
	LPD64	+		



SA Objectives	Score	Assessment of effect	Commentary
			<p>register in that area. Bestwood Village, Newstead and Woodborough villages do not have a GP and the site allocations are within 30 minutes public transport time to GPs outside the villages. There is one practice in Calverton and, although they do have capacity, they are seeking changes to their premises to cater for an increase in population. For Ravenshead, patients tend to travel into Hucknall, Kirkby or Blidworth and the number of anticipated additional patients for the site allocations is small so the new housing sites should not have a great impact on the existing practices. For the other villages, there are two practises in Burton Joyce which currently have capacity so it is expected they could cater for the number of additional patients. For Woodborough, patients tend to travel to Calverton, Burton Joyce, Lowdham or Mapperley and a small increase in the number of additional patients does not warrant a new practice in the village. It is assumed that those sites with extant planning permissions and homes already built since 2011 have good access to health services. Paragraph 8.9 of the Infrastructure Delivery Plan and Addendum (October 2016) states contribution to primary health care would be expected where capacity within existing surgeries is insufficient. Further discussion will take place with Nottingham North &amp; East CCG as part of the planning application process on site allocations or any new sites coming forward.</p> <p>All site allocations are either adjacent to or within 400 m of existing recreational open space so this would provide the opportunities for recreational physical activity. It is assumed that those sites with extant planning permissions and homes already built since 2011 have access to existing recreational open space. Policy LPD21 of the Local Planning Document requires a minimum of 10% open space on sites of 0.4 ha and above. All site allocations and any new sites of 0.4 ha and above coming forward would provide new recreational open space which would increase opportunities for recreational physical activity.</p>



SA Objectives	Score		Assessment of effect	Commentary
				Overall, there is a neutral effect for Policy LPD63 and a minor positive effect for Policy LPD64 in relation to the cumulative impact on health. It is considered that the effect of Policy LPD64 would be long term and permanent.
3. Heritage and Design	LPD63	0	<ul style="list-style-type: none"> <li>Heritage assets and surrounding areas</li> <li>Short / long term</li> <li>Temporary / permanent</li> </ul>	Policy LPD63 relates to the protection of the allocated sites in the Local Plan for their intended purpose. Thus this scores a neutral.
	LPD64	-		For Policy LPD64, it is considered that the majority of the site allocations would have no impact upon the significant of heritage assets (including their settings). For the urban area, development on site H4 would have an impact on the wider setting of the Gedling House Grade II Listed Building but not directly on its immediate settings and the Gedling Colliery/Chase Farm sites H9 and E1 would result in the loss of local interest building Glebe Farm (non-designated heritage asset) and part of the curtilage of Gedling House (listed building) due to the construction of the Gedling Access Road. Bestwood Village, Calverton and Woodborough have Conservation Areas. For Bestwood Village, site H11 is within a Conservation Area and site H13 is adjacent to the Conservation Area and would impact on non-designated heritage assets (parkland) identified in the Historic Environment Record. For Calverton, there would be heritage impacts arising from the development of site H14 due to the provision of access to the site and the additional site X4. For Woodborough, site H23 would result in an impact on the open/green land on the edge of the village when viewed from Woodborough Conservation Area and development of site H24 would cause an impact on Woodborough Conservation Area. The site allocations would not harm the setting of the Scheduled Monuments, with the exception of sites H6 and H14 which have been granted planning permission and construction has started on both sites. Some of the housing supply, including the site allocations, which currently has the benefit of planning permission and heritage issues have been addressed



SA Objectives	Score		Assessment of effect	Commentary
				<p>through the planning application process, with the exception of site H24 in Woodborough (which was granted permission in 2002).</p> <p>Policies in the Aligned Core Strategy and Local Planning Document covering local character and distinctiveness and historic environment would be used to determine planning applications for the site allocations and those smaller sites that are not in the planning system.</p> <p>Overall, Policy LPD63 would have a neutral impact and Policy LPD64 would have a negative effect on heritage. A number of site allocations i.e. sites H4, H9, H11, H13, H14, H23, H24 and E1 and the additional site X4 would affect heritage assets. It is considered that the effect would be short term and a temporary effect for the heritage assets and their settings, as with mitigation recommendations in place the heritage assets would be protected in the longer term. However the Gedling Colliery/Chase Farm sites H9 and E1 comprise a large site and there would be a greater impact arising from permanent loss of a local interest building (Glebe Farm) and part of the curtilage of a listed building (Gedling House).</p>
4. Crime	LPD63	0	<ul style="list-style-type: none"> <li>No effect</li> </ul>	Policy LPD63 relates to the protection of the allocated sites in the Local Plan for their intended purpose. Thus this scores a neutral.
	LPD64	0		For Policy LPD64, the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. All proposals should be designed to minimise crime.
5. Social	LPD63	0	<ul style="list-style-type: none"> <li>Borough wide</li> <li>Long term</li> <li>Permanent</li> </ul>	Policy LPD63 relates to the protection of the allocated sites in the Local Plan for their intended purpose. Thus this scores a neutral.
	LPD64	+		For Policy LPD64, the SA assessment of the site allocations in the Local Planning Document scores a minor positive for the majority of the sites. All site allocations have good access to existing community facilities, with the



SA Objectives	Score	Assessment of effect	Commentary
			<p>exception of site H3 which is not within 400 m of existing bus stops for access to community facilities. Mitigation recommendations have been provided for site H3. The Infrastructure Delivery Plan and Addendum (October 2016) states no site specific requirements for community facilities have been identified on any of the site allocations. Policy LPD 57 of the Local Planning Document protects community facilities and it is assumed that site allocations or any new sites coming forward will have access to existing and new community facilities.</p> <p>Overall, Policy LPD63 would have a neutral impact on this objective and Policy LPD64 would have a minor positive effect on social issues. It is considered that the effect of Policy LPD64 would be long term and permanent.</p>
6. Environment, Biodiversity and Green Infrastructure	LPD63 LPD64	0 -	<ul style="list-style-type: none"> <li>Site allocations in the Local Plan and all sites that make up 7,250 homes (including any new sites coming forward) and surrounding areas</li> <li>Short / long term</li> <li>Temporary / permanent</li> </ul> <p>Policy LPD63 relates to the protection of the allocated sites in the Local Plan for their intended purpose. Thus this scores a neutral.</p> <p>For Policy LPD64, the SA assessment of the site allocations in the Local Planning Document scores negative for the majority of the sites for various reasons. Policies in the Local Plan covering biodiversity and natural environment would be used to determine planning applications for the site allocations and those not in the planning system. All site allocations and any new sites of 0.4 ha and above coming forward would provide a minimum of 10% new open space as required by Policy LPD21 of the Local Planning Document.</p> <p>Overall, Policy LPD63 would have a neutral impact on this objective and Policy LPD64 would have a negative effect on the natural environment. For Policy LPD64, there would be a minor negative effect. It is considered that new homes being constructed would result in a short term and temporary effect on biodiversity and green infrastructure. With mitigation</p>



SA Objectives	Score		Assessment of effect	Commentary
				recommendation in place the biodiversity and green infrastructure would be protected in the longer term.
7. Landscape	LPD63	0	<ul style="list-style-type: none"> <li>Site allocations in the Local Plan and all sites that make up 7,250 homes (including any new sites coming forward) and surrounding areas</li> <li>Short / long term</li> <li>Temporary / permanent</li> </ul>	Policy LPD63 relates to the protection of the allocated sites in the Local Plan for their intended purpose. Thus this scores a neutral.
	LPD64	-		<p>For Policy LPD64, the SA assessment of the site allocations in the Local Planning Document scores a neutral for the majority of the sites. However some site allocations adjoining the urban area and around Hucknall score a negative for various reasons. The majority of the housing distribution would be provided on the edge of the main built up area of Arnold and Carlton, Hucknall, the key settlements and the other villages. It is for that reason that the score is a minor negative as the landscape character would be affected. Policies in the Local Plan covering landscape character and visual amenity would be used to determine planning applications for the site allocations and those not in the planning system to ensure that the development respect the existing landscape character.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on the landscape and visual impact for Policy LPD63. However for Policy LPD64, there would be a minor negative effect. It is considered that new homes being constructed on the edge of the urban area, Hucknall, the key settlements and the other villages would result in a short term and temporary effect on landscape. With mitigation recommendation in place the landscape would be protected in the longer term.</p>
8. Natural Resources	LPD63	0	<ul style="list-style-type: none"> <li>Site allocations in the Local Plan and all sites that make up 7,250 homes</li> </ul>	Policy LPD63 relates to the protection of the allocated sites in the Local Plan for their intended purpose. Thus this scores a neutral.
	LPD64	-		For Policy LPD64, the SA assessment of the site allocations in the Local Planning Document scores negative for the majority of the sites for various reasons. Policies in the Local Plan covering air quality, biodiversity and



SA Objectives	Score		Assessment of effect	Commentary
			(including any new sites coming forward) and surrounding areas <ul style="list-style-type: none"> <li>• Short / long term</li> <li>• Temporary / permanent</li> </ul>	<p>natural environment would be used to determine planning applications for the site allocations and those that are not in the planning system.</p> <p>Overall, there is a neutral effect for Policy LPD63 and a minor negative effect for Policy LPD64 in relation to the cumulative impact on natural resources issues. It is considered that new homes being constructed would result in a short term and temporary effect on natural resources. With mitigation recommendation in place the natural resources would be protected in the longer term.</p>
9. Flooding	LPD63	0	<ul style="list-style-type: none"> <li>• Borough wide</li> <li>• Short term</li> <li>• Temporary</li> </ul>	<p>Policy LPD63 relates to the protection of the allocated sites in the Local Plan for their intended purpose. Thus this scores a neutral.</p>
	LPD64	0		<p>For Policy LPD64, the SA assessment of the site allocations in the Local Planning Document scores a neutral for the majority of the sites followed by negative for many of the remainder. Mitigation recommendations have been provided for those that would result in a negative impact. The Council has worked with Environment Agency on minimising flood risk for the site allocations and will continue to work with them on determining planning applications for any new sites coming forward. Thus this scores a neutral.</p> <p>Policies in the Local Plan covering flood risk will be used to determine planning applications for the site allocations and those that are not in the planning system i.e. any new sites coming forward.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on flooding. For some sites that could have flooding issues it is considered that the effect of Policy LPD64 would be short term and temporary, as with mitigation recommendations provided by the Environment Agency in place the flooding issues would be managed in the longer term.</p>



SA Objectives	Score		Assessment of effect	Commentary
10. Waste	LPD63	0	<ul style="list-style-type: none"> <li>Site allocations in the Local Plan and all sites that make up 7,250 homes (including any new sites coming forward)</li> <li>Long term</li> <li>Permanent</li> </ul>	Policy LPD63 relates to the protection of the allocated sites in the Local Plan for their intended purpose. Thus this scores a neutral.
	LPD64	-		<p>For Policy LPD64, all new homes would result in increased household waste and this scores a minor negative.</p> <p>Overall, there is a neutral effect for Policy LPD63 and a minor negative effect for Policy LPD64 in relation to the cumulative impact on waste. It is considered that the effect of Policy LPD64 would be long term and permanent as development would generate household and commercial waste on an ongoing basis.</p>
11. Energy and Climate Change	LPD63	0	<ul style="list-style-type: none"> <li>No effect</li> </ul>	Policy LPD63 relates to the protection of the allocated sites in the Local Plan for their intended purpose. Thus this scores a neutral.
	LPD64	0		For Policy LPD64, the SA assessment of the site allocations in the Local Planning Document states the impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures, which are unknown at this stage.
12. Transport	LPD63	0	<ul style="list-style-type: none"> <li>Site allocations in the Local Plan / Borough wide</li> <li>Long term</li> <li>Permanent</li> </ul>	Policy LPD63 relates to the protection of the allocated sites in the Local Plan for their intended purpose. Thus this scores a neutral.
	LPD64	+		<p>For Policy LPD64, the SA assessment of the site allocations in the Local Planning Document scores positive for the majority of the sites. Sites H3 and H15 score a minor negative as they are not within 400 m of existing bus stops. There is no bus service that runs past the housing sites in Ravenshead, including the additional sites X5 and X6. Mitigation recommendations include ensuring connectivity to existing bus services. Paragraph 4.3 of the Infrastructure Delivery Plan and Addendum (October 2016) states the urban area has a good existing transport network and the</p>



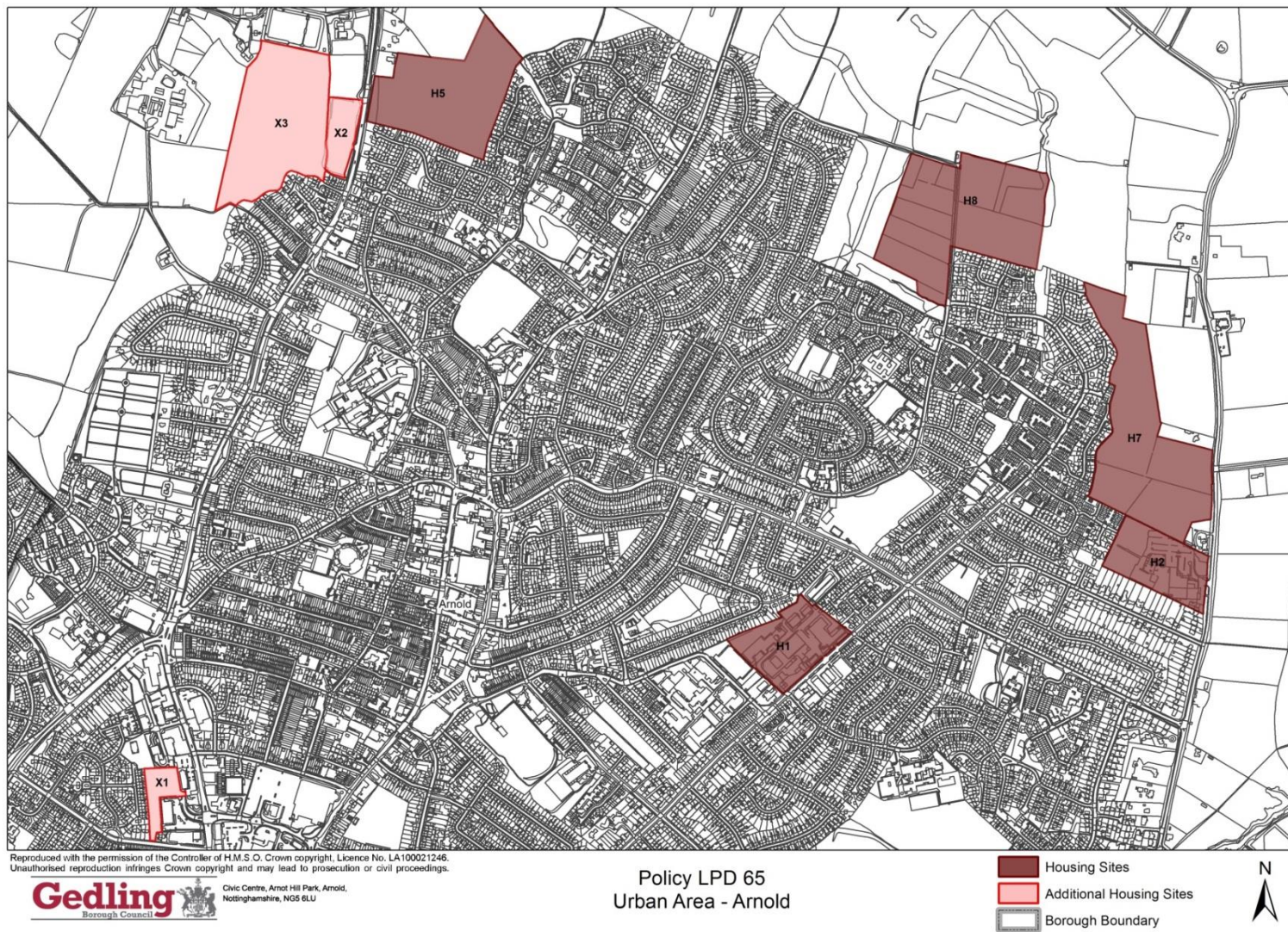
SA Objectives	Score	Assessment of effect	Commentary
			<p>site allocations within and adjoining the urban area and around Hucknall will benefit from existing transport infrastructure. Public transport in the rural areas is less good although the key settlements generally have a good standard of service. The majority of the housing distribution is within and adjoining the urban area and around Hucknall which would make use of and enhance existing transport infrastructure. This would minimise the impact on the environment and help reduce journeys undertaken by car. The remainder of the housing distribution is in the rural area i.e. key settlements of Bestwood Village, Calverton and Ravenshead and the other villages. It is recognised that there is a more limited choice of bus routes compared to the urban area and journeys undertaken by car would occur if it is difficult to travel directly to other areas using public transport.</p> <p>Overall, there is a neutral effect for Policy LPD63 and a minor positive effect for Policy LPD64 in relation to the cumulative impact on transport.</p>
13. Employment	LPD63 LPD64	++ 0	<ul style="list-style-type: none"> <li>• Site allocations for employment</li> <li>• Short / medium / long term</li> <li>• Temporary / permanent</li> </ul> <p>Policy LPD63 would ensure that the employment allocated sites in the Local Plan are being developed for their intended purpose and provide diversity and quality of jobs.</p> <p>Policy LPD64 relates to the housing distribution so this scores a neutral.</p> <p>Overall, there is a major positive effect for Policy LPD63 in relation to the cumulative impact on employment and a neutral impact for Policy LPD64. It is considered the effect of the protection of employment site allocations which provide jobs would vary from short to long term and temporary and permanent depending on the market.</p>
14. Innovation	LPD63 LPD64	++ 0	<ul style="list-style-type: none"> <li>• Site allocations for employment</li> <li>• Short /</li> </ul> <p>Policy LPD63 would ensure that the employment allocated sites in the Local Plan are being developed for their intended purpose. Employment allocations could accommodate high knowledge sectors.</p>



SA Objectives	Score		Assessment of effect	Commentary
			<div>medium / long term</div> <ul style="list-style-type: none"><li>Temporary / permanent</li></ul>	<p>Policy LPD64 relates to the housing distribution so this scores a neutral.</p> <p>Overall, there is a major positive effect for Policy LPD63 in relation to the cumulative impact on innovation and a neutral impact for Policy LPD64. It is considered the effect would vary from short to long term and temporary and permanent depending on the market.</p>
15. Economic Structure	LPD63	++	<ul style="list-style-type: none"><li>Site allocations for employment</li><li>Short / medium / long term</li><li>Temporary / permanent</li></ul>	Policy LPD63 would ensure that the employment allocated sites in the Local Plan are being developed for their intended purpose and provide land and buildings required by businesses.
	LPD64	0		<p>Policy LPD64 relates to housing distribution so this scores a neutral.</p> <p>Overall, there is a major positive effect for Policy LPD63 in relation to the cumulative impact on economic structure and a neutral impact for Policy LPD64. It is considered the effect of the protection of employment site allocations which provide land and buildings required by businesses would vary from short to long term and temporary and permanent depending on the market.</p>
<b>Recommendations:</b> <ul style="list-style-type: none"><li>None.</li></ul>				
<b>Outcome:</b> <ul style="list-style-type: none"><li>No change.</li></ul>				



# Site Allocations in Arnold





### Housing sites

- H1 Rolleston Drive (140 homes) (\* change in number of dwellings)  
H2 Brookfields Garden Centre (90 homes) (\* change in number of dwellings)  
H5 Lodge Farm Lane (150 homes)  
H7 Howbeck Road/Mapperley Plains (205 homes)  
H8 Killisick Lane (230 homes) (\* minor extension of site and change in number of dwellings)  
X1 Daybrook Laundry (50 homes) \* new site  
X2 Land West of A60 A (70 homes) \* new site  
X3 Lane West of A60 B (150 homes) \* new site

SA Objectives	Score	Assessment of effect	Commentary
1. Housing	H1	++	<p>The housing sites in Arnold would provide a total of 1,085 new homes within and on the edge of the Arnold area. Each site would provide at least 50 homes thus they all score major positive, except for the additional site X1 (Daybrook Laundry) which provides 49 homes. The range and affordability of homes for each site is not certain at this stage. It is anticipated there is a strong demand for affordable housing in Arnold area.</p> <p>Overall, there is a major positive effect in relation to the cumulative impact on housing in Arnold. It is considered the effect of new houses provided within and on the edge of the urban area would be long term and permanent.</p>
	H2	++	
	H5	++	
	H7	++	
	H8	++	
	X1	++	
	X2	++	
	X3	++	
2. Health	H1	+	<p>The housing sites in Arnold, with the exception of site X1, are not within 400 m of existing GPs, however they are within 30 minutes public transport time of GPs in the urban area. Comments received from Nottingham North &amp; East CCG indicates that there is potentially enough capacity in Arnold to cater for the new patients from Arnold if they register in Arnold. Some of the housing sites (H1, H2 and H7) are within 400 m of existing recreational open space and site H8 is adjacent to an existing recreational open space which was designated as a Local Nature Reserve in 2015. Site X1 is within 400 m of an existing GP and recreational open space, thus scores a major positive.</p>
	H2	+	
	H5	+	
	H7	+	
	H8	+	
	X1	++	
	X2	+	
	X3	+	



				Overall, there is a minor positive effect in relation to the cumulative impact on health. It is considered the effect would be long term and permanent as new houses would be provided in close proximity to existing recreational open space and with good public transport access to existing GPs.
3. Heritage and Design	H1	0	• No effect	It is considered that the housing sites in Arnold would have no impact upon the significance of heritage assets (including their settings), including Scheduled Monuments. It is noted that site H1 is in close proximity to the Former Allen Solley Factory Grade II Listed Building <sup>2</sup> . Site H1 is located within the existing urban area surrounded by existing residential development and would not result in a greater impact on the setting of any Scheduled Monuments.  Overall, there is a neutral effect in relation to the cumulative impact on heritage and design.
	H2	0		
	H5	0		
	H7	0		
	H8	0		
	X1	0		
	X2	0		
	X3	0		
4. Crime	H1	0	• No effect	The impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.
	H2	0		
	H5	0		
	H7	0		
	H8	0		
	X1	0		
	X2	0		
	X3	0		
5. Social	H1	++	• Urban area • Long term • Permanent	The housing sites, including the additional sites, have good access to community facilities. Site H1 falls within 400 m of community facilities – a post office, a community centre and schools – thus this scores a major positive. The remainder of the sites, including the additional sites X1 and X2, score a minor positive because they are not within 400 m of at least two community facilities but they are within 30 minutes public transport time of community facilities in the urban area. It should be noted that site H2 would involve a loss of an existing garden centre business with tourist attraction benefits. However there is scope
	H2	+		
	H5	+		
	H7	+		
	H8	+		
	X1	+		

<sup>2</sup> <https://www.historicengland.org.uk/listing/the-list/list-entry/1237292>



	X2	+		to work with the business to relocate within the Borough to mitigate this impact.
	X3	+		Overall, there is a positive effect in relation to the cumulative impact on social issues. It is considered the effect would be long term and permanent as new houses would be provided in close proximity to community facilities.
6. Environment, Biodiversity and Green Infrastructure	H1	0	<ul style="list-style-type: none"> <li>Urban area / surrounding rural countryside</li> <li>Long term</li> <li>Permanent</li> </ul>	<p>Sites H1 and H2 comprise brownfield land and result in a neutral score. Site H5 has trees on site and is adjacent to Tree Preservation Orders (to the north west) and site H7 would involve the loss of hedgerow and natural and semi-natural land. Thus both sites result in a minor negative score. Site H8 would involve the loss of existing hedgerows and trees and is adjacent to a Local Nature Reserve. Aerial photos indicate that site H8 is an area of mature hedgerow (with the current field pattern shown on Sanderson's map of 1835), trees, rough grassland and scrub. In the absence of up to date surveys the value of the site is unknown but there is a reasonable likelihood of protected species being present. Impacts on biodiversity would certainly be greater than those presented by sites H5 and H7. Thus this site scores a major negative. Site X1 is adjacent to public open space, thus scores a minor negative score. Site X2 is adjacent to Tree Preservation Orders (to the east) but is separated from them by the A60 so it is considered there would be no impact. Site X3 is adjacent to Tree Preservation Orders (to the north) and thus scores a minor negative. Recommendations have been made for appropriate mitigation as follows:</p> <ul style="list-style-type: none"> <li>Sites H5 and X3 = adequate protection during construction and design of development to protect trees and minimise any adverse effects.</li> <li>Site H7 = further ecological appraisal required to assess the value of site.</li> <li>Sites H7 and H8 = development should be designed to retain hedgerows and trees and incorporate green corridors throughout the site which link to the surrounding countryside to create an enhanced Green Infrastructure network and biodiversity.</li> <li>Site H8 = provision of green space on-site to protect and enhance biodiversity and to provide recreational opportunities.</li> <li>Site X1 = developer contribution could be used to enhance area of open space to increase biodiversity and allow opportunities for recreation.</li> </ul>
	H2	0		
	H5	-		
	H7	-		
	H8	--		
	X1	-		
	X2	0		
	X3	-		



				<p>It is unknown whether the development of the sites would result in a net increase in biodiversity gain.</p> <p>Overall, there is a negative effect in relation to the cumulative impact on natural environment, biodiversity and green infrastructure issues. For site H5, there may be long term and permanent loss of trees on site, unless mitigation is in place to protect them. Mitigation would allow Tree Preservation Orders adjacent to the site to be protected. Development on site H7 would result in a long term and permanent effect due to the loss of natural and semi natural land. For site H8, there may be the long term and permanent loss of an area of mature hedgerow, unless mitigation is in place to protect it.</p>
7. Landscape	H1	0	<ul style="list-style-type: none"> <li>Urban area / surrounding rural countryside</li> <li>Short / long term</li> <li>Temporary / permanent</li> </ul>	<p>The housing sites in Arnold, with the exception of sites H1 and X1, have been assessed in the Landscape and Visual Analysis of Potential Development Sites (2014). Sites H1 and X1 were not assessed due to their locations within the built up area. The scores in this table are based on the scores used in the previous SA assessment on the reasonable alternative options. The scores reflect the landscape report findings. A neutral score (0) means “suitable for development” and a minor negative (-) means “develop with caution”. Recommendations have been made for appropriate mitigation for all sites (except for site H1) which include:</p> <ul style="list-style-type: none"> <li>Site H2 = north of the site to include hedgerow improvements and additional hedgerow trees to contain potential development, restrict views from the north and to align with the adjacent defined field patterns.</li> <li>Site H5 = east area of the site to include landscape buffer to high ground to prevent long range views and urban sprawl; north side of the site to include mitigation tree and shrub planning to create a buffer between mature woodland setting proposed development site; and create new hedgerow to ridge line to define development area and to maintain field pattern.</li> <li>Site H7 = whole site to include landscape buffer to prevent urban sprawl.</li> <li>Site H8 = enhance vegetated boundary of site to ensure screening of potential development site from right of ways network and community space; and the north east area to include landscape buffer to high ground to prevent</li> </ul>
	H2	0		
	H5	0		
	H7	-		
	H8	-		
	X1	0		
	X2	0		
	X3	0		



				<p>urban sprawl and to maintain rural character.</p> <ul style="list-style-type: none"> <li>Site X2 = north part of the site to include landscape buffer to align with adjacent development line; enhance existing planting (on west, north and north east sides of the site) to reduce impact on views from the west and north.</li> <li>Site X3 = north part of the site to include landscape buffer to maintain setting of a group of trees with Tree Preservation Orders; hedgerows and tree groups to ridge line to contain elevated position; mitigation tree and shrub planting to create distinct boundary between site and neighbouring properties and to screen views from surrounding right of way.</li> </ul> <p>Overall, there is a negative effect in relation to the cumulative impact on landscape. It is considered that the impact of new houses being constructed would be short term and temporary, as with mitigation recommendations in place relating to the location of new development within the site and new planting the landscape would be protected in the longer term.</p>
8. Natural Resources	H1	-	<ul style="list-style-type: none"> <li>Urban area</li> <li>Short / medium / long term</li> <li>Temporary / permanent</li> </ul>	<p>The housing sites in Arnold have mixed scores for various reasons:</p> <ul style="list-style-type: none"> <li>although site X1 is brownfield land, it is within the Air Quality Management Area and development would result in additional vehicles travelling on the A60 from the site. Thus this scores a major negative.</li> <li>although sites H1 and X2 are brownfield land, they are near the Air Quality Management Area and development would result in additional vehicles travelling on the A60 from the sites. Thus they score a minor negative.</li> <li>although site H2 is brownfield land (which is a major positive), the development of the site could worsen the air quality in terms of generating additional vehicles travelling on Woodborough Road from the site (which is a minor negative). Overall, the site scores a minor positive.</li> <li>site H5 would involve the loss of agricultural land grade 2 and is near the Air Quality Management Area and development would result in additional vehicles travelling on the A60 from the site. Site X3 would involve the loss of agricultural land grades 2 and 3 and is near the Air Quality Management Area and development would result in additional vehicles travelling on the A60 from the</li> </ul>
	H2	+		
	H5	--		
	H7	-		
	H8	-		
	X1	--		
	X2	-		
	X3	--		



				<p>site. Thus both sites score a major negative.</p> <p>- sites H7 and H8 would involve the loss of agricultural land grade 3. It is not known whether these sites comprise best and most versatile (BMV) land i.e. grade 3a. Thus they score a minor negative.</p> <p>Recommendations have been made for appropriate mitigation for all sites:</p> <ul style="list-style-type: none"> <li>• Sites H1, H2, H5, X1, X2 and X3 = sites need assessment in line with the Air Quality Emissions Guidance document.</li> <li>• Sites H7, H8 and X3 = Agricultural Land Classification survey required to confirm whether best and most versatile land i.e. agricultural grade 3a.</li> <li>• Site H5, H7, H8 and X3 = design of development should seek 'soft uses' for Best and Most Versatile (BMV) agricultural land to minimise irreversible loss. Soil management to safeguard soil resources.</li> </ul> <p>It is noted that the development of the new housing would impact on water supply in terms of water usage by new residents.</p> <p>Overall, there is a negative effect in relation to the cumulative impact on natural resources. It is considered the effect of new houses and additional vehicles would be short term and temporary for the air quality issue, as with mitigation recommendations through implementing the Council's informal guidance on air quality in place the air quality issue would be managed in the longer term. Development on site H5 would lead to the long term and permanent loss of agricultural land grade 2. For sites H7 and H8, there may be the long term and permanent loss of agricultural land grade 3a, unless development is directed towards any grade 3b land.</p>
9. Flooding	H1	--	<ul style="list-style-type: none"> <li>• Urban area</li> <li>• Short term</li> <li>• Temporary</li> </ul>	<p>The housing sites in Arnold do not fall within Flood Zones 2 and 3. The surface water flood risk map indicates that there is a very small surface water flooding issue to the south of site H5, surface water flooding along Mansfield Road and a route of surface water flooding that follows the north and east edges of site H1 on Coppice Road. Sites H2, H7 and H8 drain towards a surface water attenuation facility at Coppice Road. Comments received from Environment Agency states that site specific flood risk assessments will be required focussing on surface water drainage. Further information will be required on the</p>
	H2	0		
	H5	-		
	H7	0		
	H8	0		
	X1	0		
	X2	0		



	X3	0		<p>functioning and maintenance of the Coppice Road facility. For the additional site X1, the surface water flood risk map indicates there is no significant surface water flooding issue on the site, however there is a surface water flooding issue on the A60.</p> <p>Overall, there is a negative effect in relation to the cumulative impact on flooding. It is considered the effect would be short term and temporary, as with mitigation recommendations in place the water flooding issue would be managed in the longer term.</p>
10. Waste	H1	-	<ul style="list-style-type: none"> <li>Urban area</li> <li>Long term</li> <li>Permanent</li> </ul>	<p>The housing sites in Arnold would result in increased household waste.</p> <p>Overall, there is a minor negative effect in relation to the cumulative impact on waste. It is considered the effect would be long term and permanent as development would generate household waste on an ongoing basis.</p>
	H2	-		
	H5	-		
	H7	-		
	H8	-		
	X1	-		
	X2	-		
	X3	-		
11. Energy and Climate Change	H1	0	<ul style="list-style-type: none"> <li>No effect</li> </ul>	<p>The impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures, which are unknown at this stage.</p>
	H2	0		
	H5	0		
	H7	0		
	H8	0		
	X1	0		
	X2	0		
	X3	0		
12. Transport	H1	++	<ul style="list-style-type: none"> <li>Urban area</li> <li>Long term</li> <li>Permanent</li> </ul>	<p>Housing sites H1, H2, H7, H8, X1, X2 and X3 are within 400 m of existing bus stops. Bus services include the No.56 (every 10, 20 and 30 minutes depending on time of day), No.58 (every 10 minutes), No.59 (every 30 minutes) and Pronto (every 10 minutes) connecting to Nottingham City. The earliest bus that passes the Killisick area (Gleneagles Drive) for Arnold and Nottingham City is the No.58 at 5am and the last return bus from Nottingham City at 12.02am. Although site</p>
	H2	++		
	H5	+		
	H7	++		
	H8	++		



	X1	++		H5 is adjacent to an existing bus route, only part of the site falls within 400 m of existing bus stops for the Pronto service (every 10 minutes) so this site scores a minor positive. The earliest Pronto bus to Nottingham City passes Redhill (Ram Inn) at 6.00am (for sites H5, X2 and X3) and Daybrook Square at 6.04am (for site X1) and the last return bus from Nottingham City is 11.10pm. There are good direct bus routes to Arnold and Nottingham City for new residents to travel to work and the journeys are shorter in comparison to other housing sites in the rural area.  Overall, there is a positive effect in relation to the cumulative impact on transport. It is considered the effect would be long term and permanent as new houses would be provided in close proximity to existing transport networks and facilities.
	X2	++		
	X3	++		
13. Employment	H1	-	<ul style="list-style-type: none"> <li>Urban area</li> <li>Short term</li> <li>Temporary</li> </ul>	<p>Housing sites H1 and H2 would involve the loss of a number of jobs. Recommended mitigation is to work with these businesses to relocate within the Borough. The remainder of the sites, including the additional sites X1, X2 and X3, would involve no loss of jobs. For clarification, the additional sites X1 and X2 are currently vacant so there is no loss of existing jobs.</p> <p>Overall, there is a negative effect in relation to the cumulative impact on job opportunities. It is considered the effect of job losses resulting from sites H1 and H2 would be short term and temporary due to other job opportunities in Arnold and elsewhere.</p>
	H2	-		
	H5	0		
	H7	0		
	H8	0		
	X1	0		
	X2	0		
	X3	0		
14. Innovation	H1	0	<ul style="list-style-type: none"> <li>No effect</li> </ul>	<p>The development of the housing sites, including the additional sites, would involve no loss of office uses. For clarification, site H1 is mainly used for storage and distribution and site X2 is currently vacant.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on innovation.</p>
	H2	0		
	H5	0		
	H7	0		
	H8	0		
	X1	0		
	X2	0		
	X3	0		
15. Economic	H1	-	<ul style="list-style-type: none"> <li>Urban area</li> </ul>	Housing sites H1 and H2 would involve the loss of employment land. Site H1 is



Structure	H2	-	<ul style="list-style-type: none"><li>• Long term</li><li>• Permanent</li></ul>	<p>part of the protected “Brookfield Road/Rolleston Drive” employment site in the Replacement Local Plan. Site X1 was originally part of the “Salop Street” employment site in the Replacement Local Plan. The site has been taken out of the protected employment site through the Local Planning Document thus the score is neutral as it would not result in the loss of protected employment land. Site H2 would involve the loss of an existing garden centre business which is not currently protected for employment or retail use in the Replacement Local Plan. Site X2 is not protected employment land and is currently vacant so there would be no loss of employment use. The remainder of the sites, including the additional site X3, would involve no loss of employment, retail or mixed use land.</p> <p>Overall, there is a negative effect in relation to the cumulative impact on economic structure. It is considered the effect of the loss of employment land for sites H1 and H2 would be long term and permanent because they are being developed for houses.</p>
	H5	0		
	H7	0		
	H8	0		
	X1	0		
	X2	-		
	X3	0		

**Recommendations:**

- Ensure a range and affordability of homes on the housing sites, including the additional sites X1, X2 and X3 (SA 1 Housing).
- Note that site H1 is in close proximity to a Listed Building (SA 3 Heritage and Design).
- Ensure that mitigation is in place to reduce impacts on biodiversity for sites H5, H7 and H8 and the additional sites X1 and X3 (SA 6 Environment, Biodiversity and Green Infrastructure).
- Ensure that mitigation recommendations from the landscape study are implemented for all sites, including the additional sites X2 and X3 (SA 7 Landscape).
- Safeguard the long term capability of best and most versatile agricultural land (grade 2) for site H5 and part of the additional site X3 (SA 8 Natural Resources).
- Information required on whether sites H7 and H8 and part of the additional site X3 are on best and most versatile (BMV) land i.e. agricultural grade 3a (SA 8 Natural Resources).
- Ensure that mitigation is in place to address air quality issues for sites H1, H2 and H5 and additional sites X1, X2 and X3 (SA 8 Natural Resources).
- Need to acknowledge site specific flood risk assessments are required (SA 9 Flooding).
- Work with existing businesses to retain them within the Borough (SA 13 Employment and SA 15 Economic Structure).

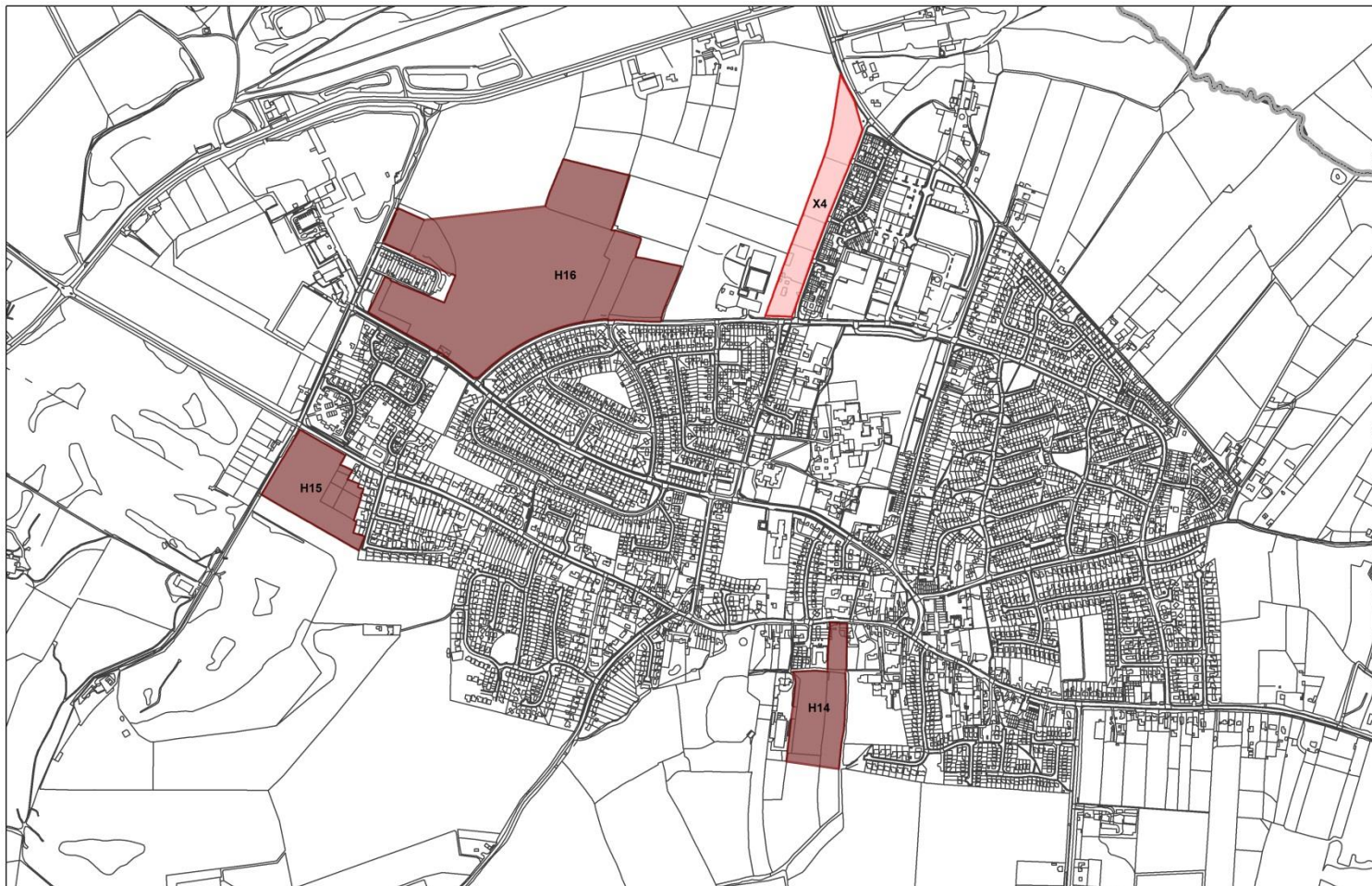


**Outcome:**

- A policy on site allocations lists the requirements including affordable housing. The affordable housing requirement for each site is covered by a separate Policy LPD36: Affordable Housing.
- The impacts on Listed Buildings are covered by a separate policy LPD26: Heritage Assets.
- The biodiversity impacts are covered by a separate Policy LPD318: Protecting and Enhancing Biodiversity.
- The site selection work has considered the mitigation recommendations including the landscape buffer.
- For site H5 and additional site X3, the significant loss of best and most versatile (BMV) agricultural land has been considered as required by paragraph 112 of the National Planning Policy Framework which states where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality.
- Confirmation as to whether sites H7 and H8 and additional site X3 are on best and most versatile (BMV) agricultural land will be required through the planning application stage.
- Air quality issues are covered by a separate Policy LPD11: Air Quality.
- A policy on site allocations lists the requirements including the flood risk assessments. Flood issues are also covered by separate Policies LPD3: Managing Flood Risk and LPD4: Surface Water Management.
- The Council will work with applicants regarding the accommodation of existing businesses in the Borough.



# Site Allocations in Calverton



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

Policy LPD 67  
Calverton

- Housing Sites
- Additional Housing Sites
- Borough Boundary





### Housing sites

H14 Dark Lane (70 homes)

H15 Main Street (75 homes)

H16 Park Road (390 homes)

X4 Flatts Lane (60 homes) \* new site

### Employment site

E2 Hillcrest Park

SA Objectives	Score	Assessment of effect	Commentary
1. Housing	H14	++	<p>The housing sites, including the additional site X4, would provide a total of 595 new homes for Calverton. Each site would provide at least 10 homes thus they all score major positive. Site H14 has planning permission for 72 homes which consists of 4 x two bedroom flats, 21 x two bedroom dwellings, 18 x three bedroom dwellings, 19 x four bedroom dwellings, 6 x five bedroom dwellings and 4 x two bedroom bungalows (2012/1503). 15 of the 72 homes (20%) would be affordable housing. The range and affordability of homes is not certain at this stage for sites H15, H16 and X4. The employment site E2 would not provide any new homes thus this site scores neutral.</p> <p>Overall, there is a major positive effect in relation to the cumulative impact on housing in Calverton (with exception to the employment site E2). It is considered the effect of new houses provided in the village would be long term and permanent.</p>
	H15	++	
	H16	++	
	X4	++	
	E2	0	
2. Health	H14	++	<p>There is one existing GP in the village. Housing site H14 is within 400 m of the GP in the village so this scores a major positive. Sites H16 and E2 and additional site X4 are not within 400 m of GP but are within 30 minutes public transport, walking and cycling time. Thus they score a minor positive. It is noted that the majority of the site H15 is not within 400 m of existing bus stops but it is within 30 minutes of public transport, walking and cycling time to GP. Thus this scores a minor positive. Comments received from Nottingham North &amp; East</p>
	H15	+	
	H16	+	
	X4	+	
	E2	+	



				<p>CCG indicate that there is only one practice in Calverton and, although they do have capacity, they are seeking changes to their premises to cater for an increase in population. All sites are within 400 m of existing recreational open space and the additional site X4 is adjacent to a recreational open space.</p> <p>Overall, there is a positive effect in relation to the cumulative impact on health. It is considered the effect would be long term and permanent as new houses would be provided in close proximity to existing recreational open space and GP within the village.</p>
3. Heritage and Design	H14	--	<ul style="list-style-type: none"> <li>Heritage assets within Calverton and surrounding area</li> <li>Long term</li> <li>Permanent</li> </ul>	<p>It is considered that there would be heritage impacts for site H14 due to the access to the site, thus this scores a major negative. The planning report for Conservation Area consent (2010/0514) to demolish a barn fronting Main Street to allow for vehicular access to the site are justified given the substantial public benefit that can be demonstrated. The report for the outline permission (2005/0910) states that English Heritage has confirmed that the harm to the Conservation Area would be less than substantial and the report concludes the design proposals would provide suitable mitigation ensuring that the scheme is sympathetic the Conservation Area setting. The planning report for the reserved matters for the residential development (2012/1503) states that the Conservation Consultant has no concerns to raise with regards to the proposed plans or schedule of works to the barns and that the details provided meet the pre-commencement requirements of condition 3 of the Conservation Area consent (2010/0514). The 2005/0910 report also concludes that on balance the provision of 72 new houses in a sustainable location constitutes a substantial public benefit sufficient to outweigh any potential harm to the setting of the Scheduled Monument at Fox Wood. An area of woodland has been proposed to further soften the boundary and conditions attached to the outline permission to ensure it is in keeping with the rural character of the area and are retained in the long term. The reserved matters report concludes that the details of the landscaping will have an acceptable relationship with the Conservation Area and the Scheduled Monument at Fox Wood. It is considered that sites H15, H16 and E2 have no impact upon the significance of heritage assets (including their</p>
	H15	0		
	H16	0		
	X4	-		
	E2	0		



				<p>settings). There are three Scheduled Monuments to the north and south of the village – Two Roman Camps 350 m north east of Lodge Farm, Fox Wood earthworks and Cockpit Hill, Ramdale Park. The employment site E2 is located within the existing employment area and thus would not impact on the setting of any Scheduled Monuments. Due to the local topography and of the relative distance between the site and the Scheduled Monument, site H15 would not harm the setting or overall significant of the Scheduled Monument at Cockpit Hill. Due to the relative distance between the site and the Roman Camps Scheduled Monument, there are no direct visual associations between site H16 and the Scheduled Monument and thus the site would not harm the setting or overall significant of the Roman Camps Scheduled Monument. For the additional site X4, the development would result in a small impact on the wider setting of the Listed Building Grade II Lodge Farm. The first heritage assessment notes that the wider setting has already been partly eroded by new development on the edge of Calverton. The second heritage assessment notes there are two Roman Camps Scheduled Monument 350 m north east of Lodge Farm. The assessment states that the site could be developed without harming the Roman Camps Scheduled Monument. Thus the score is a minor negative.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on heritage and design, with exception to housing site H14. For site H14, there would be a permanent loss of the barn within the Conversation Area to allow for vehicular access to the site.</p>
4. Crime	H14 H15 H16 X4 E2	0 0 0 0 0	<ul style="list-style-type: none"> <li>No effect</li> </ul>	The impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.
5. Social	H14 H15 H16 X4	++ + + +	<ul style="list-style-type: none"> <li>Calverton / surrounding area</li> </ul>	Housing site H14 is within 400 m of community facilities in the village so this scores a major positive. The remainder of the sites are not within 400 m of community facilities within the village, however they are within 30 minutes public transport time. It is noted that the majority of site H15 is not within 400 m of



	E2	+	<ul style="list-style-type: none"> <li>• Long term</li> <li>• Permanent</li> </ul>	<p>existing bus stops, but within 30 minutes of public transport, walking and cycling time. Thus this scores a minor positive. Part of the additional site X4 is within 400 m of community facilities in the village.</p> <p>Overall, there is a positive effect in relation to the cumulative impact on social issues. It is considered the effect would be long term and permanent as new houses would be provided in close proximity to community facilities within the village and also within 30 minutes of public transport time of other community facilities outside the village.</p>
6. Environment, Biodiversity and Green Infrastructure	H14	-	<ul style="list-style-type: none"> <li>• Calverton</li> <li>• Short / long term</li> <li>• Temporary / permanent</li> </ul>	<p>All sites contain no existing designations, open space or Tree Preservation Orders. Site H14 would involve the loss of existing hedgerows and trees and is adjacent to Tree Preservation Orders. Site H15 would involve the loss of existing hedgerows and trees. Site H16 is adjacent to existing open space. The additional site X4 is adjacent to existing open space. Thus these sites score a minor negative. Recommendations have been made for appropriate mitigation as follows:</p> <ul style="list-style-type: none"> <li>• Site H14 = adequate protection during construction and design of development to protect trees and minimise any adverse effects.</li> <li>• Site H15 = development should be designed to retain hedgerows and trees and incorporate green corridors throughout the site which link to the surrounding countryside to create an enhanced Green Infrastructure network and biodiversity.</li> <li>• Site H16 and X4 = developer contribution could be used to enhance area of open space to increase biodiversity and allow opportunities for recreation.</li> </ul> <p>It is unknown whether the development of the sites would result in a net increase in biodiversity gain. As part of the planning application process for site H14, the existing hedgerow to the centre of the upper site is to be removed to facilitate development and further hedges are proposed to the southern and western boundaries of the upper site, to properties fronting the public open space and to some of the properties fronting cul-de-sacs on the upper site. The new hedgerows will help to integrate the development into the rural setting and also help in offering biodiversity benefits.</p>
	H15	-		
	H16	-		
	X4	-		
	E2	0		



				Overall, there is a negative effect in relation to the cumulative impact on biodiversity and green infrastructure. It is considered that the effect would be short term and temporary, as with mitigation recommendations in place the landscape would be protected in the longer term. Development on sites H15 and H16 would lead to the long term and permanent loss of existing hedgerows and trees.
7. Landscape	H14	0	<ul style="list-style-type: none"> <li>• Calverton</li> <li>• Short term</li> <li>• Temporary</li> </ul>	<p>Sites H15 and H16 have been assessed in the Landscape and Visual Analysis of Potential Development Sites (2014). The scores in this table are based on the scores used in the previous SA assessment on the reasonable alternative options. The scores reflect the landscape report findings. A neutral score means “suitable for development” and a minor negative means “develop with caution”. Recommendations have been made for appropriate mitigation for both sites as follows:</p> <ul style="list-style-type: none"> <li>• Site H15 = - retain and enhance existing boundary planting (on northern and western sides of the site) to contain site and to maintain a strong division between development site and right of way.</li> <li>• Site H16 = retain and enhance existing boundary planting to contain site and mitigate against long range views into site from the north and east; strengthen hedgerows and enhance roadside planting along Park Road (and Collyer Road).</li> <li>• Site X4 = northern area of the site to include landscape buffer to sloping landform to provide an element of screening and maintain openness which is a feature of the wider landscape; mitigation tree and shrub planting to ridge line; enhanced hedgerows (on west and south sides of the site) to maintain adjacent field definition and to help contain potential development site; and enhanced hedgerows to boundary at Flatts Lane (on north east side of the site).</li> </ul> <p>Site H16 only forms part of the southern part of reasonable alternative site 6/47 to avoid areas of higher landscape value to the north. The northern area of site X4 will not be developed to avoid areas of higher landscape value to the north. Sites H14 and E2 have not been assessed due to site H14 being allocated in the</p>
	H15	0		
	H16	-		
	X4	-		
	E2	0		



				<p>Replacement Local Plan and site E2 being located within the built up area of the village. As part of the planning application process for site H14, the planting of the new hedgerows will help to integrate the development into the rural setting.</p> <p>Overall, there is a negative effect in relation to the cumulative impact on landscape. It is considered that the effect would be short term and temporary. With mitigation recommendations in place they would be protected in the longer term.</p>
8. Natural Resources	H14	-	<ul style="list-style-type: none"> <li>• Calverton</li> <li>• Long term</li> <li>• Permanent</li> </ul>	<p>Sites H15 and E2 and additional site X4 would involve the loss of agricultural land grade 3. A small part of site H16 is currently a car park which is brownfield land and the majority is greenfield land and would involve the loss of agricultural land grade 3. It is not known whether these sites comprise best and most versatile (BMV) land i.e. grade 3a. Recommendations have been made for appropriate mitigation and include requirement for Agricultural Land Classification survey to confirm whether best and most versatile land i.e. agricultural grade 3a. Design of development should seek 'soft uses' for Best and Most Versatile (BMV) agricultural land to minimise irreversible loss. Soil management to safeguard soil resources. It is considered the sites would have no impact on air quality in terms of additional vehicles generating from the sites. It is noted that the development of the new housing and employment would have an impact on water supply in terms of water usage by new residents and employees. No reference was made to the agricultural land classification as part of the planning application process for site H14.</p> <p>Overall, there is a minor negative effect in relation to the cumulative impact on natural resources. There may be long term and permanent loss of agricultural land grade 3a, unless development is directed towards any grade 3b land.</p>
	H15	-		
	H16	-		
	X4	-		
	E2	-		
9. Flooding	H14	0	<ul style="list-style-type: none"> <li>• Calverton</li> <li>• Short term</li> <li>• Temporary</li> </ul>	<p>The sites, including the additional site X4, do not fall within Flood Zones 2 and 3. The surface water flood risk map indicates there is a surface water route that runs across site H16. Comments received from Environment Agency states that sites H15 and H16 require specific flood risk assessments focussing on a holistic approach to sustainable surface water management. As part of the planning</p>
	H15	0		
	H16	-		
	X4	0		
	E2	0		



				<p>application process for site H14, a Flood Risk Assessment has been submitted and the Environment Agency confirmed they had no objections.</p> <p>Overall, there is a negative effect in relation to the cumulative impact on flooding. It is considered the effect would be short term and temporary, as with mitigation recommendations in place the water flooding issue would be managed in the longer term.</p>
10. Waste	H14	-	<ul style="list-style-type: none"> <li>• Calverton</li> <li>• Long term</li> <li>• Permanent</li> </ul>	<p>The housing sites and employment site would result in increased household and commercial waste.</p> <p>Overall, there is a cumulative minor negative effect in relation to waste. It is considered the effect would be long term and permanent as this would generate household and commercial waste.</p>
	H15	-		
	H16	-		
	X4			
	E2	-		
11. Energy and Climate Change	H14	0	<ul style="list-style-type: none"> <li>• No effect</li> </ul>	<p>The impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures, which are unknown at this stage.</p>
	H15	0		
	H16	0		
	X4	0		
	E2	0		
12. Transport	H14	+	<ul style="list-style-type: none"> <li>• Calverton</li> <li>• Long term</li> <li>• Permanent</li> </ul>	<p>Housing sites H14, H16 and employment site E2 and the additional site X4 are within 400 m of existing bus stops on Main Street, Park Road and Collyer Road. Bus services include the Calverton Connection (every 15 minutes) connecting to Nottingham City. The earliest bus from Calverton Gleaners to Arnold and Nottingham City is 6.04am and the last return bus from Nottingham City is 11.30pm. The majority of housing site H15 is not within 400 m of existing bus stops, thus this scores a minor negative. Although there are direct bus routes to Arnold and Nottingham City for new residents to travel to work, it would take approx 30 minutes to travel to Nottingham City. There is a limited range of bus routes and also it would be difficult to travel directly to other employment areas in the Borough. Thus the sites score minor positive. It is noted there are existing employment sites (as well as the new allocated employment site E2) within the village so there is good access to those sites without the use of private car.</p>
	H15	-		
	H16	+		
	X4	+		
	E2	+		



				Overall, there is a positive effect in relation to the cumulative impact on transport. It is considered the effect would be long term and permanent as new houses would be provided in close proximity to existing transport networks.
13. Employment	H14	0	<ul style="list-style-type: none"><li>• Calverton</li><li>• Long term</li><li>• Permanent</li></ul>	Employment site E2 would provide new buildings for employment uses and create new jobs. Housing sites H14, H15 and H16 and the additional site X4 would involve no loss of jobs.  For site E2, there is a major positive effect in relation to the impact on job opportunities. It is considered the effect of new jobs created would be long term and permanent.
	H15	0		
	H16	0		
	X4	0		
	E2	++		
14. Innovation	H14	0	<ul style="list-style-type: none"><li>• Calverton</li><li>• Long term</li><li>• Permanent</li></ul>	Employment site E2 is allocated for specific employment uses including office uses and this could provide opportunities for training. Housing sites H14, H15 and H16 and the additional site X4 would involve no loss of office uses.  For site E2, there is a major positive effect in relation to the impact on innovation. It is considered the effect of new offices provided on site would be long term and permanent.
	H15	0		
	H16	0		
	X4	0		
	E2	++		
15. Economic Structure	H14	0	<ul style="list-style-type: none"><li>• Calverton</li><li>• Long term</li><li>• Permanent</li></ul>	Employment site E2 would provide new employment land for B1 to B8 uses. Housing sites H14, H15 and H16 and additional X4 would involve no loss of employment, retail or mixed use land. It is noted that the housing sites H15 and H16 are within proximity of the protected employment site at the former Calverton Colliery. The additional site X4 is within proximity of the protected employment site as well as the employment allocation at Hillcrest Park.  For site E2, there is a major positive effect in relation to the impact on economic structure. It is considered the effect would be long term and permanent.
	H15	0		
	H16	0		
	X4	0		
	E2	++		
<b>Recommendations:</b> <ul style="list-style-type: none"><li>• Ensure a range and affordability of homes on housing sites H15 and H16 and the additional site X4 (SA 1 Housing).</li><li>• Ensure that mitigation is in place to reduce impacts on biodiversity for housing sites and the additional site X4 (SA 6 Environment, Biodiversity and Green Infrastructure).</li></ul>				



- Ensure that mitigation recommendations from the landscape study are implemented for sites H15 and H16 and the additional site X4 (SA 7 Landscape).
- Information required on whether sites H15, E2 and part of H16 and the additional site X4 are on best and most versatile (BMV) land i.e. agricultural grade 3a (SA 8 Natural Resources).
- Need to acknowledge site specific flood risk assessments are required for sites H15 and H16 (SA 9 Flooding).
- Ensure that there is connectivity to existing bus services for site H15 (SA 2 Health, SA 5 Social and SA 12 Transport).

**Outcome:**

- A policy on site allocations lists the requirements including affordable housing. The affordable housing requirement for each site is covered by a separate Policy LPD36: Affordable Housing.
- The site selection work has considered the mitigation recommendations including the landscape buffer.
- Confirmation as to whether sites H15, E2 and part of H16 and the additional site X4 are on best and most versatile (BMV) agricultural land will be required through the planning application stage.
- A policy on site allocations lists the requirements including the flood risk assessments. Flood issues are also covered by separate Policies LPD3: Managing Flood Risk and LPD4: Surface Water Management.
- Public transport accessibility issues are covered by Aligned Core Strategy Policies 14: Managing Travel Demand and 19: Developer Contributions.



# Site Allocations in Ravenshead



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**Gedling** Borough Council  
Civic Centre, Arnot Hill Park, Arnold,  
Nottinghamshire, NG5 6LU

Policy LPD 68  
Ravenshead

- Housing Sites
- Additional Housing Sites
- Borough Boundary





### Housing sites

H17 Longdale Lane A (30 homes)

H18 Longdale Lane B (30 homes)

H19 Longdale Lane C (70 homes)

X5 Kighill Lane A (20 homes) \* new site

X6 Kighill Lane B (30 homes) \* new site

SA Objectives	Score	Assessment of effect	Commentary
1. Housing	H17	++	<ul style="list-style-type: none"> <li>• Ravenshead</li> <li>• Long term</li> <li>• Permanent</li> </ul> <p>The housing sites and the additional sites X5 and X6 would provide a total of 180 new homes in Ravenshead. Each site would provide at least 10 homes thus they all score major positive. Site H19 has outline permission for up to 70 homes (2013/0836) comprising 21 retirement homes (bungalows) and 49 other dwellings. The range and affordability of homes for each site is not certain at this stage for sites H17 and H18.</p> <p>Overall, there is a major positive effect in relation to the cumulative impact on housing in Ravenshead. It is considered the effect of new houses provided in the village would be long term and permanent.</p>
	H18	++	
	H19	++	
	X5	++	
	X6	++	
2. Health	H17	+	<ul style="list-style-type: none"> <li>• Ravenshead</li> <li>• Long term</li> <li>• Permanent</li> </ul> <p>There is one existing GP in the village. The housing sites and the additional sites X5 and X6 are not within 400 m of a GP in the village, however they are within 30 minutes walking and cycling time. Comments received from Nottingham North &amp; East CCG indicate that patients tend to travel into Hucknall, Kirkby or Blidworth. The number of anticipated additional patients is small so the new housing sites should not have a great impact on the existing practices. Site H17 is adjacent to recreational open space and sites H18 and H19 and the additional sites X5 and X6 are within 400 m of existing recreational open space.</p> <p>Overall, there is a minor positive effect in relation to the cumulative impact on health. It is considered the effect would be long term and permanent as new houses would be provided in close proximity to existing recreational open space and GP within the village.</p>
	H18	+	
	H19	+	
	X5	+	
	X6	+	



3. Heritage and Design	H17	0	<ul style="list-style-type: none"> <li>No effect</li> </ul>	<p>It is considered that the sites and the additional sites X5 and X6 have no impact upon the significance of heritage assets (including their settings) and the setting of the Scheduled Monuments at Newstead Abbey or Fountain Dale Moat. Overall, there is a neutral effect in relation to the cumulative impact on heritage and design.</p>
	H18	0		
	H19	0		
	X5	0		
	X6	0		
4. Crime	H17	0	<ul style="list-style-type: none"> <li>No effect</li> </ul>	<p>The impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.</p>
	H18	0		
	H19	0		
	X5	0		
	X6	0		
5. Social	H17	+	<ul style="list-style-type: none"> <li>Ravenshead</li> <li>Long term</li> <li>Permanent</li> </ul>	<p>The housing sites and the additional sites X5 and X6 are within 400 m of a leisure centre which is located on the edge of the village. The sites and the additional sites X5 and X6 are within 800 m of community facilities – a post office, a village hall, a library and a primary school – within the village.</p> <p>Overall, there is a minor positive effect in relation to the cumulative impact on social issues. It is considered the effect would be long term and permanent as the new houses would be provided in close proximity to community facilities within the village and also within 30 minutes of public transport time of other community facilities outside the village.</p>
	H18	+		
	H19	+		
	X5	+		
	X6	+		
6. Environment, Biodiversity and Green Infrastructure	H17	-	<ul style="list-style-type: none"> <li>Ravenshead</li> <li>Long term</li> <li>Permanent</li> </ul>	<p>None of the housing sites H17, H18 and H19 contain existing designations, open space or Tree Preservation Orders. However they would involve the loss of natural and semi-natural land. Site H17 is adjacent to an area of open space. Sites H18 and H19 are adjacent to a Local Wildlife Site and Tree Preservation Orders. The additional site X5 would also involve the loss of natural and semi-natural land (which forms part of the site) and is adjacent to a Local Wildlife Site and Tree Preservation Orders to the north. The additional site X6 would involve the loss of wooded areas (which forms part of the site). The site also contains a couple of trees protected by Tree Preservation Orders to the south west corner of the site and is adjacent to a Local Wildlife Site and Tree Preservation Orders to the north east.</p> <p>Recommendations have been made for appropriate mitigation as follows:</p>
	H18	--		
	H19	-		
	X5	-		
	X6	-		



			<ul style="list-style-type: none"> <li>• All sites including sites X5 and X6 = further ecological appraisal required to assess the value of site.</li> <li>• Site H17 = developer contribution could be used to enhance area of open space to increase biodiversity and allow opportunities for recreation.</li> <li>• Sites H18 and H19 = any direct or indirect effects on the Local Wildlife Site and Tree Preservation Orders would need to be fully mitigated. Developer contribution could be used towards management/ enhancement of Local Wildlife Site.</li> <li>• Sites X5 and X6 = Trees protected by Tree Preservation Orders should be retained within the scheme and protected during construction to avoid/minimise any adverse effects. Any direct or indirect effects on the adjoining Local Wildlife Site would need to be fully mitigated. Developer contribution could be used towards management/enhancement of Local Wildlife Site.</li> </ul> <p>It is unknown whether the development of the sites would result in a net increase in biodiversity gain. It is noted that site H18 was formerly a Local Wildlife Site and is likely to still qualify as the Section 41 habitat "Lowland Heathland", despite ongoing attempts to remove this habitat. Thus this site scores a major negative. As part of the planning application process for site H19, an Ecological Appraisal has been submitted and Nottinghamshire Wildlife Trust raise no objections to the proposed development. The Ecological Appraisal has identified the key habitats present on the site and makes recommendations for the retention and enhancement of biodiversity assets within the site masterplan to achieve a clear net gain for biodiversity with a strong green infrastructure focus running through the site. The plans include provision of a 15 m wide buffer strip of landscaping along the south eastern boundary and creation of a green corridor (with planting) across the site separating site H19 and site H17. The plans also include a landscaped buffer strip to the south east part of the site.</p> <p>Overall, there is a negative effect in relation to the cumulative impact on biodiversity and green infrastructure. It is considered that effect on development</p>
--	--	--	---



				on the sites would be the long term and result in the permanent loss of natural and semi natural land. Development on site H18 could lead to the long term and permanent loss of the Section 41 habitat "Lowland Heathland".
7. Landscape	H17	0	• No effect	<p>The reasonable alternative site 6/39 that makes up the three housing sites has been assessed in the Landscape and Visual Analysis of Potential Development Sites (2014). The scores in this table are based on the score used in the previous SA assessment on site 6/39. The scores reflect the landscape report findings. A neutral score means "suitable for development". Recommendations have been made for appropriate mitigation for the sites as follows:</p> <ul style="list-style-type: none"> <li>• Site H17 = mitigation planting (on south western and south eastern sides of the site) to extend from wooded area, providing screening from recreation ground.</li> <li>• Site H19 = retain established trees (on north eastern side of the site) to boundary to enhance streetscape.</li> <li>• Site X5 = retain and enhance planting to align with Kighill Lane; mitigation planting to north east boundary to reduce the visual impacts to elevated rights of way in the east.</li> <li>• Site X6 = retain established trees and vegetation to south west, north west and south east boundary to contain site.</li> </ul> <p>As part of the planning application process for site H19, a Landscape and Visual Assessment has been carried out. The assessment concludes that no key characteristics in the landscape would be lost and the visual impact would be mainly limited to effects on the approach along Longdale Lane. Views for the east would be affected but could be ameliorated by boundary screening and new planting.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on landscape.</p>
	H18	0		
	H19	0		
	X5	0		
	X6	0		
8. Natural Resources	H17	-	<ul style="list-style-type: none"> <li>• Ravenshead</li> <li>• Long term</li> <li>• Permanent</li> </ul>	<p>The housing sites would involve the loss of greenfield land i.e. natural and semi-natural land. The additional site X5 comprises residential use and greenfield land i.e. natural and semi-natural land. The additional site X6 comprises residential use and wooded area. Although the site is located within the</p>
	H18	-		
	H19	-		
	X5	-		



	X6	-		<p>residential area, it is not known whether the wooded area is best and most versatile land i.e. grade 3. Recommendations have been made for appropriate mitigation and include the requirement for a Agricultural Land Classification survey to confirm whether best and most versatile land i.e. agricultural grade 3a. Design of development should seek 'soft uses' for Best and Most Versatile (BMV) agricultural land to minimise irreversible loss. Soil management to safeguard soil resources. It is considered the sites would have no impact on air quality in terms of additional vehicles generating from the sites. It is noted that the development of the new housing would have an impact on water supply in terms of water usage by new residents.</p> <p>Overall, there is a minor negative effect in relation to the cumulative impact on natural resources. There would be the long term and permanent loss of natural and semi-natural land.</p>
9. Flooding	H17	0	• No effect	<p>The housing sites and the additional sites X5 and X6 do not fall within Flood Zones 2 and 3. The surface water flood risk map indicates surface water flooding route runs along Longdale Lane although the Environment Agency confirms there is no issue with surface water flood risk. Comments received from the Environment Agency states that a holistic approach to sustainable surface water management is required. As part of the planning application process for site H19, a Flood Risk Assessment and Drainage Strategy was submitted. The plans indicate that surface water will be accommodated by soakaways including a cellular storm water storage facility and sustainable urban drainage (SuDs) techniques are also proposed. Details will be provided at reserved matters stage.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on flooding.</p>
	H18	0		
	H19	0		
	X5	0		
	X6	0		
10. Waste	H17	-	<ul style="list-style-type: none"> <li>• Ravenshead</li> <li>• Long term</li> <li>• Permanent</li> </ul>	<p>The housing sites would result in increased household waste.</p> <p>Overall, there is a minor negative effect in relation to the cumulative impact on waste. It is considered the effect would be long term and permanent as development would generate household waste on an ongoing basis.</p>
	H18	-		
	H19	-		
	X5	-		
	X6	-		



11. Energy and Climate Change	H17	0	• No effect	The impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures, which are unknown at this stage.
	H18	0		
	H19	0		
	X5	0		
	X6	0		
12. Transport	H17	+	<ul style="list-style-type: none"> <li>• Ravenshead</li> <li>• Long term</li> <li>• Permanent</li> </ul>	<p>There is no bus service that runs past the three housing sites on Longdale Lane and the additional sites X5 and X6 on Kighill Lane. As part of the planning application process for site H19, a Transport Assessment has been submitted. The assessment recognises the need for connectivity to existing bus services if site users are to rely on these as a viable means of transport. The assessment states the site lies on a route served by the community bus which travels around the village on Tuesdays and Thursdays. Residents have to walk to the A60 to access the Pronto (every 10 minutes) connecting to Arnold, Nottingham City and Mansfield. The earliest Pronto bus to Arnold and Nottingham City passes Newstead Abbey Gates at 5.50am and the last return bus from Nottingham City is 11.10pm. For the opposite direction, the earliest Pronto bus to Mansfield passes Newstead Abbey Gates at 6.45am and the last return bus is 10.25pm. There are direct bus routes to Nottingham City, Arnold and Mansfield for new residents to travel to work, it would take approx 30 minutes to travel to Nottingham City (and approx 20 minutes to Mansfield). There is less range of bus routes and it would be difficult to travel to other employment areas in the Borough. Thus all sites score a minor positive.</p> <p>Overall, there is a minor positive effect in relation to the cumulative impact on transport. It is considered the effect would be long term and permanent as new houses would be provided in proximity to existing transport networks.</p>
	H18	+		
	H19	+		
	X5	+		
	X6	+		
13. Employment	H17	0	• No effect	<p>The sites, including the additional sites X5 and X6, would involve no loss of jobs.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on job opportunities.</p>
	H18	0		
	H19	0		
	X5	0		
	X6	0		
14. Innovation	H17	0	• No effect	The sites, including the additional sites X5 and X6, would involve no loss of



	H18	0		office uses.
	H19	0		
	X5	0		Overall, there is a neutral effect in relation to the cumulative impact on innovation.
	X6	0		
15. Economic Structure	H17	0	• No effect	The sites, including the additional sites X5 and X6, would involve no loss of employment, retail or mixed use land.
	H18	0		
	H19	0		
	X5	0		Overall, there is a neutral effect in relation to the cumulative impact on economic structure.
	X6	0		
<b>Recommendations:</b> <ul style="list-style-type: none"><li>• Reconsider sites comprehensively in terms of requirements for public open space, flooding etc.</li><li>• Ensure a range and affordability of homes on housing sites H17 and H18 and the additional sites X5 and X6 (SA 1 Housing).</li><li>• Acknowledge the habitat “Lowland Heathland” on site H18 (SA 6 Environment, Biodiversity and Green Infrastructure).</li><li>• Ensure that mitigation is in place to reduce impacts on biodiversity for the sites and the additional sites X5 and X6 (SA 6 Environment, Biodiversity and Green Infrastructure).</li><li>• Ensure that mitigation recommendations from the landscape study are implemented for sites H17 and H19 and additional sites X5 and X6 (SA 7 Landscape).</li><li>• Need to acknowledge a holistic approach to sustainable surface water management required (SA 9 Flooding).</li><li>• Ensure that there is connectivity to existing bus services for all sites, including the additional sites X5 and X6 (SA 2 Health, SA 5 Social and SA 12 Transport).</li></ul>				
<b>Outcome:</b> <ul style="list-style-type: none"><li>• Each site has different status (one has planning permission) so unable to reconsider sites comprehensively.</li><li>• A policy on site allocations lists the requirements including affordable housing. The affordable housing requirement for each site is covered by a separate Policy LPD36: Affordable Housing.</li><li>• For the loss of the habitat “Lowland Heathland” on site H18, Policy 17: Biodiversity of the Aligned Core Strategy sets out the hierarchical approach to the consideration of any impacts on biodiversity in the order of avoidance to mitigation and as a last resort compensation for any damage where it cannot be avoided. Policy LPD18: Protecting and Enhancing Biodiversity in the Local Planning Document refers to compensation measures.</li></ul>				



- The biodiversity impacts are covered by a separate Policy LPD318: Protecting and Enhancing Biodiversity.
- The site selection work has considered the mitigation recommendations including the landscape buffer.
- A policy on site allocations lists the requirements including the flood risk assessments. Flood issues are also covered by separate Policies LPD3: Managing Flood Risk and LPD4: Surface Water Management.
- Public transport accessibility issues are covered by Aligned Core Strategy Policies 14: Managing Travel Demand and 19: Developer Contributions.



# **Addendum to Equality Impact Assessment – Local Planning Document: Additional Housing Allocations**

**September 2017**



## Introduction

1. This document follows on from the Equality Impact Assessment (May 2016) (**LPD/REG/22**), which assesses the Publication Draft Local Planning Document (LPD) (May 2016), and should be read in conjunction with that document. It assesses the impact of the proposed additional housing allocations on people with protected characteristics.
2. This addendum outlines where modifications are proposed to the policies relating to the additional housing allocations set out in the LPD, and undertakes an Equality Impact Assessment of the modifications made. The LPD policy extracts consultation document shows the proposed additional housing allocations. It should be noted that some of the policy numbers have changed since the Publication Draft LPD as a result of the insertion of additional policies to the LPD.

## Methodology

3. The same methodology has been used to assess the additional housing allocations as was used in the Equality Impact Assessment (May 2016) (**LPD/REG/22**). This is not repeated here to avoid duplication.

### How to read this assessment

4. This addendum provides an update to the Equality Impact Assessment (May 2016) (**LPD/REG/22**). The 'Policy and Status' column identifies the LPD policy/allocation and sets out in brackets why the modified policy/allocation has been made. The modified policy/allocation has then been re-assessed in terms of scoping of relevance. The action plan responds to proposed policy adjustments that have been recommended in this addendum assessment.



## Action Plan

5. An assessment of the impact of the additional housing allocations has resulted in no further recommended changes to the policies.
6. The Equality Impact Assessment of **Policy LPD64** and additional housing allocation **X5 (Kighill Lane A) and X6 (Kighill Lane B)** has resulted in a recommendation to adjust the policy/allocation. These policies set out the distribution of homes between the settlements in the Borough and allocate a site for residential development at these settlements. It is considered that there is an over representation of older people and an underrepresentation of younger people in certain settlements. Ensuring that the housing built on this site delivers an appropriate mix will help advance equality of opportunity and foster good relations; this could be done through requiring a percentage of retirement properties or a percentage of 'starter homes'.
7. It has been decided not to make this change, as Policy LPD 37 already requires a mix of properties to be delivered which takes account of local need. Further policy is not required.



Policy and Status	What will policy do	Relevance to Equalities (Scoping of relevance)	Impact of Policy (Impact assessment)
<b>Modified Policy</b>			
<b>LPD 64 – Housing Distribution</b> (Policy amended – equality assessment undertaken)	Sets out the broad distribution between the different settlements in the Borough based on ACS Policy 2 (The Spatial Strategy). <b>Modification sets out the revised housing distribution figures, and includes windfall allowance.</b>	Population of certain settlements is less mixed in terms of protected characteristics than Borough average.	Require development of site to respond to required mix of housing. <b>Adjust the Policy (no change from 2016 Equality Impact Assessment).</b>
<b>Additional Housing Allocation</b>			
<b>X1 – Daybrook Laundry</b> (New housing allocation reflecting Inspector's Letter dated 16/06/17)	This site is allocated for 50 homes.	No relevance to protected characteristics.	Not Required
<b>X2 – Land West of A60 A</b> (New housing allocation reflecting Inspector's Letter dated 16/06/17)	The site is allocated for 70 homes.	No relevance to protected characteristics.	Not Required
<b>X3 – Land West of A60 B</b> (New housing allocation reflecting Inspector's Letter dated 16/06/17)	The site is allocated for 150 homes.	No relevance to protected characteristics.	Not Required
<b>X4 – Flatts Lane</b> (New housing allocation reflecting Inspector's Letter dated 16/06/17)	The site is allocated for 60 homes.	No relevance to protected characteristics.	Not Required
<b>X5 – Kighill Lane A</b> (New housing allocation reflecting Inspector's Letter dated 16/06/17)	The site is allocated for 20 homes.	Population of Ravenshead is less mixed in terms of age than Borough average.	Require development of site to respond to required mix of housing. <b>Adjust the Policy</b>
<b>X6 – Kighill Lane B</b> (New housing allocation reflecting Inspector's Letter dated 16/06/17)	The site is allocated for 30 homes.	Population of Ravenshead is less mixed in terms of age than Borough average.	Require development of site to respond to required mix of housing. <b>Adjust the Policy</b>





## **Report to Cabinet**

**Subject:** Review of complaints received by the Council and Annual Review Letter – Local Government Ombudsman 2016/17

**Date:** 7 September 2017

**Author:** Director of Organisational Development and Democratic Services

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### **Wards Affected**

Not applicable.

### **Purpose**

To inform Members of the receipt of the Annual Review letter from the Office of the Local Government Ombudsman and the complaints dealt with by the Council through the internal Complaints Procedure during the year 2016-17.

### **Key Decision**

This is not a Key Decision

### **Background**

- 1.1 Members will be aware of the Council's arrangements for dealing with formal complaints full details of which are available on the website. The departmental analysis of complaints by service area appears below. Members are to note that some of the columns will not add up because some complaints have not been dealt with entirely within the year and therefore fall outside the monitoring period.
- 1.2 Between 1 April 2016 and 31 March 2017, the Council received 290 complaints which are broken down into individual service areas as follows:



<b>Service</b>	<b>Number of Complaints Received</b>	<b>Upheld/ Partially Upheld at Stage 1</b>	<b>Not Upheld at Stage 1</b>	<b>Number of Complaints Progressing to Stage 2</b>
Audit & Asset Management	4	2	1	1
Community Relations	2	1	1	0
Customer Services & Communications	9	3	6	0
Elections & Member Services	4	0	4	0
Housing	10	2	7	1
Legal Services	1	1	0	0
Leisure - HQ	55	37	14	4
Parks & Street Care	24	14	10	0
Planning	29	6	17	6
Public Protection	27	3	22	2
Revenues Services	81	42	35	4
Transport Services	1	0	1	0
Waste Services	43	17	26	0
<b>Total</b>	<b>290</b>	<b>128</b>	<b>144</b>	<b>18</b>

- 1.3 Where a complaint is not upheld in full or in part, the complainant may ask for it to be considered further under Stage 2 of the complaints procedure. 30 complaints were considered under Stage 2 between 1 April 2016 and 31 March 2017 as follows:

<b>Service</b>	<b>Number of Complaints Received at Stage 2</b>	<b>Upheld/ Partially Upheld at Stage 2</b>	<b>Not Upheld at Stage 2</b>
Audit & Asset Management	1	0	1
Community Relations	0	0	0
Customer Services & Communications	0	0	0
Elections & Member Services	0	0	0
Housing	1	0	1
Legal Services	0	0	0
Leisure - HQ	4	1	3
Parks & Street Care	0	0	0
Planning	6	1	5
Public Protection	2	2	0
Revenues Services	4	0	4
Transport Services	0	0	0
Waste Services	0	0	0
<b>Total</b>	<b>18</b>	<b>4</b>	<b>14</b>



- 1.4 Complaints and compliments received are monitored on a quarterly basis by the Senior Leadership Team which considers a detailed report prepared by the Customer Insight Officer. In particular that report details which complaints which have been upheld and what remedial action has been taken (such as improvements in processes or training provided) to avoid the same issue arising in the future.
- 1.5 If the complainant is not happy with the response at Stage 2 he or she is entitled to refer the complaint to the Local Government Ombudsman. Between 1 April 2016 and 31 March 2017, 11 complaints were received by the Council via the Ombudsman, which is a slight increase from the 9 complaints received the previous year. A summary of the decisions of the LGO appears in the table below.

<b>Service</b>	<b>Decision of LGO</b>
Planning Services	Upheld: maladministration, no injustice
Planning Services	Upheld: maladministration, no injustice
Planning Services	Not upheld: no maladministration
Planning Services	Not upheld: no maladministration
Public Protection	Closed after initial enquiries: out of jurisdiction
Revenues Services	Closed after initial enquiries – no further action
Planning Services	Not upheld : no maladministration.
Planning Services	Upheld: maladministration and injustice
Public Protection	Closed after initial enquiries – out of jurisdiction
Revenues Services	Closed after initial enquiries – no further action
Public Protection	Closed after initial enquiries – no further action

- 1.6 The Annual Review letter for the year ending 31 March 2017 is attached at Appendix 1. The statistics include all the complaints and enquiries received by the Ombudsman in 2016/17. Members are to note that the number of complaints and enquiries received do not match the Council's figures as a number of cases will have been received and decided in different business years. In addition, those categorised as 'referred back for local resolution' by the Ombudsman include those who are signposted back to the Council and therefore are not treated as an Ombudsman complaint.
- 1.7 Members will note that the Ombudsman's decision on one of the complaints received this year was maladministration and injustice. This



related to the way the Council handled a complaint about business use of a residential premises. A report detailing the complaint and the outcome was presented to Council on 16<sup>th</sup> November 2016. There were also two complaints upheld with decisions of maladministration, no injustice, in both cases the complaints related to the same planning application and the officer's failure to include additional information in the site description. The Ombudsman indicated that the maladministration did not cause any injustice to the complainants and did not warrant further investigation.

- 1.8 Since April 2013, the Ombudsman has been publishing all decisions on complaints they receive. Decision statements are published on the Ombudsman website at [www.lgo.org.uk](http://www.lgo.org.uk) no earlier than three months after the date of the final decision. The information published does not name the complainant or any individual involved with the complaint. The Ombudsman also retains discretion not to publish a decision, for example where it would not be in the interests of the person complaining to publish or where there's a reason in law not to.
- 1.9 In addition, the Ombudsman has published its review of local government complaints for 2016/17. The report provides complaint statistics for each English local authority, all in one place. A copy of the review is available on the Ombudsman website.

## **Proposal**

- 2 It is proposed that Cabinet notes the report.

## **Alternative Options**

- 3 There are no Alternative Options.

## **Financial Implications**

- 4 None arising from this report.

## **Appendices**

- 5 Appendix 1 – Local Government Ombudsman Annual Review Letter.

## **Background Papers**

- 6 None identified.

## **Recommendation**

**THAT** Cabinet notes the contents of the report.

## **Reasons for Recommendations**

- 7 To alert the Executive to the contents of the Local Government



Ombudsman Annual Review Letter and raise awareness of the complaints received by the Council during 2016-17.



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20 July 2017

*By email*

John Robinson  
Chief Executive  
Gedling Borough Council

Dear John Robinson,

### **Annual Review letter 2017**

I write to you with our annual summary of statistics on the complaints made to the Local Government and Social Care Ombudsman (LGO) about your authority for the year ended 31 March 2017. The enclosed tables present the number of complaints and enquiries received about your authority and the decisions we made during the period. I hope this information will prove helpful in assessing your authority's performance in handling complaints.

The reporting year saw the retirement of Dr Jane Martin after completing her seven year tenure as Local Government Ombudsman. I was delighted to be appointed to the role of Ombudsman in January and look forward to working with you and colleagues across the local government sector in my new role.

You may notice the inclusion of the '*Social Care Ombudsman*' in our name and logo. You will be aware that since 2010 we have operated with jurisdiction over all registered adult social care providers, able to investigate complaints about care funded and arranged privately. The change is in response to frequent feedback from care providers who tell us that our current name is a real barrier to recognition within the social care sector. We hope this change will help to give this part of our jurisdiction the profile it deserves.

### **Complaint statistics**

Last year, we provided for the first time statistics on how the complaints we upheld against your authority were remedied. This year's letter, again, includes a breakdown of upheld complaints to show how they were remedied. This includes the number of cases where our recommendations remedied the fault and the number of cases where we decided your authority had offered a satisfactory remedy during the local complaints process. In these latter cases we provide reassurance that your authority had satisfactorily attempted to resolve the complaint before the person came to us.

We have chosen not to include a 'compliance rate' this year; this indicated a council's compliance with our recommendations to remedy a fault. From April 2016, we established a new mechanism for ensuring the recommendations we make to councils are implemented, where they are agreed to. This has meant the recommendations we make are more specific, and will often include a time-frame for completion. We will then follow up with a council and seek evidence that recommendations have been implemented. As a result of this new process, we plan to report a more sophisticated suite of information about compliance and service improvement in the future.

This is likely to be just one of several changes we will make to our annual letters and the way we present our data to you in the future. We surveyed councils earlier in the year to find out, amongst other things, how they use the data in annual letters and what data is the most useful; thank you to those officers who responded. The feedback will inform new work to



provide you, your officers and elected members, and members of the public, with more meaningful data that allows for more effective scrutiny and easier comparison with other councils. We will keep in touch with you as this work progresses.

I want to emphasise that the statistics in this letter comprise the data we hold, and may not necessarily align with the data your authority holds. For example, our numbers include enquiries from people we signpost back to the authority, but who may never contact you.

In line with usual practice, we are publishing our annual data for all authorities on our website. The aim of this is to be transparent and provide information that aids the scrutiny of local services.

### **The statutory duty to report Ombudsman findings and recommendations**

As you will no doubt be aware, there is duty under section 5(2) of the Local Government and Housing Act 1989 for your Monitoring Officer to prepare a formal report to the council where it appears that the authority, or any part of it, has acted or is likely to act in such a manner as to constitute maladministration or service failure, and where the LGO has conducted an investigation in relation to the matter.

This requirement applies to all Ombudsman complaint decisions, not just those that result in a public report. It is therefore a significant statutory duty that is triggered in most authorities every year following findings of fault by my office. I have received several enquiries from authorities to ask how I expect this duty to be discharged. I thought it would therefore be useful for me to take this opportunity to comment on this responsibility.

I am conscious that authorities have adopted different approaches to respond proportionately to the issues raised in different Ombudsman investigations in a way that best reflects their own local circumstances. I am comfortable with, and supportive of, a flexible approach to how this duty is discharged. I do not seek to impose a proscriptive approach, as long as the Parliamentary intent is fulfilled in some meaningful way and the authority's performance in relation to Ombudsman investigations is properly communicated to elected members.

As a general guide I would suggest:

- Where my office has made findings of maladministration/fault in regard to routine mistakes and service failures, and the authority has agreed to remedy the complaint by implementing the recommendations made following an investigation, I feel that the duty is satisfactorily discharged if the Monitoring Officer makes a periodic report to the council summarising the findings on all upheld complaints over a specific period. In a small authority this may be adequately addressed through an annual report on complaints to members, for example.
- Where an investigation has wider implications for council policy or exposes a more significant finding of maladministration, perhaps because of the scale of the fault or injustice, or the number of people affected, I would expect the Monitoring Officer to consider whether the implications of that investigation should be individually reported to members.
- In the unlikely event that an authority is minded not to comply with my recommendations following a finding of maladministration, I would always expect the Monitoring Officer to report this to members under section five of the Act. This is an exceptional and unusual course of action for any authority to take and should be considered at the highest tier of the authority.



The duties set out above in relation to the Local Government and Housing Act 1989 are in addition to, not instead of, the pre-existing duties placed on all authorities in relation to Ombudsman reports under The Local Government Act 1974. Under those provisions, whenever my office issues a formal, public report to your authority you are obliged to lay that report before the council for consideration and respond within three months setting out the action that you have taken, or propose to take, in response to the report.

I know that most local authorities are familiar with these arrangements, but I happy to discuss this further with you or your Monitoring Officer if there is any doubt about how to discharge these duties in future.

### **Manual for Councils**

We greatly value our relationships with council Complaints Officers, our single contact points at each authority. To support them in their roles, we have published a Manual for Councils, setting out in detail what we do and how we investigate the complaints we receive. When we surveyed Complaints Officers, we were pleased to hear that 73% reported they have found the manual useful.

The manual is a practical resource and reference point for all council staff, not just those working directly with us, and I encourage you to share it widely within your organisation. The manual can be found on our website [www.lgo.org.uk/link-officers](http://www.lgo.org.uk/link-officers)

### **Complaint handling training**

Our training programme is one of the ways we use the outcomes of complaints to promote wider service improvements and learning. We delivered an ambitious programme of 75 courses during the year, training over 800 council staff and more 400 care provider staff. Post-course surveys showed a 92% increase in delegates' confidence in dealing with complaints. To find out more visit [www.lgo.org.uk/training](http://www.lgo.org.uk/training)

Yours sincerely

A handwritten signature in black ink, appearing to be 'M King', with a stylized flourish at the end.

Michael King  
Local Government and Social Care Ombudsman for England  
Chair, Commission for Local Administration in England



For further information on how to interpret our statistics, please visit our website:  
<http://www.lgo.org.uk/information-centre/reports/annual-review-reports/interpreting-local-authority-statistics>

## Complaints and enquiries received

Adult Care Services	Benefits and Tax	Corporate and Other Services	Education and Children's Services	Environment Services	Highways and Transport	Housing	Planning and Development	Other	Total
0	4	0	0	3	0	0	5	0	12

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## Decisions made

				Detailed Investigations			
Incomplete or Invalid	Advice Given	Referred back for Local Resolution	Closed After Initial Enquiries	Not Upheld	Upheld	Uphold Rate	Total
1	0	3	5	3	3	50%	15

### Notes

Our uphold rate is calculated in relation to the total number of detailed investigations.  
 The number of remedied complaints may not equal the number of upheld complaints. This is because, while we may uphold a complaint because we find fault, we may not always find grounds to say that fault caused injustice that ought to be remedied.

### Complaints Remedied

by LGO	Satisfactorily by Authority before LGO Involvement
1	0





## **Report to Cabinet**

**Subject:** Eagle Square Improvements

**Date:** 7 September 2017

**Author:** Service Manager for Economic Growth and Regeneration

### **Wards Affected**

Ernhale

### **Purpose**

To seek Cabinet support for works to Eagle Square which will provide flexibility for events space and to report the outcome of public consultation on the proposals.

### **Key Decision**

This is not a key decision.

### **Background**

Eagle Square, located at the southern tip of Arnold Town Centre, was the focus for the Christmas Light switch on in 2016. Although this event was successful, the physical layout of the space and presence of the brick planter restricted full use of the area.

To build on the success of last year's event and improve the image and offer of the town centre, officers have reviewed the current limitations of the square and considered whether simple modifications could be made to improve its appearance and function.

### **Proposal**

Colleagues in Parks and Street Care (PASC) have undertaken preliminary surveys and commissioned concept designs for a scheme which is anticipated to:

- increase pedestrian accessibility;
- increase the visibility of existing retail units;



- improve the functionality of Eagle Square particularly with regard to the Christmas Lights event; and
- enhance the general attractiveness and vibrancy of the town centre.

An indicative scheme of works showing removal of the planter is shown at appendix 1. In summary the scheme includes:

- Removal of brick planter, shrubbery and trees within the planter;
- Simple repaving in matching blockwork across the area to provide an extended space for events;
- Introduction of removable wooden planters with appropriate tree species to attractively enclose the space and act as vehicular barriers and new smaller planter with street tree;
- Regrading to remove differences in level (as far as can be achieved across the site); and
- Provision of circular seating with removable elements to provide an appropriate location for the Christmas tree and additional seating near High Street.

The scope of the scheme is relatively modest and is aimed to improve the flexibility of the space in the short term. Funding opportunities for more comprehensive improvements for both Arnold and Carlton centres are currently being explored.

A large scale plan of the proposed works will be circulated at the meeting. The cost of the work is estimated to be approximately £85,000 - £90,000 including removal and disposal of soil and rubble off site.

### **Technical Consultation**

As the land is designated as highway, PASC have liaised with Nottinghamshire County Council about the improvements and they are supportive. The County Council will require an update as to when the works will be carried out so they can display the necessary highways notifications and ensure that no bookings are taking for this area during the term of the works.

PASC have liaised with Development Management to ensure there are no TPOs on the trees to be removed and that environmental and planning regulations are adhered to (planning permission is not required as the work is regarded as permitted development).

Utilities and plans have been reviewed and no obstructions to the improvement



works have been identified.

### **Public Consultation**

Retailers within Arnold Town Centre have been invited to share their views on the proposal by either:

- reviewing proposals online and completing an online survey;
- meeting officers to discuss proposals at consultation sessions held at the Bonnington Theatre; or
- directly contacting the Economic Growth Team

Consultation has also taken place via 'Keep Me Posted' alerts with information available on the Council's website. Respondents were also invited to share their views on Arnold Town Centre more generally.

The online questionnaire resulted in 341 responses from businesses and residents with 67% of businesses and 54% of residents in support of the planned works.

Comments both for and against the scheme were received as well as wider comments on Arnold Town Centre. The majority of concerns expressed related to the loss of mature trees and the need to invest in and improve other areas in the town centre such as Arnold Market. Others queried the need for the scheme and that funding would be better spent on improvements to roads and pavements. Comments were also made about the need to ensure sufficient seating areas. Support was expressed for improving the range of events and activities in Arnold and reducing cars/vehicles in the area.

A summary of the comments received is provided in appendix 2. Whilst removal of the existing trees within the planter is regarded as essential to facilitate a clear, flexible space, the scheme will ensure that new trees are introduced in appropriate locations.

### **Project Delivery and Timescales**

Subject to support from Cabinet, PASC will invite competitive tenders for the works which will be undertaken late September and early October in good time for preparations for the Christmas Light Switch on event. The anticipated duration of the works is 4-6 weeks.

As with all tender processes, there is a risk that tenders may be above the estimated amount, that tenders are of inadequate quality or that no tenders are received. In this case, further review will be required and the works delayed to ensure there is no conflict with the Christmas event.



## **Alternative Options**

- Do not proceed with the works.
- Scale back the work to reduce spend on site, although this would be limited as the majority of the costs relate to the removal of the brick planters.
- Implement a higher cost scheme to repave and remodel a wider area. The scheme provides a cost effective means of improving the area however other funding sources are being explored to support further improvements to the town centre.

## **Financial Implications**

The invitations to tender will provide confirmed costings which could be lower or higher than the quoted estimation.

The cost of the capital work can be met from the approved Strategic Intervention Fund capital budget. Any revenue costs associated with the project will be funded from service budgets.

## **Appendices**

Appendix 1 Proposed Works

Appendix 2 Summary of Consultation Responses

## **Background Papers**

None

## **Recommendation(s)**

It is recommended THAT Cabinet:

- a) support the proposed modifications to Eagle Square; and
- b) subject to the above, note the intention to accept the winning tender for the works subject to this falling within the estimated cost.

## **Reasons for Recommendations**

Delivering improvements to the image and offer of Arnold Town Centre is an action within the Gedling Plan.





NOTES

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DISCLAIMER

Do not scale off this drawing. This plan and any information supplied with it is furnished as a general guide and no warranty as to its correctness is given or implied. In particular this plan and any information shown on it must not be relied upon in the event of any works (including but not limited to excavations) in the vicinity of underground utility apparatus.

Drawings are subject to change with confirmation of site levels and dimensions.

The designer cannot be held responsible for any changes made to the design without the designers knowledge or consent or without the requisite approvals as required by Alliance Construction Solution's Quality Management System.

HEALTH & SAFETY GUIDANCE NOTES

PPE to be worn at all times.

Temporary access ladders to be secured safely before use

Confined Space working - ensure all operatives are trained and follow the correct procedures for entering an area that may have an asphyxiating atmosphere. Permit to Work to be enforced and continuous gas monitoring to be in place.

All Pumps, Wet Wells and Channels to be isolated from main flow prior to access where applicable.

Open excavations to be fenced securely with appropriate signage and all loose items to be stored away from edge of excavations to prevent slips, trips and falling objects.

Task Specific Risk Assessments and Method Statements to be produced for all activities and work carried out in accordance with the Method Statement.

Refer to the Completed Design Risk Assessment Document for details of the Residual Hazards relevant to this drawing.

DOCREF

Residual Health and Safety Hazards are listed below.

1. Existing underground utility apparatus
2. Existing overhead utility apparatus (cables)
3. Existing traffic
4. Open excavations
5. Moving plant and machinery

ENVIRONMENTAL GUIDANCE NOTES

The Design of the elements shown on this drawing has taken into account the Waste Hierarchy as required by Regulation 12 of the Waste (England and Wales) Regulations 2011.

PPE to be worn at all times.  
Protection of the environment is paramount. All Construction work to be carried out in line with EA Doc PPG6, Working at Construction and Demolition Sites.  
All waste materials to be segregated in accordance with the Site Waste Management Plan where appropriate.  
Task Specific Risk Assessments and Method Statements to be produced for all activities and work carried out in accordance with the Method Statement.

Residual Environmental Risks are listed below.

None known


- EXISTING PURPLE BLOCKWORK
- PROPOSED PURPLE BLOCKWORK
- EXISTING GREY BLOCKWORK
- PROPOSED GREY BLOCKWORK

B	Retaining wall and steps removed	RCD	MA	KRW	TBC	20.07.17
A	Initial Issue	RCD	MA	KRW	TBC	12.07.17
REV	AMENDMENTS	ORIG	DRWN	CHKD	APRD	DATE



Alliance Group Solutions Ltd.,  
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CLIENT



Gedling Borough Council  
Civic Centre  
Arnot Hill Rd  
Arnold  
Nottingham  
NG5 6LU

PROJECT

Arnold Performance Area  
Front Street

PROJECT NUMBER

10032

TITLE

Proposed Design

STATUS					
DRAFT					
ORIGINATOR	DRAWN	CHECKED	APPROVED		
RCD	MA	KRW	TBC		
DATE	DATE	DATE	DATE		
06/07/2017	06/07/2017	10/07/2017	TBC		
DRAWING SCALE				ORIGINAL DRAWING SIZE	
1:100 @ A1				594 x 841 - A1	
DRAWING No					REV.
10032_0103					B



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## Appendix 2

### Summary of Comments received by telephone, email and direct consultation

Form of Comment	Retailer/ Business	Details	Nature of Comment	Officer Response
Verbal	Nene's Flowers	Road should be widened at the junction of Front Street (at Croft Road) where the new bus route is, blocks up the traffic and there is no option to stop outside, trade has dropped off. There is no bus pull-in so it blocks the rest of the road and buses struggle to turn.	Comments on wider highway issues.	To be raised with Notts County Council as Highway Authority.
Verbal	Alex Lonsdale	No objections to the changes but does not want former toilet to be visible.	No objections to principle of scheme.	Scheme includes small brick planter and tree which will provide some screening to this unit.
Verbal	Paradise Café	Cafe faces onto Eagle Square – happy with the proposed changes but need to ensure accessibility of shops during works. Queried if signage will be displayed to show that the shops are still open and queried compensation for loss of trade if access is not provided.	Support subject to continuation of trade.	Disturbance to be kept to minimum with majority of works undertaken from the front of planter. Access to shops to be maintained and signage to be provided confirming businesses open as usual.
Verbal	Adams Opticians	Asked if the established trees would be replanted and concerns regarding wildlife.	Concern re loss of trees	Existing trees in brick planters will not be replanted but additional



				new trees in moveable planters would be provided.
Verbal	The Bike Shop	Highlighted concerns about people being able to drive through that end of Front Street as it is dangerous - particularly for small children	Traffic safety concerns	Existing bollards and new seating carefully positioned to avoid vehicle movements over the space.
Verbal	Townhouse	Very positive about the proposals - asked if they would be able to host any events in the space during spring and summer as their events programme is very popular	Support	Further engagement regarding Arnold events welcomed.
Email	Thurland Estates	No objection	No objection	Noted
Telephone	Mr Quinn	Objection to retention of planter with tree outside shop. Understood retention was due to paving levels outside the shop and would be happy if it contained low level planting.	Objection	The difficult levels in this part of the site mean that some form of step or wall is required and level access cannot be achieved, therefore the planter provides a way of addressing the change in level and providing an appropriate location for a street tree. New trees will be of a species and growth habit appropriate to an urban location.



Email	Arnold Local History Group	Very strong objections to removal of trees and shrubbery which is not being replaced. Existing seating is well used by all generations and is not being replaced like for like. Arnold desperately needs improving but the scheme is bland and unappealing. Waste of money and would be better spent on Arnold Market. Arnold Local History Group regularly uses the area and apart from cars using the pedestrianised area, this is already ample room. Scheme should be reconsidered.	Object	Although trees will be removed, new trees in appropriate locations will be introduced to create flexibility for events. The new seating to be provided is considered appropriate for the space.
Email	C Wealthall	Investment needed to the north of the town centre. Changes to highway lines have had detrimental impacts on businesses. Would like to discuss business ideas for this part of town centre.	Comments	Further engagement with businesses welcomed.
Drop In Session	Mr R Davies	Supports improvements but would welcome more planting and trees. An events programme is required and security of shops needs to be considered following removal of the planter. Notice board should be updated more frequently. Type of events should be widened. Need to ensure sufficient seating retained especially for the elderly. Concerns re increased cycling/skate boarding in the area.	Support /Comment	Noted. Layout of street furniture and trees has been carefully considered and seating considered appropriate to size of space.



### Summary of Online Comments

Comment	Response
Concern over loss of mature trees which have taken time to establish (majority of comments).	Concerns noted but removal of trees within the planter is considered necessary to open up the area.
Removing vehicular access has implications for blue badge holders and operational vehicles.	No changes are proposed to access/blue badges but this will be monitored and kept under review.
Area should be completely closed to vehicles except for deliveries.	Vehicular access, movements and parking is to be monitored and kept under review.
Area outside Sainsbury's could also be a focus for new public realm.	Noted.
Arnold Market area detracts from the town centre should be a focus for investment first or Eagle Square turned into a market.	Noted. This area is in private ownership but the council would support any improvements to this area.
Investment would be better spent on roads, pavements, potholes in Calverton and repairs on St Georges Playingfield.	Expenditure on highways is a matter for Nottinghamshire County Council but comments relating to highways will be shared with them. Comments relating to repairs to St Georges Playing Field have been passed to appropriate colleagues to review.
Expenditure wasted during a time of austerity.	Works are intended to support the economic prosperity of the town centre.
Improvements welcome.	Noted
Timeline for works to start does not allow for comments to included in the scheme .	Works are subject to consideration and approval by Cabinet including consideration of consultation comments.
Works could go further with water feature or sculpture.	Noted. Scheme proposed is a minimal scheme to provide flexible space at minimal cost.
Restrict cars and increase flowers/greenery.	Vehicular movement and access to be monitored and reviewed.
Improve the space for events and performance and remove traders who block the area.	Noted.



Too many charity shops, need to increase independent trade.	Noted.
Need investment in the area to the north of the town centre too.	Opportunities for improvements to the wider town centre will be explored.
Need to ensure sufficient seating particularly for older people, need to ensure well policed against antisocial behaviour.	Noted.
If planters go there needs to be new activities at least once a month.	Noted.
Eagle Square is misnamed – should be a Heron as in Robert Mellors report of 1913.	Noted. Although square is generally known as and referred to as Eagle Square
Area could be used for community and charity events.	Noted
Need to stop traders piling stock on street.	Noted
This is too small scale – Arnold needs a complete overhaul with new independent start-ups, decent cafes etc.	Opportunities for improvements to the wider town centre will be explored.



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## **Report to Cabinet**

**Subject:** Forward Plan

**Date:** 7 September 2017

**Author:** Service Manager, Democratic Services

---

### **Wards Affected**

Borough-wide.

### **Purpose**

To present the Executive's draft Forward Plan for the next four month period.

### **Key Decision**

This is not a Key Decision.

### **Background**

- 1 The Council is required by law to give to give notice of key decisions that are scheduled to be taken by the Executive.

A key decision is one which is financially significant, in terms of spending or savings, for the service or function concerned (more than £500,000), or which will have a significant impact on communities, in two or more wards in the Borough.

In the interests of effective coordination and public transparency, the plan includes any item that is likely to require an Executive decision of the Council, Cabinet or Cabinet Member (whether a key decision or not). The Forward Plan covers the following 4 months and must be updated on a rolling monthly basis. All items have been discussed and approved by the Senior Leadership Team.

### **Proposal**

- 2 The Forward Plan is ultimately the responsibility of the Leader and Cabinet as it contains Executive business due for decision. The Plan is therefore presented at this meeting to give Cabinet the opportunity to discuss, amend or delete any item that is listed.



### **Alternative Options**

- 3.1 Cabinet could decide not agree with any of the items are suggested for inclusion in the plan. This would then be referred back to the Senior Leadership Team.
- 3.2 Cabinet could decide to move the date for consideration of any item.

### **Financial Implications**

- 4 There are no financial implications directly arising from this report.

### **Appendices**

- 5 Appendix 1 – Forward Plan

### **Background Papers**

- 6 None identified.

### **Recommendation(s)**

It is recommended THAT Cabinet note the contents of the draft Forward Plan making comments where appropriate.

### **Reasons for Recommendations**

- 7 To promote the items that are due for decision by Gedling Borough Council's Executive over the following four month period.



**Forward Plan for the period  
September 2017 - December 2017**

<b>Issue</b>	<b>Key Decision or Council Decision?</b>	<b>Who will decide and date of decision</b>	<b>Documents to be considered (only applicable to executive Key decisions)</b>	<b>Who will be consulted?</b>	<b>From whom can further information be obtained and representations made?</b>
Gedling Dynamic Council	Key	Cabinet 12 October 2017			Mike Hill, Deputy Chief Executive and Director of Finance Mike.Hill@gedling.gov.uk
Quarter 2 Budget Monitoring, Performance Digest & Virement Report	Key	Cabinet 2 November 2017			Alison Ball, Service Manager Finance alison.ball@gedling.gov.uk
Quarter 3 Budget Monitoring, Performance Digest & Virement Report	Key	Cabinet 1 February 2018			Alison Ball, Service Manager Finance alison.ball@gedling.gov.uk



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