



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

Agenda

Planning Committee

Date: **Wednesday 22 November 2017**

Time: **6.00 pm**

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

For any further information please contact:

Cayte Goodall

Democratic Services Officer

0115 901 3961

Planning Committee

Membership

Chair Councillor John Truscott

Vice-Chair Councillor Barbara Miller

Councillor Michael Adams
Councillor Pauline Allan
Councillor Chris Barnfather
Councillor Alan Bexon
Councillor Bob Collis
Councillor Kevin Doyle
Councillor David Ellis
Councillor Gary Gregory
Councillor Meredith Lawrence
Councillor Marje Paling
Councillor Colin Powell
Councillor Paul Stirland
Councillor Paul Wilkinson
Councillor Henry Wheeler

AGENDA

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- Planning Delegation Panel Action Sheets**
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MINUTES PLANNING COMMITTEE

Wednesday 18 October 2017

Councillor John Truscott (Chair)

In Attendance: Councillor Barbara Miller Councillor Gary Gregory
Councillor Michael Adams Councillor Meredith Lawrence
Councillor Pauline Allan Councillor Marje Paling
Councillor Chris Barnfather Councillor Paul Stirland
Councillor Alan Bexon Councillor Paul Wilkinson
Councillor Bob Collis Councillor Henry Wheeler
Councillor Kevin Doyle Councillor John Parr
Councillor David Ellis

Absent: Councillor Colin Powell

Officers in Attendance: M Avery, D Gray, C Goodall and F Whyley

63 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS.

Apologies for absence were received from Councillor Powell. Councillor Parr attended as a substitute.

64 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 30 AUGUST 2017.

RESOLVED:

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

65 DECLARATION OF INTERESTS

None.

66 APPLICATION NO. 2017/0207 - ST WILFRIDS SQUARE CALVERTON

3 storey building comprising; 8no. first and second floor residential dwelling flats (C3) and 4no. ground floor retail units (A1).

Mr John Bailey, Chair of Calverton Parish Council, spoke in objection to the application.

The Service Manager – Development Services introduced the application and explained that further to the publication of the report, four additional letters of objection had been received, including one from Calverton Parish Council. However, the late representations did not lead officers to change the recommendations within the report.

After discussion and on the requisition of two Members, the motion to grant planning permission was put to a named vote and the motion was carried.

For the Motion:

Councillor P Allan	Councillor B Collis
Councillor D Ellis	Councillor G Gregory
Councillor M Lawrence	Councillor B Miller
Councillor M Paling	Councillor J Truscott
Councillor H Wheeler	Councillor P Wilkinson

Against the Motion:

Councillor M Adams	Councillor C Barnfather
Councillor A Bexon	Councillor K Doyle
Councillor J Parr	Councillor P Stirland

RESOLVED that the Borough Council GRANTS FULL PLANNING PERMISSION, subject to the following conditions:

Conditions

1. The development must be begun not later than three years beginning with the date of this permission.
2. The development hereby approved shall be completed strictly in accordance with the approved plans and application forms drawing no's: 7097 - Design and Access Statement; (Proposed Sections) 7097/08 Rev D; (Revised Proposed Floor Plans) 7097/06 Rev G; (Revised Proposed Elevations) 7097/07 Rev E; (Revised Proposed Block Plan) 7097/04 Rev G; and (Revised Site Location Plan) 7097/02 Rev B.
3. Before the development hereby permitted commences a detailed surface water drainage scheme for the site shall be submitted to and approved in writing by the Local Planning Authority, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development. Your attention is brought to the informative below outlining detailed requirements of the surface water drainage scheme. The

scheme shall subsequently be implemented strictly in accordance with the approved details before occupation and shall be retained for the life of the development unless otherwise agreed in writing by the Local Planning Authority.

4. Prior to the commencement of the development hereby permitted, precise details of all the materials to be used in the construction of the external surfaces of the development (including details of all new external doors/window frames and decorative details), shall be submitted to and approved by the Local Planning Authority in writing. Samples of the proposed external finishes shall be submitted for consideration and subsequent approval. The development shall thereafter be completed strictly in accordance with the approved details and materials.
5. Before development is first commenced full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. Once approved the works shall be carried in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme of works that has been prior agreed in writing with the Local Planning Authority.
6. The hard and soft landscaping details to be submitted in relation to condition 5 above shall include the following; proposed finished levels or contours of the site; hard surfacing materials for car parking areas, pedestrianised areas and other vehicular and pedestrian access and circulation areas; minor artefacts and structures such as lighting, bollard style luminaries, street furniture; planting plans; written specifications; schedules of plants (noting species, plant sizes and proposed numbers/densities) and a schedule of landscape maintenance for a minimum period of five years from the date that the soft landscape works are completed.
7. No part of the development hereby permitted shall be brought into use until the proposed car parking areas are surfaced in a bound material with the parking bays clearly delineated in accordance with drawing number 7097/04 Rev G. The parking areas shall be maintained in the bound material for the life of the development and shall not be used for any purpose other than the parking of cars.
8. Before development is commenced there shall be submitted to and approved in writing by the Local Planning Authority precise

plans and details of the relocation of the CCTV Column and Camera on St Wilfrid's Square. The relocation shall be approved in agreement with Gedling Borough Council's Community Protection Manager.

9. Before development hereby approved is first commenced, precise details and elevation drawings of the proposed bin stores, as shown on drawing no: 7097/04 Rev G, shall be submitted to and approved in writing by the Local Planning Authority. The details shall include samples of materials to be used on the external surfaces. The development shall be implemented in accordance with the written approval and retained as such for the lifetime of the development.
10. Before development is commenced there shall be submitted to and approved in writing by the Local Planning Authority details of a Local Employment Agreement to cover the construction of the development hereby permitted. The Local Employment Agreement should be developed and implemented in accordance with the Construction Industry Training Board (CITB) and the National Skills Academy for Construction Client-Based Approach; Local Client Guidance England. Once approved the development shall be implemented in accordance with the approved details, unless otherwise prior agreed in writing by the Borough Council.
11. The new Retail Units (A, B, C, and D), as indicated on the approved drawing 7097/04 Rev G, shall be used for strictly for Retail purposes within Use Class A1 (Retail) under the provisions of The Town and Country Planning (Use Classes) (England) Order 1987 (as amended) (or any Order amending, revoking or re-enacting that Order with or without modification) only. The units shall remain A1 (Retail) only for the life of the development unless otherwise approved in writing by the Local Planning Authority.
12. Prior to the commencement of the development hereby permitted, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved CEMP. The CEMP shall include but not necessarily be restricted to the following details; a) Details of the siting of all temporary contractors compounds and construction operatives car parking areas; b) The loading and unloading of arrangements for heavy plant and machinery; c) The location of, extent and duration of any temporary stockpiling areas; d) Measures to avoid nesting birds; e) A tree protection plan showing the siting of the protection measures around the

individual trees to be retained; f) Wheel washing facilities/measures to prevent mud being deposited on the surrounding highway; g) A programme of implementation works for items (a) - (f) above

13. Before development hereby approved is first commenced precise details and elevation drawings of the proposed/replacement canopies as shown on drawing no: 7097/04 Rev G (Proposed Block Plan), shall be submitted to and approved in writing by the Local Planning Authority. The details should include samples of materials to be used on the external surfaces. Once approved the development shall be implemented strictly in accordance with the written approval and shall be implemented prior to the first use of any part of the retail / residential building hereby approved.

Reasons

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt.
3. To prevent the increased risk of flooding, to improve and protect water quality; to improve habitat and amenity; and to ensure the future maintenance of sustainable drainage structures, in accordance with the National Planning Policy Framework and Policies 1 and 17 of the Aligned Core Strategy for Gedling Borough (September 2014).
4. To protect the visual amenities of the locality and nearby residential occupiers and to ensure that the development would be constructed of materials, texture and design quality and comply with saved Policy ENV1 in the Replacement Gedling Borough Council Local Plan (2005) (certain policies Saved 2014).
5. To ensure that the details of the development are acceptable , in accordance with the aims of Policy 10 of the Aligned Core Strategy and Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
6. To ensure that the final form of the development complies with policies ENV1, H7 and H16 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
7. To ensure that adequate off-street parking provision is made to reduce the possibilities of the proposed development leading to on-street parking in the area.

8. To protect the amenities of the locality and nearby residents and comply with saved Policy ENV1 in the Replacement Gedling Borough Council Local Plan (2005) (certain policies Saved 2014).
9. To ensure that the details of the development are acceptable, in accordance with the aims of Policy 10 of the Aligned Core Strategy and Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
10. To seek to ensure that the construction of the site provides appropriate employment and training opportunities, in accordance with Policy 4 of the Aligned Core Strategy for Gedling Borough (September 2014).
11. To ensure a strong retail focus is protected within the existing Local Centre and in accordance with the requirements of the Gedling Borough Council Aligned Core Strategy Policy 6 and Local Planning Document LPD49.
12. To protect the amenities of the locality and nearby residential occupiers and comply with saved Policy ENV1 in the Replacement Gedling Borough Council Local Plan (2005) (certain policies Saved 2014).
13. To ensure that the details of the development are acceptable, in accordance with the aims of Policy 10 of the Aligned Core Strategy and Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).

Reasons for Decision

The development has been considered in accordance with the National Planning Policy Framework, the Aligned Core Strategy for Gedling Borough (September 2014) and the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014), and the Local Planning Document 2017, where appropriate. In the opinion of the Borough Council, the proposed development largely accords with the relevant policies of these frameworks and plans. Where the development conflicts with the Development Plan, it is the opinion of the Borough Council that other material considerations indicate that permission should be granted. The benefits of granting the proposal outweigh any adverse impact of departing from the Development Plan.

Notes to Applicant

The detailed surface water drainage scheme to be submitted shall: - require all flows to be attenuated to Qbar for the entire site;- include provision for the entire site to be drained to the surface water drainage system with appropriate run-off coefficients or other factors used to represent the differing run off characteristics of the various parts of the

site;- include an exceedance check using microdrainage software to simulate the drainage system for the 100year + 30% climate change event for a range of durations from 15 minutes to 24 hours to assess where the drainage system may flood. If this occurs, provision must be made for the accumulated volumes and flows to be directed to the surface water attenuation areas; - demonstrate that the surface water drainage system is designed in accordance with CIRIA C635 and C753, and the National SUDS Standards;- demonstrate detailed design (plans, network details and calculations) in support of any surface water drainage scheme, including details of any attenuation system, and outfall arrangements. Calculations should demonstrate the performance of the designed system for a range of return periods and storm durations inclusive of the 1 in 1 year, 1 in 2 year, 1 in 30 year, 1 in 100 year plus climate change return periods;- confirm how on-site surface water drainage systems will be adopted and maintained in perpetuity to ensure long term operation at the designed parameters.

The attached permission is for development which will involve building up to, or close to, the boundary of the site. Your attention is drawn to the fact that if you should need access to neighbouring land in another ownership in order to facilitate the construction of the building and its future maintenance you are advised to obtain permission from the owner of the land for such access before beginning your development.

Your attention is drawn to an informal planning guidance document which has been produced to try and define what sustainable development means in the context of air quality, and how to decrease levels by incorporating mitigation measures into scheme design as standard. (see: <http://gedling.gov.uk/planningbuildingcontrol/planningpolicy/emerginglocalplan/supplementaryplanningdocuments/>). It is therefore requested commitment to incorporate provision for an EV (electrical vehicle) charging point per dwelling; to allow future residents to charge electrical/hybrid vehicles into the future. Reference can be made to guidance produced by IET 'Code of Practice for EV Charging Equipment Installation' for details of charging points and plugs specifications.

Your attention is brought to the requirements of Condition 8. The relocation shall be approved in agreement with Gedling Borough Council's Community Protection Manager and at the expense of the developer of the site.

Public sewers have statutory protection by virtue of the Water Industry Act 1991, as amended by the Water Act 2003, and you may not build close to, directly over or divert a public sewer without consent. You are advised to contact Severn Trent Water to discuss your proposals. Severn Trent Water will seek to assist you in obtaining a solution which protects both the public sewer and the proposed development. If you require further information, please contact Severn Trent Water on 0116 234 3834.

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848. Further information is also available on The Coal Authority website at www.coal.decc.gov.uk. Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com.

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

The applicant is advised that all planning permissions granted on or after 16th October 2015 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website. The proposed development has been assessed and it is the Council's view that CIL IS PAYABLE on the development hereby approved as is detailed below. Full details about the CIL Charge including, amount and process for payment will be set out in the Regulation 65 Liability Notice which will be sent to you as soon as possible after this decision notice has been issued. If the development hereby approved is for a self-build dwelling, residential extension or residential annex you may be able to apply for relief from CIL. Further details about CIL are available on the Council's website or from the Planning Portal: www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil

67 APPLICATION NO. 2017/0157 - 72-74 WESTDALE LANE EAST GEDLING

The erection of 10no 2 bedroom apartments.

The Service Manager – Development Services introduced the report.

Mr Barlow, a resident, spoke in objection to the application.

RESOLVED that the Borough Council GRANTS FULL PLANNING PERMISSION, subject to the following conditions:

Conditions

1. The development must be begun not later than three years beginning with the date of this permission.
2. This permission shall be read in accordance with the following plans received by the Local Planning Authority on 13th July 2017: 'Proposed Site Layout' Drawing No. MT/MH/016/037/04 Revision A, 'Proposed Floor Layouts and Elevations' MT/MH/016/037/03 Revision C and MT/MH/016/037/03 Revision B, as well as the Site Location Plan received on 3rd February 2017. The development shall thereafter be undertaken in accordance with the approved plans unless otherwise agreed in writing by the Local Planning Authority.
3. Before development commences, samples of all materials to be used in external elevations of the development shall be first submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved materials unless otherwise agreed with the Local Planning Authority.
4. Before development commences, details of the means of enclosure of the site shall be first submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details unless otherwise agreed with the Local Planning Authority.
5. Before the development is commenced there shall be submitted to and approved in writing by the Local Planning Authority details of the means of surfacing of the unbuilt portions of the site. The development shall thereafter be carried out in accordance with the approved details unless otherwise agreed with the Local Planning Authority.
6. Before development commences, details of a landscape plan showing the position, type and planting size of all trees and shrubs proposed to be planted shall be first submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details unless otherwise agreed with the Local Planning Authority.
7. No part of the development hereby permitted shall be brought into use until the parking/turning areas are provided and surfaced in a

bound material with the parking bays clearly delineated in accordance with plan ref: MT/MH/016/037/04 Revision A. The parking/turning areas shall be maintained in the bound material for the life of the development and shall not be used for any purpose other than the parking/turning of vehicles.

8. No part of the development hereby permitted shall be brought into use until dropped vehicular footway crossings are available for the parking spaces accessed from Adbolton Avenue and for the accesses for the car parking area on Westdale Lane in accordance with the Highway Authority specification to the satisfaction of the Local Planning Authority.
9. No part of the development hereby permitted shall be brought into use until the existing site accesses that has been made redundant as a consequence of this consent are permanently closed and the access crossing reinstated as footway in accordance with details to be first submitted to, and approved in writing by, the Local Planning Authority.
10. No part of the development hereby permitted shall be brought into use until the access driveway/parking areas are constructed with provision to prevent the unregulated discharge of surface water from the driveway/parking/turning area(s) to the public highway in accordance with details first submitted to and approved in writing by the Local Planning Authority. The provision to prevent the unregulated discharge of surface water to the public highway shall then be retained for the life of the development.
11. Prior to the commencement of the development hereby approved, excluding the demolition of the existing buildings, a written assessment of the nature and extent of any potential or actual contamination shall be submitted to and approved in writing by the Local Planning Authority. This assessment shall include a survey of the extent, scale and nature of contamination and an assessment of the potential risks to human health, property, adjoining land, controlled waters, ecological systems, archaeological sites and ancient monuments. The assessment shall be undertaken by a competent person and shall assess any contamination of the site whether or not it originates on site.
12. In the event that remediation is required to render the development suitable for use, a written remediation scheme and timetable of works shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall then be

implemented in accordance with the approved details. Prior to the development being first occupied, a Verification Report (that satisfactorily demonstrates the effectiveness of the remediation carried out) must be submitted to and approved in writing by the Local Planning Authority.

13. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Borough Council and development must be halted immediately on that part of the site until such time that the Borough Council has given written approval for works to recommence on site. Once contamination has been reported to the Borough Council, an assessment of contamination must be undertaken in accordance with the requirements of condition 11 above. Where remediation is necessary, a written remediation scheme, together with a timetable for its implementation and verification reporting, must be submitted to and approved in writing by the Borough Council. The Remediation Scheme shall be implemented as approved.
14. Unless otherwise agreed by the Local Planning Authority, development shall not commence until a Dust Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The plan should be produced and carried out in accordance with 'The Control of Dust and Emissions from Construction and Demolition' (Best Practice Guidance).
15. Before the hereby approved development is first brought into use, details of the management arrangements for the maintenance of all areas of outdoor open space, including car parking areas, shall be submitted to and approved in writing by the Local Planning Authority. The approved management arrangements shall remain in situ for the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority.
16. The bathroom windows in the north-eastern and north-western elevations of the hereby approved development shall be so designed as to be top-opening only and glazed with obscure glass to a minimum of Pilkington Level 4 and thereafter be retained as such throughout the lifetime of the development. No further windows or openings shall be formed in any elevations unless otherwise agreed in writing by the Local Planning Authority.

Reasons

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt and to define the terms of this permission.
3. To ensure a satisfactory development in accordance with the aims of Policy 10 of the Gedling Borough Council Aligned Core Strategy (September 2014).
4. To ensure a satisfactory development in accordance with the aims of Policy 10 of the Gedling Borough Council Aligned Core Strategy (September 2014).
5. To ensure a satisfactory development in accordance with the aims of Policy 10 of the Gedling Borough Council Aligned Core Strategy (September 2014).
6. To ensure a satisfactory development in accordance with the aims of Policy 10 of the Gedling Borough Council Aligned Core Strategy (September 2014).
7. To ensure that adequate off-street parking provision is made to reduce the possibilities of the proposed development leading to on-street parking in the area and to reduce the possibility of deleterious material being deposited on the public highway (loose stones etc.)
8. In the interests of Highway safety.
9. In the interests of Highway safety.
10. To ensure surface water from the site is not deposited on the public highway causing dangers to road users.
11. To ensure that practicable and effective measures are taken to treat, contain or control any contamination, in accordance with the aims of Section 11 of the National Planning Policy Framework and Policies ENV1 and ENV3 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014). Also to ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels water pollution in line with paragraph 109 of the National Planning Policy Framework.
12. To ensure that practicable and effective measures are taken to treat, contain or control any contamination, in accordance with the aims of Section 11 of the National Planning Policy Framework

and Policies ENV1 and ENV3 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014). Also to ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels water pollution in line with paragraph 109 of the National Planning Policy Framework.

13. To ensure that practicable and effective measures are taken to treat, contain or control any contamination, in accordance with the aims of Section 11 of the National Planning Policy Framework and Policies ENV1 and ENV3 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014). Also to ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels water pollution in line with paragraph 109 of the National Planning Policy Framework.
14. To ensure a satisfactory development in accordance with the aims of Policy 10 of the Gedling Borough Council Aligned Core Strategy (September 2014).
15. To ensure a satisfactory development in accordance with the aims of Policy 10 of the Gedling Borough Council Aligned Core Strategy (September 2014).
16. To preserve the amenity and privacy of adjoining properties and to ensure a satisfactory development in accordance with the aims of Policy 10 of the Gedling Borough Council Aligned Core Strategy (September 2014).

Notes to Applicant

The applicant is advised that all planning permissions granted on or after 16th October 2015 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website. The proposed development has been assessed and it is the Council's view that CIL is not payable on the development hereby approved as the development type proposed is zero rated in this location.

The proposal makes it necessary to construct vehicular crossings and accesses over a footway of the public highway, together with reinstatement of redundant accesses. These works shall be constructed to the satisfaction of the Highway Authority. You are, therefore, required to contact the County Council's Customer Services to arrange for these works on telephone 0300 500 80 80 to arrange for these works to be carried out.

The attached permission is for development which will involve building up to, or close to, the boundary of the site. Your attention is drawn to the fact that if you should need access to neighbouring land in another ownership in order to facilitate the construction of the building and its future maintenance you are advised to obtain permission from the owner of the land for such access before beginning your development.

The Borough Council has worked positively and proactively with the applicant in accordance with paragraphs 186 to 187 of the National Planning Policy Framework. Discussions have taken place during the consideration of the application to address adverse impacts identified by officers and/or address concerns raised in letters of representation submitted in connection with the proposal. The application for planning permission is subsequently approved subject to conditions.

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848. Further information is also available on The Coal Authority website at www.coal.decc.gov.uk Property specific summary information on past, current and future coal mining activity can be obtained from the Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com

The applicants attention is drawn to an informal planning guidance document which has been produced to try and define what sustainable development means in the context of air quality, and how we might help decrease levels by incorporating mitigation measures into scheme design as standard. (See <http://www.gedling.gov.uk/planningbuildingcontrol/planningpolicy/emerginglocalplan/supplementaryplanningdocuments/>)We would also ask therefore, that the developer considers the commitment to incorporate provision for an EV (electric vehicle) charging point per dwelling; to allow future residents to charge electric/hybrid vehicles into the future. Reference can be made to guidance produced by IET 'Code of Practice for EV Charging Equipment Installation' for details of charging points and plugs specifications.

68 APPLICATION NO. 2017/0822 - LAND ADJACENT 8A ORCHARD RISE LAMBLEY

Remove steps and form ramp to public footpath adjacent to 8a Orchard Rise, Lambley.

The Service Manager – Development Services introduced the application.

RESOLVED to Grant Planning Permission subject to the following conditions:

Conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.
- 2 This permission shall be read in accordance with the details and drawings submitted on the 03rd July 2017, Drawing 1770-01, amended drawings submitted on the 06th September 2017, Drawing 1770-03-A and Drawing 1770-04, and the revised redline site location plan submitted on 05th October 2017, Drawing 1770-02-A. The development shall thereafter be undertaken in accordance with these plans, unless otherwise agreed in writing by the Local Planning Authority.
- 3 Notwithstanding the details shown on Drawing No. 1770-4, the hereby approved handrail shall be painted black and constructed from metal, unless otherwise agreed in writing by the Local Planning Authority.

Reasons

- 1 In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and to define the terms of this permission.
- 3 In the interest of visual amenity and in accordance with Policy ENV15 of the Gedling Borough Replacement Plan.

Reasons for Decision

In the opinion of the Borough Council the proposed development is visually acceptable and would improve public access. The proposed development therefore accords with Policies 32 and 35 in the Local Planning Document, Saved Policies ENV1, ENV15 and T12 of the Gedling Borough Replacement Plan, Policy 10 of the Aligned Core Strategy and the aims set out within the National Planning Policy Framework. It is therefore recommended that planning permission is granted.

Notes to Applicant

Planning Statement - The Borough Council has worked positively and proactively with the applicant in accordance with paragraphs 186 to 187 of the National Planning Policy Framework. Negotiations have taken place during the consideration of the application to address adverse impacts identified by officers and/or address concerns raised in letters of representation submitted in connection with the proposal. Amendments have been made to the proposal, addressing the identified adverse impacts, thereby resulting in a more acceptable scheme and a favourable recommendation.

The applicant is advised that all planning permissions granted on or 16th October 2015 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website. The proposed development has been assessed and it is the Council's view that CIL is not payable on the development given that there is no net additional increase of floorspace as a result of the development.

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848. Further information is also available on The Coal Authority website at www.coal.decc.gov.uk. Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com.

Date Recommended: 13th September 2017

69 PLANNING DELEGATION PANEL ACTION SHEETS

RESOLVED:

To note the information.

70 FUTURE APPLICATIONS

RESOLVED:

To note the information.

71 ANY OTHER ITEMS WHICH THE CHAIR CONSIDERS URGENT.

None.

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**APPEAL DECISION ROSE COTTAGE GOOSEDALE LANE
BESTWOOD**

Retain extension to rear of garage for workshop.

RESOLVED:

To note the information.

The meeting finished at 7.05 pm

Signed by Chair:
Date:

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PLANNING COMMITTEE PROTOCOL

Introduction

1. This protocol is intended to ensure that planning decisions made at the Planning Committee meeting are reached, and are seen to be reached, in a fair, open and impartial manner, and that only relevant planning matters are taken into account.
2. Planning Committee is empowered by the Borough Council, as the democratically accountable decision maker, to determine planning applications in accordance with its constitution. In making legally binding decisions therefore, it is important that the committee meeting is run in an ordered way, with Councillors, officers and members of the public understanding their role within the process.
3. If a Councillor has any doubts about the application of this Protocol to their own circumstances they should seek advice from the Council Solicitor and Monitoring Officer as soon as possible and preferably well before any meeting takes place at which they think the issue might arise.
4. This protocol should be read in conjunction with the Council's Member's Code of Conduct, Code of Practice for Councillors in dealing with Planning Applications, briefing note on predetermination and the Council's Constitution.

Disclosable Pecuniary and Non- Pecuniary Interests

5. The guidance relating to this is covered in the Council's Member's Code of Conduct and Code of Practice for Councillors in dealing with Planning Applications.
6. If a Councillor requires advice about whether they need to declare an interest, they should seek advice from the Council Solicitor and Monitoring Officer as soon as possible and preferably well before any meeting takes place at which they think the issue might arise.

Pre-determination and Predisposition

7. Councillors will often form an initial view (a predisposition) about a planning application early on in its passage through the system whether or not they have been lobbied. Under Section 25(2) of the Localism Act 2011 a Councillor is not to be taken to have had, or to have appeared to have had, a closed mind when making a decision just because the decision-maker had previously done anything that directly or indirectly indicated what view the decision-maker took, or would or might take in relation to a matter, and, the matter was relevant to the decision.
8. This provision recognises the role of Councillors in matters of local interest and debate, but Councillors who are members of the Planning Committee taking part in a decision on a planning matter should not make up their minds how to vote prior to consideration of the matter by the Planning Committee and therefore should not

comment or make any commitment in advance as to how they intend to vote which might indicate that they have a closed mind (predetermination).

9. If a Councillor has made up their mind prior to the meeting, or have made public comments which indicate that they might have done, and is not able to reconsider their previously held view, then they will not be able to participate on the matter. The Councillor should declare that they do not intend to vote because they have (or could reasonably be perceived as having) judged the matter elsewhere. The Councillor will be then not be entitled to speak on the matter at the Planning Committee, unless they register to do so as part of the public speaking provision. For advice on pre-determination and predisposition, Councillors should refer to the Code of Practice for Councillors in dealing with Planning Applications in the Council's Constitution, and seek the advice of the Council Solicitor and Monitoring Officer.

Lobbying

10. The guidance relating to this is covered in the Code for dealing with Planning Applications.
11. If a Councillor requires advice about being lobbied, they should seek advice from the Council Solicitor and Monitoring Officer as soon as possible and preferably well before any meeting takes place at which they think the issue might arise.

Roles at Planning Committee

12. The role of Councillors at committee is not to represent the views of their constituents, but to consider planning applications in the interests of the whole Borough. When voting on applications, Councillors may therefore decide to vote against the views expressed by their constituents. Councillors may also request that their votes are recorded.
13. The role of Officers at Planning Committee is to advise the Councillors on professional matters, and to assist in the smooth running of the meeting. There will normally be a senior Planning Officer, plus a supporting Planning Officer, a senior Legal Officer and a Member Services Officer in attendance, who will provide advice on matters within their own professional expertise.
14. If they have questions about a development proposal, Councillors are encouraged to contact the case Officer in advance. The Officer will then provide advice and answer any questions about the report and the proposal, which will result in more efficient use of the Committees time and more transparent decision making.

Speaking at Planning Committee

15. Planning Committee meetings are in public and members of the public are welcome to attend and observe; however, they are not allowed to address the meeting unless they have an interest in a planning application and follow the correct procedure.
16. Speaking at Planning Committee is restricted to applicants for planning permission, residents and residents' associations who have made written comments to the Council

about the application and these have been received before the committee report is published. Professional agents representing either applicants or residents are not allowed to speak on their behalf. Anyone intending to speak at Committee must register to do so in writing, providing name and contact details, by 5pm three working days before the Committee meeting. As most Committee meetings are currently held on Wednesdays, this is usually 5pm on the Friday before. A maximum of 3 minutes per speaker is allowed, unless extended at the Chair of the Committee's discretion, so where more than one person wishes to address the meeting, all parties with a common interest should normally agree who should represent them or split the three minutes between them. No additional material or photographs will be allowed to be presented to the committee, and Councillors are not allowed to ask questions of speakers.

17. Other than as detailed above, no person is permitted to address the Planning Committee and interruptions to the proceedings will not be tolerated. Should the meeting be interrupted, the Chair of the Committee will bring the meeting to order. In exceptional circumstances the Chair of the Committee can suspend the meeting, or clear the chamber and continue behind closed doors, or adjourn the meeting to a future date.
18. Where members of the public wish to leave the chamber before the end of the meeting, they should do so in an orderly and respectful manner, refraining from talking until they have passed through the chamber doors, as talking within the foyer can disrupt the meeting.

Determination of planning applications

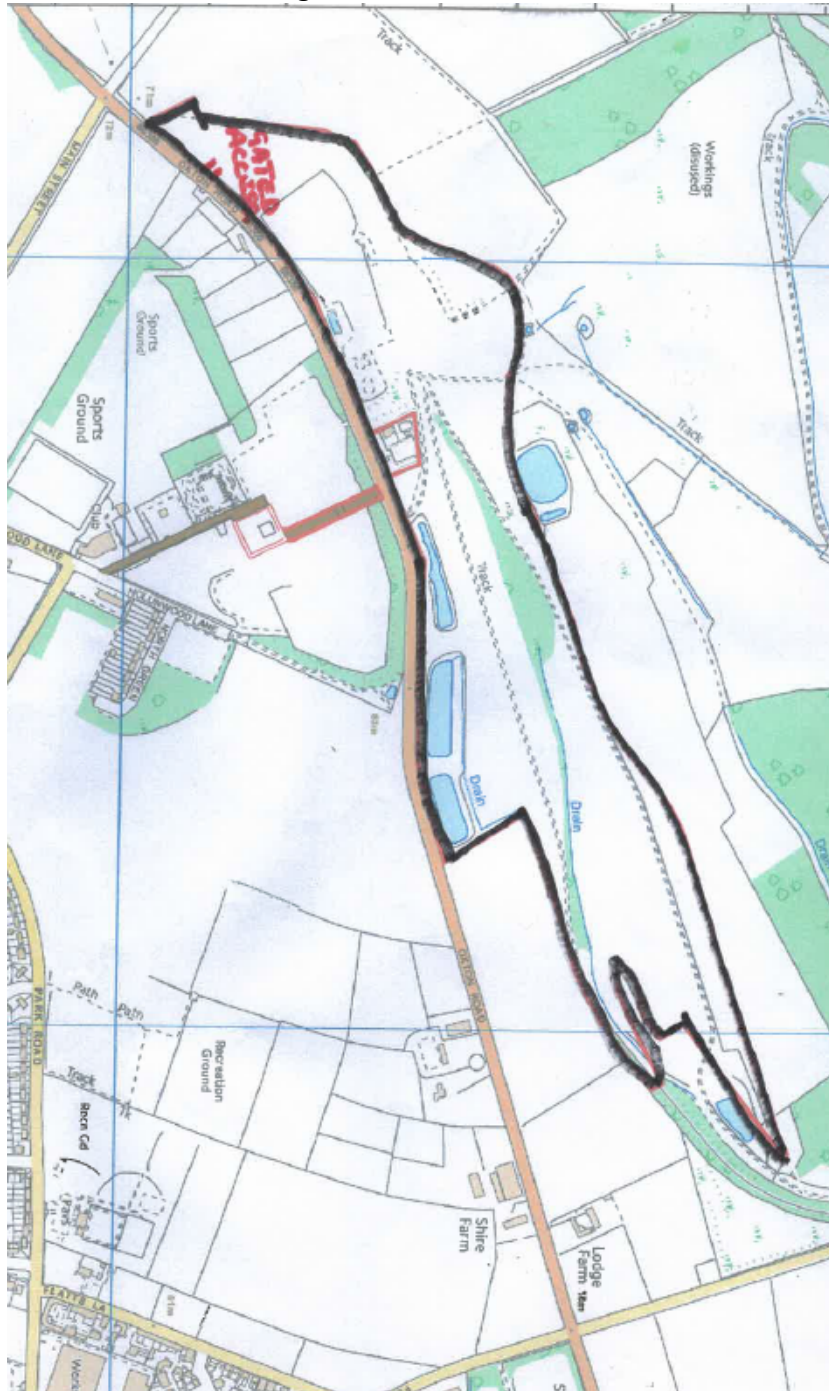
19. Councillors will then debate the motion and may ask for clarification from officers. However, if there are issues which require factual clarification, normally these should be directed to the case Officer before the Committee meeting, not at the meeting itself. After Councillors have debated the application, a vote will be taken.
20. Whilst Officers will provide advice and a recommendation on every application and matter considered, it is the responsibility of Councillors, acting in the interests of the whole Borough, to decide what weight to attach to the advice given and to the considerations of each individual application. In this way, Councillors may decide to apply different weight to certain issues and reach a decision contrary to Officer advice. In this instance, if the Officer recommendation has been moved and seconded but fails to be supported, or if the recommendation is not moved or seconded, then this does not mean that the decision contrary to Officer advice has been approved; this needs to be a separate motion to move and must be voted on. If, in moving such a motion Councillors require advice about the details of the motion, the meeting can be adjourned for a short time to allow members and Officers to draft the motion, which will include reasons for the decision which are relevant to the planning considerations on the application, and which are capable of being supported and substantiated should an appeal be lodged. Councillors may move that the vote be recorded and, in the event of a refusal of planning permission, record the names of Councillors who would be willing to appear if the refusal was the subject of an appeal.

Oct 2015

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Application Number: 2016/0913

Location: Land Adjacent Calverton Colliery Off Oxtan Road Calverton Nottinghamshire



NOTE:

This map is provided only for purposes of site location and should not be read as an up to date representation of the area around the site. Reproduced with the permission of the Controller of H.M.S.O. Crown Copyright No. LA 078026
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Report to Planning Committee

Application Number: 2016/0913

Location: Land Adjcent Calverton Colliery Off Oxton Road Calverton Nottinghamshire

Proposal: Change of use of part of the Colliery site for use by radio controlled model aircraft, including a grass runway strip and parking area.

Applicant: Mr Brian Wilson

Agent:

Case Officer: Amy Cockayne

1.0 Site Description

- 1.1 The application site relates to part of the former Calverton Colliery site and is therefore a Brownfield site within the Nottinghamshire Green Belt. The site is accessed via Oxton Road to the north of the village of Calverton.
- 1.2 The site is in a natural state, with many species of vegetation present including trees and shrubs. The site itself incorporates a section of the old Colliery site which is level in nature and has safe vehicular access. The wider site area rises to the north to the former slagheap for the former Colliery use.
- 1.3 The nearest residential properties to the application site are Lodge Farm, where the dwelling is situated approximately 160m from the boundary of the site, Warren Place situated approximately 220m from the boundary of the site and dwellings at Patchings Farm Art Centre, over 500m from the application site.

2.0 Proposed Development

- 2.1 The application seeks permission for the change of use of the land for uses in relation to the Rolls Royce Model Flying Club, who are seeking to relocate from Hucknall in Nottinghamshire as the previous land used for the Club is now unavailable.
- 2.2 Contrary to original information submitted with the application, no buildings are proposed to be installed at the site. A runway 100m in length is proposed to be created, although this would be formed through the mowing of grass on

the site and would not include any hardstanding. No trees are to be removed from the site. Part of the site would be used for the parking of vehicles of the Club members.

3.0 Consultations

3.1 The consultations for the original scheme included;

A Site Notice was posted, nearby residents were notified via letter, a notice posted in the local paper and a site notice posted at the entrance of the site.

Five letters of objection were received from local residents, with comments including;

- Impact upon livestock – stress can lead to harm of animals including fatal conditions
- Loss of livelihood due to fatality of animals
- Health and safety risk to uses on adjoining fields i.e. Horse Shows
- Noise and disturbance to nearby dwellings
- Future development on housing allocations of nearby sites increasing number of noise sensitive premises in close proximity to the Colliery
- Impact on Local Wildlife Site – proposed use not compatible
- Noise pollution
- Disruption to natural balance of surrounding land
- Use does not enhance the area or support the local community

3.3 Revised plans were received amending the siting of the proposed runway on the site on 4th May 2017. Reconsultations were carried out with the neighbouring properties and previous objectors. A site notice was also posted at the entrance of the site. Five further letters of objection were received, all previous comments were repeated and additional comments included;

- Distress and unnecessary stress to animals
- Access to site and trespass
- Invasion of privacy
- Close to busy road, endangering road users
- Concerns relating to extent of Ecological Survey

3.4 Four further letters of representation (10 duplicates) have been received from the public objecting to the development, with comments including;

- Excessive noise level of engines disturbing clients and residents
- Use of model aircraft at public open spaces restricted by Gedling Borough Byelaws – risk caused to other users of the site
- Risk of fire
- Gedling Borough Local Plan Housing Allocation proposed at land nearby
- Dangerous activity i.e. crash landings

- Concerns over size of the large scale model aircraft
- Activity can take place in all weathers
- Large gatherings over weekends

3.5 It is noted that one comment received from a member of the public supported the use of electric powered models.

3.6 Calverton Parish Council were notified and objected on the following grounds;

- Noise – Local Wildlife Sites considered noise-sensitive premises as well as residential properties, three sites within 500m.
- Road Safety- distraction to drivers, and safe access and egress
- Approving the application may preclude desirable community use facilities being developed on the site
- Unacceptable use on the site threatening the community's enjoyment of the land

3.7 The Parish Council submitted further comments for the revised plans, reiterating the previous concerns. A further letter expressing the Parish Council's concerns was received in July 2017, objections to the proposal included;

- Close proximity of noise-sensitive premises i.e. dwellings to the proposed flight boundary and launch point
- Potential risk to Gedling's future housing site selection process in the direction of growth required by Calverton's emerging Neighbourhood Plan and compromise of Gedling 5 year housing land supply
- Unreasonable to assume that it is practical to impose a condition requiring flying to be contained within the site – difficult to translate outline on plan into a clear flying boundary in the sky
- Wildlife affected by movement and noise of model aircraft – Aligned Core Strategy has adopted Sherwood Special Protection Area
- Temporary permission gives weight to the concerns previously raised but is an unsatisfactory compromise – once ground-nesting species have been adversely impacted, it may be too late to undo the damage
- Skylark, Lapwing, Yellowhammer, Lesser Redpoll and Mistle Thrush all seen on site and require protection
- Protection of Marsh, Bee and spotted orchids and abundance of wild plants and flowers has been overlooked

3.8 Nottinghamshire County Council (Highways) have confirmed there is an existing wide access serving the site and a dedicated parking area quite a distance from the highway. Therefore there are no concerns in relation to the development.

3.9 Natural England was notified and has confirmed there is no objection to the development as there are no significant adverse impacts upon designated sites.

3.10 Nottinghamshire Wildlife Trust was notified; no comments were received.

3.11 Public Protection has advised that there are no concerns in relation to the noise impact of the development to the locality, subject to times of operation to be attached as a condition. The Club have measures in place to reduce disturbance from noise and a Code of Practice which is aimed at minimising disturbance.

4.0 Assessment of Planning Considerations

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) requires that: 'if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless other material considerations indicate otherwise'.

5.0 Development Plan Policies

5.1 National Planning Policy

5.2 The most relevant national planning policy guidance in the determination of this application are contained within the National Planning Policy Framework (NPPF) (March 2012) and the additional information provided in the National Planning Practice Guidance (NPPG).

5.3 The following core planning principles of the National Planning Policy Framework are relevant to this planning application:-

- 7. Requiring good design (paragraphs 56-68)
- 9. Green Belt
- 11. Conserving and enhancing the natural environment (paragraphs 109-125)

5.4 Gedling Borough Replacement Local Plan

5.5 The following saved policies of the Gedling Borough Replacement Local Plan (2005) (Saved Policies 2014) are relevant to this planning application:-

- ENV1: Development Criteria
- ENV36: Local Nature Conservation Designations

5.6 Aligned Core Strategy

5.7 The Aligned Core Strategy was adopted in 2014 and it is considered that the following policies are relevant:

- Policy 1: Climate Change
- Policy 10: Design and Enhancing Local Identity
- Policy 17: Biodiversity

5.8 The Local Planning Document

5.9 Most recently, the Local Planning Document Publication Draft (LPD) has

been in preparation, published and subject to examination.

5.10 Paragraph 216 of the NPPF sets out that from the day of publication, weight may be given to relevant policies in emerging plans depending on how advanced the Plan is and whether there are extant objections. At the present time, it is considered that the following LPD policies are relevant and may be given moderate or limited weight, depending on whether or not there are unresolved objections:

5.11 Relevant policies in the LPD include:

- LPD 18 Protecting and Enhancing Biodiversity (limited weight)
- LPD 19 Landscape Character and Visual Impact (moderate weight)
- LPD 32 Amenity (moderate weight)
- LPD 35 Safe, Accessible and Inclusive Development (limited weight)

5.12 Calverton Neighbourhood Plan

5.13 Calverton Neighbourhood Plan (CNP) was published November 2016. The Referendum is due to be held on 30th November 2017 and therefore the Plan may be afforded moderate weight at this time.

5.14 There are no policies in the Calverton Neighbourhood Plan which would specifically prohibit the proposed development; however the Plan recognises that the land to the north and east of Park Road/Flatts Lane, known as the 'North West Quadrant' Policy G1 is an area for housing growth.

5.15 The main planning considerations in the determination of this application are the principle of the development within the Green Belt, the impact of the proposal on the immediate surroundings and character of the area, impact upon the highway network and to highway safety, the impact of the proposal on the residential amenity of nearby properties, and the impact to wildlife and livestock as well as the Sherwood Forest pSPA.

6.0 Green Belt

6.1 At the present time, any change of use of land within the Green Belt constitutes inappropriate development. Part 9 of the NPPF advises that any development in the Green Belt is considered to be 'inappropriate' except where they are exempted by Paragraph 89 and 90; a change of use is not exempted.

6.2 The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. One of the five purposes which Green Belt serves is to assist in safeguarding the countryside from encroachment.

6.3 Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. The National Planning Policy Framework (NPPF) advises that substantial weight should

be given to any harm to the Green Belt. Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

- 6.4 Paragraph 81 of the NPPF imposes a positive obligation on local planning authorities to plan to enhance the beneficial use of the Green Belt, including looking to provide opportunities for outdoor sport and recreation.
- 6.5 I consider that the proposed use of this brownfield site for the purposes of outdoor sport and recreation would be a beneficial use of the Green Belt, as encouraged by the NPPF, and that this constitutes the very special circumstances necessary to justify this inappropriate development in the Green Belt.
- 6.6 These very special circumstances must outweigh the harm to the Green Belt by reason of inappropriateness and any other harm, as considered below.
- 6.7 Whilst there is no specific definition of openness in the NPPF, this is a concept which relates to the absence of building; it is land that is not built upon. After discussions with the applicant, the provision of a storage container was re- considered and this facility has been removed from the proposal.
- 6.8 The proposed development would not require any engineering works, such as hardstanding or ground works; the runway can be maintained by mowing the existing grass and the access routes from the highway and parking areas can be facilitated upon the existing form of the land. As such, I consider that the proposed use for the purposes of flying model aircraft would preserve the openness of the Green Belt in this location and would not conflict with any of the purposes of including land within the Green Belt.

7.0 Emerging Local Planning Document and Calverton Neighbourhood Plan

- 7.1 The policies within the emerging Local Planning Document (LPD) and the Calverton Neighbourhood Plan (CNP) are currently afforded moderate weight. Both the LPD and CNP recognise that the land north and east of Park Road/Flatts Lane is an area for housing growth. However, the context of LPD Policy 16 and its supporting text consider that not all of the safeguarded land is suitable for development. There are other constraints, for instance, the need to provide a landscape buffer to the north to protect the setting of heritage assets.
- 7.2 Whilst the H16 proposed allocation is in excess of 200m from the Oxton Road, the additional sites being considered as part of the Inspector's recent request are located considerably closer to the Oxton Road being some 160m distant which could raise amenity issues for future developments should model flying activity be permitted. The allocation of sites including any additional sites is a matter for the LPD and the Inspector and not the CNP.

7.3 It is recommended that if planning permission is granted for the proposed use of the site that the use is only permitted for a limited time period of 12 months. As it is anticipated that the LPD would not be adopted until mid/late 2018, the development would be considered subject to the review in light of the final adopted LPD at that time.

8.0 Impact on Character of the Surrounding Area

8.1 The surrounding area is predominantly rural, with the site being situated to the north of the village of Calverton. The last use of the site was as the Colliery site which closed in 1999. The site is privately owned, although is frequently used by walkers.

8.2 The natural state of the site is proposed to be retained, with no engineering operations or works to existing vegetation (excluding the occasional mowing of the grass for the runway) due to take place on the site to facilitate the proposal. The siting of the runway and access and parking areas are upon bare land and areas with sparse vegetation. There are no proposed buildings or hardstanding at the site, which would retain the existing character. The use of the site would be for an established Model Aircraft Club for leisure and recreational purposes only, with no business activity on the site. I am therefore satisfied the natural character of the site's surroundings in this isolated location would be maintained.

9.0 Highway Impact

9.1 Saved Policy ENV1 states development proposals are to include adequate provisions for the safe and convenient access and circulation of pedestrians and vehicles. I am mindful that the site is private land under the ownership of the Coal Authority, and the applicant is in contact with the Coal Authority to ensure the site would be used lawfully. Due to the existing highway layout, there is a layby near to the entrance of the site. As such, the Highways Authority has advised that there are no concerns in relation to the proposal.

9.2 Concerns have been raised regarding the flying of aircraft over Oxton Road, adjoining the site to the south. Although the Highways Authority have not noted the same concerns in respect of the safety of the public around the application site, should permission be granted a condition has been attached to the recommendation to ensure that no flying takes place outside of the site as outlined on the submitted plan. The Borough Council could therefore take enforcement action should there be evidence that model aircraft are being flown outside of the application site.

10.0 Impact upon Residential Amenity

10.1 Saved Policy ENV1 seeks to protect the amenity of nearby residents from impact as a result of the level of activity generated from development. The proposed use would generate some activity of Club members entering and leaving the site from the public highway, and the meeting of members within

the designated area of the site as outlined on the submitted plans, although I do not expect that this general level of visitors to the site would have an undue impact on neighbouring residential amenity given the siting and overall size of the application site.

- 10.2 Paragraph 123 of the NPPF states that planning decisions should aim to avoid noise from giving rise to significant adverse impact on health and quality of life as a result of new development, and minimise other adverse impacts through the use of planning conditions. LPD 32 of the Local Planning Document also gives special consideration to noise impact upon residential amenity.
- 10.3 The applicant has submitted to the Council its Code of Practice and Club Rules as supporting information with the Design and Access Statement of the application. This document refers to British Model Flying Club standards, which are derived from Department for Environment, Food and Rural Affairs Code of Practice on Noise from Model Aircraft 1982. The Code of Practice recommends acceptable separation distances from noise-sensitive premises i.e. residential dwellings; 500m for the point of launch of radio-controlled models, 300m from the point of launch of model aircraft with limited engine run, and any model should not be flown closer than 200m to noise-sensitive premises. The point of launch would be created through cutting an area of grass 100m x 50m to be used as a runway. I am satisfied that measuring from the edge of this area as indicated on the submitted revised plans; there are no noise-sensitive premises which are sited closer these minimum distances. The nearest residential properties are Lodge Farm to the east, this dwelling is situated over 650m from the point of launch; and Warren Place to the south-east, approximately 530m from the point of launch. Appropriate conditions are attached to the recommendation limiting the flying of model aircraft to within the application site, and between specified hours only, therefore avoiding the potential flying of aircraft directly over residential properties or at anti-social times to avoid any undue impact to the detriment of residential amenity.
- 10.4 In this instance, I consider that any nuisance would be covered by non-planning legislation for the protection of neighbouring residents' amenity. The applicant has also advised that the Club uses appropriate measuring equipment for noise generated from the aircraft which has been considered acceptable by the Borough Council's Public Protection service. However, it is accepted that the full impact of the use is difficult to assess even with the submitted Code of Practice and Club Rules. Accordingly, it is considered that the full impacts of the development should be reviewed in 12 months and in this instance a temporary permission would therefore be justified.

11.0 Impact on Wildlife and Livestock

- 11.1 Saved Policy ENV36 of the Replacement Local Plan seeks to protect long-term ecological viability of the habitat with measures to minimise damage and disturbance to the habitat and wildlife.

- 11.2 The Ecological Assessment submitted with the application indicates that there would be no significant impact arising from the proposal upon habitat sites or species at the site by reason of the nature of the development and the siting of the proposed runway and car parking areas. The lack of shelter and sparse ground vegetation at the siting of the runway and car parking areas result in unsuitable conditions for newts and ground nesting birds, and the minimal change in the form of the land would not result in adverse effects to existing areas of habitats. Although the model aircraft would be in-flight for much of the time that the site is in use, the Ecological Assessment states that the flying speed would not pose a threat to birds.
- 11.3 Many objections have been received in relation to the impact of the model aircraft upon livestock in fields in the wider area around the application site, including but not limited to; horses, pigs and goats. Concerns relate to unnecessary stress to animals as a result of noise and disturbance of overhead aircraft. I note that there are no livestock within the application site itself. Whilst it is appreciated that the proposed use may be a cause of concern for livestock owners, this is not considered to be a planning reason for resisting the application.
- 11.4 LPD 18 states that harm to habitats and species should be avoided in the first instance, and if not possible, mitigated. As such, due to the points mentioned above I am of the opinion that the proposed use of the land at the site would not result in adverse effects to the existing habitat and species on the site due to minimal disturbance to the existing form and state of the land.

12.0 Impact on the Sherwood Forest Region

- 12.1 Paragraph 3.17.3 in the Council's Aligned Core Strategy (ACS) (2014) states *"Whilst there is not a formal designation, it does mean that these areas are under consideration by the Joint Nature Conservation Committee, and may be declared a prospective Special Protection Area. Whilst this is not a formal designation, it does mean that these areas are under consideration by the Joint Nature Conservation Committee, and may be declared a proposed Special Protection Area in due course. The Aligned Core Strategies and Infrastructure Delivery Plan therefore take a precautionary approach and treat the prospective Special Protection Area as a confirmed European Site. The infrastructure Delivery Plan sets out requirements for a range of mitigation measures as recommended in the Habitats Regulation Assessment Screening Record. A decision on the extent of any possible Special Protection Area is not known"*.
- 12.2 Natural England's current position in respect of the Sherwood Forest Region is set out in an advice note to Local Planning Authorities (March 2014) regarding the consideration of the likely effects on the breeding population of nightjar and woodlark in the Sherwood Forest Region.
- 12.3 While no conclusion has been reached about the possible future classification of parts of Sherwood Forest as a Special Protection Area

(SPA) for its breeding bird (nightjar and woodlark) interests, Natural England advise those affected Local Planning Authorities (LPAs) to be mindful of the Secretary of State's decision in 2011, following Public Inquiry, to refuse to grant planning permission for an Energy Recovery Facility at Rainworth where the potential impacts on these birds and their supporting habitats was given significant weight.

- 12.4 In light of this decision the Advice Note recommends a precautionary approach should be adopted by LPAs which ensures that reasonable and proportionate steps have been taken in order to avoid or minimise, as far as possible, any potential adverse effects from development on the breeding populations of nightjar and woodlark in the Sherwood Forest area. This will help to ensure that any future need to comply with the provisions of the 2010 Regulations is met with a robust set of measures already in place. However unlike the Council's ACS, Natural England's Standing Advice Note does not recommend that that the Sherwood Forest Region should be treated as a confirmed European site.
- 12.5 In terms of the legal background, a potential Special Protection Area (pSPA) does not qualify for protection under the Habitats Regulations until it has been actually designated as a SPA. Furthermore, the site does not qualify for protection under the NPPF as paragraph 118 refers to pSPAs and footnote 26 explicitly states that pSPAs are sites on which the Government has initiated public consultation on the case for designation. This has not occurred and therefore the Sherwood Forest Region does not qualify for special protection and a risk based approach is not necessary to comply with the Habitat Regulations or the NPPF.
- 12.6 With regards to this specific application, Natural England has advised that based on the plans submitted, the development would not have a significant adverse impacts on designated sites and has no objection. It is however noted by Natural England that the proposed development is located in the Sherwood Forest area in proximity to habitats identified as important for breeding nightjar and woodlark. The Local Planning Authority is therefore referred to Natural England's Standing Advice Note (March 2014) in respect of this matter which encourages Local Planning Authorities to follow a risk-based approach, ensuring that proposals are accompanied by robust assessments of the likely impacts arising from the proposals on breeding nightjar and woodlark and include measures to minimise any potential direct, indirect and cumulative impacts that are identified.
- 12.7 While not specifically required to address this risk-based approach under the Habitat Regulations or the NPPF, the applicant has provided supporting ecology information which advises that the Conservation Status for woodlark is Green and nightjar as Amber within the list known as Birds of Conservation Concern from the British Trust for Ornithology. The report suggests that any birds nesting in the wider area would be used to a level of disturbance from the nearby A614 and B6386, as well as agricultural machinery.

12.8 In addition, as detailed in Paragraph 10.4 of this report, a limited period permission is proposed. While this will ensure that future housing growth in Calverton is not prejudiced by the proposal, it is also considered that a limited period permission (expiring in December 2018) is a further risk based measure, should the Government initiate formal consultation in relation to a Sherwood Forest Region pSPA.

12.9 As detailed above, approval of the proposal albeit for a limited period of time would be at variance with paragraph 3.17.3 of the Aligned Core Strategy and the proposal may not be acceptable if the Government initiates consultation on a Sherwood Forest region pSPA. However in this particular instance, I am satisfied that there are material planning considerations which permit departure from the ACS namely; the fact that Natural England has raised no objection to the proposal, the proposal is for a limited period and the approach accords with the Habitats Regulations and NPPF. In these circumstances, I am therefore of the opinion that in this instance the Sherwood Forest region should not be treated as a confirmed European Site. Accordingly, the above considerations indicate that a decision should be taken at variance with para 3.17.3 of the Aligned Core Strategy.

13.0 Conclusion

13.1 I am satisfied, on balance, that the very special circumstances by reason of providing outdoor sport and recreation on a brownfield site outweigh the harm to the Green Belt by reason of inappropriateness and any other harm; including impact on the openness of the Green Belt, on the character of the surrounding area, on the highway, on residential amenity and on wildlife and livestock.

13.2 Given the above factors, it is considered that it would be reasonable to grant a limited period permission for 12 months to enable the Borough Council to further assess the impact of the proposal. In this instance, a limited period permission is considered to be reasonable, as the development does not propose any structures/built environment.

Recommendation:

To Grant Limited Period Conditional Planning Permission, subject to the following conditions:

Conditions

1. This permission is a limited period permission which shall expire on 31st December 2018 and the use hereby permitted shall cease on or before this date and the site shall be reinstated to its original use.
2. This permission shall be read in accordance with the following plans/details: Redline Site Location Plan (scale 1:5000) received by the Local Planning Authority on 4th May 2017, Rolls-Royce (Hucknall) Model Aircraft Design and

Access Statement (Club Rules and Code of Practice) received by the Local Planning Authority on 15 August 2016. The development shall thereafter be undertaken in accordance with these plans / details, unless otherwise agreed in writing by the Local Planning Authority.

3. The use hereby permitted shall enure solely for the benefit of Mr Brian Wilson and members of the Rolls Royce (Hucknall) Model Aircraft Club and no other person(s) or organisation.
4. There shall be no flying of any model aircraft outside of the redline application site boundary (shown on the 1:5,000 scale plan received on 15 August 2016) at any time.
5. Notwithstanding the submitted details, the use hereby permitted shall not take place other than between the hours of: 10.00AM - 6.00PM Mondays - Fridays, 10.00AM - 6.00PM Saturdays and 10.00AM - 4.00PM Sundays and Bank Holidays.

Reasons

1. To enable the Local Planning Authority to review the situation at the end of the limited period.
2. To define the permission.
3. The nature of the development is such that it is only considered acceptable having regard to the Club Rules submitted by the applicant.
4. To define the permission and the interests of residential amenity and highway safety.
5. To protect the amenities at present enjoyed by the occupiers of nearby residential properties.

Notes to Applicant

The Borough Council has worked positively and proactively with the applicant in accordance with paragraphs 186 to 187 of the National Planning Policy Framework. Discussions have taken place during the consideration of the application to address adverse impacts identified by officers and/or address concerns raised in letters of representation submitted in connection with the proposal. The application for planning permission is subsequently approved for a limited time period subject to conditions.

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Report to Planning Committee

Application Number: 2017/0999

Location: Land Off Teal Close Netherfield Nottinghamshire

Proposal: Variation of Conditions 32, 33 & 35 and removal of Condition 34 attached to outline planning application No. 2013/0546 comprising residential development (up to 830 units), employment uses (use classes B1,B2, B8) a community hub (use classes A1-A5 and D1) primary school, hotel (use class C1), care home (use class C2) playing pitches and changing facilities, public open space, allotments, structural landscaping, access arrangements and an ecology park, and demolition of existing structures.

Applicant: Persimmon Homes.

Case Officer: Reddy Nallamilli

1.0 Site Description

1.1 The application site comprises approximately 63 hectares of generally flat agricultural land, with a slight fall towards the south and east towards the River Trent. It is situated between Stoke Lane to the north and Victoria Park to the south. The site is bisected by the A612 extension and is predominantly a mixture of arable farmland and fields, lined with trees and hedgerows. The land is used to grow crops for the Severn Trent Water Treatment Works anaerobic digestion facility. There are marshy areas in the centre of the site. The Teal Close recreation ground, which is within the ownership of the Borough Council, is located on the elevated westernmost part of the site. The recreation ground is bounded to the west by the Colwick Loop Road and the former Gedling Colliery railway line and to the north and east by a large group of trees. There are allotment gardens to the north-west of the site between the recreation ground, Emerys Road and Stoke Lane. To the east and south-east are open fields, the new National Grid sub-station and Netherfield Lagoons Local Nature Reserve. The Severn Trent Water Treatment Works and PDM (Chettles) pet food processing plant are located on Stoke Lane directly to the north and north-east of the site. Stoke Bardolph village lies approximately 1 kilometre away from the site boundary to the east.

1.2 A public right of way (Carlton Footpath 9A) runs from Emerys Road, past the Recreation Ground and over the Loop Road. It then continues along the southern boundary of the site, adjacent to the Ouse Dyke, to the Netherfield Lagoons. At this point it splits into two footpaths, one of which (Stoke

Bardolph Footpath 5) heads northwards across the fields to Stoke Lane, passing near to the south-eastern most part of the site. The western part of the site is allocated primarily for residential development in the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008), although a small portion at the north-eastern end is currently allocated as protected open space.

- 1.3 The eastern part of the site is currently allocated; in approximately equal portions for employment uses, as safeguarded land (treated as Green Belt) or as protected open space within the Green Belt. The site contains approximately 16.2 hectares of land within the Green Belt, which is presently in agricultural use.
- 1.4 Small pockets of the site, towards the eastern and southern edges, are located within the high risk flood zone (Flood Zone 3). Most of the remaining part lies within the medium/low risk Flood Zones 2, although those parts comprising the Teal Close recreation ground and the north-east corner adjacent to Stoke Lane fall within Flood Zone 1, where flooding is very unlikely.

2.0 Relevant Planning History

- 2.1 2017/0800 28 June 2017 Reserved Matters Application for the Erection of 199 dwellings (C3), including 10 affordable units, and the associated infrastructure including landscaping, community uses (D2), playing pitches, a NEAP and public open space including an ecological park. Awaiting determination and is the subsequent item on the Planning Committee Agenda 22nd November 2017.
- 2.2 2013/0546 30 June, 2014, outline planning permission was granted including the provision of or financial contributions towards, Open Space, an Ecology Park, Affordable Housing, Primary Healthcare, Air Quality Monitoring, the Gedling Access Road, Junction Mitigation Measures, public transport, Travel Plan Monitoring and Educational Facilities for a mixed use development on approximately 63 hectares of land (which included the current application site). The outline planning application was accompanied by an Environmental Statement. The outline application comprised of the following key elements:
- 2.3 Residential development - up to 830 units (Use Class C3)
Employment uses – up to 18,000 square metres (Use Classes B1/B2/B8)
Local Centre – up to 2,800 square metres of retail, financial and professional services, food and drink, takeaway, non-residential institutions and leisure uses (Use Classes A1/A2/A3/A4/A5/B1/D2)
Community building – up to 500 square metres (Use Classes D1/D2)
Hotel – up to 150 beds (Use Class C1)
Care home – up to 60 beds (Use Class C2)
Primary school – on 1.1 hectares of land (Use Class D1)
Sports pitches and changing facilities – on a minimum of 4.2 hectares of land
Public open space – including landscaping, children’s play areas and allotments.
Ecology Park - on a minimum of 10 hectares and a management structure
Access arrangements – including new junctions on the A612 and Stoke Lane

The employment uses were limited to no more than 4,500 square metres of B1 office use.

The outline development also included the demolition of the existing changing facility on the BRSA recreation ground, which would then have been replaced within the proposed Community Building.

The outline application granted consent for access. All other matters relating to layout, scale, appearance and landscaping were reserved for future submissions.

3.0 Proposed Development

3.1 Following the grant of the outline planning permission relating to Planning Application. 2013/0546, the applicants now wish to amend the wording of the conditions 32, 33, 35 and remove condition 34 attached to that outline permission. The original attached conditions read as follows: -

3.2 Condition 32

“Prior to the first occupation of the development hereby approved construction details of the mitigation measures at the Lowdham Roundabout as shown in outline on plan reference 90372/PSTN/003 shall be submitted to and approved in writing by the Local Planning Authority. The mitigation measures at the Lowdham Roundabout shall be implemented in accordance with the approved details prior to first occupation of the development hereby approved.”

3.3 Condition 33

“Prior to first occupation of the development hereby approved construction details of the mitigation measures to be provided at A612 Mile End Road/Colwick Loop Road junction as shown in outline on plan reference 90372/PSTN/005 Revision A shall be submitted to and approved in writing by the Local Planning Authority. The mitigation measures at the junction shall be provided in accordance with the approved details prior to first occupation of the development hereby approved.”

3.4 Condition 34

“Prior to the first occupation of the development hereby approved construction details of the highway improvements at Colwick Loop road/Road No. 1 shall be submitted to and approved in writing by the Local Planning in accordance with the approved construction details prior to first occupation of the 251st residential dwelling hereby approved.”

3.5 Condition 35

“Prior to the first occupation of the development hereby approved details of a new shared footway/cycleway shall be provided along the northern boundary of the site shall be submitted to and approved in writing by the Local Planning

Authority. The shared footway/cycleway shall be provided in accordance with the approved details prior to first occupation of the development hereby approved.”

3.6 The revised conditions read as follows: -

3.7 Proposed Wording for Condition 32

“Prior to the first occupation of the development hereby approved construction details of the mitigation measures at the Lowdham Roundabout as shown in outline on plan reference 90371/PSTN/003 shall be submitted to and approved in writing by the Local Planning Authority. The mitigation measures at the Lowdham Roundabout shall be implemented in accordance with the approved details prior to the occupation of the 325th dwelling of the development hereby approved.”

- 3.8 The applicant proposes this revision which relates to junction improvements at Lowdham Roundabout far north of the site. Although the completed ‘Trigger Assessment Review’ suggested the roundabout is at capacity already, the full impact on the roundabout would not be realised in full until the whole development had been completed meaning that the first occupation is unrealistic and impractical. The initial review suggested the 315th occupation is a more reasonable, albeit conservative, assessment. The Highway Authority proposed a figure of 325.

3.9 Proposed Wording for Condition 33

“Prior to the first occupation of the development hereby approved construction details of the mitigation measures to be provided at A612 Mile End Road/Colwick Loop Road junction as shown in outline on plan reference 90372/PSTN/005 Revision A shall be submitted to and approved in writing by the Local Planning Authority. The mitigation measures at the junction shall be provided in accordance with the approved details prior to the occupation of the 175th dwelling of the development hereby approved.”

- 3.10 The applicant proposes this revision which relates to highway improvements at the junction between A612 Mile End Road/Colwick Loop Road. The ‘Trigger Assessment Review’ suggested that a reasonable trigger for this work would be on occupation of 523rd dwelling. This is the trigger in which improvements are needed when the development impact is considered to be severe. Having given further consideration and analysis to the matter the Highway Authority concluded that the works are not required as the capacity is not compromised and only Practical Reserve Capacity would be impacted, it could therefore be reasonably concluded that the improvements are not required. However, to ensure this Practical Reserve Capacity is not reached, the number of units this relates to is 523. The initial review suggested the 315th occupation was a more reasonable, albeit conservative, assessment. The Highway Authority proposed a figure of 175th.

3.11 Proposed Wording for Condition 35

- 3.12 *“Prior to the first occupation of the development hereby approved details of a new shared footway/cycleway to be provided along the northern boundary of the site shall be submitted to and approved in writing by the Local Planning Authority. The shared footway/cycleway shall be provided in accordance with the approved details prior to the occupation of the 30th dwelling of the development hereby approved.”*
- 3.13 The applicant proposes this revision which relates to an implemented shared footpath and cycle path along Stoke Lane (the northern boundary). Currently there is no safe route for pedestrians along this road. This route would only become used by this development once Phases 2 and 3 have been completed and there is an available access on to Stoke Lane. On this basis, the proposal of 351 plots occupied will be halfway into the development of this eastern parcel. This will make the pedestrian route onto Stoke Lane more desirable as the northern development parcels get built.
- 3.14 The Highway Authority suggested shared footway/cycleway provided in accordance with the approved details prior to the occupation of the 30th dwelling of the development hereby approved.
- 3.15 **Removal of Condition 34**
- 3.16 The applicant proposes removing this condition for the highway improvements relating to Colwick Loop Road/Road No. 1 as they have been completed under a previously approved planning approval 2013/0500.

4.0 Consultations

- 4.1 NCC – Rights of Way Officer – No observations
- 4.2 Wildlife Trust – No observations
- 4.3 Environment Agency – No comments to make
- 4.4 Sport England – Proposal does not fall within their remit
- 4.5 Burton Joyce Parish Council – Conditions 32 & 34 no comments. Condition 33 Trigger level too high, Condition 35 should be first occupation as trigger.
- 4.6 NCC – Highway Authority – Raise no objection subject to their proposed revisions. Advise as follows;

Condition 32

The developer wishes to undertake mitigating measures at the Lowdham Roundabout prior to the 315th occupation of the development. Based on the trigger presented by the developers’ consultant we believe that the trigger should be less.

The development traffic routing through the roundabout is based on the Transport Assessment undertaken in May 2013.

Based on the entry flow traffic on Nottingham Road of 90 in the AM peak and 68 in the PM peak, the worst case should be taken, not an average.

Therefore, as suggested a material increase would occur once 30 movements has been exceeded which would be 30/90, once 30% of the development is occupied. Therefore, based on 830 dwellings, 30% would be 277, so a figure of 325 occupations would be acceptable.

Condition 33

If development traffic is added at peak times the A612 West/Ahead and Left in the PM peak is the worst case at the A612 Mile End Road/ Colwick Loop Road junction. In 2022 this arm has a capacity of 88.2% and with the addition of the development will have a capacity of 96.9% and therefore a deterioration of 8.7%. For a signal controlled junction the Practical Reserve Capacity (PRC) is reached when 90% of the capacity is taken up. This would occur when 90-88.2/8.7% is reached which is 0.2068x100% equating to 21% through the development build. Therefore 830 dwellings x21/100 equal to 175 dwellings.

Condition 34

This work has already been completed as a result of other development proposals and is therefore not necessary.

Condition 35

Whilst I would like the shared cycleway/footway to be constructed earlier I will agree to it being completed and available for use by the occupation of the 30th dwelling.

5.0 Planning Considerations

- 5.1 This application relates to a Section 73 application for variation of condition in connection with the previous approval for outline planning permission for residential development and associated works. The principal reason for the changes to these original conditions is that the applicants have carried out further analysis of the potential highway conflicts arising from the proposals to limit and reduce the disruption on the highway network when considering the traffic management of these works. Also, it has been demonstrated that requiring these works prior to first occupation is unreasonable considering the impact on the highway network is minimal until further into the development programme.
- 5.2 I note the comments from the Parish Council regarding the trigger levels for transport assessment being too high and that Condition 35 should be first occupation, however, I am satisfied following liaising with the Highway Authority that the amendments would not result in any undue highway safety implications.
- 5.3 Conditions 32, 33, 34 and 35 were attached to the outline planning permission 2013/0546 at the request of the Highway Authority. As detailed above, the Highway Authority fully support the amended housing occupation triggers for

the offsite highway works required by Conditions 32, 33, and 35 and the removal of Condition 34.

- 6.0 Recommendation: Grant variation to planning conditions 32, 33 and 35 and the removal of condition 34 attached to the Outline Planning Permission Reference: 2013/0546 by issuing a replacement planning permission subject to the applicant entering into a deed of variation amending the original Section 106 Agreement with the Borough Council as local planning authority for the provision of, or financial contributions towards, the Gedling Access Road, Junction Mitigation Measures, Public Transport, Travel Plan Monitoring, Educational Facilities, Primary Healthcare, Affordable Housing, Open Space, an Ecology Park and Air Quality Monitoring; and subject to the following conditions:**

Conditions

- 1 Application for the approval of reserved matters shall be made to the Local planning Authority not later than five years from the date of this permission. Details of Appearance, Landscaping, Layout and Scale (hereinafter called the reserved matters) for each phase of development shall be submitted to and approved in writing by the Local Planning Authority before any development within that phase begins and the development shall be carried out as approved. The development hereby permitted shall commence no later than two years from the date of approval of the last reserved matters to be approved.
- 2 The development shall be carried out in accordance with the Schedule of Development revision B submitted on the 10th October 2013 and the following plans; Site Location Plan DE076_016; Parameters Plan DE076_014 Rev B. The vehicular accesses to the site shall be constructed in general accordance, subject to detailed design, with drawing numbers: 90372_002, 90372_003 (Revision B), deposited on 20th May 2013; and drawing number: 90372_001 (Revision E), received on 6th August 2013.
- 3 No phase of development shall commence until a Phasing Schedule has been submitted and approved in writing by the Local Planning Authority. The development hereby approved shall be carried out in phases in accordance with the approved Phasing Schedule unless otherwise agreed in writing by the Local Planning Authority prior to the commencement of a particular phase.
- 4 The development hereby approved comprises;(1) up to 830 residential dwellings; (2) up to 18,000 square metres of business use falling within use classes B1 'Business', B2 'General Industrial' and B8 'Storage and Distribution'; (3) the creation of a local centre and commercial centre of up to 2,800 square metres within use classes falling into A1 'Shop', A2 'Financial', A3 'Restaurant and café', A4 'Drinking Establishment', A5 'Hot Food Takeway', B1 'Business' and D1 'Non-residential institutions'; (4) a Hotel providing up to 150 beds; (5) up to 500 square metres of uses falling with use classes D1 ' Non- residential institutions' and D2 'Assembly and Leisure' (additional to (3) above); (6) a one form entry primary school which shall cover a minimum of 1.1ha; (7) a C2 'Residential Institution' of up to 60 beds; and (8)

general opening space including landscaping, children's play areas, allotments and playing pitches as indicated on the approved parameters plan.

- 5 The total B1 'Business' floor area within the business and/or local centre and commercial areas hereby approved shall comprise not more than 4,500 square metres. The local centre shall not comprise of more than 2,499 square metres floor area of A1 'Shop' or D2 'Assembly and Leisure' uses.
- 6 The total amount of A1 'Shop' floor space shall not exceed 1,500 square metres and no individual A1 'Shop' unit shall exceed 750 square metres (measured internally).
- 7 Applications for the approval of reserved matters for each phase of development shall include a written statement setting out how that particular phase has been designed to take account of the approved Parameters Plan drawing reference DE076_014 Rev. B.
- 8 Prior to the commencement of any phase of development hereby approved a site level survey plan shall be undertaken for that phase of development showing existing site levels. This existing site level survey plan shall be submitted to and approved in writing by the Local Planning Authority.
- 9 Buildings comprising Less Vulnerable uses (as defined by the National Planning Policy Framework) and their associated vehicle access routes within the development hereby approved shall have finished floor levels at no lower than 20.660m Ordnance Datum (AOD) where existing levels are at or exceed that level. Where existing levels are below 20.660m Ordnance Datum (AOD), set finished floor levels shall be a minimum of 20.660m Ordnance Datum (AOD) or 600mm above existing ground levels, whichever is lower.
- 10 Prior to the commencement of any phase of development hereby approved a scheme for that phase of development to provide flood prevention design for More Vulnerable uses (as defined by the National Planning Policy Framework) shall be submitted to and approved in writing by the Local Planning Authority. The flood prevention design scheme shall: (1) Set finished floor levels for all More Vulnerable buildings and associated vehicular access routes to the east of the A612 to 20.960 m above Ordnance Datum (AOD); (2) Set finished floor levels for all More Vulnerable buildings and associated vehicular access routes to the west of the A612 to 20.650 m above Ordnance Datum (AOD); and (3) provide a minimum of 300mm flood resilience measures for all More Vulnerable buildings. The scheme for each phase shall be implemented in accordance with the approved details prior to occupation of buildings within that phase.
- 11 Prior to the commencement of any phase of development hereby approved a scheme to provide flood resilience design for Less Vulnerable development, as defined by the National Planning Policy Framework, within that phase of development shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in accordance with the approved details prior to the occupation of any buildings within that phase and subsequently maintained.

- 12 Prior to the occupation of any building(s) falling within use classes C3 'dwelling houses', C2 'Residential institutions', C1 'Hotels' or D1 'Non-residential institutions', a Verification Report confirming the finished base slab and wearing course levels of that building(s) and the finished levels of internal road(s) serving that building(s) within the particular phase shall be submitted to and approved in writing by the Local Planning Authority. The Verification Report for each phase shall also include confirmation that the approved flood resilient construction methods approved under condition 10 for More Vulnerable uses accords with the approved details.
- 13 Prior to the commencement of any phase of development hereby approved a scheme to provide a minimum of an 8 metre unobstructed easement from all watercourses, culverted watercourses and flood defence structures, including the Ouse Dyke (Main River) and any ordinary watercourses, within that phase has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in accordance with the approved details prior to occupation of any buildings within that phase or any other features (i.e. playing fields) being brought into use and subsequently maintained.
- 14 Prior to the commencement of any phase of development hereby approved an evacuation plan for all Less Vulnerable development at risk of flooding within that phase shall be submitted to, and approved in writing by, the Local Planning Authority. The approved scheme shall be implemented prior to the occupation of any buildings within that phase and subsequently maintained.
- 15 No ground raising or permanent built structures shall be built within the modelled floodplain of the Ouse Dyke as shown in the Flood Risk Assessment, November 2013, submitted as part of the outline planning application hereby approved.
- 16 Prior to the commencement of any phase of development hereby approved, a surface water drainage scheme for that phase of development, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details prior to the occupation of any buildings within that phase. The scheme (s) to be submitted shall demonstrate: (1) The utilisation of holding sustainable drainage techniques; (2) The limitation of surface water run-off to equivalent greenfield rates; (3) A minimum of two forms of surface water treatment to be provided prior to discharge from the site, in accordance with CIRIA C697; (4) The ability to accommodate surface water run-off on-site up to the critical 1 in 100 year event plus an appropriate allowance for climate change, based upon the submission of drainage calculations; and (5) Responsibility for the future maintenance of drainage features.
- 17 Prior to the commencement of any phase of development hereby approved a scheme to dispose of foul drainage for that phase of development shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme (s) shall be implemented as approved.

- 18 Prior to the commencement of each phase of development hereby approved a remediation strategy that addresses the provision of the following components to deal with the risks associated with contamination of that phase of the site, together with a programme for submission and prior approval of the component elements, shall each be submitted to and approved, in writing, by the local planning authority: (1) A preliminary risk assessment which has identified; (a) all previous uses (b) potential contaminants associated with those uses; and (c) a conceptual model of the site indicating sources, pathways and receptors potentially unacceptable risks arising from contamination at the site; (2). A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site; and (3) The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how and when they are to be undertaken. The scheme(s) and all details identified therein shall be implemented in accordance with the approved details. Any changes to these components require the express written consent of the Local Planning Authority.
- 19 Prior to the commencement of each phase of development hereby approved a verification plan shall be submitted to and approved in writing by the Local Planning Authority. The verification plan shall provide details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) (of condition above 18) are complete and identifies any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. The verification plan(s) and all details identified therein shall be implemented in accordance with the approved details. Any changes to these components require the express written consent of the Local Planning Authority.
- 20 In the event that contamination is found at any time when carrying out the approved development that was not previously identified pursuant to condition 18 above must be reported in writing immediately to the Local Planning Authority and once the Local Planning Authority has identified the part of the site affected by the unexpected contamination development must be halted on that part of the site until an assessment has been undertaken in accordance with the requirements set out in condition 18 and 19 above, and where remediation is necessary a remediation scheme, together with a timetable for its implementation and verification reporting, has been submitted to and approved in writing by the Local Planning Authority. The development must then proceed in accordance with the approved details.
- 21 Prior to the commencement of each phase of development hereby approved, details of any lighting to be used during the construction of that particular phase of development shall be submitted to and approved in writing by the Local Planning Authority. The details to be submitted shall indicate the location and type of lighting to be utilised together with luminance levels and hours that lighting will be in operation. The lighting of the construction of any approved phase of development shall be lit in accordance with the approved details.

- 22 Details of any lighting to be provided (other than street lighting and lighting within domestic curtilages) during the operational phase of that phase of development shall be submitted to and approved in writing by the Local Planning Authority prior to its implementation. The details to be submitted shall indicate the location and type of lighting to be utilised together with luminance levels and hours that any such lighting will be in operation. The lighting of the development during its operational phase shall be carried out in accordance with the details approved.
- 23 If the sports pavilion to the north of the A612 is not demolished by the 30th June 2014, then in accordance with the submitted Bat Activity Surveys at the sports pavilion off Teal Close report further bat survey work shall be undertaken and an assessment report together with any proposed mitigation measures shall be submitted to and approved in writing by the Local Planning Authority, prior to any demolition taking place. Any approved mitigation measures shall be carried out in accordance with the approved details. In the unlikely event that bat(s) are found during the demolition of the sports pavilion then the procedure set out in the appendix to the Bat Activity Surveys at the sports pavilion off Teal Close report (dated 24th June 2013) shall be followed.
- 24 Prior to the commencement of each phase of development hereby approved a Construction Environmental Management Plan (CEMP) for that phase of development shall be submitted to and approved in writing by the Local Planning Authority. Each CEMP shall include the following details; (1) the hedgerow and tree protection measures that shall be implemented for all retained woodland, trees and hedgerows approved as part of the landscaping details to be submitted as part of the reserved matters pursuant to this application. A statement shall also be provided which details how the protection measures shall be implemented so as to minimise damage and disturbance to habitats within the vicinity and the species they support. The protection measures shall accord with current British Standards in relation to design, demolition and construction (BS5837:2012 or any subsequent revision); (2) the measures that shall be implemented during the construction of that particular phase of the development so as to minimise water runoff and works pollution entering watercourses; and (3) the measures that shall be implemented so as to avoid any disturbance to nesting birds during that particular phase of construction.(4) details of traffic routes for Heavy Good Vehicular movements during the construction of that phase of development. (5) details of wheel washing facilities to be used by vehicles entering and leaving site during the construction of that phase of development ; and (6) details of how the principle of Best Practicable Means shall be applied in relation to minimising impact on the surrounding area during the construction of that particular phase of development in relation to noise and vibration and safeguarding air quality. The approved CEMP(s) and all details therein shall be implemented in accordance with the approved details.
- 25 Prior to the commencement of each phase of development hereby approved a written scheme of archaeological investigation related to that phase shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out strictly in accordance with the approved scheme(s)

- 26 Prior to the commencement of any development on the existing playing pitches located to the west of the A612 (including the demolition of the existing sports pavilion) replacement playing pitches (including associated changing room facilities) hereby approved to the east of the A612 shall have been provided and shall be operational.
- 27 Prior to the commencement of development of the playing pitches to be provided to the east of the A612 details of the following shall be submitted to and approved in writing by the Local Planning Authority; (1) the location and specification of the playing pitches to be provided together with details of their drainage; (2) the location and specifications of the changing room facilities to be provided; and (3) a schedule of maintenance of the playing pitches and associated drainage. The playing pitches and changing room facilities shall be provided, managed and maintained in accordance with the approved details.
- 28 Prior to first occupation of the development hereby approved, other than the business development to be accessed from Stoke Lane, construction details of the site access junctions from the A612 as show in outline on plan references 90372_001 Revision E and 90372_002 shall be submitted to and approved in writing by the Local Planning Authority. Along with the construction details to be submitted, shall also be submitted to and approved in writing by the Local Planning Authority a programme of implementation of construction details of the site access. The site access details to be submitted pursuant to plan reference 903732_002 shall also include provision of a physical strip/central refuge fronting the proposed access to prevent vehicles from u-turning and associated signing and lining. The approved detailed access arrangements shall thereafter be implemented in accordance with the approved programme of implementation, related to the phasing of the development.
- 29 Prior to first occupation of the business floor space (Class B1, B2, B8) hereby approved (aside from any B1 use contained in the Local Centre) the access from Stoke Lane as shown in outline on plan reference 90372_003 Revision B shall be provided in accordance with the construction details to be first submitted to and approved in writing by the Local Planning Authority. The business floorspace hereby approved (Class B1, B2, B8) (aside from any B1 use contained in the Local Centre) shall only be accessed via Stoke Lane, other than in an emergency.
- 30 Prior to first occupation of the development hereby approved a u-turn prohibition shall be implemented by means of a legal Traffic Regulation Order and appropriate signs shall be provided at the A612/Stoke Lane junction for the A612 west approach in accordance with details to be first submitted and approved in writing by the Local Planning Authority.
- 31 Prior to the commencement of the development hereby approved details shall be submitted to and approved in writing by the local planning authority in relation to the extension of the 40mph speed restrictions by amendment of the existing Traffic Regulation Order along Stoke Lane towards west of its junction with the A612 covering the site frontage. Details shall also include the location of proposed signing/lining and street lighting to accommodate the extension. The extended 40mph speed restriction area shall be provided in

accordance with the approved details prior to first occupation of the development, unless otherwise agreed in writing by the local planning authority.

- 32 Prior to the first occupation of the development hereby approved construction details of the mitigation measures at the Lowdham Roundabout as shown in outline on plan reference 90371/PSTN/003 shall be submitted to and approved in writing by the Local Planning Authority. The mitigation measures at the Lowdham Roundabout shall be implemented in accordance with the approved details prior to the occupation of the 325th dwelling of the development hereby approved.
- 33 Prior to the first occupation of the development hereby approved construction details of the mitigation measures to be provided at A612 Mile End Road/Colwick Loop Road junction as shown in outline on plan reference 90372/PSTN/005 Revision A shall be submitted to and approved in writing by the Local Planning Authority. The mitigation measures at the junction shall be provided in accordance with the approved details prior to the occupation of the 175th dwelling of the development hereby approved.
- 34 DELETED.
- 35 Prior to the first occupation of the development hereby approved details of a new shared footway/cycleway to be provided along the northern boundary of the site shall be submitted to and approved in writing by the Local Planning Authority. The shared footway/cycleway shall be provided in accordance with the approved details prior to the occupation of the 30th dwelling of the development hereby approved.
- 36 Prior to the commencement of each phase of development hereby approved details of a local labour agreement to cover the construction of that phase of development shall be submitted to and approved in writing by the Local Planning Authority. The local labour agreement shall be implemented in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reasons

- 1 In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004 and Section 92 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt.
- 3 To provide a degree of flexibility to assist the delivery of the site, that also enables the Local Authority to monitor and manage the supply of housing and employment land.
- 4 To define the consent and to ensure that a satisfactory form of development is obtained.

- 5 A limit has been placed on B1 uses in order to ensure an appropriate balance of uses. A limit has also been placed on the amount of A1 and D2 uses in order to ensure that there is no adverse impact on any surrounding local centres.
- 6 A limit has been placed on the amount of A1 uses to ensure that such uses are commensurate with the scale of the proposed development and would not cause harm to viability of the nearby Netherfield Centre.
- 7 To ensure that a satisfactory development is achieved that takes account of the Parameters Plan.
- 8 To establish existing site levels in order to ensure that finished floor levels accord with conditions 9 to 12 below and that flood risk is appropriately mitigated in line with the National Planning Policy Framework.
- 9 To reduce the risk of flooding to the proposed development and future occupants.
- 10 To reduce the risk of flooding to the proposed development and future occupants.
- 11 To reduce the impact of flooding to the proposed development.
- 12 To ensure that finished floor levels accord with conditions 9 and 10 above and that approved flood resilient measures have been provided in order to reduce the risk of flooding to the proposed development and future occupants.
- 13 To allow for future maintenance, emergency access, natural morphology, and improvements of the watercourses. Please note that our records show a culverted watercourse located between the storage pond (immediately south of the A612) and the Ouse Dyke, which will require further investigation at detailed design stage.
- 14 To confirm that all occupants and site users can access and egress the site safely during time of flood.
- 15 To prevent an increase in flood risk elsewhere.
- 16 To prevent the increased risk of flooding elsewhere.
- 17 To ensure that the proposals are appropriate and protective of controlled waters.
- 18 The submitted Phase 1 Desk Study, Curtins Consulting, January 2013 (preliminary risk assessment) identifies potential for contamination. This condition is required to ensure that the risks posed to controlled waters are investigated and remediated as necessary and that the site is remediated appropriately.
- 19 The submitted Phase 1 Desk Study, Curtins Consulting, January 2013 (preliminary risk assessment) identifies potential for contamination. This

condition is required to ensure that the risks posed to controlled waters are investigated and remediated as necessary and that the site is remediated appropriately.

- 20 This condition is required to ensure that the risks posed to controlled waters or the environment are investigated and remediated as necessary.
- 21 To minimise light spill around the development during the construction of the development as inappropriate lighting could have an adverse impact on nocturnal species such as bats.
- 22 To minimise light spill around the development during the operation of the development as inappropriate lighting could have an adverse impact on nocturnal species such as bats.
- 23 To ensure that the demolition of the sports pavilion has no adverse impact upon bats and to ensure that the development accords with paragraph 118 of the National Planning Policy Framework.
- 24 To ensure that appropriate measures are taken to protect the local environment in terms of impact on trees; hedgerows and woodland, flora and fauna, water quality, air quality and on the amenity of neighbouring uses.
- 25 To ensure that the site is surveyed appropriately to identify any potential archaeology and if found is appropriately dealt with.
- 26 To ensure that the replacement recreation ground is in operation prior to the existing pitches being removed, so as to protect sports facilities and ensure continuity for those sports affected by the proposed development.
- 27 To ensure that the required replacement playing pitches and changing room facilities are provided appropriately in order to provide satisfactory replacement facilities for those to be lost as part of the development hereby approved.
- 28 In the interests of highway safety.
- 29 In the interests of highway safety.
- 30 In the interests of highway safety.
- 31 In the interests of highway safety.
- 32 In the interests of highway safety.
- 33 In the interests of highway safety.
- 34 DELETED.
- 35 To promote sustainable travel.

- 36 To seek to ensure that the construction of the site employs wherever possible local people and assists economic growth in the area.

Reasons for Decision

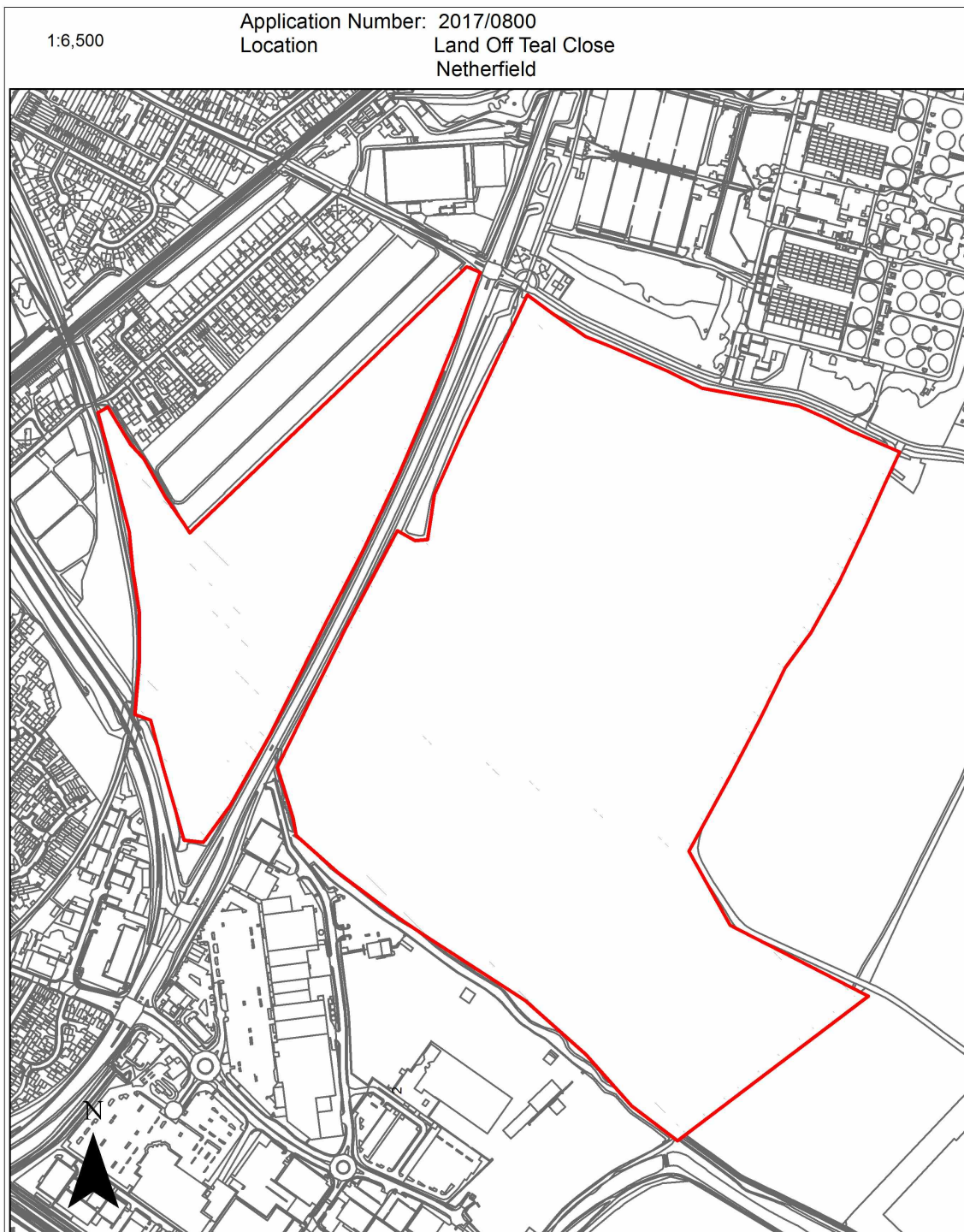
The development has been considered in accordance with the National Planning Policy Framework, the adopted Local Plan and Emerging Aligned Core Strategy, where appropriate. In the opinion of the Borough Council the proposed development largely accords with the relevant policies of these frameworks and plans. Where the development conflicts with the Local Plan, it is the opinion of the Borough Council that other material considerations indicate that permission should be granted. The benefits of granting the proposal outweigh any adverse impact of departing from the Local Plan. Environmental information has been taken into consideration by the Borough Council in reaching this decision.

Date Recommended: 2nd November 2017

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Planning Report for 2017/00800



NOTE This map is provided only for purposes of site location and should not be read as an up to date representation of the area around the site.
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Date: 13/11/2017

Report to Planning Committee

Application Number: 2017/0800

Location: Land Off Teal Close Netherfield Nottinghamshire

Proposal: **Reserved Matters Application for the erection of 199 dwellings (C3), including 10 affordable units, and the associated infrastructure including landscaping, community uses/changing rooms (D2), playing pitches, a NEAP and public open space and an ecological park.**

1.0 Site Description

- 1.1 The wider site is situated between Stoke Lane to the north and Victoria Park to the south. The site is bounded to the north-west by the A612. The site is bounded to the south-west by the Ouse Dyke. The site is approximately 26 hectares and presently comprises of flat agricultural land, with a slight fall towards the south and east towards the River Trent and is predominantly a mixture of arable farmland and fields, lined with trees and hedgerows.
- 1.2 The Netherfield Lagoons Local Nature Reserve bound along the south. Part of the application site, which is designated as public open space and proposed to accommodate an ecology park and recreational uses, extends into the Green Belt. Across Stoke Lane, further to the north-east, there is a Severn Trent Water Treatment Works and an industrial rendering plant specialising in animal bi-products Sarval (Nottingham) Ltd. Stoke Bardolph village lies approximately 1 kilometre to the east.
- 1.3 A public right of way (Carlton Footpath 9A) runs along the south-east boundary of the site, adjacent to the Ouse Dyke, to the Netherfield Lagoons. At this point it splits into two footpaths, one of which (Stoke Bardolph Footpath 5) heads northwards across the fields to Stoke Lane, passing near to the south-eastern most part of the site and the other spur directs towards to the River Trent.

2.0 Relevant Planning History

- 2.1 The site is allocated for residential development in the Aligned Core Strategy for Gedling Borough as is the wider outline application site. The southern and south-eastern parts are in the Green Belt for Nottingham.
- 2.2 2017/0999, 5 September 2017, Planning application for Variation of Conditions 32, 33, 34 & 35 attached to outline planning application No.

2013/0546 comprising residential development (up to 830 units), employment uses (use classes B1,B2,B8) a community hub (use classes A1-A5 and D1) primary school, hotel (use class C1), care home (use class C2) playing pitches and changing facilities, public open space, allotments, structural landscaping, access arrangements and an ecology park, and demolition of existing structures. This item appears earlier in the agenda.

2.3 2013/0546 30 June, 2014, outline planning permission was granted including the provision of or financial contributions towards, Open Space, an Ecology Park, Affordable Housing, Primary Healthcare, Air Quality Monitoring, the Gedling Access Road, Junction Mitigation Measures, public transport, Travel Plan Monitoring and Educational Facilities for a mixed use development on approximately 63 hectares of land (which included the current application site). The outline planning application was accompanied by an Environmental Statement. The outline application comprised of the following key elements:

- Residential development - up to 830 units (Use Class C3)
- Employment uses – up to 18,000 square metres (Use Classes B1/B2/B8)
- Local Centre – up to 2,800 square metres of retail, financial and professional services, food and drink, takeaway, non-residential institutions and leisure uses (Use Classes A1/A2/A3/A4/A5/B1/D2)
- Community building – up to 500 square metres (Use Classes D1/D2)
- Hotel – up to 150 beds (Use Class C1)
- Care home – up to 60 beds (Use Class C2)
- Primary school – on 1.1 hectares of land (Use Class D1)
- Sports pitches and changing facilities – on a minimum of 4.2 hectares of land
- Public open space – including landscaping, children’s play areas and allotments.
- Ecology Park - on a minimum of 10 hectares and a management structure
- Access arrangements – including new junctions on the A612 and Stoke Lane

2.3.1 The employment uses were limited to no more than 4,500 square metres of B1 office use.

2.3.2 The outline development also included the demolition of the existing changing facility on the BRSA recreation ground, which would then have been replaced within the proposed Community Building.

2.3.3 The Outline application granted consent for access. This involved means of access being provided off the A612 and Stoke Lane. All other matters relating to layout, scale, appearance and landscaping were reserved for future submissions.

3.0 Proposed Development

3.1 This application is a reserved matters application following the granting of the outline permission (2013/0546) and seeks approval of the matters relating to layout, scale, appearance and landscaping for the following development: -

3.2.1 Residential development for 199 Dwellings and associated works

3.2.2 The submission for this phase initially sought to provide up to 204 dwellings. This has been reduced to 199 following changes to the layout and general design. The scheme as currently revised would involve the proposed dwellings being erected off a new Boulevard with a central access road leading to cul-de-sacs and comprise of the following 14 houses types and numbers;

Alnwick (19); Hanbury (23); Rufford (20); Bickleigh (11); Yarm (29); Hatfield (21); Clayton c (5); Roseberry (10); Leicester (12); Kendal (27); Lumley (3); Chedworth (9) Winster (5) and Corfe (5).

3.2.3 Ten of the proposed dwellings would be affordable units in accordance with the outline permission. A plan has been provided indicating the location of the affordable housing.

3.2.4 The layout plan indicates that the eastern boundary of the site would be adjacent to a new water pumping station and village green which would be provided as part of this development. The western perimeter would form the site of a new primary school. The land along southern boundary would form a new ecological park and the northern part would adjoin a new local centre and a future phase of a further residential development.

Other key elements of this application include the following:

3.3 Provision of an ecological park

3.3.1 The previously approved outline application, sought to allocate a minimum of 10 hectares to form a new ecological Park. This would be created along the southern boundary of the proposed housing and would be adjacent to the existing Netherfield lagoons. The future maintenance and management of the ecology park has been secured through the Section 106 agreement at outline stage.

3.4 Provision of playing pitches/changing facilities/ Neighbourhood Equipped Area of Play (NEAP) / car parking

3.4.1 The previously approved outline application, sought to provide replacement sports pitches and a changing room on a minimum of 4.2 hectares of land. These facilities would be sited along the south western and western perimeter of the site. Four playing pitches would be provided. The changing facility would be a single storey pitched roof structure. A NEAP would be provided along the western perimeter and a new parking area would be also created to serve these facilities.

4.0 Consultations

4.1 Stoke Bardolph Parish Council – Comment many local residents have viewed the plans, concern expressed about the potential extra volume of traffic on the

A612 approaching the Victoria retail Park. The “Bus – Plug” should be reopened.

- 4.2 Burton Joyce Parish Council – Concerns raised regarding potential traffic implications particularly around Victoria Retail Park, pressure and demand for limited school places, consider 20% affordable homes to be more appropriate.
- 4.3 Local Residents/occupiers – Nearby occupiers have been notified by letter, site notices have been displayed and the proposal has been publicised in the press. Four representations were received as a result, the comments are outlined below:
 - 4.3.1 Representations were received from a resident which raised objections with regard to historic flood risk related issues arising on and near the development site and that careful consideration should be given. They also raise concern that the land should be checked to ensure it is safe for human habitation as diseased animals may have been buried on the site. The site may also contain unexploded WW2 bombs. Concern is also raised regarding existing traffic problems and capacity related matters with air quality being exacerbated.
 - 4.3.2 A letter of representation has been received stating that a nearby business has invested in the plant at Colwick Industrial Estate to control pollutive emissions and the applicants have ignored them. The existing industrial activities around the site could adversely impact upon the potential occupiers of the site primarily through smell and also through noise and disturbance as they operate unrestricted deliveries by HGVs.
 - 4.3.3 A letter of representation has been received which raises no objection to the principle of the development but expresses concern with regard to the impact on Netherfield Lagoons and that the Ecology Park could act as conduit for dog walkers to access the Lagoons through new footpaths disturbing the wildlife. It is also questioned whether the Management Company set up to look after the Ecology Park would be suitable for the long term maintenance of the ecology park.
 - 4.3.4 A separate letter of representation supports the principle of the development and a bus plug.
- 4.4 Gedling Conservation Trust - request that further consideration be given towards a financial contribution to the Netherfields Lagoon site. Also consider that the proposed Management Structure of the Ecology Park should be designed to be inclusive and demonstrate sensitivity to governance and be effective for the long term.
- 4.5 NCC Arboricultural Officer – No objections subject to tree protection measures being provided.
- 4.6 NCC – Lead Flood Authority – Confirm they have met with the applicants and have no objection to the proposed surface water drainage proposals from their perspective.

- 4.7.1 Sport England – Advise that the replacement playing area and facilities should be fit for propose. Consider insufficient design information has been submitted. The proposal should aim to meet with their prescribed regulations and processes. Object, subject to details required by conditions to ensure compliance with Sport England’s requirements. Sports England request base line details of the ground conditions; a management company for maintenance; details of lighting; and a community use agreement.
- 4.8 Natural England – No objection. Considers that the proposed development would not result in any adverse impacts on designated sites.
- 4.9 Trent Valley Internal Drainage Board – Raise no objection.
- 4.10 GBC – Parks and Street Care – Advises that the proposals should provide car parking, a community building with changing facilities and football pitches to meet Sport England’s requirements.
- 4.11 GBC – Economic Development - Advise an Employment & Skills Plan would be required.
- 4.12 GBC – Conservation Officer – Supports the principle of the revised layout which is considered to be an improvement.
- 4.13 GBC – Public Protection – request applicant to provide charging points for electric cars and dedicated parking spaces for low emission vehicles.
- 4.14 NCC – Rights of Way Officer – Would require assurances footpaths would not be affected unless appropriate diversion/closure measures are put into place and would also like details of planting programme and hard surfacing details.
- 4.15 Nottinghamshire Wildlife Trust – (Revised Ecology Park Plan) – Pleased to see the retention of hedges and habitats around the periphery of the park. Advise baseline ecological surveys may need updating and any recommendations taken into account.
- 4.16 Severn Trent Water – at the outline stage raised no objection to the proposal, provided the drainage plans for the disposal of surface water and foul sewage were satisfactory.
- 4.17 NCC – Highway Authority – Have no objections to the revised plans having met with the developers, subject to satisfactory Section 38 adoption.

5.0 Planning Considerations

- 5.1 The principle of the various elements of this scheme and access was established through the granting of the of the outline permission for the development. This application only relates to the matters of layout, scale, appearance and landscaping in respect of the first phase of residential developments, the ecology park, playing pitches, NEAP, and car park as described above.

6.0 Policy Context

6.1 National Planning Policy

6.2 The relevant planning policy guidance in respect of this application is set out in the National Planning Policy Framework (March 2012). The core planning principles set out in the guidance is a presumption in favour of sustainable development. In particular the following chapters are relevant in considering this application:

- 6. Delivering a wide choice of quality homes
- 7. Requiring good design

6.3 Section 6 of the NPPF states inter-alia that housing applications should be considered in the context of the presumption in favour of sustainable development. Section 7 of the NPPF states that it is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings... decisions should aim to ensure developments, amongst other things, respond to local character and history, and reflect the identity of local surroundings and materials. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

6.4 Development Plan Policies

6.5 Gedling Borough Council adopted the Gedling Borough Aligned Core Strategy (GBACS) on 10th September 2014 and this now forms part of the Development Plan along with certain saved policies contained within the Gedling Borough Replacement Local Plan (adopted 2005) (GBRLP) referred to in Appendix E of the GBACS.

6.6 It is considered that the following policies contained within the GBACS are relevant to this application:

- ACS Policy 1 (Climate Change)
- ACS Policy 2 (The Spatial Strategy); and
- ACS Policy 10 (Design and Local Identity).

6.7 In accordance with paragraphs 214 – 215 of the NPPF due weight should be given to the policies of the GBRLP in accordance to their degree of consistency with the framework. Consideration will also need to be given to whether policies are out of date in line with paragraph 14 of the NPPF.

6.8 It is considered that the following policies from the GBRLP are relevant to this application:

- RLP Policy ENV1 (Development Criteria);
- RLP Policy H8 (Residential Development);
- RLP Policy R3 (Provision of Open Space with New Residential Development);

6.9 Weight can be given to emerging policies depending on a number of factors (stage of preparation, extent to which there are unresolved objections and

degree of consistency with the NPPF). Where LPD policies meet the requirements set out in Paragraph 216 (i.e. they have no substantive objections) they are afforded “moderate” weight. Where the LPD policies have outstanding objections, they are afforded “limited” weight. The following policies of the emerging Local Planning Document are relevant:

- Policy LPD 4 – Surface Water Management (moderate weight);
- Policy LPD 32 – Amenity (moderate weight);
- Policy LPD 35 – Safe, Accessible and Inclusive Development (limited weight).

6.10 Additionally the following supplementary planning documents are considered to be of relevance to this application:

- Gedling Borough Affordable Housing SPD adopted 2009;
- Gedling Borough Parking Provision SPD adopted 2012; and
- Gedling Borough Open Space Provision SPD adopted 2001.

7.0 Principle of Development

7.1 The Illustrative Masterplan at outline stage indicated that only the proposed recreational playing pitches, drainage infrastructure and parkland, including an Ecology Park, would be located on land within the Green Belt. It was considered at that stage there would be no material change to the land formation, as the proposed uses would maintain the openness of the Green Belt in this location.

7.2 The previously approved outline scheme has established the principle of the proposed development as set out above. There are therefore no objections to the individual uses proposed. Details of access have already been approved. Members should note that only matters relating to scale, appearance, layout and landscaping are being considered with this current submission in relation to the development proposed.

8.0 Design

8.1 With regard to the impact on character, the main site is currently used for agricultural purposes. The boundary is marked by mature hedging/planting/trees forming an established landscaped border. It is important that new residential development is of high quality to enhance and reinforce good urban design characteristics. It is accepted that this proposal would have an impact on the present character and general appearance of the area following the principle of residential being established at outline planning permission stage. However, the design of the development needs to create a well-designed and well-connected environment that effectively creates a sense of place with its own identity.

8.2 This proposal comprises mainly of two-storey dwellings, some with accommodation in the roof, and I consider the design of the elevations / house types utilised complement each other and would help achieve a sense of place. Key changes requested and secured by Planning Officers have included: -

- A dual aspect dwelling being provided at plot 1 to provide a more pleasing entrance to the housing site
- The siting of some of the original key plots being aligned to provide a more organic building line across the scheme.
- The repositioning of key focal buildings at the head of each road to act as a vista stop.
- Cul-de-sac at plots 95 to 102 have been re-planned to provide a more aesthetically pleasing outlook and remove the impression of a congested area.
- Parking court removed in area of plots 37-47 now creating an improved cul-de-sac.
- Plots 137, 159 and 174 have also been re-arranged to provide a better appearance.

8.3 Following negotiations with the applicant, the proposed housing has been revised in terms of layout, appearance and general design to produce a scheme based on good urban design principles. The numbers of units were reduced from 204 to 199 dwellings. The changes secured have created increased opportunities for soft landscaping and a good variety of semi mature street trees being introduced. More fenestration details have been added to each of the individual house types. The range of house types has also been varied. Significant dwellings would be sited on key vistas within the site. Each dwelling would also benefit from its own usable sized private garden area and I would also note that the development would provide on-site public open space, an Ecology Park, local play facilities and sports provision for the enjoyment of existing near-by residents and new residents.

8.5 The applicants have sought to develop the scheme on good urban design principles working closely with planning officers. Privacy within the proposed development between individual dwellings is protected and has been improved due to the positioning of the dwellings and distances between opposing windows.

8.6 Care would still need to be taken with the materials to be used on external elevations and the hard surfacing of footpaths, driveways and un-adopted roads; these specific details would be subject to further negotiations to discharge the proposed attached conditions.

8.7 The principle of residential development has been previously accepted and this proposal would not detract from the principles previously granted. The affordable housing contribution of 10 units comprising of eight dwellings for social rent and two for intermediate of the total units on this phase is considered acceptable. These units have been designed to be undistinguishable from the other dwellings. A layout plan showing the location of the proposed affordable housing has been submitted and is considered acceptable as the houses are split into three groups and are not all within the same location.

9.0 Ecology Park

9.1 The design of the Ecology Park would comply with the policy objectives and indicative plans detailed at the outline stage. Following the submission of the

reserved matters application concerns raised were addressed by the applicant. This resulted in revised plans being submitted which diverted one direct linkage to the adjacent Netherfield Lagoons and also addresses the concerns of the Wildlife Trust. The design of the footpaths within the ecology park also incorporates a circular route that could be utilised by dog walkers in a convenient manner without entering into the Netherfield Lagoons site. The provision of public open space and a commuted sum for its maintenance, together with the provision of an Ecology Park and the mechanism for its management were agreed at outline stage. Final details of a management company responsible for the maintenance of Ecology Park will be finalised in accordance with the Section 106 Agreement agreed at outline stage. It is considered that the appearance size and layout of the proposed Ecology Park is acceptable and the design would result in an attractive and ecologically diverse open space for the benefit of residents. The most ecologically valuable parts of the site would remain protected and enhanced and positive comments have been received from the Wildlife Trust with regards to the areas that are to be retained and enhanced.

- 9.2 I note the comments received with regards to the future maintenance of the ecology park and the request for financial contribution towards Netherfield Lagoons. I would note that the future management of the site and the ecology park have already been secured through the mechanism of a Section 106 agreement entered into prior to the grant of outline approval. I am therefore satisfied that appropriate management of the Ecology Park would be secured by the management company.
- 9.3 With respect to the financial contribution towards Netherfield Lagoons, 'planning obligations may only constitute a reason for granting planning permission if they meet the tests that they are necessary to make development acceptable in planning terms, directly related to the development and fairly and reasonably related in scale and kind' – Regulation 122 of the Community Infrastructure Levy Regulations 2010 and paragraph 204 of the NPPF. Planning obligations therefore cannot be sought where they are clearly not necessary to make the development acceptable in planning terms.
- 9.4 The development does result in the requirement for new public open space which will be provided by way of the provision of sports pitches and an Ecology Park. It is therefore my opinion, that the request for obligations relating to a financial contribution towards the maintenance of the Netherfield Lagoons does not meet the tests as set out in the Community Infrastructure Levy Regulations in that they are not: (a) necessary to make the development acceptable in planning terms; (b) directly related to the development; and (c) fairly and reasonably related in scale and kind to the development. Furthermore planning obligations cannot, however, now be negotiated as part of this reserved matters submission.

10.0 Playing pitches/ changing rooms/NEAP/car parking

- 10.1 The siting of the playing pitches is considered satisfactory and in line with the outline approval. The concerns of Sport England are noted. Conditions are attached to secure their objectives including details of any floodlighting in connection with the proposed activities and the specification of the pitches.

- 10.2 The SPD for open space provision requires 40% of the minimum 10% open space provision should be informal play area or NEAP. Saved Policy R3 of adopted Replacement Gedling Local Plan (2005) requires that residential development on sites above 0.4 hectares should provide a minimum of 10% local open space to serve that development. The development seeks to meet these requirements. The siting of the NEAP, changing rooms and the car parking area have been amended to obtain a better urban design solution and increase natural surveillance to ensure the development is not over dominated by turning circles/hardstanding for car parking or result in an over prominent building visible from the adjacent highway. The Highway Authority has not objected to the location of the car park. Precise details relating to the design of the changing facility would be secured by planning condition attached to this approval.
- 10.3 I note that Sports England have requested that the Sports Pitches are managed by a maintenance agreement and that a community use agreement should be secured, however; I am satisfied that the management and maintenance of sports pitches and open spaces are addressed within the Section 106 Agreement, and the Public Open Space Policy and that the Borough Council would make the spaces available for public use.

11.0 Employment Opportunities

- 11.1 It should be noted that the development would meet the threshold for an Employment and Skills Strategy to be secured and implemented in accordance with the Construction Industry Training Board (CITB). The applicant has proactively been liaising with the Council's Economic Development Officer with a view to a securing a Local Employment Agreement. Condition 36 of planning permission 2013/0546 required a local labour agreement to be submitted and approved. The outstanding condition attached to outline approval (2013/0546) must be satisfied along with all other pre commencement conditions prior to the development commencing.

12.0 Highways Safety / Design

- 12.1 In assessing this proposal, at outline stage it is noted that the Highway Authority sought to secure the following:
- A contribution towards the City Link 2 service.
 - A contribution towards the improvement to Nottinghamshire County Council's bus services nos. 5 and 73.
 - A contribution towards Kangaroo travel passes for residents.
 - A contribution for the Travel Plan monitoring fee.
 - A contribution towards implementation of the Gedling Access Road.
- 12.2 Following a meeting with officers and Highway Authority, the applicant has supplied further details including tracking information to support their proposal. The concerns raised by the Parish Council on this issue have not been upheld by the Highway Authority and matters relating to traffic flow were addressed at outline stage. I consider adequate car parking provision has been provided in connection with the proposed development and that the scheme as revised

lends itself to be designed to the principles outlined in Manual for Streets. The revised details submitted are considered satisfactory from a planning and highway perspective. Initial concerns over tracking details for refuse vehicles have been addressed.

- 12.3 The road access points have been reduced to improve the urban design.
- 12.4 When referring to the Car Parking SPD the allocation of spaces to individual properties generates an additional need for visitor and on-street car parking. I note that the proposed development provides 366 off street car parking spaces, 59 detached garage spaces, and 61 integral garages; a total of 486 spaces. On average individual dwellings would have 2.4 off street car parking spaces which is over provision of allocated car parking, this situation would still give rise to visitors to the site requiring unallocated car parking provision. I would however note that each individual dwelling has provision for at least 1 off street car parking space with the majority of properties with provision of 3 off street spaces. I also note that the layout and design of the roads conform to the 6C's Highways Design Guide, and given the highway widths and the areas free from driveways there would be provision for intermittent on-street car parking. I note that paragraph 4.4 of the Parking Provision SPD states that where unallocated requirement can be accommodated on-street, this will be acceptable as long as it does not cause an adverse impact on the free flow of traffic. Given that each residential dwelling has at least 1 off-street car parking space, with over provision in most instances, the availability of visitor spaces distributed across the development and the potential for some on-street car parking, I consider that the development would not give rise to unacceptable car parking that would give rise to highway safety concerns.
- 12.5 The proposal as revised would involve a less formal and softer vehicular road being provided and whenever possible unnecessary and expansive turning areas/circles have deliberately kept to a minimum in line with the guidance set out in Manual for Streets.

13.0 Other Considerations

- 13.1 Many of the issues relating to; drainage, flood risk, traffic congestion, land contamination, public transport provision, and noise raised as a result of the public consultation process were addressed during the consideration of the outline application. Paragraph 121 of the NPPF states that planning decisions should ensure that the site is suitable for its new use, taking account of ground conditions, including pollution arising from previous uses, and any proposals for mitigation including land remediation. The applicant is aware of the concerns raised particularly over potential pollutants. Where there is a risk of contamination practicable and effective measures would be taken by the applicant to treat, contain or control any contamination so as not to expose the occupiers of the development and neighbouring land users to any unacceptable risk or threaten the structural integrity of any building built on or adjoining the site. On air quality the observations made by the occupiers of the rendering plant are noted. National Planning Practice Guidance requires local planning authorities to consider whether development would expose people to existing sources of air pollutants. This issue was also addressed at outline stage and it is felt that the submitted scheme is satisfactory.

13.2 I note the comments received with regards to the potential impact of odour and noise from Colwick Industrial Estate. I also note that Public Protection have not objected to the proposal on grounds of air quality or noise. In my opinion given the significant distance between the housing and the industrial uses and the location of the Ecology Park creating a buffer, I do not consider there would be an undue impact on the amenities of future residents from the existing industrial estate. Again, this was considered as part of the outline planning application.

14.0 Conclusion

14.1 The outline planning permission effectively establishes the principle of the proposed uses on the allocated sites. This proposal forms the first stage of a much larger large sustainable urban extension. The development would effectively reconfigure the housing/employment allocations together with the safeguarded land into a sustainable urban extension. This proposal as presently revised with safeguarding conditions attached would result in a well-designed scheme and would constitute a sustainable form of development. Regard has been had to paragraph 98 of the NPPF which advises that when determining planning applications, local planning authorities should approve the application if impacts are, or can be made, acceptable.

14.2 The development is considered acceptable for the following reasons:

- The principle of residential development is supported in policy.
- The development would deliver local housing need, contributing significantly to Gedling's requirement to deliver 7,250 homes by 2028.
- The development is located on an allocated site for housing, avoiding / lessening the need for further Green Belt release in order to deliver the Borough's housing needs, and forms a natural urban extension to Nottingham's urban boundary.
- The proposal would result in much needed affordable housing.
- The development results in the provision of nature conservation enhancements with the provision of a new ecology park.
- The development results in an imaginative layout and design with an acceptable architectural mixture of properties and good landscaping.

14.3 In conclusion, the layout, scale, landscaping and appearance as revised in connection with new dwellings, amended paths for the Ecological Park, revised siting for open space, plays areas, and changing rooms are welcomed and are in keeping with the existing character of the area and existing policies. The specification of the sports pitches would require further details to satisfy Sport England and following discussions with the applicant appropriate conditions are attached, including details of future floodlights. The proposals would be sympathetic to the valued characteristics of the locality. In terms of appearance, a revised palette of materials which is to be utilised across the site has been offered by the developers. A range of styles, textures, bricks and tiles would be utilised. This would result in diverse mix of styles and character which would further provide identity to the site and the areas within it. The scale of this site together with its own individual access in the form of a boulevard would provide an environment where the development can create

its own individual character without necessarily replicating the appearance of similar housing estates. The layout also allows a natural passive surveillance over the play area and ecological park.

- 14.4 With regard to landscaping, soft landscaping plans have been submitted to address each of the key elements of the proposal which were established and it is considered that a varied and diverse landscaping scheme has been achieved creating public spaces with street trees and soft landscaping to soften the hard appearance of the housing development.
- 15.0 Recommendation: That the Borough Council grants approval for the details set out in the reserved matters relating to layout, scale, appearance and landscaping, subject to the following conditions:**

Conditions

- 1 The reserved matters hereby granted shall be constructed in accordance with the following approved plans: TGDP/TCG-Ph1/PL1 REV B; TGDP/TCG-Ph1/AHP, TGDP/TCGN/CS1 REV A, TGDP/TCGN/ALN, TGDP/TCGN/BIC REV A, TGDP/TCGN/CHE REV A, TGDP/TCGN/CLA, TGDP/TCGN/COR REV B, TGDP/TCGN/HAN REV A, TGDP/TCGN/HAT REV A, TGDP/TCGN/KEN REV A, TGDP/TCGN/LEI-FEA REV A, TGDP/TCGN/LEI REV A, TGDP/TCGN/LUM, TGDP/TCGN/ROS, TGDP/TCGN/RUF REV A, TGDP/TCGN/WIN REV A & TGDP/TCGN/YAR received on 30 October 2017 and JBA 16/196 01 Rev A, JBA 16/196 02 Rev A, JBA 16/196 03 Rev A, JBA 16/196 04 Rev A, JBA 16/196 05 Rev A, 16-196-DT01, JBA 16/196 11 Rev B, JBA 16/196 12 Rev B, JBA 16/196 13 Rev B, JBA 16/196 14 Rev C, JBA 16/196 15 Rev C, JBA 16/196 16 Rev C, TEA/PL/06 C, TEA/PL/06 Rev A , SGD-01 REV C and ADC1612-DR-051-P4 received by the Local Planning Authority on the 6, 10 and 13 November 2017.
- 2 Before the development of the sport pitches and associated facilities hereby permitted commences a detailed assessment of ground conditions of the land proposed for the outdoors sports pitches/playing fields shall be undertaken (including drainage and topography) in consultation with Sport England, to identify constraints which could affect playing field quality. Based on the results of this assessment, a detailed scheme shall be submitted to and approved in writing by the Local Planning Authority before the development of the sport pitches and associated facilities is to be commenced. The scheme shall ensure that the sports pitches/playing fields would be provided to an acceptable quality and constructed and laid out in accordance with standards and methodologies set out in the guidance note "Natural Turf for Sport" (Sport England 2011), which shall include where appropriate pitch under drainage and a scheme of maintenance. The sport pitches/playing fields shall thereafter be implemented and maintained in accordance with the approved scheme.
- 3 Before the development of the sport pitches and associated facilities hereby permitted commences, details of the proposed floodlights and columns relating to their siting, design, appearance, height, together with an assessment of light spillage to restrict any predominant spillage of light occurring to neighbouring land including the impact on biodiversity related

matters shall be submitted to and approved in writing by the Local Planning Authority. The floodlights shall be constructed strictly in accordance with the approved details.

- 4 The approved floodlights shall not be operational (illuminated) between 22:00hrs and midnight or between midnight and 07:30 hrs on any day.
- 5 The sports pitches/playing fields hereby permitted shall be used solely for the purposes of outdoor sport and for no other purpose within Class D2 of the Town and Country Planning (Use Classes) Order 1987 (as amended) or in any provision equivalent to that class in statutory instrument revoking and re-enacting that order with or without modification.
- 6 Before development hereby approved is first commenced, precise details and elevations of the community hub / changing rooms development shall be submitted to and approved in writing by the Local Planning Authority. Details of the materials to be used in the construction of the external surfaces of the development hereby permitted (including details of all new external doors/window frames and decorative details), shall be submitted to the Local Planning Authority in writing. The development shall thereafter be completed only in accordance with the approved details and materials.
- 7 No part of the development hereby permitted shall be brought into use until the visibility splays shown on drawing no. TDGP/TCG-Ph1/PL1 Rev B - Planning Layout Ph1 are provided. The area within the visibility splays referred to in this condition shall thereafter be kept free of all obstructions, structures or erections exceeding 0.6 metres in height above carriageway level.
- 8 No part of the development hereby permitted shall be brought into use until the associated parking/turning/servicing areas are surfaced in a hard bound material (not loose gravel) for 5 metres behind the highway boundary. The surfaced parking/turning/ servicing areas shall be maintained in such hard bound material for the life of the development.
- 9 No part of the development hereby permitted shall be brought into use until the access driveway / parking / turning areas is constructed with provision to prevent the unregulated discharge of surface water from the driveway/parking/turning areas to the public highway in accordance with details first submitted to and approved in writing by the LPA. The provision to prevent the unregulated discharge of surface water to the public highway shall then be retained for the life of the development.

Reasons

- 1 For the avoidance of doubt.
- 2 To ensure that the appropriate designed and equipped playing/sports facilities are provided which are fit for purpose and comply with saved Policies ENV1 and R1 in the Replacement Gedling Borough Council Local Plan (2005) (certain policies Saved 2014) and Policies 10 and 13 of the Aligned Core

Strategy (September 2014) and comply with the objectives of the National Planning Policy Framework.

- 3 To ensure that the site is not used in a manner likely to cause significant light nuisance or disturbance or loss of visual amenities to nearby and future occupiers and to protect and minimise any potential adverse impacts on biodiversity interests and comply with saved Policies ENV1 and ENV36 in the Replacement Gedling Borough Council Local Plan (2005) (certain policies Saved 2014) and Policies 10 and 17 of the Aligned Core Strategy (September 2014) and the aims and objectives of the National Planning Policy Framework.
- 4 To ensure that the site is not used in a manner likely to cause significant light nuisance or disturbance or loss of visual amenities to nearby and future occupiers and to protect and minimise any potential adverse impacts on biodiversity interests and comply with saved Policies ENV1 and ENV36 in the Replacement Gedling Borough Council Local Plan (2005) (certain policies Saved 2014) and Policies 10 and 17 of the Aligned Core Strategy (September 2014) and the aims and objectives of the National Planning Policy Framework.
- 5 To ensure the facility is managed and maintained to deliver effective and efficient sporting facilities that are fit for purpose, sustainable and meet with the aims and objectives of the National Planning Policy Framework.
- 6 To protect the visual amenities of the locality and nearby residential occupiers and to ensure that the development would be constructed of materials, texture and design quality and comply with saved Policy ENV1 in the Replacement Gedling Borough Council Local Plan (2005) (certain policies Saved 2014).
- 7 In the interests of highway safety.
- 8 To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems in the area.
- 9 To ensure surface water from the site is not deposited on the public highway causing dangers to road users.

Reasons for Decision

Notes to Applicant

The applicant should note that notwithstanding any planning permission that if any highway forming part of the development is to be adopted by the Highways Authority, the new roads and any highway drainage will be required to comply with the 6C's Design Guide in conjunction with Highway Development Control's requirements for Nottinghamshire County Council as the Highway Authority: (a) The Advanced Payments Code in the Highways Act 1980 applies and under section 219 of the Act payment will be required from the owner of the land fronting a private street on which a new building is to be erected. The developer should contact the Highway Authority with regard to compliance with the Code, or alternatively to the issue of a Section 38

Agreement and bond under the Highways Act 1980; (b) It is essential that design calculations and detailed construction drawings for the proposed works are submitted to and approved by the County Council (or Borough Council) in writing before any work commences on site. Correspondence with the Highway Authority should be addressed to:- Highways Development Control Section Highways (South)

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848. Further information is also available on The Coal Authority website at www.coal.decc.gov.uk. Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com.

The Borough Council seeks to be proactive and act in a positive manner as required by Paragraphs 186 & 187 of the National Planning Policy Framework. The Borough Council has acted on this advice.

The Borough Council requests that the applicant considers incorporating provision for residential dwellings (with dedicated parking) to have dedicated outside electric power points, to allow residents to charge electric/hybrid vehicles into the future (see IET Code of Practice for EV Charging Equipment Installation). Also, consideration should be given to the installation of Low NOx Boilers: DEFRA, in their document entitled 'improving air quality in the UK' - Tackling nitrogen dioxide in our towns and cities' Dec 2015, are keen to encourage further use of low NOx boilers both in domestic and commercial premises.

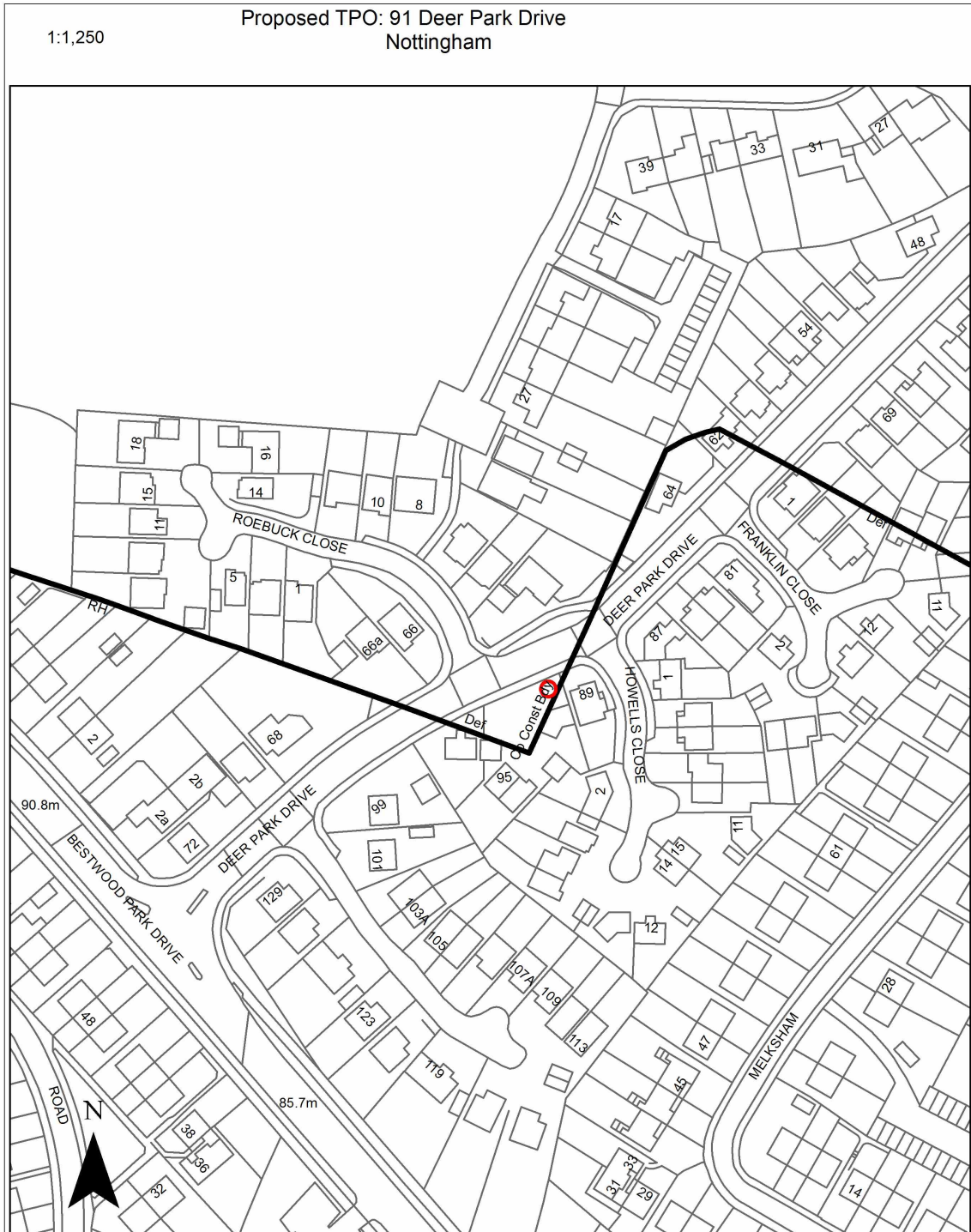
This application relates solely to the matters reserved by condition attached to outline planning permission reference 2013/0546 and any subsequent Section 73 application to vary details approved for this phase of development. Prior to development commencing all outstanding pre commencement matters reserved by condition attached to this approval 2017/0800 and any outstanding matters attached to outline planning approval 2013/0546, Section 73 Application 2017/0999 or any subsequent Section 73 application, whichever is relevant, must be approved in writing.

Date Recommended: 30th October 2017

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Proposed TPO



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Date: 13/11/2017

Report to Planning Committee

Location: 91 Deer Park Drive Nottingham

Proposal: Protection of 1 No. Oak Tree

Case Officer: Lewis Widdowson

1.0 Site Description

- 1.1 91 Deer Park Drive, Bestwood comprises a detached property with a large oak tree situated within the front garden adjacent to Deer Park Drive. Due to the size and prominence of the tree, it has significant amenity value within the local street scene.
- 1.2 The site falls between two administrative areas. The front garden and Oak tree are located within Gedling Borough whilst the house is located within the administrative area of Nottingham City Council.

2.0 Relevant History

- 2.1 On the 31st October 2017 an enquiry was received by Nottingham City Council regarding potential works to a mature Oak tree at 91 Deer Park Drive, Bestwood.
- 2.2 On the 1st November 2017 Nottingham City Councils Tree Officer emailed the Borough Council to advise the tree is situated within the administrative borough of Gedling and is therefore a matter for Gedling Borough Council. The administrative boundaries were subsequently checked and confirmed to be correct.
- 2.3 The Forestry Officer was asked to inspect the Oak tree and subsequently undertook an evaluation of the tree to determine whether or not the tree would be worthy of protection by a Tree Preservation Order (TPO).

3.0 Proposed Action

- 3.1 Authorisation is sought to make a provisional TPO in relation to the individual Oak tree in the front garden at 91 Deer Park Drive, Bestwood.

4.0 Consultations

- 4.1 Should authorisation be granted to make the Order, a statutory consultation will be undertaken, in accordance with Regulation 5, Part 2 of the Town and Country Planning (Tree Preservation) (England) Regulations 2012, giving all

persons with an interest in the land affected by the order 28 days to submit objections or representations to Gedling Borough Council.

- 4.2 The Council must then, within six months of making the Order, consider objections and representations and decide whether to confirm the Order, with or without modifications.

5.0 Planning Considerations

- 5.1 The site has been visited by the Forestry Officer and an evaluation of the tree to assess the suitability of a TPO has been undertaken using the Tree Evaluation Method for Preservation Orders (TEMPO) which is a guide to assist in the decision-making of local authorities. The process includes a systematic assessment of a number of different attributes, ranking them from one to five and an assessment of any immediate threat.

- 5.2 Part 1 of a TEMPO assesses the attributes below. The higher the attribute scores within the assessment the more weight that is given to the protection of the tree.

- I. Condition and suitability for TPO: **3/5**
- II. Retention span (in years) & suitability for TPO: **4/5**
- III. Relative public visibility & suitability for TPO: **4/5**
- IV. Other factors: **3/5**

- 5.3 Part 2 of the assessment measures the likely threat of any immediate danger to the tree with a higher score indicating a more imminent danger. In this instance it was judged that any threat to the tree was not reasonably foreseeable and a score of **1/5** was deemed appropriate.

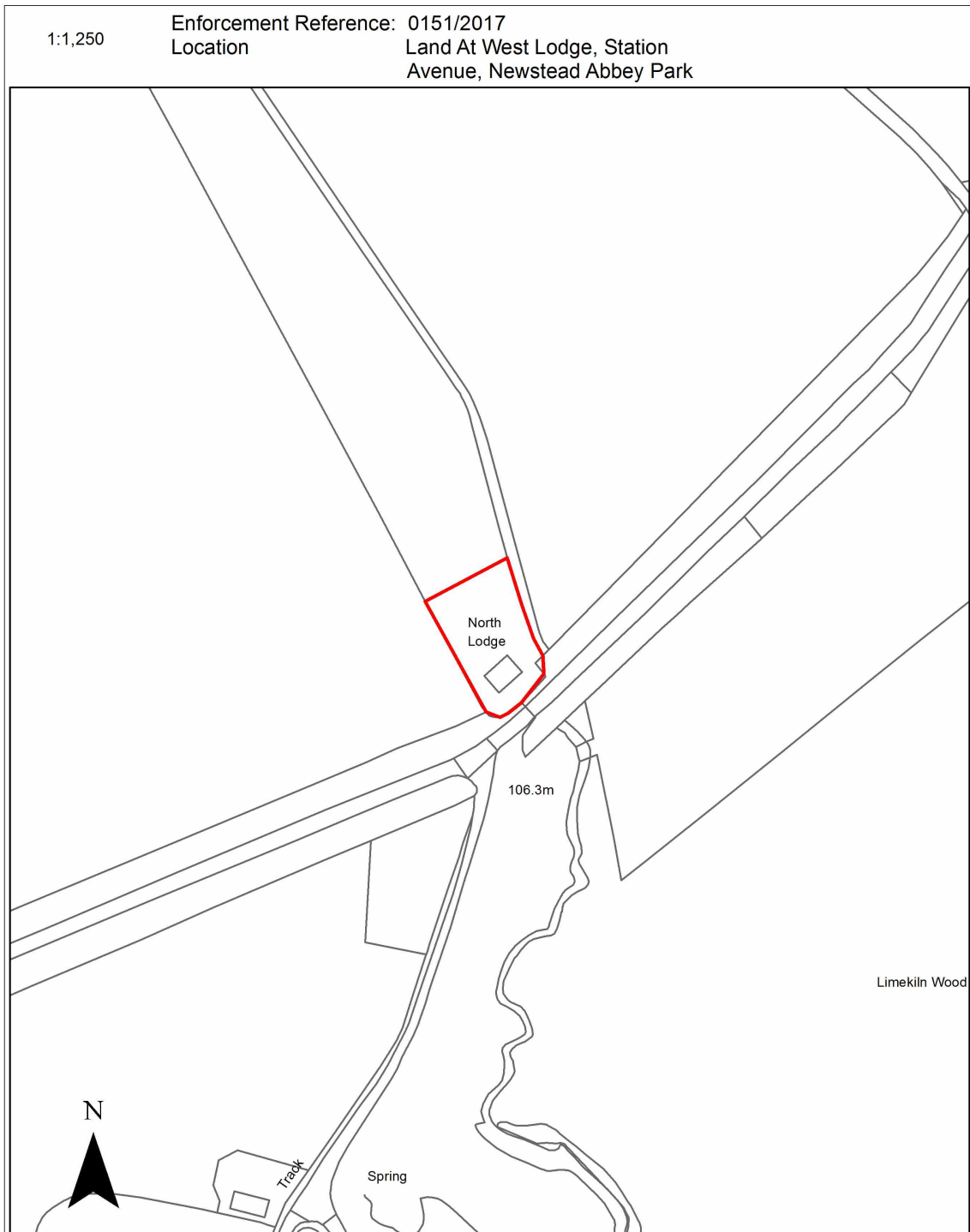
- 5.4 In order for a TPO to be recommended a cumulative score of 10 or more is required. Should a TEMPO generate a score greater than 14 it is considered that a TPO is definitely merited. In this instance the Oak tree scored a cumulative total of **15/25**.

- 5.5 In my opinion that the Oak tree is a good specimen and has significant amenity value within the streetscene. The tree is situated within a prominent location and is clearly visible from the adjacent highway, and surrounding residential properties. For these reasons it is considered expedient in the interests of the amenity to make the Oak tree subject to a TPO pursuant to section 198 of the Town and Country Planning Act 1990.

- 5.6 **Recommendation: – That the Service Manager, Development Services, in consultation with the Director of Organisational Development and Democratic Services, be authorised to make a Tree Preservation Order in respect of the oak tree situated in the front garden of 91 Deer Park Drive, Bestwood.**



Enforcement Report for 0151/2016



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Date: 14/11/2017

PLANNING ENFORCEMENT REPORT

Reference; 0151/2016
Location; Land at West Lodge, Station Avenue, Newstead Abbey Park, Nottinghamshire NG15 8GE
Breach of Planning Control; Unauthorised construction of a bridge and storage of a shipping container.

1 Background

- 1.1 In summer 2015, it was brought to the Council's attention that certain works had been carried out at West Lodge; a Grade II listed building in Newstead Abbey Park, without planning permission or listed building consent. As a result a retrospective planning application and an application for listed building consent (Reference 2016/0101 and 2016/0185 respectively) were made in February 2016 to rebuild an outbuilding and erect various garden features, including a bridge and gazebo.
- 1.2 On the advice of officers, the gazebo and the bridge were removed from the applications and the owners were subsequently instructed to remove both structures from the land.
- 1.3 On the 14th October 2016 a second application was submitted seeking retrospective permission to retain the circular gazebo structure and the bridge complete with rails which are positioned over the stream in the residential garden of the property. (Reference 2016/1088).
- 1.4 The application was refused by the Council on the 9th December 2016. An appeal against the Council's decision was immediately submitted but on the 5th June 2017 the Council's decision was upheld by the Planning Inspectorate when the appeal was dismissed.
- 1.5 During recent visits to the site, officers have noted the gazebo has been removed but the bridge remains on the land and in addition a green metal shipping container has now been positioned in the adjacent field to West Lodge in the approximate location where stables have been granted planning permission under reference 2015/0379. The container, which measures approximately 3m X 2.5m, does not have the benefit of planning permission but was not considered as part of the appeal.
- 1.6 Contact was made with the owners who stated they knew their appeal had been dismissed and they agreed they would have to remove the gazebo and the bridge but they wanted to relocate the structures to another property they own and they requested time to complete the work. They also agreed the green shipping container in the adjacent field did not have planning permission but they stated it was there as a temporary measure until the stables for which they do have permission are built.
- 1.7 A letter was sent from the Council to the owners on [insert date] to advise they had until the 25th July 2017 to remove the unauthorised structures before the Council considered taking formal enforcement action.

1.8 The site was visited by officers on the 1st November 2017 and it was seen the bridge and the green shipping container are still on the land. There has been no further communication from the owner.

2 Site Description

2.1 West Lodge is a detached single storey residential property dating from 1862 and is built in stone in a Gothic Revival style. It is a Grade II Listed Building standing within the Nottinghamshire Green Belt, a Grade II* Registered Park and Garden, which forms part of the setting to Newstead Abbey which is a Grade I Listed Building. In addition, the land is part of a Mature Landscape Area as identified in the Proposals Map of the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2005.

2.2 The site is positioned on Station Avenue near to the south west entrance of the Newstead Abbey estate which was built following the building of the railway in Newstead Village.

2.3 The property is bounded by a dwarf stone wall with plain iron railings and a wicket gate to the front of the property. It has been extended to the rear and consent was granted to rebuild an outbuilding and provide various garden features. The side of the property to the west is marked by a stone wall with open fields beyond and to the east the property is bounded by a stream. The back garden leads into woodland and there are mature trees along Station Avenue on both sides of the frontage.

3 Planning History

3.1

Reference	Proposal	Decision	Date of Decision
2011/1093 and 2011/1094	Erection of a single storey rear extension attached to the principal listed building by a glazed link	Dismissed on appeal	16.11.2011
2012/0044 and 2012/0045	Revised proposal for a single storey extension attached to the principal building by a glazed link	Conditional permission	13.03.2012
2013/ 0660 and 2013/0669	Retention of a chimney stack on the extension, amendments to the fenestration and refurbishment of an outbuilding to the rear of the property to create a garden studio and LB consent to retain roof lights on the roof slope of the extension and a 2m high close boarded fence and gate on the field side of the property.	Conditional permission	07.10.2013
2014/0733 and 2014/ 0734	Discharge of conditions application.	Acceptable	02.12.2014
2015/0380 and 2015/0389	Applications to retain the glazed link to the outbuilding which had been rebuilt without planning permission and LB consent.	Application withdrawn and the additions to the glazed link removed after the threat of enforcement action.	Withdrawn

2015/0379	New stables with a tack room and hay barn in the adjacent field with a field gate off Station Avenue.	Conditional permission	02.03.2016
2016/0101 and 2016/0185	Retrospective PP and LB consent to rebuild the outbuilding and erect various garden features including crushed stone driveway, oil tank, external heating boiler, pond and circulatory water feature together with sunken hot tub.	Conditional permission	14.09.2016
2016/1088	Retrospective application for the erection of a gazebo and bridge	Refused permission and subsequent appeal dismissed	5 th June 2017

4 Assessment

- 4.1 Although the gazebo has now been removed, the bridge which crosses a stream and provides access into the adjacent field remains in place. The green shipping container which the owner states is being used to store equine feed and equipment, measures approximately 2.5m X 3m X 2.9m high and also remains on the adjacent land.
- 4.2 Planning permission is required for the bridge over the stream due to it being a raised platform above 0.3m in height. The container also requires planning permission as it is outside of the curtilage of the dwelling in the adjacent field and is not being used for agricultural purposes.

Planning considerations

- 4.3 The main planning considerations are;
- Whether the bridge and the green shipping container are inappropriate development in the Green Belt
 - The effect of the bridge and shipping container on the setting of the Grade II listed building West Lodge and the character of the Grade II* listed Newstead Abbey Historic Park and Garden
 - If the development is inappropriate, whether the harm is outweighed by other considerations so as to amount to the very special circumstances necessary to justify the development.

Green Belt

- 4.4 The unauthorised bridge is separated from the main dwelling by a raised pond and area of hardstanding and is therefore considered as a curtilage building rather than an extension to the host building.
- 4.5 The bridge is 3.5 metres in length with a 1 metre high spindle decorative fence along each side. The green storage container is approximately 7.5 sq. metres and 2.9 metres high. The structures are therefore of a substantial size and have a degree of permanence and as such they can all be considered to be buildings in their own right.
- 4.6 Glimpses of the bridge and green container can be gained from Station Avenue between the trees and boundary treatments at the front of West Lodge. Although Station Road is a private road, it still provides access to other properties and is used by local residents. From this location the bridge is viewed alongside a host of other domestic feature including a large pond,

water feature and areas of hard landscaping and cumulatively the unauthorised development has a greater impact on the openness of the Green Belt than the site had previously without these structures.

- 4.7 The essential characteristics of the Green Belt are the openness and its permanence. By introducing new buildings of this size into the curtilage of the host building and the adjacent paddock where previously there were none, the development has reduced the openness of the Green Belt and Paragraph 89 of the National Planning Policy Framework (NPPF) is therefore relevant. It states the construction of new buildings should be regarded as inappropriate development in the Green Belt.
- 4.8 Local Plan Policy ENV28 indicates that curtilage buildings will be permitted in the Green Belt but the Planning Inspector in his decision letter of the 5th June 2017 when dismissing the appeal pointed out that the NPPF does not include such provisions and he had therefore attached significant weight to the NPPF as the most up to date policy regarding the construction of new buildings in the Green Belt.
- 4.9 The Inspector concluded that the bridge is inappropriate development in the Green Belt. It is reasonable in this circumstance to conclude if the shipping container had been part of the appeal, the inspector would have had a similar view of the shipping container. Inappropriate development is by definition harmful to the Green Belt and should not be approved except in very special circumstances.
- The setting of West Lodge and Newstead Abbey Park.
- 4.10 There is a statutory requirement to have special regard to the desirability of preserving a listed building and its setting or any features of special architectural or historic interest which it possesses (sections 16 and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990)
- 4.11 The Planning Inspector in his appeal decision considered the unauthorised structure is subservient to West Lodge and that it does not detract from the traditional front elevation of the host property and the siting of the development against the backdrop of mature trees; use of materials and open design further limit its visual impact and when approaching from the south west the bridge is hidden from view.
- 4.12 However, the Inspector went on to note that these were substantial works which have been carried out in the garden which already includes a circular water feature, a pond a raised area of garden, gates, fences and areas of hard standing and when viewed alongside this proliferation of domestic features the gazebo and bridge had resulted in a cluttered garden space which undermines and erodes the historic and architectural relationship between the property and the wider estate which is an important part of its heritage significance.
- 4.13 The shipping container positioned in the adjacent paddock is also an alien feature against the backdrop and erodes the openness of the agricultural field or pony paddock.
- 4.14 The Inspector considered the cumulative impact of the gazebo and the bridge as harmful to the setting of West Lodge and in turn to the character of the Newstead Abbey Registered Park and Garden of which it forms part. Although the harm is less than substantial as defined by the NPPF, it is still material. Whilst the gazebo has now been removed, it is considered the bridge continues to be harmful and have an unacceptable impact. The addition of the shipping container close to the garden boundary but in the

adjacent field is also considered harmful to the setting of West Lodge and the character of the Listed Park and Garden.

Very special circumstances

4.15 At the appeal the Inspector considered the very special circumstances put forward by the appellant including;

- The gazebo and bridge have been erected on previously developed land and forms part of a long established residential curtilage. The final bullet point of paragraph 89 of the NPPF allows limited infilling or the partial or complete redevelopment of previously developed land whether redundant or in continuing use which would not have a greater impact on the openness of the Green Belt than the existing development.
- West Lodge was previously in a state of disrepair and it has been carefully restored.
- Due to the limited size of the house, the gazebo and bridge provide additional much needed useable outdoor space which has improved the standard of living accommodation for the occupiers of the property.
- Other examples of development which either exists or has been granted planning permission by the Council in and around the Newstead Abbey estate, including other gazebos.
- Allowances given to residential properties under the General Permitted Development Order 2015 which do not apply in this case as the site relates to the curtilage of a Grade II listed building.
- The contribution to the long term residential use of an important Grade II listed building within the Newstead Abbey Estate which was redundant for many years.

4.16 Although the Inspector considered these are all benefits that weigh in favour of the scheme, he concluded these factors do not clearly outweigh the harm to the openness of the Green Belt and the significance of designated heritage assets.

Human Rights

4.17 Under the Human Rights Act, it is necessary for the Authority to have regard to the rights of the owner and occupier of a site under Article 1 of the First Protocol to peaceful enjoyment of possessions and the protection of property and under Article 8 of the convention to respect for his private and family life, his home and his correspondence except such as is in accordance with the law and is necessary in a democratic society in the interests of national security, public safety or the economic well-being of the country, for the prevention of disorder or crime, for the protection of health or morals, or for the protection of the rights and freedoms of others.

4.18 In considering whether to take any enforcement action, the Council has to consider the proportionality of its actions. In other words whether the proposed action would be proportionate to the objective being pursued – here the enforcement of planning control in support of National and Local Planning Policies. It is recognised that issuing an enforcement notice or pursuing formal proceedings in the Magistrates Court if the notice is not complied with, will result in interference with the recipients' rights. However, it is considered that issuing a notice in the first instance would be a proportionate response to

rectifying the breach of planning control taking place and depending on compliance with the notice it might well be justified to take court action.

Equalities

4.19 The Council's Enforcement team operates in accordance with the Council's Planning Enforcement Policy and is largely dictated by legislation which reduces the risk of discrimination in this service. The Council is accountable to the public, including its stakeholders, for its decisions both to take enforcement action and not to utilise its enforcement powers. There is a legitimate expectation of the public and stakeholders that the Council will take action to address breaches of planning by such means as are appropriate and which are in accordance with the Council's policy and government legislation.

4.20 The Council strives for a consistent approach in targeting its enforcement action. This means that the Council will take a similar, but not the same, approach to compliance and enforcement decisions within and across sectors. It will strive to treat people in a consistent way where circumstances are similar. Each case however will be evaluated on the basis of its own facts and circumstances but will ensure that decisions or actions taken in any particular case are consistent with the law and with the Council's published policies. It should be noted that decisions on specific enforcement actions may rely on professional judgment. The Council will usually only take formal enforcement action where attempts to encourage compliance have failed as in this case.

Crime and disorder

4.21 The Crime and Disorder Act 1998 places a duty on the Local Planning Authority to do all that it reasonably can to prevent crime and disorder in its area. The potential impact on the integrity of the planning system and the setting of a precedent if action is not taken is therefore a material consideration in the authorisation of enforcement proceedings.

4.22 In light of all the facts it is now considered expedient to serve an enforcement notice to require the removal of the gazebo, bridge and shipping container.

5 Conclusion

5.1 The bridge and shipping container are inappropriate development in the Green Belt. The NPPF states that inappropriate development is harmful to the Green Belt and that substantial weight should be attached to that harm. The development is also harmful to the openness of the Green Belt, to the setting of the Grade II listed West Lodge and in turn to the character of the Grade II* listed Newstead Abbey Historic Park and Garden.

5.2 The Planning Inspector in his appeal decision letter stated; "The very special circumstances put forward by the owner do not outweigh the harm by reason of inappropriateness, the harm to the openness of the Green Belt and to the significance of the designated heritage assets. As a result, the very special circumstances necessary to justify granting planning permission do not exist".

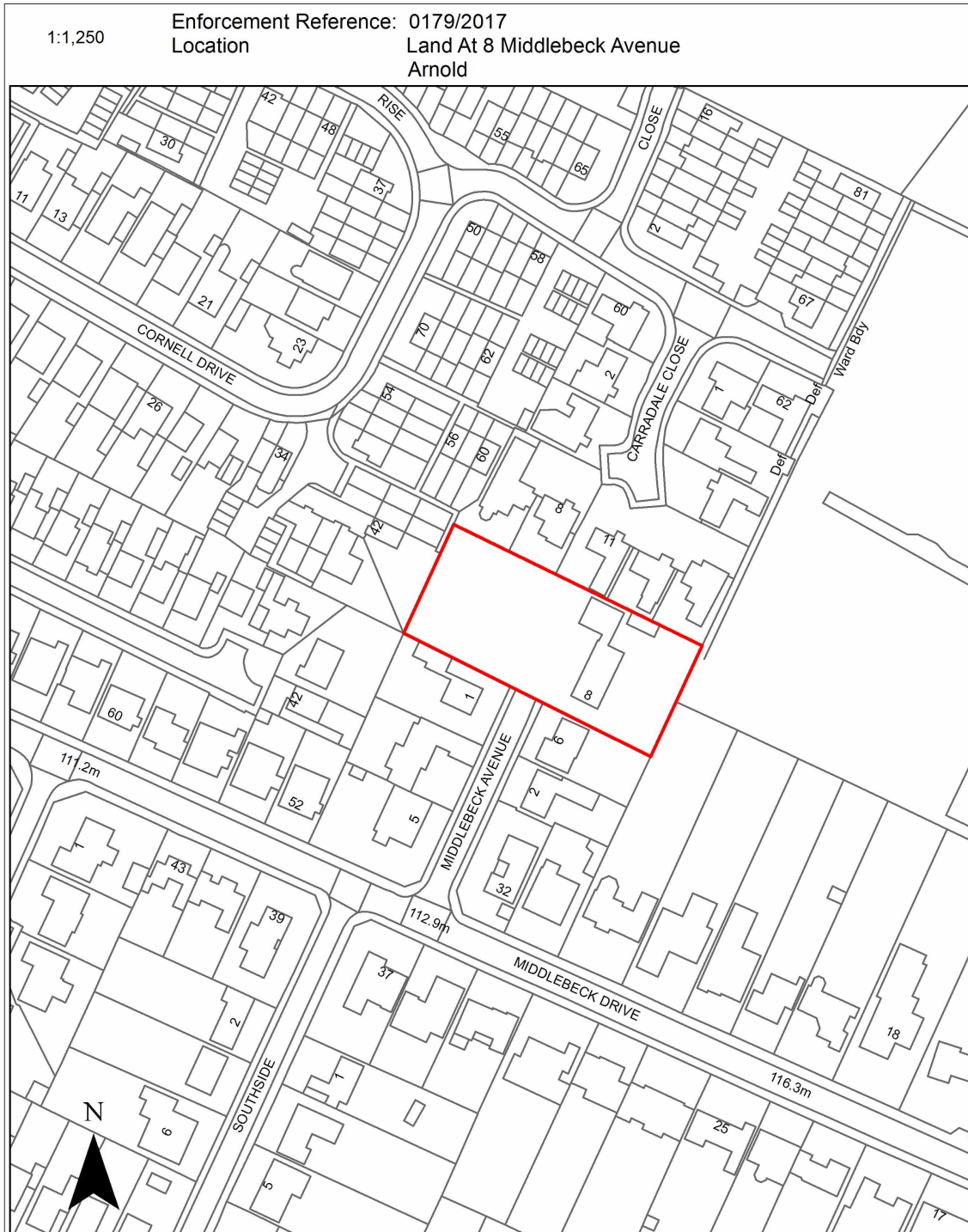
5.3 The owner has declined to remove the unauthorised structures voluntarily and in light of the appeal decision enforcement action is necessary to rectify the breach of planning control

6 Recommendation

6.1 That the Service Manager, Development Services in conjunction with the Director of Organisational Development & Democratic Services be authorised to take all necessary enforcement action including the service of any enforcement notices and proceedings through the courts to ensure the bridge, associated fence and the green shipping container be removed from the land.



Enforcement Report for 0179/2017



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Serving People Improving Lives

Date: 14/11/2017

PLANNING ENFORCEMENT REPORT

Reference; 0179/2017

Location; Land at No. 8 Middlebeck Avenue, Arnold

Breach of Planning Control; **Material change of use of residential dwelling and garden (Use Class C3) to a mixed use of residential dwelling and garden (Use Class C3) and a car sales business (sui generis) and storage of vehicles in connection with that business (Use Class B8).**

1 Background

- 1.1 The Council first received complaints about a car sales and storage business operating from No. 8 Middlebeck Avenue in May 2016 but after negotiations with the owner the use appeared to cease and the file was closed.
- 1.2 In September 2017, the Council received a further complaint about the number of cars stored at the property and also parked on the nearby public highway and about vehicles being delivered on trailers. A subsequent site visit by officers confirmed there were over thirty vehicles parked on the front lawn and driveway of the dwelling.
- 1.3 The owner was sent a letter on 18th September 2017 advising the operation of a car sales business and the storage of vehicles in connection with that business was a breach of planning control and it was unlikely planning permission would be granted for that change of use. In addition, a Planning Contravention Notice (PCN) was also issued which required the owner to answer a number of questions in writing about the ownership of the property and about the activities being carried on at the dwelling. In that PCN, the owners were also offered a meeting with officers to give them the opportunity to make any representations about the activities taking place at the site.
- 1.4 The owners subsequently contacted the Council by phone on 25th September 2017 and declined the meeting but they gave an undertaking the unauthorised use would cease by the end of September when their new business premises would be completed.
- 1.5 The owner was told by officers that if the vehicles were not removed from the site by the end of September the Council would consider taking formal enforcement action.
- 1.6 On the 9th October 2017, officers visited the site and saw at least 32 vehicles stored on the front lawn and on the drive way of the property. The owner of the site was not available at the time of the visit but an employee of the owner was present and stated they were waiting for new premises to be completed before they could relocate the vehicles.

2 Site Description

- 2.1 The property No.8 Middlebeck Avenue Arnold is located within the urban residential area of Arnold and is a detached dwelling at the end of the cul-de-sac. The property is set back from the highway, northeast from the end of the avenue. It is positioned on a large plot of approximately 1,848 sq. metres with most of the garden laid to lawn to the front of the property but there is also a generous lawned area to the rear of the property. The boundaries are clearly defined by close-boarded panelled fencing and mature planting.
- 2.2 Access to No. 8 is from Middlebeck Drive into Middlebeck Avenue and then directly onto the hard surfaced private driveway within the garden area of the dwelling. There are no gates to the property and so there is a clear view into the garden from the highway. Properties on Carradale Close border the site along the north eastern boundary while the properties in Cornell Drive share the western boundary and Nos. 5 and 6 Middlebeck Avenue abut the south west boundary of the site.

3 Planning History

- 3.1 Planning permission was granted in January 2010 for the erection of a detached garage to the north west of the dwelling (Reference 2009/1033). In October 2010 a further application was granted for an amendment to the previous application by including a link from the dwelling house to the garage. (Reference 2010/0780)
- 3.2 In May 2016 the Council received complaints about the owner of the site storing vehicles in the residential garden of the property in connection with his car sales business but after discussions with the owner this matter appeared resolved.

4 Assessment

- 4.1 No. 8 Middlebeck Avenue is a residential property and although it has a large garden it is positioned in close proximity to other dwellings. The use of the premises to operate a car sales and associated storage business is not incidental to the enjoyment of the dwelling house and requires planning permission. No such permission has been applied for nor granted.
- 4.2 Although development has occurred without planning permission and is therefore unauthorised, local planning authorities are required to consider government guidance when deciding whether to take planning enforcement action. Government guidance is found in the National Planning Policy Framework (NPPF) (Paragraph 207) and states that although effective enforcement is important as a means of maintaining public confidence in the planning system, ultimately enforcement action is discretionary and local planning authorities should act proportionately in responding to breaches of planning control.
- 4.3 The main considerations when deciding whether to take enforcement action in this case are;
- i) whether the use of the dwelling for car sales and an associated storage business has any detrimental effect on the character of the area or the environment, on the amenities of other occupiers of nearby dwellings or on highway safety.
 - ii) whether the Local Planning Authority is within the ten year statutory time limit for taking action for a material change of use of the land.
- Planning considerations
- 4.4 The NPPF attaches great importance to positive improvements in the conditions which people live, work and travel (paragraph 9), while paragraph

58 sets out the quality of development expected for an area and paragraph 123 requires the minimising of adverse impacts from new developments.

- 4.5 At the local level, Policy 10 of the Greater Nottinghamshire Aligned Core Strategy (2014) seeks to proactively promote good design and reinforce valued local characteristics. In order to achieve this, the policy approach sets out a number of criteria to reinforce valued local characteristics. Saved policies ENV1 Policy of the Adopted Local Plan (2005) (certain saved policies) seeks a high standard of design; new developments are expected to have regard to the character of the locality and the details of their proposals in terms of their scale, bulk, form, setting, layout and materials. Policy E4 provides that change of use for businesses will only be permitted where it would not generate traffic of a type or amount inappropriate for the character of the access road and where it would not harm the character of the area or the amenity of local residents and it would not cause noise or air pollution.
- 4.6 Policy LPD 32 set out in the tracked changes version of the Local Plan Document Publication Draft (Version 2 – December 2016) seeks to protect the amenity of nearby residents or occupiers and Policy LPD 34 seeks to protect residential gardens and aims to ensure any development does not result in harm to the character or appearance of an area. The moderate weight currently attached to these particular policies is noted in accordance with the advice of paragraph 182 of the NPPF.

Impact on the character of the area and the environment

- 4.7 A view into the open driveway is obtained from the highway and the large number of vehicles parked on the lawn and drive way is seen as an alien feature in this residential area. In addition the amount of traffic generated by the use is inappropriate for the narrow estate road. The number of second hand vehicles stored on the site also provides the potential for ground contamination from leaking oil or fuel. It is also presumed some cleaning and valeting of vehicles must be necessary to the operation of the business which will create additional noise and disturbance and there has been no information about drainage on the site to cope with water run off and chemicals.

Impact on residential amenity

- 4.8 Access to the site is along a small estate side road passing close to other residential properties with short front gardens. Although the garden to the site is well screened from properties bordering the site, it is considered that the large number of vehicular movements associated with the use and increased visitors to the site is detrimental to neighbours' amenities and will cause noise and disturbance to the occupiers of nearby dwellings affecting their enjoyment of their homes.

Impact on highway safety

- 4.8 Increased vehicle movements, the parking of other additional vehicles on nearby public highway and the delivery of vehicles on trailers are considered to be detrimental to highway safety.
- 4.9 The unauthorised car sales business and associated vehicle storage operating from No. 8 Middlebeck Avenue is in conflict with the above policies seen at paragraphs 4.4, 4.5 and 4.6 which all seek development of a high standard and development which does not adversely affect the area in which it is located but provides good living standards and which makes a positive contribution to the public realm and sense of place.

Time Limits

- 4.11 The statutory time limit for taking action for a material change of use of the land is 10 years. In this case the evidence available to the Council strongly suggests that the car sales business has been operating from the site for less than 10 years and the Council is within time to commence enforcement proceedings such as issuing an enforcement notice requiring the use to cease.

Human Rights

- 4.12 Under the Human Rights Act, it is necessary for the Authority to have regard to the rights of the owner and occupier of a site under Article 1 of the First Protocol to peaceful enjoyment of possessions and the protection of property and under Article 8 of the convention to respect for his private and family life, his home and his correspondence except such as is in accordance with the law and is necessary in a democratic society in the interests of national security, public safety or the economic well-being of the country, for the prevention of disorder or crime, for the protection of health or morals, or for the protection of the rights and freedoms of others.

- 4.13 In considering whether to take any enforcement action, the Council has to consider the proportionality of its actions. In other words whether the proposed action would be proportionate to the objective being pursued – here the enforcement of planning control in support of National and Local Planning Policies. It is recognised that issuing an enforcement notice, or pursuing formal proceedings in the Magistrates Court if the notice is not complied with, will result in interference with the recipients' rights. However, it is considered that issuing a notice in the first instance would be a proportionate response to rectifying the breach of planning control taking place and depending on compliance with the notice it might well be justified to take court action.

Equalities

- 4.14 The Council's Planning Enforcement team operates in accordance with the Council's Planning Enforcement Policy and is largely dictated by legislation which reduces the risk of discrimination in this service. The Council is accountable to the public, including its stakeholders, for its decisions both to take enforcement action and not to utilise its enforcement powers. There is a legitimate expectation of the public and stakeholders that the Council will take action to address breaches of planning by such means as are appropriate in the individual circumstances and which are in accordance with the Council's policy and government legislation.

- 4.15 The Council strives for a consistent approach in targeting its enforcement action. This means that the Council will take a similar, but not the same, approach to compliance and enforcement decisions within and across sectors. It will strive to treat people in a consistent way where circumstances are similar. Each case however will be evaluated on the basis of its own facts and circumstances but will ensure that decisions or actions taken in any particular case are consistent with the law and with the Council's published policies. It should be noted that decisions on specific enforcement actions may rely on professional judgment. The Council will usually only take formal enforcement action where attempts to encourage compliance have failed as in this case.

Crime and disorder

- 4.16 The Crime and Disorder Act 1998 places a duty on the Local Planning Authority to do all that it reasonably can to prevent crime and disorder in its

area. The potential impact on the integrity of the planning system and the setting of a precedent if action is not taken is therefore a material consideration in the authorisation of enforcement proceedings.

- 4.17 In light of all the facts it is now considered expedient to serve an enforcement notice to require the cessation of the unauthorised business use of the land and removal of the vehicles which are offered for sale and other items not considered incidental or ancillary to the domestic residential use of the dwelling.

5 Conclusion

- 5.1 A serious breach of planning control has been identified which is detrimental to the amenities of nearby occupiers of other residential properties, highway safety and the character of the area.
- 5.2 The breach conflicts with both national and local policies. Negotiations with the owners have failed to rectify the breach and failure of the Council to act in these circumstances may leave local residents with a business which adversely affects their well-being and is detrimental to the amenity of the area and which is beyond the control of the Council.
- 5.3 The Council should now commence enforcement action without delay by issuing a planning enforcement notice requiring the cessation of the unauthorised business, removal of the vehicles which are not incidental to the enjoyment of the dwelling and all other items associated with the business which are stored on the land and if the notice is not complied with proceedings should be taken in the courts if necessary.

6 Recommendation

- 6.1 That the Service Manager, Development Services, in conjunction with the Director of Organisational Development & Democratic Services, be authorised to take all enforcement action including the service of any necessary enforcement notices and proceedings through the courts if required to ensure;**
- (a) the cessation of the unauthorised business use; and**
- (b) the removal of the vehicles and any other items not considered to be incidental or ancillary to the domestic residential use**



Report to Planning Committee

Subject: Five Year Housing Land Supply Assessment 2017

Date: 22 November 2017

Author: Service Manager – Planning Policy

Purpose of the Report

The report is to inform Planning Committee that the Council's Five Year Housing Land Supply Assessment has been updated. For clarity, this is the assessment against the housing requirement of the Aligned Core Strategy which is used in the determination of planning applications and not the assessment against the emerging Local Planning which is currently being examined.

Background

1.1 The Five Year Housing Supply Assessment has been updated to take into account the position as at 31 March 2017. The five year period is 1 April 2017 to 31 March 2022 and the assessment is attached as **Appendix A**.

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

1.3 The methodology for undertaking the assessment has been amended slightly this year to reflect good practice and in the light of discussions taking place through the examination of the emerging Local Planning Document. In summary:-

- The source of sites remains the same. However, a stricter approach has been taken to unallocated sites below the threshold without planning permission, 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 continues to consider 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.

1.4 The assessment shows that against the housing requirement of the Aligned Core Strategy Gedling Borough Council does not have a five year plus 20% buffer supply of land for housing. The Council has a 3.46 year supply. This is an increase from the 2016 assessment's figure of 3.14 year supply.

1.5 It is anticipated that the shortfall in supply of housing sites is short term and will be addressed by the delivery of strategic sites in the Aligned Core Strategy and also the adoption of the emerging Local Planning Document which will bring forward additional housing sites. The latest five year housing supply assessment prepared for the Local Planning Document, included within the Housing Background Paper Addendum 2 (September 2017), demonstrates that there will be a 5.28 year supply when the document is adopted, which is anticipated in Summer 2018.

Proposal

2. Planning Committee to note the content of the Five Year Housing Supply Assessment 2017 for the purposes of determining planning applications.

Financial Implications

3. None.

Appendices

4. Appendix A – Gedling Borough Five Year Housing Land Supply Assessment 2017

Background papers

5. Housing Background Paper Addendum 2 (September 2017)

Recommendation

THAT: Planning Committee note the content of the Five Year Housing Land Supply Assessment 2017.

Reasons for Recommendation

6. To update the Council's Five Year Housing Land Supply Assessment.

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Five Year Housing Land Supply Assessment 2017

November 2017

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Introduction

- 1 The purpose of this assessment is to monitor and review the Council's housing supply against the housing requirement as required by the National Planning Policy Framework.
- 2 The assessment should be based on the current development plan which sets out the housing requirement which for Gedling Borough Council is the Aligned Core Strategy.
- 3 The information is provided as at 31 March 2017. The assessment covers the five year period 1 April 2017 – 31 March 2022.

Policy Context

- 4 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 deliverable¹ 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, developable² sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15.
- 5 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.
- 6 The Aligned Core Strategy sets a housing requirement of 7,250 homes for the plan period 2011-2028, as shown in **Table 1**.

¹ 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.

² 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.

Table 1: Housing requirement (2011-2028)³

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)

- 7 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

- 8 The sources of sites that have the potential to deliver housing during the five year period are:-
- Strategic sites and strategic location allocated in the Aligned Core Strategy;
 - Site allocations in the Replacement Local Plan;
 - Sites with planning permission; and
 - Unallocated sites below the threshold without planning permission (i.e. unallocated sites).
- 9 Unallocated sites 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; and
 - 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.
- 10 All sites in the assessment have been identified through the Council's Strategic Housing Land Availability Assessment (SHLAA) 2017 update. These sites are listed in **Appendix B**. 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.
- 11 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 B** 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 These figures are rounded to the nearest 50 homes.

- 12 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 A**) based on the viability sub-market within which the site is located. For unallocated sites below the threshold without planning permission, where no information has been provided by the agent, developer or landowner regarding delivery developable, these sites are excluded from the housing supply.
- 13 Where sites allocated in the Aligned Core Strategy or Replacement Local Plan 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.

Future sources of supply (“windfall allowance”)

- 14 Previous five year land supply assessments assumed the windfall allowance would only 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 D** 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.
- 15 It is considered reasonable to include the windfall allowance of 40 dwellings per annum from Years 4 onwards. **Appendix D** provides further information.

Liverpool or Sedgfield approach

- 16 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 Sedgfield approach is where any shortfall (or surplus) is distributed across the current five year period.

17 Paragraph 97 of the Inspector’s Report on the Aligned Core Strategy⁴ 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.

18 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

19 To assess whether Gedling Borough has “a record of persistent under delivery of housing”, it is important to look at the long term trend over an economic cycle. The Aligned Core Strategy was adopted in September 2014 so housing delivery against previous development plans also need to be assessed.

20 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

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

⁴ http://www.gngrowthpoint.com/media/361914/broxtowe_gedling_nottingham_city_final_acs_inspectors_report_-july_2014.pdf

- 21 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)⁵ 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.
- 22 It is 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.

Forward look approach

- 23 A forward look approach has not been used as this approach estimates 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.
- 24 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

- 25 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 unallocated sites below the threshold without planning permission, 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

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

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⁵ [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)

Completions to date – housing requirement to date = shortfall/surplus

[Housing requirement for 5 year period + shortfall or surplus] + [5% or 20% buffer] = 5 year land supply target

5 year land supply target ÷ 5 years = annual target

Housing supply for 5 year period ÷ annual target = supply in years

Summary

27 In summary, the methodology in calculating the revised five year assessment has been revisited and differs from the approach taken in the 2016 assessment as follows:-

- The source of sites remains the same. However, a stricter approach has been taken to unallocated sites below the threshold without planning permission, 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 continues to consider 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.

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

Five Year Housing Land Supply Assessment

29 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

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

* strategic site

** strategic location

30 The housing requirement for the period 2011 to 2017 is 2,260 homes⁶. The number of new homes completed during that period is 1,506 which is a shortfall against the housing requirement of 754 homes.

31 The housing requirement for the five year period (2017 to 2022) is 2,360 homes⁷. 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.

32 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 2,586, as shown in **Table 4**.

Table 4A: Estimated housing supply for the five year period

	Projected completions
Teal Close *	331
North of Papplewick Lane *	237
Top Wighay Farm *	227
Gedling Colliery/Chase Farm **	510
Urban area	718
Bestwood Village	142
Calverton	132
Ravenshead	123
Other villages	86
Windfall allowance	80
Estimated Housing Supply	2,586

* strategic site

** strategic location

⁶ See Table 1. Target for 2011 to 2013 (500) + 4/5 of target for 2013 to 2018 (1,760) = 2,260.

⁷ See Table 1. 1/5 of target for 2013 to 2018 (440) + 4/5 of target for 2018 to 2023 (1,920) = 2,360.

33 Comparing the estimated housing supply of 2,586 homes to the five year housing requirement of 3,737 homes, there is a shortfall of 1,151 homes.

Housing Supply	2,586
Annual Requirement ⁸	747
No of Years Supply	3.46 years

34 **Appendix B** lists out the 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.

35 **Appendix C** shows the housing trajectory for the plan period.

Conclusion

36 The assessment shows that against the housing requirement of the Aligned Core Strategy, Gedling Borough Council has a 3.46 year supply.

37 It is anticipated that the shortfall in supply of housing sites is short term and will be addressed by the delivery of strategic sites in the Aligned Core Strategy and also the adoption of the emerging Local Planning Document which will bring forward additional housing sites.

⁸ Five year housing requirement of 3,737 homes ÷ 5 years = 747 homes.

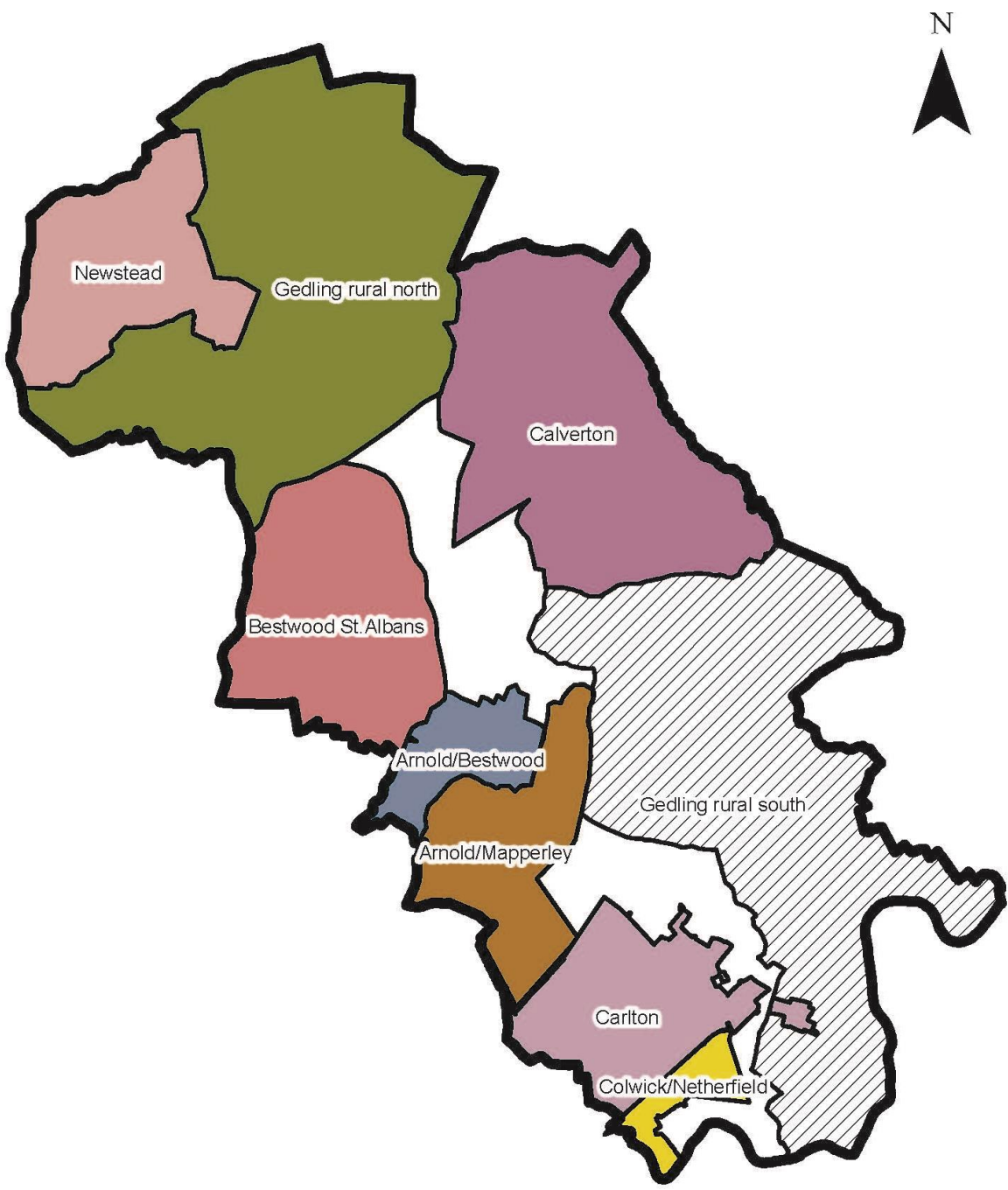
Appendix A: Deliverability Notes

- A.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 and strategic location allocated in the Aligned Core Strategy;
 - Sites with planning permission; and
 - Unallocated sites below the threshold without planning permission.
- A.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.
- A.3 For unallocated sites below the threshold without planning permission, 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.
- A.4 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.
- A.5 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 A1**. 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.
- A.6 A map of the sub markets in Gedling Borough is included on page 13.
- A.7 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 A1: 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
Weak (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
Moderate (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
Strong (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 A1: Sub Markets in Gedling Borough



Viability Sub Markets in Gedling Borough

 Carlton	 Arnold/Bestwood	 Bestwood St. Albans
 Colwick/Netherfield	 Calverton	 Gedling rural north
 Newstead	 Arnold/Mapperley	 Gedling rural south

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

Strategic Sites and Strategic Location allocated in the Aligned Core Strategy

Ref	Site Name	Sub Market Area	Units (remaining)	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
6/782	Teal Close	Carlton	824	Greenfield land	SHLAA consultation response 2017	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
6/463	North of Papplewick Lane	Gedling Rural North	237	Greenfield land	Council assumptions	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
6/989	Top Wighay Farm	Gedling Rural North	809	Greenfield land	Letter from Nottinghamshire County Council (February 2017)	The site is allocated 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
6/131	Gedling Colliery/ Chase Farm	Carlton	1050	Predominantly brownfield land (>50%)	SHLAA consultation response 2017	The site is included in the Aligned Core Strategy as a strategic location. 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
Total							32	236	295	370	372	315	315	315	278	255	137

Urban Area

Arnold – sites with planning permission

Ref	Site Name	Sub Market Area	Units (remaining)	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
6/927	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	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	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	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	0

Ref	Site Name	Sub Market Area	Units (remaining)	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							
6/1000	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	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	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	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	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	0	0
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	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	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 construction of plot 1 is currently underway.	1	0	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	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	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	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	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	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	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	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	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	0

Ref	Site Name	Sub Market Area	Units (remaining)	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						
6/1005	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
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
6/479	Metallifacure Ltd	Arnold/Best wood	72	Brownfield land	SHLAA 2017 consultation / meeting with landowner	Planning application (2016/0854) for 72 dwellings was granted in August 2017 subject to the signing of the s106. 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
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 2017	Planning permission for residential development (2016/0801) granted in May 2017. Information from the SHLAA 2017 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

Ref	Site Name	Sub Market Area	Units (remaining)	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						
6/937	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
6/938	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
6/218	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
Total							77	51	36	18	14	0	0	0	0	0	0

Carlton – sites with planning permission

Ref	Site Name	Sub Market Area	Units (remaining)	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						
6/892	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
6/645	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
6/146	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
6/951	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

Ref	Site Name	Sub Market Area	Units (remaining)	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						
6/893	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
6/895	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
6/985	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
6/980	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
6/897	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
6/999	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
6/1015	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
6/817	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
6/821	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 (remaining)	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						
6/502	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
6/1011	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
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
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
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
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
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
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
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
6/956	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
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
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
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

Ref	Site Name	Sub Market Area	Units (remaining)	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							
6/804	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	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
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	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	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	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	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	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	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	0
6/52	Spring Lane	Carlton	123	Greenfield land	Council assumptions	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	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	0

Ref	Site Name	Sub Market Area	Units (remaining)	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						
6/1031	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
6/965	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
6/905	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
6/164	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
6/966	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
6/137	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. Planning application (2017/0455) for 13 dwellings was submitted in March 2017 was granted in August 2017 subject to the signing of the s106. Information received in 2017 indicates that the commencement of the site will start in late 2017 and the completion of the site will be within one year.	0	13	0	0	0	0	0	0	0	0	0
Total							167	132	48	42	10	3	0	0	0	0	0

Unallocated sites below the threshold without planning permission

Ref	Site Name	Sub Market Area	Units (remaining)	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						
6/1039	Chase Farm, Mapperley Plains	Arnold/ Mapperley	35	Greenfield land	Telephone call with landowner (July 2017)	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).	0	0	18	17	0	0	0	0	0	0	0
6/477	Daybrook Laundry	Arnold/Best wood	49	Brownfield land	Council assumptions based on SHLAA consultation response 2017	The site boundary has been amended in 2017 to exclude the retail unit on site (2012/1373). 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 (remaining)	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						
6/1034	Derwent Crescent	Arnold/Mapperley	9	Brownfield land	SHLAA consultation response 2017	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.	0	0	0	0	9	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)	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.	0	0	0	6	6	0	0	0	0	0	0
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.	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.	6	6	0	0	0	0	0	0	0	0	0
Total							6	6	27	43	41	0	0	0	0	0	0
Overall Total							250	189	111	103	65	3	0	0	0	0	0

Bestwood Village

Sites with planning permission

Ref	Site Name	Sub Market Area	Units (remaining)	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						
6/20	Bestwood Business Park	Bestwood St Albans	220	Brownfield land	Email from developer/landowner (March 2017)	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
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 (remaining)	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						
6/877	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
6/26	Moor Road/The Spinney	Bestwood St Albans	210	Greenfield land	SHLAA consultation response 2017	Planning application (2014/0238) for 101 homes 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	34	0	0	
6/484	The Sycamores	Bestwood St Albans	25	Greenfield land	Council assumptions based on SHLAA consultation response 2017	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
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	36	33	42	25	60	62	62	71	37	37

Calverton

Sites with planning permission

Ref	Site Name	Sub Market Area	Units (remaining)	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						
6/945	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

Ref	Site Name	Sub Market Area	Units (remaining)	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							
6/130	Dark Lane	Calverton	72	Greenfield land	SHLAA consultation response 2017	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	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	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	0
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

Ref	Site Name	Sub Market Area	Units (remaining)	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						
6/948	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
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
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	0
Total							31	40	21	21	19	1	2	0	0	0	0

Ravenshead

Sites with planning permission

Ref	Site Name	Sub Market Area	Units (remaining)	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						
6/214	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
6/41 (part)	Cornwater Fields (Site B)	Gedling Rural North	70	Greenfield land	SHLAA consultation response 2017	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
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
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

Ref	Site Name	Sub Market Area	Units (remaining)	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						
6/639	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	75	5	1	0	0	0	0	0	0	0

Unallocated sites below the threshold without planning permission

Ref	Site Name	Sub Market Area	Units (remaining)	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						
6/39 (part)	Longdale Lane/Kighill Lane	Gedling Rural North	30	Greenfield land	SHLAA consultation response 2017	A planning application (2014/0273) is currently being determined.	0	5	20	5	0	0	0	0	0	0	0
Total							0	5	20	5	0	0	0	0	0	0	0

Overall Total							12	80	25	6	0	0	0	0	0	0	0
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Other Villages

Burton Joyce – sites with planning permission

Ref	Site Name	Sub Market Area	Units (remaining)	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	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	0
6/539	Glebe Farm (Land At), Burton Joyce	Gedling Rural South	14	Greenfield land	SHLAA consultation response 2017	Planning permission for 14 homes (2016/0306) on part of the site granted in June 2017.	0	10	4	0	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	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	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	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	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	0
6/469	Mill Field Close	Gedling Rural South	23	Greenfield land	Council assumptions based on SHLAA consultation response 2017	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	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	0
Total							3	22	23	1	0	0	0	0	0	0	0	0

Lambley – sites with planning permission

Ref	Site Name	Sub Market Area	Units (remaining)	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						
6/753	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 – sites with planning permission

Ref	Site Name	Sub Market Area	Units (remaining)	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						
6/1009	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 – sites with planning permission

Ref	Site Name	Sub Market Area	Units (remaining)	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						
6/216	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 – sites with planning permission

None.

Stoke Bardolph – sites with planning permission

None.

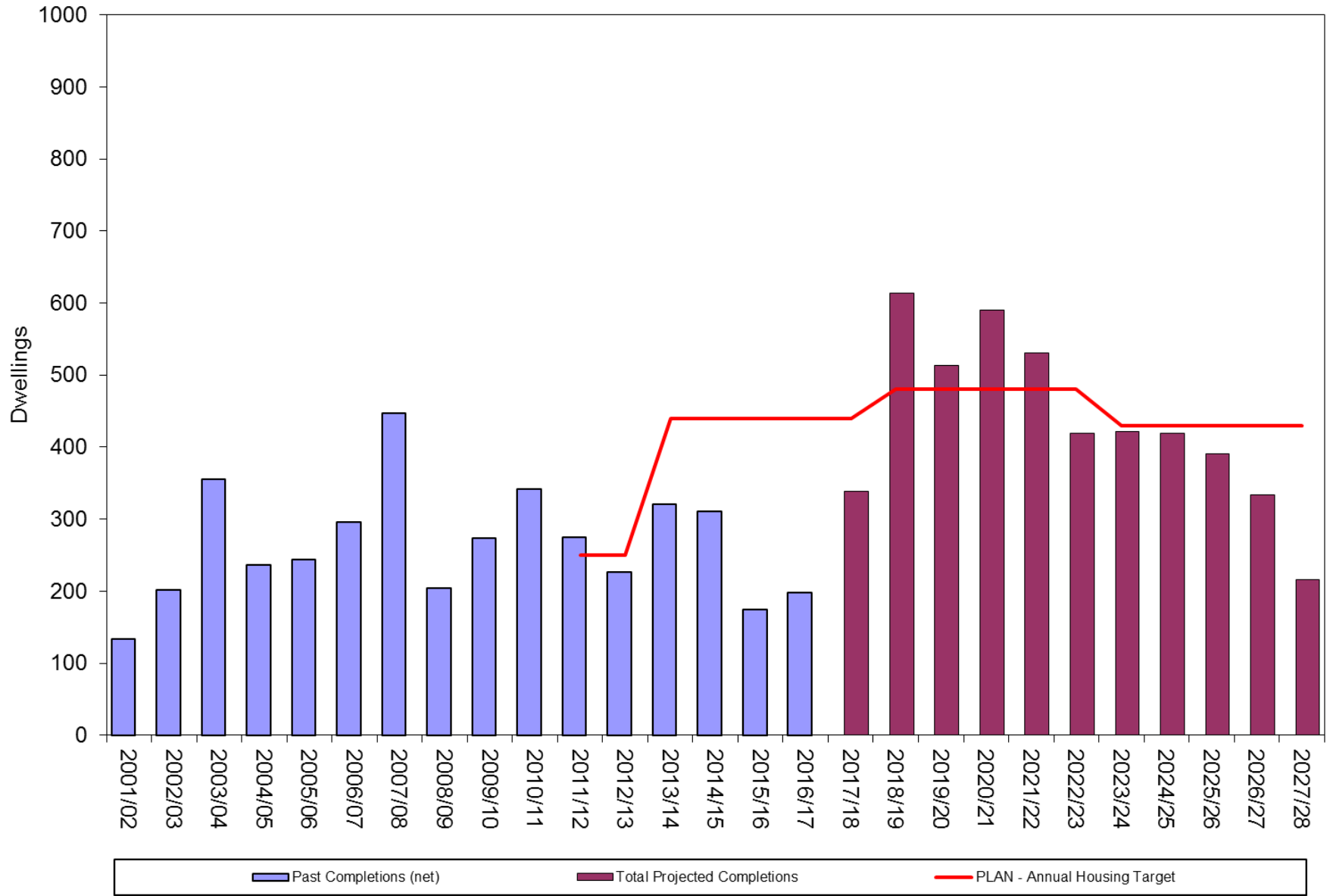
Woodborough – sites with planning permission

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Ref	Site Name	Sub Market Area	Units (remaining)	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
6/196	Ash Grove	Gedling Rural South	12	Greenfield land	SHLAA consultation response 2017	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
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							5	2	5	1	0	0	2	2	2	2	2
Overall Total							8	33	28	8	9	0	2	2	2	2	2

Appendix C: 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
Past Completions (net)	275	227	321	311	174	198												1506
Teal Close								56	90	90	95	95	95	95	58	95	55	824
North of Papplewick Lane								60	60	60	57							237
Top Wighay Farm						36	2		25	100	100	100	100	100	100	100	82	845
Gedling Colliery/Chase Farm							30	120	120	120	120	120	120	120	120	60		1050
Urban area							250	189	111	103	65	3						721
Bestwood Village							6	36	33	42	25	60	62	62	71	37	37	471
Calverton							31	40	21	21	19	1	2					135
Ravenshead							12	80	25	6								123
Other villages							8	33	28	8	9		2	2	2	2	2	96
Windfall allowance										40	40	40	40	40	40	40	40	320
Total Projected Completions							339	614	513	590	530	419	421	419	391	334	216	4786
Cumulative Completions	275	502	823	1134	1308	1506	1845	2459	2972	3562	4092	4511	4932	5351	5742	6076	6292	6292
PLAN - Annual Housing Target	250	250	440	440	440	440	440	480	480	480	480	480	430	430	430	430	430	7250
PLAN - Housing Target (cumulative)	250	500	940	1380	1820	2260	2700	3180	3660	4140	4620	5100	5530	5960	6390	6820	7250	
MONITOR - No. dwellings above or below cumulative housing target	25	2	-117	-246	-512	-754	-855	-721	-688	-578	-528	-589	-598	-609	-648	-744	-958	
MANAGE - Annual housing target taking account of past/projected completions	426	436	450	459	470	495	522	541	532	535	527	526	548	580	633	754	1174	958
Remaining Years	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	



Appendix D: Windfall Allowance

D.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 D1** 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 D1: 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
Average	293	76	45

D.2 **Appendix D1** lists out those sites which comprise the small windfall completions excluding garden land for each of the years referred to in Table D1.

D.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 D1** 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.

D.4 **Table D2** 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 D2: 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
Total	177	20	154	23	21	13	6	32	446
Average	18	2	15	2	2	1	1	3	45

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

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

D.5 In essence, **Table D2** provides a detailed breakdown of the right hand column of **Table D1**.

D.6 The largest source of windfall completions (excluding garden land) as shown in **Table D2** involves the intensification of existing residential uses through the

redevelopment of an existing dwelling for two or more dwellings⁹ 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.

- D.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 emerging Local Planning Document (site H1). The remaining significant employment areas are protected for employment use in the emerging 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.
- D.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

- D.9 As shown in **Table D2**, 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;

⁹ 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

- D.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 Agency¹⁰ 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.
- D.11 Recent trends in both the public and private sector have been to increase floorspace efficiency as evidenced by the floorspace density per worker decreasing¹¹. 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.
- D.12 Edge of centre locations especially with Arnold's secondary area also offer potential for redevelopment and changes of use.
- D.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.

¹⁰ Business Floorspace (Experimental Statistics) office, industrial and other floorspace 2012.

¹¹ <https://www.gov.uk/government/publications/employment-densities-guide>

Open space

D.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

D.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

D.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.

D.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

D.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.

D.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 D3** 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.

D.20 This work further refines the conclusions of Table D1 and reaffirms the windfall allowance of 40 dwellings per annum. It is considered that this figure is a reasonable and realistic assumption, based on past rates.

Table D3: 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
Average					39

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

D.21 **Appendix D2** 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 D3. The appendix also lists out large sites that were not previously in the SHLAA database that have come forward.

D.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.

D.23 Previously it was assumed that the windfall allowance would only be delivered in the urban area. This is no longer the case. **Table D4** 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 D4: 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)	
Total	769	100%

Appendix D1: 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 D1.

2007/08

Application Ref	Site Name	Locality	Units	Previous Land Use
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
Total			61	

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
Total			39	

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
Total			35	

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
Total			84	

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
Total			34	

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
Total			21	

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
Total			44	

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
Total			42	

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
Total			34	

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

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

Appendix D2: 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 D3. 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
Total				29	

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

SHLAA Ref	Application Ref	Site Name	Locality	Units (net)	Previous Land Use
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 (2-14, Land Rear Of)	Carlton	2	Joiners 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
Total				26	

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
Total				13	

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

SHLAA Ref	Application Ref	Site Name	Locality	Units (net)	Previous Land Use
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 (316-318)	Carlton	2	Dentist surgery
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
Total				43	

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
Total				8	

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

SHLAA Ref	Application Ref	Site Name	Locality	Units (net)	Previous Land Use
6/784	2013/0108	Ravenswood Road (143)	Arnold	1	Residential
6/796	2013/0393	Shortcross Avenue (37, Land Adj To)	Arnold	1	Undeveloped land
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
Total				51	

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
Total				12	

Small sites

SHLAA Ref	Application Ref	Site Name	Locality	Units (net)	Previous Land Use
6/879	2014/1176	Accent Nene Ltd	Arnold	2	Offices
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
Total				29	

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
Total				51	

Small sites

SHLAA Ref	Application Ref	Site Name	Locality	Units (net)	Previous Land Use
6/928	2015/0636	Bagnall Avenue	Arnold	2	Residential garages

SHLAA Ref	Application Ref	Site Name	Locality	Units (net)	Previous Land Use
6/934	2015/1378	Robin Hood Road (3)	Arnold	1	Residential
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
Total				33	

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
Total				53	

Small sites

SHLAA Ref	Application Ref	Site Name	Locality	Units (net)	Previous Land Use
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
Total				53	

ACTION SHEET PLANNING DELEGATION PANEL 13th October 2017

2017/0898

40 Shelt Hill Woodborough NG14 6DG

Construction of a new replacement dwelling including the erection of a garage and a detached outbuilding.

The floor area of the proposed dwelling (including garage and detached outbuilding) would be less than the former buildings and the scale / massing would not have an adverse impact on the openness of the Green Belt.

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

Decision to be issued following completion of paperwork.

Parish to be notified

SS

2017/0917

30 Kighill Lane Ravenshead NG15 9HN

Erection of new entrance canopy and a single-storey rear living room and dining room extension

The proposed development would not result in harm to the Green Belt.

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

Decision to be issued following completion of paperwork.

Parish to be notified

SS

Mike Avery

Service Manager – Development Services

13th October 2017

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ACTION SHEET PLANNING DELEGATION PANEL 20th October 2017

2017/0806

Land To South Of 144 -148 Spring Lane Lambley

Outline application for erection of three single storey bungalows.

The proposed development would be contrary to Green Belt Policies contained in the NPPF (2012), the Gedling Borough Replacement Local Plan (2005) and the Emerging Local Planning Document.

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

Decision to be issued following completion of paperwork.

2017/0948

Land At Ricket Lane Ravenshead

Conversion of Tractor shed to form 4 bedroomed dwellinghouse and external alterations and conversion of stabe block to form domestic outbuilding.

The proposed development would have no undue impact on the openness of the Green Belt and would comply with the advice contained within NPPF (2012), the Gedling Borough Replacement Local Plan (2005) and the Emerging Local Planning Document.

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

Decision to be issued following completion of paperwork.

2017/0955

54 Church Drive Daybrook NG5 6LD

Outline planning application to erect a detached three-bedroom house on land adjoining 1 Church Avenue with all matters reserved.

The proposed development would have an undue impact on the character of the area and the amenity of adjoining residential properties.

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

Decision to be issued following completion of paperwork.

2017/0960

Longdale Craft Centre Longdale Lane Ravenshead

Erection of three 1 1/2 storied detached dwellinghouses to form gated community, vehicular access, parking and associated works

The proposed development would have no undue impact on the openness of the Green Belt. Very Special Circumstances have been demonstrated that outweigh any harm by the way of the developments inappropriateness or any other harm.

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

Decision to be issued following completion of paperwork.

2017/0973
57 Digby Avenue Mapperley NG3 6DS
Single storey side extension

The proposed development would have no undue impact on the design appearance of the existing dwelling, the character of the streetscene or on the amenities of nearby residential properties.

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

Decision to be issued following completion of paperwork.

2017/0998
Wild Acres Lamins Lane Bestwood
Erection of 3 bedroomed detached dwelling and associated works

The proposed development would have no additional undue impact on the openness of the Green Belt. The development is an appropriate form of development within the Green Belt.

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

Decision to be issued following completion of paperwork.

2017/1000TPO
14 Bank Hill Woodborough NG14 6EF
Pollard Plum & Maple trees. Crown lift 3 x Lime trees. Fell Pine tree. Fell Birch tree. Fell small unknown tree in rear garden.

The proposed development would have no undue impact on the character of the area and the works to the trees are proportionate and appropriate.

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

Decision to be issued following completion of paperwork.

2017/1001

40 Coronation Walk Gedling NG4 4AQ

Two storey domestic extension to form dining kitchen, study, utility, wc and en-suite master bedroom.

The proposed development would have no undue impact on the design appearance of the existing dwelling, the character of the streetscene or on the amenities of nearby residential properties.

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

Decision to be issued following completion of paperwork.

2017/1003

The Folly Park Lane Lambley

Four affordable shared ownership bungalows in outline with access only

The proposed development would have no undue impact on the openness of the Green Belt. Very Special Circumstances have been demonstrated that outweigh any harm by the way of the developments inappropriateness or any other harm.

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

Decision to be issued following completion of paperwork.

2017/1005

Westwolds Residential Home Park Avenue Burton Joyce

Currently operating care home centre. Proposal to refurbishment of existing units, extension of rear 2 storey dementia block and communal lounge facility.

The proposed development would have no undue impact on the design appearance of the existing premises, the character of the streetscene or on the amenities of nearby residential properties.

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

Decision to be issued following completion of paperwork.

2017/1008

174 Main Street Calverton NG14 6LU

One Storey Rear Extension & Two Storey Side Extension

The proposed development would have no undue impact on the design appearance of the existing dwelling, the character of the streetscene or on the amenities of nearby residential properties.

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

Decision to be issued following completion of paperwork.

2017/1011

181 Westdale Lane East Carlton NG4 4FL

Two storey side extension and creation of a vehicular access

The proposed development would have no undue impact on the design appearance of the existing dwelling, the character of the streetscene or on the amenities of nearby residential properties.

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

Decision to be issued following completion of paperwork.

David Gray - 20th October 2017

ACTION SHEET PLANNING DELEGATION PANEL 3rd November 2017

2017/0557

Warren Hill Community Church, Muirfield Road, Bestwood
Erection of 6 two storey dwellings including change of use from Church building to residential and associated works

The proposed development would have no undue impact on character of the area or the amenity of nearby residents. The proposal would comply with the advice contained within NPPF (2012), the Gedling Borough Replacement Local Plan (2005) and the Emerging Local Planning Document.

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

Decision to be issued following completion of paperwork.

2017/0871

1 Glen Road, Burton Joyce, Nottinghamshire
Demolition of porch and outbuilding. Erection of extension to dwelling.

The proposed development would have no undue impact on the character of the area or the amenity of adjoining residential properties.

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

Decision to be issued following completion of paperwork.

2017/0995

71 Front Street, Arnold, NG5 7EB
Change of use to Betting Shop (Sui Generis) and relocation of entrance

Whilst the Planning Delegation Panel expressed concern in relation to the proposed use, there is no material planning considerations that would warrant the refusal of the application on planning grounds.

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

Decision to be issued following completion of paperwork.

2017/1009
35 Gardenia Grove, Carlton, NG3 6HY
Erection of two storey and single storey extensions.

The proposed development would not have an undue impact on the character of the area or the amenity of adjoining residential properties.

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

Decision to be issued following completion of paperwork.

2017/1056
Florida Health Units 1, John Rann Business Park
Change of use of part of existing building from warehouse (Use Class B8) to Mixed Use warehouse (B8) and car sales (Sui Generis).

The proposed development would have no undue highway safety implications and would not impact on character of the area or the amenity of nearby residents. The proposal would comply with the advice contained within NPPF (2012), the Gedling Borough Replacement Local Plan (2005) and the Emerging Local Planning Document.

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

Decision to be issued following completion of paperwork.

2017/1034
The Surgery, St Wilfrids Square, Calverton
First floor extension and two-storey extension. Upgrade of existing flat roof to match existing and improvement of entrance area with ramped access and flat canopy.

The proposed development would provide significant community benefit with the provision of improved health care facilities. The benefits of improving the health centre outweigh any potential highway safety implications that may arise. The development is located within an existing local centre with good public transport linkages.

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

Decision to be issued following completion of paperwork.

2017/1062

397 Spring Lane, Mapperley, Nottinghamshire

Extensions and alterations to existing dwelling to form a two and a half storey dwelling.

The proposed development would have no undue impact on the character of the area or the amenity of adjoining residential properties.

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

Decision to be issued following completion of paperwork.

2017/1065

Field Next To 224 Catfoot Lane, Lambley

Change of use of a field from agricultural use to equine leisure. To erect a stable block, tack room and storage container alongside creation of sand school.

The proposed development would be an appropriate form of development within the Green Belt. There would be no undue impact on the openness of the Green Belt and the development would comply with the advice contained within NPPF (2012), the Gedling Borough Replacement Local Plan (2005) and the Emerging Local Planning Document.

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

Decision to be issued following completion of paperwork.

2017/1072

29 Heddington Gardens, Arnold, Nottinghamshire

Stand alone garage and porch, to the front of the property.

The proposed development would have no undue impact on the character of the area or give rise to any undue highway safety implications.

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

Decision to be issued following completion of paperwork.

2017/1058

Westdale Tavern, 70 Westdale Lane East, Gedling

Change of use from Public House to Convenience Store, including single storey front extension and creation of self-contained flat.

The proposed development would have no undue impact on highway safety, the character of the area, or on the amenities of nearby residential properties. The proposal would comply with the advice contained within NPPF (2012), the Gedling Borough Replacement Local Plan (2005) and the Emerging Local Planning Document.

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

Decision to be issued following completion of paperwork.

David Gray - 3rd November 2017

ACTION SHEET PLANNING DELEGATION PANEL 10th November 2017

2016/1267

92 Main Street Calverton NG14 6FB

Outline application for residential development (maximum of 5no. dwellings) including demolition of existing detached dwelling & formation of new vehicular access

The proposed development would not have an adverse impact on the character and appearance of the conservation area.

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

Decision to be issued following completion of paperwork.

Parish to be notified

SS

2017/0826

The School House 323 Gedling Road Arnold

Erection of detached house with garage

The design and appearance of the proposed dwelling is in keeping with the character of the area.

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

Decision to be issued following completion of paperwork.

2017/1096

Spring Farm Kennels Salterford Lane Calverton

Erection of single dwelling and garage requiring demolition of existing cattery and boarding kennels buildings.

Withdrawn from the agenda

2017/1097

Spring Farm Kennels Salterford Lane Calverton

Erection of single dwelling with garage and domestic curtilage requiring demolition of existing isolation kennels, waiting room and exercise yard.

Withdrawn from the agenda

2017/1226

175 Mansfield Road Papplewick Nottinghamshire

New build stable block and hay barn

The proposal would have an adverse impact on the openness of the Green Belt.

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

Decision to be issued following completion of paperwork.

Parish to be notified

SS

Mike Avery
Service Manager, Development Services

10th November 2017