



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

Agenda

Council Book 1 of 2

Date: **Wednesday 18 July 2018**

Time: **6.00 pm**

Place: **Council Chamber**

For any further information please contact:

Alec Dubberley

Service Manager, Democratic Services

0115 901 3906

Council

Membership

Mayor

Councillor Barbara Miller

Deputy Mayor

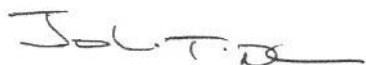
Councillor Pauline Allan

Councillor Michael Adams
Councillor Bruce Andrews
Councillor Emily Bailey Jay
Councillor Peter Barnes
Councillor Sandra Barnes
Councillor Chris Barnfather
Councillor Denis Beeston MBE
Councillor Alan Bexon
Councillor Tammy Bisset
Councillor Nicki Brooks
Councillor Bob Collis
Councillor John Clarke
Councillor Jim Creamer
Councillor Kevin Doyle
Councillor Boyd Elliott
Councillor David Ellis
Councillor Roxanne Ellis
Councillor Andrew Ellwood
Councillor Paul Feeney
Councillor Kathryn Fox

Councillor Gary Gregory
Councillor Helen Greensmith
Councillor Sarah Hewson
Councillor Jenny Hollingsworth
Councillor Meredith Lawrence
Councillor Viv McCrossen
Councillor Marje Paling
Councillor John Parr
Councillor Michael Payne
Councillor Carol Pepper
Councillor Stephen Poole
Councillor Colin Powell
Councillor Alex Scroggie
Councillor Paul Stirland
Councillor John Truscott
Councillor Jane Walker
Councillor Muriel Weisz
Councillor Henry Wheeler
Councillor Paul Wilkinson

SUMMONS

A meeting of the Borough Council will be held in the Council Chamber, Civic Centre, Arnot Hill Park on Wednesday 18 July 2018 at 6.00 pm to transact the business as set out below.



John Robinson
Chief Executive

AGENDA

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| 1 | Opening Prayers. | |
| 2 | Apologies for Absence. | |
| 3 | Mayor's Announcements. | |
| 4 | To approve, as a correct record, the minutes of the meetings held on 25 April and 23 May 2018. | 9 - 18 |
| 5 | Declaration of Interests. | |
| 6 | To answer questions asked by the public under Standing Order 8. | |
| 7 | To deal with any petitions received under Standing Order 8a. | |
| 8 | To answer questions asked by Members of the Council under Standing Order 9. | |
| 9 | Referral from Cabinet: Adoption of Local Planning Document | 19 - 418 |

Report of the Service Manager Planning Policy.

Following the Cabinet meeting held on 10 July 2018 Council is recommended to:

- 1) Adopt the Gedling Borough Local Planning Document including the Policies Map as attached at Appendix C and Appendix D to the Cabinet report;
- 2) Delegate authority to the Service Manager for Planning Policy, in

consultation with the Chairman of Planning Committee, to make any minor changes (e.g. typing errors, formatting and images) necessary prior to publication of the Local Planning document and Policies Map (such changes will not alter the material content of Appendix C and D); and

- 3) Authorise the Service Manager for Planning Policy to publish the adopted documents and an adoption statement in accordance with Regulations 26 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

10 Transitional arrangements relating to the post of Chief Executive 419 - 422

Report of the Director of Organisational Development and Democratic Services.

11 Referral from Cabinet: Pet Cremation Service 423 - 428

Report of the Service Manager Parks and Street Care.

Following the Cabinet meeting held on 28 June 2018 Council is recommended to approve:

- 1) An increase to the capital budget of £23,600

12 Referral from Cabinet: Council Plan and Budget Outturn and Budget Carry Forwards 2018/19 429 - 504

Report of the Senior Leadership Team.

Following the meeting of Cabinet on 24 May 2018 Council is recommended to approve:

- 1) The capital carry forwards of £263,300 included in Appendix 6 to the Cabinet report for non-committed schemes in excess of £50,000;
- 2) The overall method of financing of the 2017/18 capital expenditure as set out in paragraph 2.6.5 of the report; and
- 3) The capital determinations regarding financing and debt provisions as set out in paragraph 2.6.7 of the report.

13 Referral from Cabinet: Annual Treasury Activity Report 2017/18 505 - 524

Report of the Deputy Chief Executive and Director of Finance.

Following the meeting of Cabinet on 24 May 2018 Council is recommended to:

- 1) Approve the Annual Treasury Activity Report as required by the Regulations.

14 Referral from Audit Committee: KPMG 2017-2018 External Audit Plan 525 - 550

Report of the Deputy Chief Executive and Director of Finance.

Following the Audit Committee meeting of 20 March 2018 Council is recommend to

- 1) Note the KPMG External Audit Plan for 2017/18.

15 To receive questions and comments from Members concerning any matter dealt with by the Executive or by a Committee or Sub-Committee (Standing Order 11.1).

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| a | Minutes of meeting Tuesday 3 April 2018 of Environment and Licensing Committee | 551 - 554 |
| b | Minutes of meeting Thursday 5 April 2018 of Cabinet | 555 - 560 |
| c | Minutes of meeting Wednesday 18 April 2018 of Planning Committee | 561 - 568 |
| d | Minutes of meeting Tuesday 1 May 2018 of Environment and Licensing Committee | 569 - 572 |
| e | Minutes of meeting Wednesday 2 May 2018 of Appeals and Retirements Committee | 573 - 574 |
| f | Minutes of meeting Thursday 3 May 2018 of Cabinet | 575 - 580 |
| g | Minutes of meeting Monday 14 May 2018 of Overview and Scrutiny Committee | 581 - 586 |
| h | Minutes of meeting Tuesday 15 May 2018 of Joint Consultative and Safety Committee | 587 - 590 |
| i | Minutes of meeting Wednesday 16 May 2018 of Planning Committee | 591 - 600 |
| j | Minutes of meeting Wednesday 23 May 2018 of Appointments and Conditions of Service Committee | 601 - 602 |
| k | Minutes of meeting Thursday 24 May 2018 of Cabinet | 603 - 606 |

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| l | Minutes of meeting Friday 1 June 2018 of Appeals and Retirements Committee | 607 - 608 |
| m | Minutes of meeting Tuesday 5 June 2018 of Environment and Licensing Committee | 609 - 612 |
| n | Minutes of meeting Wednesday 13 June 2018 of Planning Committee | 613 - 634 |
| o | Minutes of meeting Thursday 28 June 2018 of Cabinet | 635 - 642 |
| p | Decision made under delegated authority. | 643 - 644 |
- 16 To consider comments, of which due notice has been given, under Standing Order 11.03(a).**
- 17 To consider motions under Standing Order 12.**

Motion One

Introduction

There are currently 1.5 million 16 and 17 year olds who are denied the right to vote.

We believe that lowering the voting age to 16, combined with strong citizenship education, would empower young people to better engage in society and influence decisions that will define their future.

16 and 17 year olds who can consent to medical treatment, work full-time, pay taxes, get married or enter a civil partnership, and join the armed forces should have the right to vote.

We recognise that the Gedling Youth Council supports the Votes at 16 Campaign by the British Youth Council and the UK Youth Parliament to lower the voting age to 16.

We note that:

1. Responsibility for the administration of elections in Northern Ireland lies with the United Kingdom Government; and that
2. Responsibility for the administration of elections in Scotland and Wales is now devolved - in Scotland the voting age for Scottish Parliament and local elections has been lowered to 16. In Wales it is expected that the voting age will be lowered to 16 for the next Welsh Assembly and local

elections.

We now believe that it is time for the extension of the voting franchise to 16 and 17 year olds for all parliamentary elections and referenda in the United Kingdom and local elections in England and Northern Ireland as a natural and just equalisation of voting rights to match personal responsibilities.

Gedling Borough Council therefore resolves to:

- Ask the Chief Executive and the Leader of the Council to write to
 - a. The Prime Minister and the Minister for the Cabinet Office, stating the Council's support for the Votes at 16 Campaign, and asking them to support legislation for lowering the voting age to 16 and 17 year olds for all parliamentary elections and referenda in the United Kingdom and local elections in England and Northern Ireland.
 - b. The Members of Parliament for Gedling and Sherwood stating the Council's support for the Votes at 16 Campaign, and
 - c. the Gedling Youth Council, the British Youth Council, and the UK Youth Parliament, stating the Council's support for the Votes at 16 Campaign.

Proposer: Councillor Wheeler

Seconded: Councillor Gregory

Motion Two

Gedling Borough Council resolves to:

Oppose the Leader of Nottinghamshire County Council's plan to abolish Gedling Borough Council in order to replace it with a single unitary council for Nottinghamshire.

Condemn the Conservative Leader of Nottinghamshire County Council for failing to consult the residents and businesses of Gedling and Nottinghamshire on their views about the future shape of local government in our area. This shows contempt for the residents and businesses we serve.

Call on the Leader of Nottinghamshire County Council to re-engage with leaders of all councils in Nottingham and Nottinghamshire, working constructively, transparently and in a manner of mutual respect through the Economic Prosperity Committee - so that we can work collectively on the issues facing the residents and businesses we serve.

Call on the Leader of Nottinghamshire County Council to spend her time

strongly lobbying the Conservative Government for sustainable and fair funding for Gedling and Nottinghamshire rather than wasting time on attempting to unilaterally redraw the boundaries of local government in Nottinghamshire.

Agree to write to the Secretary of State for Local Government stating our opposition to the Leader of Nottinghamshire County Council's plan to abolish all districts and boroughs in Nottinghamshire and replace them with a single unitary council and to highlight the complete lack of any credible business case for such a move.

Proposed: Cllr. Michael Payne

Seconded: Cllr. John Clarke

MINUTES COUNCIL

Wednesday 25 April 2018

Councillor Viv McCrossen (Mayor)

Present:	Councillor Barbara Miller	Councillor Paul Feeney
	Councillor Michael Adams	Councillor Kathryn Fox
	Councillor Bruce Andrews	Councillor Helen Greensmith
	Councillor Pauline Allan	Councillor Sarah Hewson
	Councillor Emily Bailey Jay	Councillor Jenny Hollingsworth
	Councillor Peter Barnes	Councillor Meredith Lawrence
	Councillor Sandra Barnes	Councillor Marje Paling
	Councillor Chris Barnfather	Councillor John Parr
	Councillor Alan Bexon	Councillor Michael Payne
	Councillor Tammy Bisset	Councillor Carol Pepper
	Councillor Nicki Brooks	Councillor Stephen Poole
	Councillor Bob Collis	Councillor Colin Powell
	Councillor John Clarke	Councillor Alex Scroggie
	Councillor Jim Creamer	Councillor Paul Stirland
	Councillor Kevin Doyle	Councillor John Truscott
	Councillor Boyd Elliott	Councillor Jane Walker
	Councillor David Ellis	Councillor Muriel Weisz
	Councillor Roxanne Ellis	Councillor Paul Wilkinson
	Councillor Andrew Ellwood	

Absent: Councillor Denis Beeston MBE, Councillor Gary Gregory and Councillor Henry Wheeler

68 APOLOGIES FOR ABSENCE.

Apologies for absence were received from Councillors Beeston, Gregory and Wheeler.

69 MAYOR'S ANNOUNCEMENTS.

The Mayor introduced five members of the Gedling Youth Council who presented the results of the Gedling Youth Council Anti Bullying Survey. The aim of the survey was to find out if young people understood what was meant by the term bullying, and if they knew what to do, and who to contact, in school if they were being bullied. The Mayor thanked them for a very interesting and informative presentation.

A minute of silence was held for Councillor Walker, a former Mayor and Councillor.

The Mayor remarked that as this was her last full Council meeting as Mayor that she would like to thank Members for their vote of confidence in granting her the privilege of being Mayor.

The Mayor commented that she thought the level of volunteering in the Borough was impressive and should be encouraged.

The Mayor explained how she had been working to engage with young people and she had had some lively debates in the Chamber on a range of issues including use of plastics, litter and bullying.

The Mayor informed Members that she had worked to raise awareness of Motor Neurone Disease and had raised in excess of £15,000 for the charity.

The Mayor noted the success of the recent twinning visit and the strong relationship the borough still has with Vandeouvre. She commented that the business meeting held on the Saturday afternoon had been a success and that stronger links would be developed.

70 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETINGS HELD ON 31 JANUARY AND 5 MARCH 2018.

RESOLVED:

That the minutes of the above meeting, having been circulated, be approved as a correct record with one amendment to correct "Pastor Barry Drake" to "Reverend Barry Drake".

71 DECLARATION OF INTERESTS.

None.

72 TO ANSWER QUESTIONS ASKED BY THE PUBLIC UNDER STANDING ORDER 8.

None received.

73 TO DEAL WITH ANY PETITIONS RECEIVED UNDER STANDING ORDER 8A.

None received.

74 TO ANSWER QUESTIONS ASKED BY MEMBERS OF THE COUNCIL UNDER STANDING ORDER 9.

None received.

75 POLITICAL BALANCE AND ALLOCATION OF SEATS TO COMMITTEES

Councillor Stirland entered the meeting.

Consideration was given to a report of the Service Manager, Democratic Services, which had been circulated prior to the meeting, informing members of the revision of the allocation of seats to Council Committees in response to a change in membership of the Conservative Group.

RESOLVED:

To make the following changes to Committee Memberships until the Annual Meeting on 23 May 2018 in order to achieve political balance:

- 1) To appoint Councillor Creamer to the Overview and Scrutiny Committee'
- 2) To appoint Councillor Eilis to the Appeals and Retirements Committee with Councillor Paling as replacement Substitute Member.
- 3) To remove Councillor Bisset from the Overview and Scrutiny Committee
- 4) To remove Councillor Stirland from the Appeals and Retirements Committee
- 5) To appoint Councillor Bisset to the Environment and Licensing and Licensing Acts Committee; and
- 6) To appoint Councillor Bisset as substitute Member for the Planning Committee.

76 TO RECEIVE QUESTIONS AND COMMENTS FROM MEMBERS CONCERNING ANY MATTER DEALT WITH BY THE EXECUTIVE OR BY A COMMITTEE OR SUB-COMMITTEE (STANDING ORDER 11.1).

In accordance with Standing Order 11.1, a number of comments were made and responded to by the appropriate Cabinet Member or Committee Chair.

77 TO CONSIDER COMMENTS, OF WHICH DUE NOTICE HAS BEEN GIVEN, UNDER STANDING ORDER 11.03(A).

None received.

78 TO CONSIDER MOTIONS UNDER STANDING ORDER 12.

None received.

The meeting finished at 7.45 pm

Signed by Chair:
Date:

MINUTES COUNCIL

Wednesday 23 May 2018

Councillor Viv McCrossen (Mayor)

Present:

Councillor Barbara Miller	Councillor Paul Feeney
Councillor Michael Adams	Councillor Gary Gregory
Councillor Bruce Andrews	Councillor Helen Greensmith
Councillor Pauline Allan	Councillor Jenny Hollingsworth
Councillor Emily Bailey Jay	Councillor Meredith Lawrence
Councillor Peter Barnes	Councillor Marje Paling
Councillor Sandra Barnes	Councillor John Parr
Councillor Chris Barnfather	Councillor Michael Payne
Councillor Denis Beeston MBE	Councillor Carol Pepper
Councillor Alan Bexon	Councillor Stephen Poole
Councillor Tammy Bisset	Councillor Colin Powell
Councillor Nicki Brooks	Councillor Alex Scroggie
Councillor Bob Collis	Councillor Paul Stirland
Councillor John Clarke	Councillor John Truscott
Councillor Jim Creamer	Councillor Jane Walker
Councillor Kevin Doyle	Councillor Muriel Weisz
Councillor Boyd Elliott	Councillor Henry Wheeler
Councillor David Ellis	Councillor Paul Wilkinson
Councillor Roxanne Ellis	

Absent: Councillor Andrew Ellwood, Councillor Kathryn Fox
and Councillor Sarah Hewson

1 OPENING PRAYERS.

The Mayor's Chaplain Father Philip delivered opening prayers.

2 APOLOGIES FOR ABSENCE.

Apologies for absence were received from Councillors Ellwood, Fox and Hewson.

3 MAYOR'S ANNOUNCEMENTS.

The Mayor thanked Members for their vote of confidence in granting her the honour and privilege of being the Mayor. It had given her the opportunity to visit the whole of the borough and to celebrate the spirit and the goodwill of the people of Gedling. She commented that the role of the Mayor was highly valued by the people of the borough and that she had been welcomed by many organisations at a variety of events.

The Mayor acknowledged the important contribution made by all volunteers to the wellbeing of people in Gedling. In particular recognising the work of the St. George's Centre, that undertaken by churches, the Gedling Country Park Run. The effective work done in schools to raise aspirations and the success of the DARE project was also commended.

The Mayor informed Members that she had worked to raise awareness of Motor Neurone Disease and had raised in excess of £17,000 for the charity; this would be presented once the final donations had been received.

The Mayor thanked Father Philip, family, friends and officers for their support during the year.

The Mayor wished Councillor Miller and her Escorts well for the coming year and hoped they would enjoy the role as much as she had.

4 DECLARATION OF INTERESTS.

None received.

5 TO ELECT A MAYOR FOR THE ENSUING YEAR.

Proposed by Councillor Clarke, seconded by Councillor Payne and

RESOLVED:

That Councillor Miller be elected Mayor of the Borough of Gedling for the ensuing year.

Councillor Miller signed the Declaration of Acceptance of Office and thanked the Council.

The Mayor, Councillor Miller, adjourned the meeting to allow for the transfer of the Chain of Office and robes.

The meeting resumed with Councillor Miller in the Chair.

6 VOTE OF THANKS TO THE OUTGOING MAYOR.

Proposed by Councillor Clarke, seconded by Councillor Payne and

RESOLVED:

That Councillor McCrossen and Mr Ron McCrossen, the outgoing Mayor's Consort, be thanked for the work undertaken by them during their term of office.

7 TO APPOINT A DEPUTY MAYOR FOR THE ENSUING YEAR.

Proposed by Councillor Payne, seconded by Councillor Clarke and

RESOLVED:

That Councillor Allen be elected Deputy Mayor of the Borough of Gedling for the ensuing year.

Councillor Allen signed the Declaration of Acceptance of Office and thanked the Council.

8 TO RECEIVE THE MAYOR'S NOMINATION OF CHAPLAIN AND THE MAYOR'S CHARITY FOR THE ENSUING YEAR.

The Mayor nominated Reverend Garfield Ogle, of the Bethesda Pentecostal Church, as her Chaplain for the Municipal Year.

The Mayor nominated the Prostate Cancer Research as her charity for the ensuing year and invited Professor Anna Grabowska of the University of Nottingham, to address Council.

9 TO CONFIRM COUNCILLOR JOHN CLARKE AS THE LEADER OF THE COUNCIL FOR THE ENSUING YEAR.

Councillor Payne, seconded by Councillor Wilkinson, moved Councillor Clarke's confirmation as Leader of the Council for the ensuing year.

RESOLVED:

That Councillor Clarke is confirmed as the Leader of the Council for the ensuing year.

10 TO RECEIVE NOTIFICATION FROM THE LEADER OF THE COUNCIL OF PORTFOLIO HOLDERS AND MEMBERSHIP OF THE CABINET.

Councillor Clarke advised Council of his appointments to the position of Deputy Leader and his Cabinet.

11 TO RECOGNISE THE LEADER OF THE CONSERVATIVE GROUP.

Proposed by Councillor Doyle, seconded by Councillor Adams and

RESOLVED:

That Councillor Barnfather be recognised as the Leader of the Conservative Group.

12 TO APPOINT THE SCRUTINY COMMITTEE, STANDING

ORDINARY COMMITTEE AND SUB-COMMITTEES OF THE COUNCIL.

It was proposed by Councillor Clarke and seconded by Councillor Wilkinson that the membership of the scrutiny committee, standing ordinary committees and sub-committees of the Council, as circulated at the meeting, be approved.

RESOLVED:

To appoint to the Council's scrutiny committee, standing ordinary committees and sub-committees in accordance with the document at Appendix 1 to the report.

13 TO APPOINT REPRESENTATIVES TO OUTSIDE BODIES.

It was proposed by Councillor Clarke and seconded by Councillor Wilkinson that the appointment of representatives to outside bodies, as detailed Appendix 1 to the report, be approved with the addition of appointing Councillor Clarke as the Council's representative on the Derby-Nottingham Metro Strategy Delivery Board.

RESOLVED to:

- 1) Appoint representatives of the Council to outside bodies, in accordance with appendix one to the report; and
- 2) Appoint Councillor Clarke as the Council's representative on the Derby-Nottingham Metro Strategy Delivery Board

14 TO APPROVE THE SCHEDULE OF MEETINGS FOR THE ENSUING YEAR.

It was proposed by Councillor Clarke and seconded by Councillor Wilkinson that the amended schedule of meetings for the ensuing year, as detailed in Appendix 1 to the report, be approved.

RESOLVED:

To approve the schedule of meetings for the 2018/19 municipal year, in accordance with the document circulated.

The meeting finished at 7.20 pm

Signed by Chair:
Date:

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Report to Cabinet

Subject: Adoption of the Gedling Borough Local Planning Document

Date: 10th July 2018

Author: Service Manager – Planning Policy

Wards Affected: All

Purpose of the Report

1. To request that Council adopt the Gedling Borough Local Planning Document and the Policies Map as the statutory development plan for the borough, as supported by the findings of the independent examination into the submission version of the Local Planning Document.

Key Decision

2. This is a key decision.

Background

3. Planning legislation requires Gedling Borough Council to produce a Local Plan. In Gedling Borough, the Local Plan will comprise the Local Plan Part 1: the Gedling Borough Aligned Core Strategy (adopted September 2014) and, on adoption, the Local Plan Part 2: Local Planning Document.
4. Whilst the Gedling Borough Aligned Core Strategy contains the overarching strategic planning policies for Gedling Borough and the aligned authorities of Nottingham City and Broxtowe, the Local Planning Document contains detailed development management policies and site allocations to guide development in the Borough up to 2028.
5. Prior to its adoption, the Local Planning Document is required to go through a number of formal and informal consultation stages. The Publication draft represents the first formal stage of preparation and follows extensive informal consultation on the 'Issues and Options' document (Autumn 2013); masterplanning reports for Bestwood, Calverton and Ravenshead (Spring 2014); topic based workshop sessions (Winter 2015); and site based workshop sessions for Burton Joyce, Lambley and Woodborough (Spring 2015). The

formal consultation on the Publication draft took place during Spring 2016.

6. Responses to these earlier consultations have helped to shape the current version of the Local Planning Document. Gedling Borough Council approved the submission version of the Local Planning Document on 20th April 2016 for submission to the Secretary of State.
7. The submission of the Local Planning Document to the Secretary of State comprised the start of the examination process by the appointed Planning Inspector. Hearing sessions took place as follows:-
 - 7-9th February 2017;
 - 28th February – 2nd March 2017;
 - 21st – 23rd March 2017; and
 - 16th May 2017.
8. On 16th June 2017, the Inspector requested that the Council give further consideration to one of the housing allocations and postponed the hearing session scheduled for 27th June 2017 to allow the Council to undertake a public consultation exercise on the amended and/or proposed new housing allocations and on the Council's amended five year supply and housing trajectory for the plan period. Six additional housing allocations were identified and were the subject of a consultation period during September/October 2017. A further round of hearing sessions took place between 28th November and 7th December 2017.
9. Since the start of the examination process, a number of modifications have been made to the Local Planning Document to respond to comments received, issues raised by the Inspector and to ensure that the Local Planning Document is both sound and legally compliant. Consultation took place on the Main Modifications between 12th February and 26th March 2018 and the responses received were forwarded to the Inspector. There was no requirement for the Council to provide comments on or respond to the responses received.
10. The Inspector issued her report on 26th June 2018 and it is attached as **Appendix A**. The report concludes that, subject to the Main Modifications previously consulted on, the Local Planning Document meets the criteria for soundness in the National Planning Policy Framework and is fit for adoption by Gedling Borough Council in accordance with s.23 of the Planning and Compulsory Purchase Act 2004.
11. 92 Main Modifications have been made to the submission version of the Local Planning Document in accordance with the Inspector's report. The modifications are attached as an appendix to her report. Most of these are minor changes of wording, however significant changes include:
 - To set out which policies in the existing development plan are superseded.
 - To clarify that Neighbourhood Plans form part of the development plan.

- To set out the current position with respect to minerals and the Minerals Local Plan.
- To clarify what is required when undertaking a Flood Risk Assessment.
- To set out the difference between Safeguarded Land protected to meet longer term development needs and that which is not suitable and/or available for development.
- To clarify that Safeguarded Land will be protected from development for the plan period and to set out the temporary uses which would be acceptable.
- To clarify that development of land adjoining Safeguarded Land should not prejudice its future development.
- To clarify the requirements relating to biodiversity and its consideration in development proposals.
- To clarify the status of the Mature Landscape Areas set out in the Gedling Borough Replacement Local Plan 2005.
- To update the list of Local Green Space designations.
- To clarify the position in respect of the Sherwood Forest Regional Park.
- To clarify the instances where a density lower than the policy requirement may be justified and where higher densities will be appropriate.
- To clarify the percentage targets of affordable housing required in each sub-market.
- To include a new policy which requires the provision of a suitable site to accommodate the requirement for 3 pitches for Gypsies and Travellers to meet the identified need.
- To clarify the Council's approach to the provision of self-build and custom build homes.
- To set out the current employment provision and requirements.
- To clarify which visitor related facilities could be provided on the Gedling Colliery site to support the adjacent Gedling Country Park.
- To amend the level of A5 uses which would be acceptable in Arnold Primary Area, Calverton and Netherfield.
- To delete Policy LPD 54 which prevents the development of A5 uses within 400m of a secondary school.
- To set out the parking standards in the LPD.
- To clarify the position in respect of the GAR.
- To include requirements to closely monitor progress on the GAR and the triggers for an early review of the LPD.
- To amend the housing distribution set out in Policy LPD 63 to include 'up to' 1,265 homes around Hucknall and a windfall allowance of 240 homes.
- To update the housing allocation policies in respect of the numbers of dwellings on each site and whether they benefit from planning permission.
- To add an explanation of how proposals on allocated sites in the Minerals Safeguarding Area will be considered.
- To include a requirement to closely monitor progress on all allocated housing sites and the trigger for an early review of the LPD.
- To update the maps within the LPD to accurately reflect the extent of the

- allocated housing and employment sites.
 - To include a new policy setting out the employment allocations.
 - To amend various policies to ensure that they are clear, effective and consistent with national policy, including in respect of heritage assets.
 - To amend the supporting text to various policies to explain their purpose and to clarify how they will be applied.
 - To delete any policy references which could confer development plan status on Supplementary Planning Document [SPDs] and other documents which are not part of the LPD.
 - To amend the housing trajectory to include updated information.
12. Paragraph 189 of the Inspector's report notes that having regard to the extent of the Green Belt in the Borough, she is of the view that it is important to adopt the LP as soon as possible in order that allocated sites within it are removed and to provide certainty and opportunities for development to take place.
13. The Inspector has noted that a number of the Main Modifications require corresponding changes to the Policies Map. Additional Modifications have also been proposed by the Council, which do not materially affect the policies of the Local Planning Document and did not form part of the examination, and these are attached as **Appendix B**.
14. The final version of Gedling Borough Council's Local Planning Document (incorporating the above changes) is attached as **Appendix C**. Minor changes will need to be made to the document so that it is provided in a format that can be formally published, although these changes will not affect the content of the document and will be presentational only. The final version of the Policies Map is attached separately as **Appendix D** for ease of reference and minor changes will similarly need to be made for presentation purposes and to reflect the most up to date information available.
15. The Planning and Compulsory Purchase Act 2004 introduced the requirement to carry out Sustainability Appraisals as an integral part of the preparation of new plans. A Sustainability Appraisal Adoption Statement is attached as **Appendix E** in accordance with Regulation 16 (4) (a) to (f) of the Environmental Assessment of Plans and Programmes Regulations 2004, which incorporates European Directive 2001/42/EC into UK legislation.
16. The Local Planning Document policies, if adopted, will supersede the remaining saved Adopted Local Plan policies. Of the original Adopted Local Plan policies:-
- some were not saved as a result of the Direction from the Secretary of State (under Paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004) issued in July 2008);
 - some were deleted by the adoption of the Aligned Core Strategy; and
 - all remaining policies are deleted by the adoption of the Local Planning

Document.

17. In addition, the policies map supporting the Local Planning Document will supersede the Adopted Local Plan proposals map.
18. On adoption of the Local Planning document the Authority are required to publish the Local Planning Document and a statement of adoption in accordance with Regulations 26 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012 .
19. Following adoption of the Local Planning Document, there is an opportunity for any person aggrieved to make an application to the High Court on the ground that the document is not within the appropriate power or a procedural requirement has not been complied with. Such an application must be made within six weeks of adoption.
20. It should be noted that the Local Planning Document includes the requirement for an early review if the Gedling Access Road cannot be delivered by Spring 2020. The risk to housing delivery both in terms of scale and location is considered to be of such significance as to warrant an early review. As such, progress on the Gedling Access Road to identify any slippage or risk of no delivery will be monitored closely.

Proposal

21. It is proposed that Cabinet recommends to Council, that the Local Planning Document and Policies Map at **Appendix C and Appendix D** are adopted.
22. It is proposed that Cabinet recommends to Council that authorisation be given to the Service Manager for Planning Policy in consultation with the Chairman of the Planning Committee, to make any minor amendments such as typing errors, formatting and imagery, necessary prior to publication of the Local Planning Document and Policies Map, such changes will not alter the content of the documents, but will ensure they are in an appropriate format for publication.
23. It is proposed that Cabinet recommends authorisation be given by Council to the Service Manager for Planning Policy to publish the adopted documents and an adoption statement in accordance with Regulations 26 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

Alternative Options

24. The alternative option is not to approve the adoption of the Local Planning Document and amended Policies Map. This option would leave the Borough

Council without up to date local planning policy, albeit that strategic policy would be provided by the Aligned Core Strategy which forms part 1 of the Council's Local Plan. This would result in there being a policy vacuum as the adopted Local Plan policies become increasingly out of date. In this case, the policy of the National Planning Policy Framework that permission should be granted if relevant policies are out of date would apply. In addition, there would be no improvement in the Council's Five Year Land Supply as additional sites would not be allocated for housing development to meet the Council's objectively assessed housing need as set out in the Aligned Core Strategy. Without the Local Planning Document in place the Borough Council would be unable to provide certainty for investors, co-ordinate the delivery of infrastructure, or seek funding to support infrastructure and growth. This would harm the Borough Council's ability to deliver on its strategic objectives by delaying the delivery of new homes, holding back economic growth and stalling regeneration.

Resource Implications

25. Following adoption of the Local Planning Document, the final version will need to be made available on the Council's website and in paper form. The cost of publishing the Adopted Local Planning Document and Policies Map in paper form is anticipated to be £2,500 depending on the number of copies produced. The cost of making the final version available on-line will depend on whether an interactive version is made available and costs could be up to £2,400. Any expenditure will be deferred until the period for legal challenge has passed.

Recommendation

That Cabinet recommends that Council:

- a) adopts the Gedling Borough Local Planning Document including the Policies Map as attached at **Appendix C** and **Appendix D**;
- b) delegates authority to the Service Manager for Planning Policy in consultation with the Chairman of Planning Committee to make any minor changes (e.g. typing errors, formatting and images) necessary prior to publication of the Local Planning document and Policies Map (such changes will not alter the material content of **Appendix C and D**); and
- c) authorises the Service Manager for Planning Policy to publish the adopted documents and an adoption statement in accordance with Regulations 26 and 35 of the Town and Country Planning (Local Planning) (England) Regulations

2012.

Reasons for Recommendations

The production of the Gedling Borough Local Planning Document is a statutory requirement for the Borough Council. It is a key document that will set long term planning policy and assist the delivery of the authority's pro-growth agenda.

Appendices

Appendix A – Inspector's Report dated June 2018, including Schedule of Main Modifications attached as an appendix to the report.

Appendix B – Proposed Additional Modifications to the Gedling Borough Local Planning Document Publication Draft (February 2018)

Appendix C - Local Planning Document (final version)

Appendix D – Local Planning Document Policies Map (final version)

Appendix E – Sustainability Appraisal Adoption Statement

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Report to Gedling Borough Council

by Karen L Baker DipTP MA DipMP MRTPI

an Inspector appointed by the Secretary of State

Date 26 June 2018

Planning and Compulsory Purchase Act 2004

(as amended)

Section 20

Report on the Examination of the Gedling Borough Local Planning Document (Part 2 Local Plan)

The plan was submitted for Examination on 14 October 2016

The Examination Hearings were held on the following dates:

- 7 to 9 February 2017
- 28 February to 2 March 2017
- 21 to 23 March 2017
- 16 May 2017
- 28 to 30 November 2017
- 5 December 2017.

File Ref: PINS/N3020/429/5

Abbreviations used in this report

ACS	Aligned Core Strategy
AA	Appropriate Assessment
CIL	Community Infrastructure Levy
CPO	Compulsory Purchase Order
CPRE	Campaign to Protect Rural England
dpa	dwellings per annum
DtC	Duty to Co-operate
Extract of LPD	Extract of Local Planning Document Housing Allocation Policies (Part 2 Local Plan)
EIA	Equality Impact Assessment
GAR	Gedling Access Road
GTAA	Gypsy and Traveller Accommodation Assessment
HCA	Homes and Communities Agency
HMA	Housing Market Area
HRA	Habitats Regulations Assessment
JPAB	Greater Nottingham Joint Planning Advisory Board
LDS	Local Development Scheme
LPA	Local Planning Authority
LPD	Gedling Borough Local Planning Document (Part 2 Local Plan)
MM	Main Modification
MPA	Minerals Planning Authority
NCRELS	Nottingham City Region Employment Land Study
NPPF	National Planning Policy Framework
OAN	Objectively Assessed Need
PCPA	Planning and Compulsory Purchase Act 2004 (as amended)
PPG	Planning Practice Guidance
PPTS	Planning Policy for Traveller Sites, August 2015
SA	Sustainability Appraisal
SM	Scheduled Monument
SCI	Statement of Community Involvement
SHLAA	Strategic Housing Land Availability Assessment
SHMA	Strategic Housing Market Assessment
SoCG	Statement of Common Ground
SPA	Special Protection Area
SPD	Supplementary Planning Document
SRO	Side Roads Order
SUE	Sustainable Urban Extension
WMS	Written Ministerial Statement

Non-Technical Summary

This Report concludes that the Gedling Borough Local Planning Document (Part 2 Local Plan) [LPD] provides an appropriate basis for the planning of the Borough, provided that a number of Main Modifications [MMs] are made to it. Gedling Borough Council [the Council] has specifically requested me to recommend any MMs necessary to enable the LPD to be adopted.

The MMs all concern matters that were discussed at the Examination Hearings. Following the Hearings, the Council prepared schedules of the proposed modifications and carried out Sustainability Appraisal [SA] of them. The MMs were subject to public consultation over a six week period. In some cases I have added consequential modifications where necessary. I have recommended their inclusion in the LPD after considering all the representations made in response to consultation on them.

The purposes of the recommended MMs can be summarised as follows. However, the list is not intended to be an exhaustive summary of all the modifications.

- To set out which policies in the existing development plan are superseded.
- To clarify that Neighbourhood Plans form part of the development plan.
- To set out the current position with respect to minerals and the Minerals Local Plan.
- To clarify what is required when undertaking a Flood Risk Assessment.
- To set out the difference between Safeguarded Land protected to meet longer term development needs and that which is not suitable and/or available for development.
- To clarify that Safeguarded Land will be protected from development for the plan period and to set out the temporary uses which would be acceptable.
- To clarify that development of land adjoining Safeguarded Land should not prejudice its future development.
- To clarify the requirements relating to biodiversity and its consideration in development proposals.
- To clarify the status of the Mature Landscape Areas set out in the Gedling Borough Replacement Local Plan 2005.
- To update the list of Local Green Space designations.
- To clarify the position in respect of the Sherwood Forest Regional Park.
- To clarify the instances where a density lower than the policy requirement may be justified and where higher densities will be appropriate.
- To clarify the percentage targets of affordable housing required in each sub-market.
- To include a new policy which requires the provision of a suitable site to accommodate the requirement for 3 pitches for Gypsies and Travellers to meet the identified need.
- To clarify the Council's approach to the provision of self build and custom build homes.
- To set out the current employment provision and requirements.

- To clarify which visitor related facilities could be provided on the Gedling Colliery employment site to support the adjacent Gedling Country Park.
- To amend the level of A5 uses which would be acceptable in Arnold Primary Area, Calverton and Netherfield.
- To delete Policy LPD 54 which prevents the development of A5 uses within 400m of a secondary school.
- To set out the parking standards in the LPD.
- To clarify the position in respect of the GAR.
- To include requirements to closely monitor progress on the GAR and the triggers for an early review of the LPD.
- To amend the housing distribution set out in Policy LPD 63 to include 'up to' 1,265 homes around Hucknall and a windfall allowance of 240 homes.
- To update the housing allocation policies in respect of the numbers of dwellings on each site and whether they benefit from planning permission.
- To add an explanation of how proposals on allocated sites in the Minerals Safeguarding Area will be considered.
- To include a requirement to closely monitor progress on all allocated housing sites and the trigger for an early review of the LPD.
- To update the maps within the LPD to accurately reflect the extent of the allocated housing and employment sites.
- To include a new policy setting out the employment allocations.
- To amend various policies to ensure that they are clear, effective and consistent with national policy, including in respect of heritage assets.
- To amend the supporting text to various policies to explain their purpose and to clarify how they will be applied.
- To delete any policy references which could confer development plan status on Supplementary Planning Document [SPDs] and other documents which are not part of the LPD.
- To amend the housing trajectory to include updated information.

Introduction

1. This Report contains my assessment of the Gedling Borough Local Planning Document (Part 2 Local Plan) [LPD]¹, as amended by the Extract of Local Planning Document Housing Allocation Policies (Part 2 Local Plan) [Extract of LPD]², in terms of Section 20(5) of the Planning & Compulsory Purchase Act 2004 (as amended) [PCPA]. The latter, which was subject to public consultation from 18 September 2017 to 30 October 2017, included proposed changes to Policies LPD 63, LPD 64, LPD 66 and LPD 67 of the LPD along with the supporting text to these policies, in respect of the allocation of 6 additional housing sites. The allocation of these additional housing sites did not result in a change to the LPD's strategy. Indeed, by allocating these sites within and adjacent to the Urban Area and the Key Settlements of Calverton and Ravenshead, the Council has followed its spatial strategy of urban concentration with regeneration. My letter³, dated 16 June 2017, set out the reasons for my request to the Council to consider the allocation of additional housing sites, the public consultation exercise required and the likelihood that further Hearings would be necessary to consider the evidence⁴. I am satisfied, therefore, that the Extract of LPD can be considered as part of the submitted plan.
2. This Report considers whether the preparation of this LPD has complied with the Duty to Co-operate [DtC] and whether it is sound and compliant with the legal requirements. The National Planning Policy Framework [NPPF] makes it clear that in order to be sound, a Local Plan should be positively prepared, justified, effective and consistent with national policy⁵.
3. The LPD provides development management policies which will apply across Gedling, along with site allocations for housing and employment within the Borough.
4. My Report is divided into three main sections. The first deals with the DtC, the second assesses the legal compliance of the LPD and the third deals with matters of soundness, in relation to the development management policies and site allocations.
5. The starting point for the Examination is the assumption that the Local Planning Authority [LPA] has submitted what it considers to be a sound plan. The LPD, submitted in October 2016, is the basis for my Examination, as amended by the Extract of LPD. These documents were published for consultation in May 2016 and September 2017 respectively. Both were subject to Sustainability Appraisal [SA].

¹ LPD/REG/02

² EX/126

³ EX/122

⁴ Hearings considering the responses to the Extract of LPD were held between 28 and 30 November 2017 and on 5 December 2017.

⁵ Paragraph 182

Main Modifications

6. In accordance with section 20(7C) of the PCPA the Council requested that I should recommend any Main Modifications [MMs] necessary to rectify matters that make the LPD unsound or result in it not being legally compliant and thus incapable of being adopted⁶. My Report explains why the recommended MMs, all of which relate to matters that were discussed at the Examination Hearings, are necessary. The MMs are referenced in bold in the Report in the form **MM1, MM2, MM3** etc, and are set out in full in the Appendix.
7. Following the Examination Hearings, the Council prepared a schedule⁷ of proposed MMs and carried out SA⁸ of them. The MM schedule was subject to public consultation for six weeks, which commenced on Monday 12 February 2018. I have taken account of the consultation responses in coming to my conclusions in this Report and in this light I have added consequential modifications where these are necessary for consistency or clarity. None of the amendments significantly alters the content of the modifications as published for consultation or undermines the participatory processes and SA that has been undertaken. Where necessary I have highlighted these amendments in the Report.

Policies Map

8. The Council must maintain an adopted Policies Map which illustrates geographically the application of the policies in the adopted development plan. When submitting a Local Plan for Examination, the Council is required to provide a submission Policies Map showing the changes to the adopted Policies Map that would result from the proposals in the submitted Local Plan. In this case, the submission Policies Map comprises the set of plans identified as Local Planning Document Publication Draft Policies Map, May 2016⁹.
9. The Policies Map is not defined in statute as a development plan document and so I do not have the power to recommend MMs to it. However, a number of the published MMs to the LPD's policies require further corresponding changes to be made to the Policies Map. In addition, there are some instances where the geographic illustration of policies on the submission Policies Map is not justified and changes to the Policies Map are needed to ensure that the relevant policies are effective.
10. These further changes to the Policies Map were published for consultation alongside the MMs¹⁰.

⁶ Council's Response to the Inspector's Initial Questions [EX/08], attached to a letter from the Council dated 9 December 2016 [EX/07]

⁷ Proposed MMs to the Gedling Borough LPD Publication Draft, February 2018 [EX/158]

⁸ SA Publication Draft MMs, February 2018 [EX/159]

⁹ LPD/REG/03

¹⁰ Proposed Changes to the Policies Map of the Gedling Borough Local Planning Document Publication Draft (February 2018) [EX/161]

11. When the LPD is adopted, in order to comply with the legislation and give effect to the LPD's policies, the Council will need to update the adopted Policies Map to include all the proposed changes published alongside the MMs.

Duty to Co-operate

Is the LPD's preparation compliant with the DtC imposed by Section 33A of the PCPA?

12. Section 20(5)(c) of the PCPA requires that I consider whether the Council complied with the duty imposed on it by Section 33A in respect of the LPD's preparation and the DtC.
13. There has clearly been very close co-operation over an extended period between the Greater Nottingham Authorities¹¹. In particular, this is evident in the preparation and adoption of an Aligned Core Strategy [ACS] by Broxtowe Borough, Gedling Borough and Nottingham City Councils. Although Erewash Borough and Rushcliffe Borough Councils have prepared and adopted separate Core Strategies these are aligned to the other Core Strategies within the Greater Nottingham area.
14. Gedling Borough includes the Arnold and Carlton areas, which form the north eastern part of the main Nottingham built up area. The remainder of the Borough is rural and contains a number of former mining settlements. The rural area to the east shares a boundary with Newark and Sherwood District and Rushcliffe Borough, while the rural area to the west shares a boundary with Ashfield District, close to the settlement of Hucknall.
15. In terms of joint working arrangements a number of Partnership Groups¹² exist. Of these, the Greater Nottingham Joint Planning Advisory Board [JPAB] steers partnership working and provides strategic guidance on policy alignment to the Greater Nottingham Authorities, Nottinghamshire County Council [the County Council] and Ashfield District Council. In addition, the Greater Nottingham Executive Steering Group is attended by senior Officers for each Council in the JPAB partnership to discuss strategic planning issues and direct the delivery of strategic development projects. Other Officer Groups¹³ exist to discuss strategic planning matters, cross boundary issues and coordinating joint working.
16. In addition to the joint working arrangements set out above, workshops and meetings have been held with neighbouring authorities throughout the LPD preparation process on specific matters. Furthermore, the Council has put in place a working protocol for dealing with cross-boundary impacts and consideration of Section 106 planning obligations relating to development within Gedling Borough which would have an impact on the services and

¹¹ Broxtowe Borough, Gedling Borough, Nottingham City, Erewash Borough and Rushcliffe Borough Councils

¹² As set out in paragraph 8 to the Detailed Report on the Duty to Cooperate on the Local Planning Document [EX/11]

¹³ Including the Nottingham Core Housing Market Area Officers' Group and the Nottinghamshire Policy Officers' Group

facilities in the neighbouring Ashfield District. The preparation of a joint Infrastructure Delivery Plan, which accompanies the Core Strategies of the Greater Nottingham Authorities, along with the Nottingham Core Housing Market Area Assessment, the South Nottinghamshire Gypsy and Traveller Accommodation Assessment [GTAA] and Employment Land Forecasting Study, as well as the Greater Nottingham and Ashfield Green Belt Assessment Framework, provide further evidence of close co-operation.

17. It is apparent that, although the County Council was involved in the joint working arrangements during the preparation of the LPD, this was primarily as the Authority responsible for education, highways and flood risk. Minerals safeguarding issues should have been addressed early on in the preparation of the LPD, with the County Council as Minerals Planning Authority [MPA], particularly given the extent of the Minerals Safeguarding Area within Gedling Borough and the operation of the Dorket Head brickworks and quarry immediately adjacent to the urban area at Arnold and Carlton. The Council has confirmed that this approach will be adopted in the preparation of future plans. Nevertheless, neither the County Council, nor any Representor, is concerned that this shortcoming in procedure represents a failure of the DtC. For the reasons set out later in this Report, it has not resulted in soundness issues that cannot be overcome by MMs.
18. The Report of Additional Housing Consultation on the Local Planning Document¹⁴ confirms that the 6 additional housing allocations included in the Extract of LPD were discussed at a number of meetings of the Nottingham Housing Market Area, which meets monthly and is attended by the Greater Nottingham Authorities, Ashfield District Council and the County Council. Furthermore, the Council also attended a DtC meeting with Newark and Sherwood District Council on 6 August 2017, where the additional housing sites were discussed.
19. It is therefore apparent that the Council has constructively engaged with neighbouring authorities, the County Council and the various bodies prescribed in the Regulations¹⁵. Overall I am satisfied that the legal DtC has therefore been met, along with the relevant policy requirements in the NPPF¹⁶.

¹⁴ EX/140

¹⁵ As set out in EX/11

¹⁶ Paragraphs 178 to 181 of the NPPF in particular

Assessment of Legal Compliance

Has the LPD been prepared in accordance with the Local Development Scheme¹⁷ [LDS]?

20. The LDS includes the programme for preparing the LPD and sets out the scope and content of the LPD. The LPD comprises a suite of development management policies and site allocations for the whole Borough.
21. The LPD has been prepared broadly in accordance with the content and timetable set out in the LDS. However, the LPD will be adopted around a year after the date set out in the LDS. This is largely due to my request for the LPA to put forward additional housing sites for allocation and the need for further public consultation and Hearing sessions to be undertaken. Given the necessity of this delay, it is not a fundamental failing.

Has the LPD been prepared in accordance with the Council's Statement of Community Involvement [SCI] and met the minimum consultation requirements in Regulation 22 of the Town and Country Planning (Local Planning) Regulations 2012?

22. In accordance with Regulation 22 of the Town and Country Planning (Local Planning) Regulations 2012, the Council prepared a Report of Consultation on the Local Planning Document¹⁸, October 2016, which was submitted along with the LPD for Examination. This confirmed that the LPD had been published for formal consultation for 6 weeks between 23 May and 4 July 2016 and that a total of 646 responses, from 396 respondents, were made to the LPD and its associated SA, Habitats Regulations Assessment [HRA] and Equality Impact Assessment [EIA]. The Council's Report of Responses¹⁹, October 2016, confirmed that, in addition, a petition (comprising 121 signatures) relating to the Willow Farm site (H3), 2 petitions (comprising 25 and 75 signatures respectively) relating to the Park Road site (H16) and the results of a survey of 150 residents, conducted by Mark Spencer MP, relating to the Hayden Lane site (H10), were also submitted. In addition, the Council produced a Report of Responses Addendum: Comments received from Nottinghamshire CPRE²⁰ (January 2017), which were omitted at the time the LPD was submitted for Examination and updated the total responses to 659, from 397 respondents.
23. At the start of the LPD process the Council prepared a Consultation Strategy, which set out how people would be able to participate and comment on the LPD. This was updated²¹ in October 2016 for submission. Prior to the publication of the Issues/Options Report, in October 2013, masterplanning of the Key Settlements of Bestwood Village, Calverton and Ravenshead took place. Following this, and prior to the publication of the LPD Publication Draft the Council undertook informal topic workshops with

¹⁷ LPD/POL/01

¹⁸ LPD/REG/07

¹⁹ LPD/REG/04

²⁰ EX/28

²¹ LPD/REG/28

parish councils, adjoining local planning authorities, people with specialist knowledge, community representatives, community groups and organisations with particular interests. The Council also held meetings with technical specialists in relation to flooding; and, contamination and pollution control. Following these topic workshops and technical meetings the Council drafted the LPD policies, which were then subject to comments by various people with specialist knowledge from within and outside the Council, prior to the publication of the LPD Publication Draft.

24. The LPD Publication Draft was made available on a dedicated webpage on the Council's website, with interested parties able to make responses online via the consultation portal. In addition, the Council accepted responses by email and letter. The Council used a variety of ways to make people aware of the LPD Publication Draft and how to express their views including through the use of social media; adverts, posters, mail shots and letters; and public exhibitions. Documents and representation forms were available online and also in hard copy at various locations throughout the Borough, including the Civic Centre, libraries, village halls and other community buildings.
25. The Council also produced a Report of Additional Housing Consultation on the LPD (in accordance with Regulation 22)²² in November 2017. This confirmed that the Extract of LPD had been published for formal consultation, between 18 September and 30 October 2017, alongside a number of other documents²³, and that a total of 121 comments, from 73 respondents, were made on it and these other documents, along with 2 petitions for housing sites X3 and X4 which were signed by 113 and 97 people respectively. Additional comments were raised at 3 workshop sessions held in Redhill/Daybrook, Ravenshead and Calverton to discuss the additional 6 housing allocations.
26. The Extract of LPD was made available on the Examination website and interested parties were able to make responses to it in similar ways to those to the LPD Publication Draft.
27. The LPD has been prepared in accordance with the Council's SCI, which is referred to as the Statement of Consultation²⁴ and I am satisfied that the Council has met the standards set out in the Regulations. Indeed, it is apparent that these standards have been exceeded and the Council has sought to use a variety of means to ensure that interested parties have the opportunity to respond. I am satisfied, therefore, that the Council has carried out the appropriate consultation.

²² EX/140

²³ Sustainability Appraisal Addendum 4 [EX/127]; Sustainability Appraisal Addendum 3 [EX/63]; Sustainability Appraisal Addendum 2 [EX/12]; Sustainability Appraisal Addendum [LPD/REG/20]; Addendum to the Habitats Regulations Assessment [EX/128]; Addendum to Equality Impact Assessment [EX/129]; Housing Background Paper Addendum 2 [EX/130]; Site Selection Document Addendum 3 [EX/131]; Site Selection Document Addendum 2 [EX/98]; Housing Implementation Strategy [EX/132]; and Infrastructure Delivery Plan Background Paper Addendum [EX/133]

²⁴ LPD/POL/02

Is the LPD legally compliant with respect to Sustainability Appraisal?

28. The Council has used a Framework for SA which was established for use in the ACS. The Scoping Report²⁵ considered it appropriate to use this Framework as the issues had not changed significantly since the preparation of the ACS. The Council amended the SA Framework as a result of consultation responses on the Scoping Report and comments received on the SA of the publication version of the ACS.
29. A series of policy questions in the SA Framework were used to assess the Reasonable Alternative options for the policies and the proposed development management policies in the LPD. The SA Matrix, which also included a series of site questions, was used to assess the Reasonable Alternative options for the sites and the proposed site allocations in the LPD. It is clear that, through a process of SA, the Council has assessed the suitability of a range of policy options and the suitability of a large number of sites against an extensive set of criteria.
30. The Council used additional information, including assessments undertaken by consultants on landscape and heritage matters, to assess each Reasonable Alternative against the SA objectives. Together, these formed part of the site selection methodology exercise to identify Reasonable Alternative sites for site allocations.
31. There have been some criticisms of the SA, including the alternatives considered, decisions made regarding the site allocations and the review of the Green Belt, along with the Council's approach. However, the PPG states that a SA does not need to be done in any more detail, or using more resources, than is considered to be appropriate for the content and level of detail in the plan. The SA carried out by the Council conforms to that guidance.
32. The SA has been undertaken at each stage of the LPD's preparation. However, there has been some criticism of the extent and frequency of addendums to the SA carried out during the Examination. The SA is an iterative process, with further SA carried out to address any deficiencies identified or where new information or assessments have been presented or changes to the plan's policies and proposals are put forward. The Council has acted swiftly in these circumstances to ensure that further SA is carried out as required.
33. The Reasonable Alternatives have been assessed using the same methodology, whether taken forward in the LPD or rejected. There has been some criticism about the nature and extent of the Reasonable Alternatives assessed and questions about the Council's approach. However, it is not for the Council to include every conceivable alternative in its assessment, simply those that it considers reasonable. I am satisfied that the SA carried out by the Council in this case has achieved this. The Council has carried out an adequate SA of the LPD and Reasonable

²⁵ SA Scoping Report, October 2013 [LPD/REG/10]

Alternatives have been considered to a sufficient degree. Indeed it represents the most appropriate strategy in the circumstances.

34. The Council has carried out an adequate SA of the LPD, Extract of the LPD and proposed Main Modifications to the LPD²⁶ and Reasonable Alternatives have been considered. This work includes a number of addendum SAs. I discuss the SA and the approach to site selection later in this Report, but I am satisfied that the LPD is legally compliant with respect to SA.

Is the LPD legally compliant with respect to the Habitats Regulations and any requirement for appropriate assessment?

35. The Council has prepared a Habitats Regulations Assessment²⁷ [HRA] of the LPD to determine whether or not it would have a significant effect on sites of European importance for nature conservation. Natural England confirmed in March 2016 that it considered that the HRA provides an appropriate record of the HRA process and an appropriate screening of the proposed policies.
36. The Council produced an Addendum²⁸ to the HRA in September 2017 which undertook an HRA of the modifications proposed to the LPD in the Extract of LPD. It also carried out a further HRA²⁹ in February 2018 of the proposed MMs to the policies and allocations in the LPD.
37. Although there are currently no internationally designated sites within Gedling, areas of woodland to the north of the plan area and extending into the Borough have been identified as a prospective Special Protection Area [SPA]. The HRAs undertaken, however, confirm that there would be no significant effects upon this prospective SPA.

²⁶ SA Scoping Report, October 2013 [LPD/REG/10], SA Publication Draft Main Report (including Non-Technical Summary), May 2016 [LPD/REG/11], SA Publication Draft Appendix A: Scoping Report Update, May 2016 [LPD/REG/12], SA Publication Draft Appendix B: Reasonable Alternative Options for Policy Topics, May 2016 [LPD/REG/13], SA Publication Draft Appendix C: Reasonable Alternative Sites for Housing in the Urban Area and on the edge of Hucknall, May 2016 [LPD/REG/14], SA Publication Draft Appendix D: Reasonable Alternative Sites for Housing in the Key Settlements, May 2016, [LPD/REG/15], SA Publication Draft Appendix E: Reasonable Alternative Sites for Housing in the Other Villages, May 2016 [LPD/REG/16], SA Publication Draft Appendix F: Reasonable Alternative Sites for Employment [LPD/REG/17], SA Publication Draft Appendix G: Appraisal of Development Management Policies [LPD/REG/18], SA Publication Draft Appendix H: Appraisal of Site Allocations for Housing and Employment [LPD/REG/19], SA Publication Draft Addendum: Alternative Sites to the Site Allocations for Housing [LPD/REG/20], SA Publication Draft Addendum 2: Appraisal of Housing Distribution for Key Settlements and Policies LPD 62 and LPD 63, December 2016 [EX/12], SA Publication Draft Addendum 3: Review of SA Assessment on Reasonable Alternative Sites and Allocation Sites based on second heritage assessment, February 2017 [EX/62], SA Publication Draft Addendum 4: Review of SA Assessment on Policy LPD 63 (now LPD 64) and Additional Site Allocations for Housing, September 2017 [EX/127], SA Publication Draft Main Modifications, February 2018 [EX/159]

²⁷ LPD/REG/21

²⁸ EX/128

²⁹ EX/160

Is the LPD legally compliant with respect to climate change?

38. The LPD includes policies designed to secure that the development and use of land in the LPA's area contribute to the mitigation of, and adaptation to, climate change. These include housing and employment allocations, in accordance with the strategy of urban concentration with regeneration set out in the ACS, which would minimise the need to travel and maximise opportunities for non-car travel, along with policies relating to renewable energy, flood risk and water management³⁰. As such, I am satisfied that the LPD is legally compliant with respect to climate change.

Is the LPD legally compliant with national policy, the provisions of the PCPA and Local Plan Regulations 2012 (as amended) for the preparation of the plan?

Is the LPD consistent with other development plan policies?

39. The County Council is responsible for planning for minerals and waste. A Minerals Local Plan was adopted on 5 December 2005. The County Council submitted a draft Minerals Local Plan for Examination in November 2016. However, the County Council has confirmed³¹ that this Plan has since been withdrawn, with a view that an immediate review of the methodology used to assess the need for aggregates be undertaken, taking into account the most up-to-date data available, and that a revised draft Minerals Local Plan be prepared. I recommend, therefore, that a modification be included to clarify the current situation and to ensure that the LPD is effective. **[MM3]** A Waste Local Plan was adopted in January 2002, but this document is being progressively replaced by the Replacement Waste Local Plan, with the Waste Core Strategy (Part 1) adopted in December 2013. The adopted Minerals and Waste Local Plans also form part of the development plan for the area.
40. A number of the sites allocated for housing in the LPD³² are located close to existing clay extraction and landfill operations associated with the Dorket Head brickworks and quarry and are within an area underlain by the Gunthorpe Formation. The County Council and the quarry operator have expressed concerns about the proximity of these sites to the existing operations and the potential for their development to sterilise the clay resource. Subject to several MMs set out in more detail throughout this Report, which respond to the concerns raised, the LPD is consistent with the adopted Minerals Local Plan.
41. The Calverton Neighbourhood Plan was approved by referendum on 30 November 2017. It now forms part of the development plan for Gedling Borough in accordance with the Neighbourhood Planning Act 2017. Neighbourhood Plans are also in the process of being prepared at Burton Joyce, Linby and Papplewick.

³⁰ Policies LPD 1 to LPD 6

³¹ Letter dated 1 June 2017 [EX/119]

³² Brookfields Garden Centre (H2), Lodge Farm Lane (H5), Howbeck Road/Mapperley Plains (H7) and Killisick Lane (H8)

42. The objectives of the Calverton Neighbourhood Plan are to promote high quality and sustainable growth; protect and enhance Calverton's historic built environment; protect and enhance Calverton's natural and historic environment, countryside and Green Belt setting; and improve the provision of sustainable transport throughout the village. The Neighbourhood Plan does not allocate any housing or employment sites for growth. However, it advocates an area known as the 'North West Quadrant Urban Extension' as the main location for growth in the settlement. This area is bounded by Park Road, Flatts Lane, Oxton Road, Hollinwood Lane and Collyer Road. Two sites within this North West Quadrant are allocated for housing in the LPD³³, along with an area of Safeguarded Land.
43. Policy G1 of the Neighbourhood Plan says that proposals for residential development in the North West Quadrant will only be permitted where it is accompanied by an overall masterplan illustrating a number of aspects. Although this is not a requirement in the LPD, regard would be had to this policy in the consideration of any planning application for residential development on the allocated sites.
44. The LPD allocates 2 further housing sites within Calverton³⁴. Site H14 benefits from planning permission and is currently under construction. Concerns have been expressed about the consistency of the housing allocations in the LPD with the recently approved Neighbourhood Plan. Although sites H14 and H15 are not within the preferred North West Quadrant, the inclusion of other sites for housing within Calverton is not precluded by the Neighbourhood Plan. Furthermore, H16 and X4 are within the North West Quadrant and, while the whole of this area is not currently allocated for housing, I consider that bringing development forward on these allocated sites would not compromise its future development. Indeed, both the LPD and the Neighbourhood Plan include policies which would ensure that any development on these allocated sites would not prejudice the adjoining Safeguarded Land within the North West Quadrant. I am satisfied, therefore, that the LPD would be consistent with the Neighbourhood Plan.

Would policies in the LPD supersede any policies in the adopted development plan?

45. Once adopted, the LPD, along with the ACS, will replace all of the saved policies in the Gedling Borough Replacement Local Plan (2005). The Regulations require that, where a Local Plan is intended to supersede another policy in an adopted development plan, this must be stated and the superseded policy should be identified. I therefore recommend that a modification be made to ensure that the LPD is legally compliant. **[MM1]**
46. Section 38(6) of the PCPA requires that applications for planning permission should be determined in accordance with the development plan, unless material considerations indicate otherwise. This includes Neighbourhood Plans. The LPD should therefore make this clear. As such, I recommend

³³ Park Road [H16] and Flatts Lane [X4]

³⁴ Dark Lane [H14] and Main Street [H15]

that a modification be made to the LPD to ensure that it is effective and consistent with national policy. **[MM2]**

Does the approach regarding Supplementary Planning Documents [SPDs] comply with the Regulations?

47. The Regulations³⁵ make it clear that development management policies which are intended to guide the determination of applications for planning permission should be set out as Local Plan policy. The NPPF also indicates that policies on local standards should be in the plan³⁶. However, a number of policies in the LPD require compliance with an SPD or other standalone documents. This would give development plan status to documents which are not part of the LPD and which have not been subject to the same process of preparation, consultation and Examination. This would not be compliant with the Regulations. Instead, where SPDs are prepared, they should be used to provide more detailed advice and guidance on the policies in the plan³⁷.
48. Policy LPD 36 of the LPD refers to the provision of 10%, 20% or 30% affordable housing, depending on location, on new residential development sites of 15 or more dwellings, with the percentage of affordable homes provided dependent on location, as set out in the Affordable Housing SPD³⁸. The details of the locations for the differing percentages of affordable housing provision required by the policy should, however, be clearly defined in the LPD, rather than reference being made to the SPD, given that the policy requires development proposals to meet the requirements for affordable housing set out in this document. I therefore recommend that modifications be made to add a new appendix to the LPD, to indicate the locational requirements for affordable housing in the Borough **[MM90]**, along with amendments to the policy and supporting text **[MM39, MM41]** to ensure that the LPD is effective and justified.
49. Policy LPD 57 of the LPD refers to residential and non-residential parking standards being set out in the Parking Provision for Residential SPD³⁹ and the 6C's Design Guide respectively. These parking standards should be clearly defined in the LPD, given that the policy requires development proposals to meet the requirements for parking provision set out in these documents. I therefore recommend modifications in respect of this matter, to ensure that the LPD is justified and effective, through the necessary amendment to the policy and by the inclusion of the parking requirements within a new appendix to the LPD. **[MM55, MM91]**
50. I am satisfied that the LPD complies with national policy, the PCPA and the 2012 Regulations, except where indicated and MMs are recommended.

Assessment of Soundness

³⁵ Regulations 2 and 5

³⁶ Paragraph 174

³⁷ PPG ID 12-028-20140306

³⁸ LPD/HOU/07

³⁹ LPD/TRA/07

Main Issues

51. Taking account of all the representations, the written evidence and the discussions that took place at the Examination Hearings, I have identified a number of main issues upon which the soundness of the LPD depends⁴⁰. Under these headings my Report deals with the main matters of soundness.
52. Representations on the submitted plan have been considered insofar as they relate to soundness. However, they are not reported on individually. In particular, I have not referred to every argument advanced in the representations or at the Hearing sessions. Nor have I referred to every suggested change to the policies or supporting text.

Issue 1: Is the general approach and coverage of the LPD justified and effective?

Does the LPD accord with the Vision, Objectives and Spatial Strategy set out in the ACS?

53. The policies contained in a Local Plan must be consistent with the adopted development plan⁴¹. In this case, the LPD is intended to help deliver the strategy set out in the ACS by providing more detailed development management policies and by allocating sites for housing and employment development.
54. The ACS was adopted in September 2014 and it sets out the overall requirements for development in Broxtowe Borough, Gedling Borough and Nottingham City. The ACS sets out a spatial strategy of urban concentration with regeneration as the most appropriate strategy for the area. For Gedling this means that housing development should be focussed in sustainable locations (urban edge and sustainable settlements which are accessible to Nottingham City Centre) in order to support the role of Nottingham City as a regional centre and contribute to ensuring that the development needs of the Greater Nottingham area are deliverable. As such, the ACS seeks to focus development within and adjoining the main built up area of Nottingham with Sustainable Urban Extensions identified at Hucknall, in recognition of its Sub Regional Centre status, as well as identifying Bestwood Village, Calverton and Ravenshead as Key Settlements for growth. Furthermore, the development strategy supports the development of key regeneration sites, including Gedling Colliery/Chase Farm which is seen by the ACS as a regeneration priority for Gedling.
55. In respect of employment, the strategy set out in the ACS requires that well located employment land be protected and provided within Gedling to meet the needs of modern business.
56. The ACS refers to the Nottingham Derby Green Belt as a long established and successful planning policy tool, which is very tightly drawn around the

⁴⁰ The ordering and phrasing of issues and the headings used vary from those set out in my Draft Matters, Issues and Questions for the Examination (December 2016) [EX/19]

⁴¹ Regulation 8(4) of The Town and Country Planning (Local Planning) (England) Regulations 2012

built-up areas. The ACS acknowledges that non-Green Belt opportunities to expand the area's settlements are extremely limited and therefore exceptional circumstances require the boundaries of the Green Belt to be reviewed in order to meet the development requirements of the ACS and Part 2 Local Plans.

57. The LPD is a Part 2 Local Plan and its purpose is to include development management policies, against which planning applications for the development and use of land will be considered, and to allocate non-strategic development sites within the planning framework established in the ACS in order that it delivers the number of homes and employment sites required by the ACS within the plan period 2011 – 2028.
58. The LPD plan period runs from 2011 to 2028, which aligns with that of the ACS. The LPD includes non-strategic site allocations for housing and employment and detailed development management policies. The LPD has adopted the approach set out in the ACS of urban concentration with regeneration, by directing development to locations within or adjacent to the main urban areas of Arnold and Carlton, followed by locations on the edge of the Sub Regional Centre of Hucknall and then locations at the three Key Settlements for growth (Bestwood Village, Calverton and Ravenshead). Finally, growth at Other Villages⁴² will be provided to meet local needs only.
59. The sites identified in the LPD have been allocated following a site selection process which considered a number of sites both within and adjacent to the built up areas, including a mix of brownfield and greenfield sites. In some cases this has involved removing land from the Green Belt to allocate sites for residential development and Safeguarded Land adjoining the main built up area of Arnold and Carlton and settlements within the Borough, in line with the ACS approach. I will consider whether there are exceptional circumstances to justify this, both at a strategic level, in the context of the ACS, and at a site specific level, in terms of the effect on Green Belt purposes⁴³, as well as other relevant factors. Subject to several MMs set out in more detail throughout this Report, the LPD accords with the Vision, Objectives and Spatial Strategy of the ACS.

⁴² Burton Joyce, Lambley, Linby, Newstead, Papplewick, Stoke Bardolph and Woodborough

⁴³ Paragraph 80 of the NPPF

Does the LPD include all appropriate definitions in the Glossary of Terms and Abbreviations in Appendix D?

60. The LPD includes a glossary of terms and abbreviations at Appendix D. During the course of the Examination it became apparent that several definitions are missing from this list. I therefore recommend that a modification be made to the LPD to include definitions for 'Clean Air Zone', 'Enabling Development', 'Locally Important Heritage Assets', 'Minerals Consultation Areas' and 'Minerals Safeguarding Areas' to ensure that the LPD is effective. [MM92]

Issue 2: Is the approach to the Green Belt justified, effective and consistent with national policy?

Has the principle of removing land from the Green Belt already been established in the ACS? If so, does the LPD deviate from the principles set out in the ACS in this regard?

61. The Nottingham Derby Green Belt is a long established and successful planning policy tool and is very tightly drawn around the built up areas. A strategic assessment of the Nottingham-Derby Green Belt⁴⁴ was carried out as part of the production of the ACS. The ACS recognises that non-Green Belt opportunities to expand the area's settlements are extremely limited and therefore exceptional circumstances require the boundaries of the Green Belt to be reviewed in order to meet the development requirements of the ACS and Part 2 Local Plans⁴⁵. Indeed, ACS Policy 3 says that Part 2 Local Plans will review Green Belt boundaries to meet the other development land requirements of the ACS, in particular in respect of the strategic locations and the Key Settlements named in Policy 2.
62. The ACS also sets out a sequential approach to guide site selection for LPAs to use in reviewing Green Belt boundaries to deliver the distribution of development in Policy 2 within Part 2 Local Plans. This gives preference to land within the development boundaries of the main built up area of Nottingham, Key Settlements for Growth and Other Villages; followed by other land not within the Green Belt (Safeguarded Land); and finally, Green Belt land adjacent to the development boundaries of the main built up area of Nottingham, Key Settlements for Growth and Other Villages. The NPPF states that, once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan. It is apparent that the Inspector examining the ACS was satisfied that exceptional circumstances required for alterations to the boundaries of the Green Belt exist, given that the Objectively Assessed Need [OAN] could not be met without the removal of land from the Green Belt and that a lower amount of housing would not be sustainable when considering environmental, social and economic factors. As such, the principle of removing land from the Green Belt has already been established in the ACS.

⁴⁴ Green Belt Review Background Paper, June 2013

⁴⁵ Paragraph 3.3.1

63. In reviewing Green Belt boundaries, Policy 3 of the ACS says that consideration will be given to the statutory purposes of the Green Belt; establishing a permanent boundary which allows for development in line with the settlement hierarchy and/or to meet local needs; the appropriateness of defining Safeguarded Land to allow for longer term development needs; and, retaining or creating defensible boundaries.
64. In February 2015, the Council, along with Ashfield District, Broxtowe Borough and Nottingham City Councils, published the Greater Nottingham and Ashfield Green Belt Assessment Framework⁴⁶ which establishes a common means of assessing the purposes of the Green Belt as set out in the NPPF⁴⁷. Its aim was to help the Councils reach a view on whether there are specific areas of land that could be considered for release from the Green Belt. The Green Belt Assessment Framework sets out a 2 step Green Belt review process which includes the assessment of broad areas of land around settlements⁴⁸, using the Assessment Criteria and Assessment Matrix included in Figures 1 and 2 in that document respectively, as part of the first step. As part of step 2, Councils would either split the broad areas into smaller sites for assessment or assess specific sites identified through the SHLAA process, in order to compare the Green Belt characteristics of alternative sites. These sites would again be assessed using the Assessment Criteria and Assessment Matrix, which would include on-site appraisal.
65. The Council published its Green Belt Assessment⁴⁹ in July 2015. The purpose of this assessment being to consider how well parts of the Green Belt are performing against the purposes set out in paragraph 80 of the NPPF and to inform decisions about specific sites in the Green Belt. It also sets out the approach used by the Council (based on the Green Belt Assessment Framework) to inform its site-by-site assessment and the findings of that assessment. Stage 1 includes an assessment of broad areas around the Urban Area, Key Settlements for growth and Other Villages as defined in the ACS against the Assessment Criteria using the Assessment Matrix, set out in Appendices A and B of the Green Belt Assessment respectively. Stage 2 is an assessment of specific parcels of land within the broad areas. The sites chosen are based on the pool of 'Reasonable Alternatives' which have been assessed through the SHLAA after being put forward by the landowner or developer for consideration by the Council. The SHLAA sites include those sites that have been assessed as being suitable for residential development; and, those sites where constraints to development have been identified but where there may be scope to overcome them.
66. The Council published a Green Belt Assessment Addendum⁵⁰ in March 2016, which carried out a Stage 2 assessment on an additional 3 sites that had

⁴⁶ LPD/GRE/01

⁴⁷ Paragraph 80

⁴⁸ In Gedling the settlements are listed in Appendix 1 of the Green Belt Assessment Framework as Bestwood Village, Burton Joyce, Calverton, Carlton/Arnold, Lambley, Linby, Newstead, Papplewick, Ravenshead, Stoke Bardolph and Woodborough

⁴⁹ LPD/GRE/02 and EX/41

⁵⁰ LPD/GRE/03

come forward following the initial Assessment. Overall, a further 12 sites had been put forward. However, many of these were simply variations on sites which had been included in the initial Assessment and the Council considered that they did not require reassessment as the existing results could be used as part of the evidence to determine whether or not to allocate the site.

67. I am satisfied that the approach set out in the Green Belt Assessment Framework, and subsequently used in the Council's Green Belt Assessment, accords with the sequential approach to guide site selection and those matters to be considered when reviewing Green Belt boundaries set out in ACS Policy 3. As such, it does not deviate from the principles set out in the ACS in this regard.

How would development of the sites removed from the Green Belt affect Green Belt purposes?

68. Although the ACS makes it clear that exceptional circumstances exist to enable the alteration of the Green Belt boundary in Gedling, this is, in effect, the first stage in this process. The second stage, which should be undertaken as part of the LPD process, should consider the removal of each individual site from the Green Belt and whether exceptional circumstances are demonstrated on a site by site basis. This requires consideration of the effect on Green Belt purposes.
69. The Green Belt is drawn tightly around the built up areas in the Borough. Therefore, non-Green Belt opportunities to expand the built up area of Nottingham and the edge of Hucknall, Key Settlements and Other Villages are extremely limited. The OAN for the Borough could not be met without the removal of land from the Green Belt. The Government places particular importance on promoting sustainable patterns of development and the ACS concludes that a lower amount of housing would not be sustainable when considering environmental, social and economic factors.
70. The housing sites have been allocated following a site selection process which has included an assessment⁵¹ of potential sites in the Green Belt based on the Framework established in the ACS. It is apparent that, in respect of each of the sites removed from the Green Belt, regard has been had to the scale of development required by the ACS and the need to remove sites from the Green Belt to meet the housing requirement. The assessment has also considered the impact of each of the allocated sites, along with Reasonable Alternatives, on 4 of the purposes of Green Belts set out in the NPPF⁵². The fifth purpose 'to assist in urban regeneration, by encouraging the recycling of derelict and other urban land' was not used, as the Council considered that all Green Belt land performs this purpose equally. Each site was given a score out of 5 for each purpose listed in the Matrix, which were then added together to give an overall score for that site, with lower scores meaning that a site is, overall, less valuable in terms of the Green Belt. In some instances, however, whilst a site may have a

⁵¹ LPD/GRE/02 and LPD/GRE/03

⁵² Paragraph 80

low overall score, it may score highly in one particular purpose which may indicate that it is of sufficient importance to be retained. The Council has considered these matters in its site selection process.

71. The Site Selection Document⁵³ makes it clear that, when determining whether a site should be allocated, a comparative exercise between the Reasonable Alternatives has been undertaken. Amongst the matters that the Council has had regard to are the harm development of the site would cause, including in terms of Green Belt, with preference given to sites which, on balance, would cause less or no harm; and whether there are exceptional circumstances in terms of the need for the release of Green Belt land to meet the identified 'left to find' figure for the settlement.
72. Although many of the allocated sites would lead to some harm to the Green Belt purposes, it is apparent that these sites have been chosen following a robust assessment, which considered most of the Reasonable Alternatives to be at least as harmful. It is clear that there is not sufficient capacity within the Urban Area, or in the Key Settlements and Other Villages or on non-Green Belt land to accommodate the development needed and therefore amendments to the Green Belt boundary are essential. The Council has undertaken a sufficiently robust process of site selection using the Green Belt Assessment Framework and, as such, its assessment of potential sites has been thorough. The sites identified for removal from the Green Belt represent those which are least harmful, would enable the establishment of a permanent boundary, provide for the allocation of Safeguarded Land to meet longer-term development needs and retain or create defensible boundaries.
73. I am satisfied, therefore, that exceptional circumstances exist which require the boundaries of the Green Belt to be reviewed in order to meet the development requirements set out for Gedling in the ACS. Furthermore, I consider that the Council's approach to the assessment of potential sites, which accords with that set out in the ACS, is appropriate and demonstrates that exceptional circumstances exist which justify the removal of these sites⁵⁴ from the Green Belt, having regard to national policy and in particular Green Belt purposes.

Should Safeguarded Land be allocated in the LPD? If so, has sufficient Safeguarded Land been allocated?

74. In Gedling Borough, the ACS states that some areas of land are excluded from the Green Belt (as Safeguarded Land) to allow for long term (i.e. beyond the plan period) development needs⁵⁵. It goes on to say that areas of safeguarded land will remain, and elsewhere consideration will be given as to the appropriateness of excluding other land from the Green Belt as part of the boundary review to allow for longer term development needs. The Inspector examining the ACS noted in her Report⁵⁶ that it would be

⁵³ LPD/GRO/05

⁵⁴ Sites H2, H3, H4, H5, H7, H8, X3, H12 (in part), H15, H16, X4, H18, X5, X6, H21, H23 and H24

⁵⁵ Paragraph 3.3.6

⁵⁶ Paragraph 117

appropriate for the Councils to identify Safeguarded Land in their Part 2 Local Plans to achieve a degree of flexibility in meeting future development needs and to postpone the need for further Green Belt Reviews.

75. The NPPF⁵⁷ states that when defining Green Belt boundaries, LPAs should, where necessary, identify in their plans, areas of 'safeguarded land' between the urban area and the Green Belt, in order to meet longer term development needs stretching well beyond the plan period. The LPD removes a number of sites from the Green Belt and designates them as Safeguarded Land. The location of Safeguarded Land broadly follows the spatial strategy of urban concentration with regeneration by allocating these sites adjacent to the Sub Regional Centre of Hucknall and 2 of the Key Settlements for growth.
76. I note that land around the built up area of Nottingham has not been designated as Safeguarded Land to meet longer term development needs as the Council considered that any land in that location which was suitable for development and capable of appropriate removal from the Green Belt should be allocated for residential development in line with Policy 2 in the ACS.
77. The allocation of Safeguarded Land has primarily been boundary driven, rather than by the quantum of land, and it has been reviewed on a site by site basis. The Council's Green Belt Assessment⁵⁸ considers whether there are exceptional circumstances to remove sites from the Green Belt to be designated as Safeguarded Land, using the same approach to that undertaken to assess whether sites can be removed and allocated for housing, including assessing how well areas of land are performing against the purposes of the Green Belt. Consideration has also been given to whether or not its designation would provide a strong defensible boundary. Given the extent of Green Belt within the Borough and having regard to the particular circumstances within Gedling, along with the need to have regard to their intended permanence in the long term, I am satisfied that the Council's approach is reasonable, that exceptional circumstances have been demonstrated and that sufficient Safeguarded Land has been allocated.
78. In terms of 3 sites at Top Wighay Farm, Hucknall (46.8ha); Oxton Road/Flatts Lane, Calverton (30.7ha); and Moor Road, Bestwood Village (7.2ha) the LPD seeks to protect them from development in order to meet longer term development needs. In respect of 4 sites at Mapperley Golf Course (46.8ha); Lodge Farm Lane, Arnold (3.9ha); Glebe Farm, Gedling Colliery (3.2ha); and Spring Lane, Lambley (1.8ha), the LPD seeks to safeguard them for other reasons.
79. Given the differences in these allocations, and the reasons for them, it would be appropriate to make this clear in the Policy and its supporting text. Modifications are therefore recommended in this regard to ensure that the LPD is effective. **[MM12, MM13, MM14, MM15]**

⁵⁷ Paragraph 85

⁵⁸ LPD/GRE/02

80. Safeguarded Land is proposed in the LPD to provide a degree of permanence to the redefined Green Belt boundaries, reducing the need for future reviews of the Green Belt in subsequent LPD reviews, and to ensure that the need to define Green Belt boundaries using defensible features on the ground does not result in large sites being developed all at once where this would cause problems for local infrastructure. Given the role that Safeguarded Land would play, clarification of the types of temporary uses that may be acceptable on it during the plan period would be necessary. A modification is therefore recommended in this regard to ensure that the LPD is effective. **[MM16]**
81. The LPD should also ensure that the future development of Safeguarded Land is not prejudiced by the development of land adjoining it and make it clear that any decision to allocate Safeguarded Land for future development would be made through the preparation of a Local Plan. As such, a modification to the supporting text of Policy LPD 62 is recommended to make this clear and to be consistent with national policy. **[MM57]**

Issue 3: Is the LPD positively prepared, justified and effective in respect of housing?

82. The NPPF requires Local Plans to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities⁵⁹.

Housing Provision and Distribution

Is the overall level of housing provision and its distribution in the LPD consistent with the ACS?

83. The ACS sets out the requirement for new housing provision within Broxtowe Borough, Gedling Borough and Nottingham City, based on the OAN for these areas. Policy 2 of the ACS says that a minimum of 30,550 new homes will be provided for between 2011 and 2028 across the three local authority areas, of which a minimum of 7,250 will be provided in Gedling Borough. The table within Policy 2 indicates that these will be distributed across the plan period as follows: 500 dwellings (2011 to 2013), 2,200 dwellings (2013 to 2018), 2,400 dwellings (2018 to 2023) and 2,150 dwellings (2023 to 2028). Appendix C to the ACS includes a Housing Trajectory for Gedling which indicates the projected completions within the Borough during the plan period.
84. The ACS also sets out a settlement hierarchy in Policy 2, which follows the strategy of urban concentration with regeneration. It states that most development will be located in or adjoining the main built up area of Nottingham, with development adjacent to the Sub Regional centre of Hucknall aimed at regeneration and supporting its role, amounting to approximately 1,300 homes in Gedling Borough comprising Sustainable Urban Extensions at North of Papplewick Lane (up to 300 homes) and Top Wighay Farm (1,000) homes. Key Settlements where significant growth is planned are also identified, including Bestwood Village (up to 560 homes),

⁵⁹ Paragraph 50

Calverton (up to 1,055 homes) and Ravenshead (up to 330 homes). Also within Gedling, the ACS says that up to 260 homes will be provided in Other Villages solely to meet local needs.

85. Policy LPD 63⁶⁰ in the LPD says that a minimum of 7,250 homes will be provided for within the plan period (2011-2028). It goes on to set out how these homes would be distributed around the Borough, with 4,890 homes in or adjoining the main built up area of Arnold and Carlton; up to 1,265 homes around Hucknall; 1,660 homes at the Key Settlements for growth made up of 540 homes in Bestwood Village, 820 homes in Calverton, and 300 homes in Ravenshead; and 170 homes at the other villages; and a windfall allowance of 320 homes.
86. The LPD seeks to provide the bulk of its housing within or adjacent to the built up area of Arnold and Carlton. This is consistent with the approach promoted in the ACS.
87. Although the ACS suggests that approximately 1,300 homes could be developed adjacent to the Sub Regional centre of Hucknall on the two Sustainable Urban Extensions allocated in the ACS, the anticipated number of dwellings to be provided on these sites has been reduced. The Top Wighay Farm Development Brief SPD Consultation Draft, September 2015⁶¹, indicates that the most sustainable dwelling capacity for this site is around 845 dwellings, rather than the 1,000 homes indicated in Policy 2 of the ACS. Furthermore, the site to the north of Papplewick Lane now has a reserved matters approval for 237 dwellings, rather than the 300 homes anticipated in the ACS. The Council has allocated a housing site at Hayden Lane [H10] for 120 homes in order to make up the shortfall in provision on the Sustainable Urban Extensions on the edge of Hucknall. I acknowledge the concerns expressed in respect of the impact of additional development in this location on services and facilities in Hucknall. However, I consider that limiting the number of homes to no more than 1,265 would accord with the ACS and would ensure that some flexibility is maintained in relation to those sites that are still to be developed around Hucknall, whilst remaining below the maximum figure in the ACS. I therefore recommend modifications to the policy and supporting text in this respect to ensure that the LPD is justified and effective. **[MM58, MM60]** In any event, the Council's working protocol for dealing with cross boundary impacts and consideration of Section 106 planning obligations may provide support to services and facilities in Hucknall through the development management process.
88. With regards to the Key Settlements, the numbers of dwellings proposed for Bestwood Village, Calverton and Ravenshead are consistent with the 'up to' figures identified in the ACS. Although the distribution of dwellings between these settlements has been questioned, I am satisfied that the Council has undertaken an appropriate assessment⁶² when determining the level of housing that could be accommodated in each.

⁶⁰ As updated by the Extract of Local Planning Document Housing Allocation Policies (Part 2 Local Plan), September 2017 [EX/126]

⁶¹ EX/29

⁶² Housing Background Paper (May 2016) [LPD/BACK/01]

89. In terms of the Other Villages, the ACS states that up to 260 homes will be provided, solely to meet local needs. The Council's Local Housing Need⁶³ provides an estimate of local housing need in each of the Other Villages in the Borough. Although the ACS requires sites to be allocated to meet local needs, the availability of sites in these locations is limited due to a number of constraints including flooding, heritage and the high value that the Council has placed on the Green Belt in these areas. As such, a total of 170 homes are identified in the LPD for the Other Villages. While not meeting the local needs set out in the Council's Local Housing Need document, given the limited availability of appropriate sites, the level of housing provided would accord with the figure of up to 260 homes in the ACS.
90. The ACS included a windfall allowance of 208 dwellings for Gedling in the last 5 years of the plan period. The LPD, as submitted, included a windfall allowance of 230 dwellings (46dpa) in the last 5 years of the plan period. The Council's Housing Background Paper Addendum 2⁶⁴, September 2017, which was published alongside the Extract of LPD for public consultation includes a revised housing trajectory which puts forward an allowance of 320 dwellings (40dpa) over the last 8 years of the plan period. The Council has provided compelling evidence⁶⁵ in this document that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. However, in order to avoid the risk of double counting in the 5 year supply, an allowance for windfalls should be excluded from 2020/21 and 2021/22. I therefore recommend that the LPD be modified to include a windfall allowance of 240 dwellings in the plan period to ensure that the LPD is justified and effective. **[MM59]**
91. Subject to these modifications, the provision and distribution of housing within the LPD is generally consistent with the ACS.

⁶³ LPD/GRO/04

⁶⁴ EX/130

⁶⁵ Appendix E

Housing Supply in the Plan Period

Have circumstances changed since the submission of the LPD such that modifications are required to ensure that housing supply policies are justified and effective?

92. Since the submission of the LPD for Examination, a number of changes have occurred to the housing supply⁶⁶. Some sites now benefit from planning permission [H20]; and some sites have planning applications which are currently being considered [H2 (in part); H19], are awaiting the signing of a Section 106 Agreement [X2] or are under construction [H6; H9]. Other sites have the benefit of informal planning guidance [H1] and some have had the extent of their boundaries adjusted, which may or may not have implications for the number of dwellings proposed [H4; H8; H24]. Furthermore, 6 additional housing sites are now included in the LPD [X1 – X6]. These sites, along with any changes to the boundaries of the other housing allocations, should be included on the maps associated with the relevant policy in the LPD. Modifications are therefore recommended in this regard to ensure that the LPD is effective. **[MM74, MM79, MM81, MM86]** Furthermore, any amendments required to the supporting text to the housing allocation policies should be made to reflect the updated position on these sites to ensure that the LPD is justified and effective. **[MM69]** More details about these changes in respect of each site are set out in paragraphs 119 to 180 below.
93. All sites benefit from either a more recent SHLAA consultation response (2017) or updated assumptions made by the Council based around on-site activity or a meeting with the landowner/site promoter/developer. The projected completions on each allocated site were considered in detail at the Hearing sessions. I am satisfied, therefore, that the figures included in the documents referred to in paragraph 92 above provide a reasonable assessment, based on up-to-date evidence, of the likely supply of dwellings throughout the plan period. In order that the policies in the LPD more accurately reflect the up-to-date position in terms of supply, they should be amended to include these latest assessments. As such, I recommend that modifications to Policies LPD 64, LPD 65, LPD 66, LPD 67, LPD 68 and LPD 70 and to the housing trajectory at Appendix A be made in this regard to ensure that the LPD is justified and effective. **[MM62, MM75, MM76, MM80, MM82, MM85, MM89]** More details about these changes in respect of each site are set out in paragraphs 119 to 180 below.
94. For consistency, all policies which allocate sites for housing should include a title to that effect. As such, I recommend that modifications are made in

⁶⁶ Information on housing sites allocated in the LPD – Burton Joyce (update of EX/67) [EX/130]; Information on housing sites allocated in the LPD – Woodborough (update of EX/69) [EX/130]; Information on housing sites allocated in the LPD – urban area (update of EX/56) [EX/145]; Information on housing sites allocated in the LPD – Calverton (update of EX/59) [EX/146]; Information on housing sites allocated in the LPD – Ravenshead (update of EX/66) [EX/147]; Information on strategic sites allocated in the ACS (update of EX/70) [EX/148]; and Additional information on sites below the threshold (update of EX/65) [EX/149].

this regard to ensure that the LPD is effective. **[MM62, MM75, MM76, MM80, MM82, MM84, MM85]**

Have sufficient sites been allocated in the LPD to meet the target of 7,250 homes set out in the ACS?

95. Policy LPD 63 sets out the housing distribution for the plan period. The housing figures in Policy LPD 63 include homes that have already been built since 2011, sites with extant planning permission, sites below the threshold for allocation and sites allocated in the ACS, as well as those sites allocated in the LPD. I recommend that the LPD should be modified to make this clear, to ensure that it is justified and effective. **[MM61]**
96. The LPD as submitted included 24 sites allocated for housing which, with the exception of H22, are included within the Council's housing land supply calculations. During the course of the Examination Hearing sessions it became apparent that the projected completions for some of these sites were not as anticipated by the Council. Major concerns were also raised in respect of 4 sites [H2, H5, H7 and H8], given their siting within the Minerals Safeguarding Area associated with the Dorket Head brickworks and quarry. On the evidence before me at that time, although the concerns relating to 3 of the sites [H2, H5 and H7] could be ameliorated through the recommendation of MMs to the LPD, there remained serious concerns about the deliverability of H8. Given this, along with the updated evidence relating to projected completions, particularly in the next 5 years, I requested that the Council give consideration as to whether or not H8 should be deleted as an allocation or reduced in size, and whether or not additional housing sites should be allocated to make up any shortfall in supply.
97. The Council identified a further 6 sites for allocation [X1 – X6] in its Extract of LPD and these were the subject of a public consultation exercise between 18 September 2017 and 30 October 2017 and were discussed at Hearing sessions in November and December 2017. In addition, discussions between the Council, the quarry operator, the County Council and the landowners have resulted in a phased solution for H8 which would result in the whole site coming forward for development in the plan period, albeit slightly later than originally anticipated, in tandem with the extraction of minerals in the proposed southern extension to the quarry.
98. Policies LPD 64 – LPD 68 and LPD 70, as modified, include housing allocations which, along with the homes built since 2011, sites with extant planning permission, sites below the threshold for allocation and sites allocated in the ACS, would result in around 8,099 dwellings being completed in the plan period. This would exceed the minimum of 7,250 homes set out in the ACS. Given this, despite the suggestion that further sites should be allocated, subject to the modifications recommended in respect of the allocated sites, I am satisfied that sufficient land has now been allocated in the LPD to meet this target.

Has the housing site selection process been based on a sound process of SA and the testing of Reasonable Alternatives?

99. The Council identified a pool of potential sites or 'Reasonable Alternatives' from the sites assessed through the Strategic Housing Land Availability Assessment [SHLAA] (2015). The NPPF states⁶⁷ that the purpose of a SHLAA is to establish realistic assumptions about the availability, suitability and economic viability of land to meet the identified need for housing over the plan period. The SHLAA performed this role by considering whether sites were potentially available to meet the requirement set out in the ACS. In total it identified 114 sites across the Borough as Reasonable Alternatives.
100. Each of these Reasonable Alternatives was considered through a process of SA, with a comparative and equal assessment undertaken of each site. This included using a variety of information to assess each Reasonable Alternative site against the SA objectives, including assessments relating to their impact on heritage assets and the landscape. These assessments, alongside the SA, were part of the site selection methodology exercise to identify Reasonable Alternative sites for site allocations. The Site Selection Document Main Report⁶⁸ (2016) explains how the allocated housing sites have been chosen from the 114 Reasonable Alternative housing sites. This is supplemented by the Site Selection Document Addendum⁶⁹ (October 2016) which identifies a further 3 Reasonable Alternatives from 21 sites that came forward following the consultation process on the Publication Draft of the LPD. These 3 sites were also subject to SA assessment⁷⁰, using the same approach as the SA assessment on the 114 Reasonable Alternatives. In response to comments made at the Hearing sessions, the Council prepared Site Selection Document Addendum 2⁷¹ (March 2017) which clarifies the 2 stage process which has been used to determine whether the site 'could' be allocated and whether it 'should' be allocated. All 117 Reasonable Alternatives are categorised in the table within this document. A similar process was undertaken in order to identify Reasonable Alternatives for site allocation in the preparation of the Extract of LPD⁷².
101. It is clear that, through a process of SA, the Council has assessed the suitability for allocation of a large number of sites against an extensive set of criteria. The Council's SA methodology and execution has been subject to a degree of criticism, as has the method of site selection. Although these matters could have been made a little clearer, the reasons that led to decisions to allocate or reject sites have been expanded upon, summarised and clarified in subsequent documents and at the Hearing sessions⁷³. In overall terms, the reasons for decisions are reasonably clear.

⁶⁷ Paragraph 159

⁶⁸ LPD/GRO/05

⁶⁹ LPD/GRO/14

⁷⁰ LPD/REG/20

⁷¹ EX/98

⁷² SA Addendum 4 [EX/127] and Site Selection Document Addendum 3 [EX/131]

⁷³ EX/08 and the Council's Hearing Position Statement in respect of Matter 2: Sustainability Appraisal

102. SA should be seen as a process which is intended to ensure that the sustainability credentials of sites are considered on a reasonably consistent basis. Such assessments inevitably rely on input from many different people and organisations. Given the extent of the task, there may well be some errors or inconsistencies in the scoring of individual criteria. There may also be findings which might helpfully have been expanded upon, made clearer or have been more focussed on significant matters. However, this does not inevitably mean that the site selection process is fundamentally flawed or that the wrong sites have been allocated.
103. In addition, planning decisions about site allocations are made on the basis of professional judgement and not on a mechanistic adding up of scores for each SA criteria. Indeed, some criteria might carry more weight than others, because they relate to a significant constraint, for example flood risk, or because they deal with important principles regarding the location of development, for example, the proximity to services. In overall terms, I consider that the housing site selection process has been adequate and Reasonable Alternatives have been taken into account.
104. The conclusions for each site contained in the Impact of Possible Development Sites on Heritage Assets in Gedling Borough Council (to inform the preparation of the Local Planning Document)⁷⁴ were used to inform the SA. This assessment, which was undertaken by an independent Conservation Consultant, assessed the impact of the potential development of identified sites on existing heritage assets both within Gedling Borough and neighbouring authorities. As such, the allocated sites, as well as all Reasonable Alternatives, were assessed. The report considered the impact of the development of these sites for housing on listed buildings (and their settings), conservation areas, registered parks and gardens, local interest buildings and non-recorded historic buildings. The Conservation Section of the County Council was consulted on whether there would be any other impact on other archaeological sites (including Scheduled Monuments [SMs]), but no input was provided. A further Heritage Assessment⁷⁵ was undertaken to examine the impact of development sites in the LPD on SMs, as the original assessment did not include SMs within it and an Officer judgement was made as to the potential impact of development sites. A third addendum⁷⁶ to the SA, which reviews the SA assessment of the Reasonable Alternative sites and site allocations using the new information from the second Heritage Assessment, was then prepared by the Council.
105. From the evidence before me, it is apparent that, during the preparation of the LPD and, in particular, the allocation of sites for housing development, the Council has had regard to its duty in respect of listed buildings and conservation areas. Indeed, I am satisfied that the LPD sets out a positive strategy for the conservation and enjoyment of the historic environment

⁷⁴ LPD/HIS/01

⁷⁵ Assessment of Impact of LPD Development Sites on Scheduled Monuments, January 2017 (amended February 2017) by Trigpoint Conservation and Planning Limited [EX/43]

⁷⁶ Sustainability Appraisal Publication Draft Addendum 3: Review of SA Assessment on Reasonable Alternative Sites and Allocation Sites based on second heritage assessment, LPD February 2017 [EX/62]

and seeks to conserve and/or enhance the significance of all heritage assets within the Borough.

106. The overall scoring and the conclusion for each site in the Landscape and Visual Analysis of Potential Development Sites⁷⁷ (2014) and its Addendum⁷⁸ (2015) were also used to inform the SA assessment. Furthermore, other matters including the loss of agricultural land, flooding, biodiversity and transport were also considered as part of the SA process and all have been adequately assessed.

107. I am satisfied, from the evidence above, that the housing site selection process has been based on a sound process of SA and the testing of Reasonable Alternatives.

Are the housing sites allocated in the LPD deliverable and/or developable⁷⁹?

108. The LPD, as amended by the Extract of LPD, allocates 30 sites for housing development, with the majority in and around the built up area of Nottingham and on the edge of Hucknall, along with a smaller amount at the Key Settlements for Growth and a few at the Other Villages. During the course of the Examination, adjustments have been made to the projected completions on these sites as further, more up-to-date information has been provided. I will consider the sites individually below, but I will firstly deal with a number of matters which could impact upon the deliverability and/or developability of some of these sites.

109. First, any delays to the completion of the Gedling Access Road [GAR] could impact upon the deliverability and developability of H3, H4 and H9, as the LPD makes it clear that these housing allocations will not be permitted to deliver homes on all, or a substantial part of the site, prior to its completion. The construction of the GAR is due to commence in Autumn 2018, with completion anticipated in Spring 2020. There are several factors which could impact upon this timetable as set out in more detail in paragraphs 215 to 219 of this Report. As such, given the large proportion of dwellings on the allocated sites and in particular on H9, some of which are included in the 5 year supply, which would be dependent upon the provision of the GAR, it is vital that the Council closely monitors its progress. I therefore recommend that a modification is made to the supporting text to Policy LPD 64 in this regard to ensure that it is positively prepared and effective.

[MM70]

⁷⁷ LPD/NAT/01

⁷⁸ LPD/NAT/02

⁷⁹ To be considered deliverable, Footnote 11 of the NPPF says that, 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 5 years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within 5 years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans. Footnote 12 of the NPPF says that, 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.

110. The ACS acknowledges that there are challenging delivery issues for the former Gedling Colliery/Chase Farm site [H9], which relate largely to the funding of the GAR, upon which much of the development of this site is dependent. The ACS states that if this matter cannot be resolved by 2021 a review of the Part 2 Local Plan will be required. As part of the Examination process, the County Council has provided further updates⁸⁰ to the timetable for delivery of the GAR. Given that construction is due to commence in Autumn 2018, it should be apparent by the end of 2018 whether or not significant slippage has occurred to the timetable and the impact of this on the delivery of H3, H4 and H9. Due to the number of dwellings dependent upon its completion, I consider that the Council should consider by the end of 2018 whether or not any delays would be sufficient to trigger a review of the LPD. As such, I recommend that the LPD be modified in this respect to ensure that it is justified and effective. **[MM56]**
111. Second, the proximity of existing and potential mineral and waste operations at Dorket Head brickworks and quarry could impact upon the deliverability of H2, H5, H7, H8 and X3. Prior to their development for housing, consideration should be given to whether or not the prior extraction of brick clay from these sites is viable and feasible. In respect of H7, the phasing of the site should align with the expected extraction of minerals and development should maintain an appropriate standoff from active operations at the quarry, with appropriate mitigation measures put in place, if required. With regards to H8, which is the closest allocation to a previously unworked clay formation within the site of the existing quarry, it is imperative that housing on this site is phased in order to ensure that an appropriate standoff is maintained and that appropriate mitigation measures are put in place. To this end, and to ensure that the LPD is justified and effective, I recommend that the supporting text to Policy LPD 64 be amended to reflect these matters. **[MM63, MM65, MM67, MM68, MM72]**
112. Finally, there is considerable reliance on a single local housebuilder to build out a large number of dwellings on H3, H5, H14 and H15. Although the housebuilder suggested at the Hearing sessions that H5 and H15 may be sold on to another housebuilder for development, this should be monitored closely by the Council to ensure the delivery of these sites within the projected timescales.
113. Given the number of dwellings which could be affected by these matters, it is important that the Council closely monitors progress on all allocated sites to identify any significant slippage or risk of no delivery which would warrant an early review of the LPD. I therefore recommend that the LPD be modified to ensure that it is justified and effective in this regard. **[MM73]**
114. I acknowledge the concerns relating to the impact of some of the housing allocations upon the landscape, biodiversity, flooding and heritage assets. These matters are, however, covered by appropriate criteria in the SA and have been adequately assessed. Furthermore, the LPD contains suitable policies to ensure that these issues are appropriately considered.

⁸⁰ The latest update being the Gedling Access Road Update, November 2017 [EX/150]

115. I appreciate that highway concerns have been raised about a number of sites. However, with the exception of those sites which are dependent upon the completion of the GAR, I am not aware of any remaining significant concerns from the Highway Authority on the housing allocations or about the overall amount of development proposed in any settlement or location.
116. Some concern has been expressed about the impact of some of the housing allocations on SMs. The Council does not currently have an in-house specialist Conservation Officer, although its Planning Officers clearly have a sound knowledge of conservation matters. In response to concerns raised by interested parties in response to the Publication Draft of the LPD, the Council commissioned more detailed work⁸¹ in respect of the impact of the housing and employment allocations within the LPD, along with the Reasonable Alternative sites, on the SMs within Gedling Borough and in the neighbouring authorities, within 1km of the Borough boundary. It concluded that none of the allocated sites, if developed, would harm the setting, or significance, of any of the SMs within the search area. Further comments by the Council's Conservation Consultant were submitted⁸² in response to concerns raised prior to the Hearing sessions. Furthermore, the LPD includes a policy [LPD 30] which expects development proposals to conserve and/or enhance the significance of SMs, including their setting. I am satisfied, therefore, that the LPD will provide an appropriate framework to ensure the conservation of the Borough's SMs.
117. Many of the housing allocations adjoin existing housing and concerns have been expressed about the impact of these new developments upon the living conditions of existing residents. However, I am satisfied that policies in the LPD will provide an appropriate framework to help ensure that the design and layout of development on the allocated sites would not result in any significant harmful reduction to the living conditions enjoyed by neighbouring residents.
118. Having regard to the matters detailed above, I consider whether each allocation is deliverable and/or developable below.

⁸¹ Heritage Assessment: Gedling Borough Council Local Planning Document – Assessment of Impact of LPD Development Sites on Scheduled Monuments, January 2017 (amended February 2017), prepared by Trigpoint Conservation and Planning Limited [EX/43]

⁸² EX/89

H1 – Rolleston Drive

119. The LPD allocates this brownfield site on the north western side of Rolleston Drive, Arnold for the construction of 90 dwellings. Following the publication of the LPD, informal planning guidance was prepared for the site which indicates that the site could accommodate 60 self-contained extra care homes and around 80 market and affordable homes. The site, which is owned by the County Council, has been awarded housing zone capacity funding. A bid has also been submitted to the HCA's accelerated construction fund. Site clearance commenced in September 2017 and the first completions are projected to begin in 2018/19.
120. The site is located centrally within the existing urban area of Arnold and the proposed increase in dwellings in this location, from 90 to 140, would support the strategy of urban concentration with regeneration. Access to the site would be provided from Rolleston Drive and there are no significant constraints to its development for housing. It is apparent from ongoing discussions between the Council and the County Council that this site is anticipated to contribute 122 dwellings to the 5 year supply, with the remaining 18 dwellings completed in 2022/23. I am satisfied, therefore, from the evidence before me, that this site would be both deliverable and developable. To ensure that the LPD is effective, MMs are recommended to Policy LPD 64 and the housing trajectory to reflect changes to the capacity and the projected completions on this site. **[MM62, MM89]**

H2 – Brookfields Garden Centre

121. The LPD removes Brookfields Garden Centre on the western side of Mapperley Plains from the Green Belt and allocates it for the construction of 105 dwellings. The site is located immediately to the south of an allocated site at Howbeck Road/Mapperley Plains [H7].
122. The site has 2 boundaries with the urban area of Arnold. Its development would extend the urban area up to Mapperley Plains, which would form a strong defensible boundary to the east. The site's close proximity to the Dorket Head brickworks and quarry would require consideration to be given to whether the extraction of brick clay from the site would be viable and feasible prior to its development. I therefore recommend that the LPD be modified to ensure that it is effective in this regard. **[MM63]**
123. The landowner has confirmed that the site is available for the use proposed, although the development of 90 dwellings on the site is considered more realistic. An outline planning application (Ref. 2017/0155) for the construction of up to 32 dwellings on part of the site, to the rear of the garden centre retail unit, was submitted in February 2017 and development is expected to begin on site in 2020/21. The landowner anticipates that this site will contribute 30 dwellings to the 5 year supply, with the remaining 60 homes completed between 2022/23 and 2023/24.
124. Safe and appropriate access for vehicles and pedestrians can be provided from the current access to the site to support the level of development proposed. Other than the issues associated with its proximity to Dorket

Head, no significant infrastructure or environmental constraints have been identified. The Council has gained funding from the Nottinghamshire Pre-Development Fund which will enable it to undertake masterplanning work to facilitate the early delivery of this site, along with H7 and H8.

125. I am satisfied, on the evidence before me, that this site would be both deliverable and developable. To ensure that the LPD is effective, I recommend that Policy LPD 64 and the housing trajectory be modified to reflect the changes to the capacity and projected completions on this site. **[MM62, MM89]**

H3 – Willow Farm

126. The LPD removes land currently in agricultural use at Willow Farm from the Green Belt, on the north eastern edge of Carlton, and allocates it for the construction of 110 homes, although Policy LPD 64 prevents the development of this site prior to the completion of the GAR. It is anticipated that the GAR will be completed by Spring 2020, with the site expected to commence delivery in 2020/21, contributing 80 dwellings to the 5 year supply, and the remaining 30 dwellings completed in 2022/23.
127. The site has 2 boundaries with the urban area of Carlton, with the GAR sited further to the north east. It is contained by topography, which would provide a strong defensible boundary.
128. The landowner has confirmed that the site is available for the use proposed and that there are no significant infrastructure or environmental constraints to development, with the exception of the GAR. As such, I am satisfied, on the evidence before me, that this site would be deliverable and developable. To ensure that the LPD is effective, I recommend that the housing trajectory be modified to reflect the changes to the projected completions on this site. **[MM89]**

H4 – Linden Grove

129. The LPD removes a triangular shaped piece of land to the north east of dwellings fronting Linden Grove and to the south east and south west of Burton Road and Trent Valley Road respectively, to the south east of Carlton, from the Green Belt and allocates it for the construction of 115 homes. The extent of the site has been redefined during the Examination, to include a small area of land adjacent to the south east corner, although it is not anticipated that this would increase the capacity of the site. **[MM74]**
130. Policy LPD 64 prevents the development of this site prior to the completion of the GAR. Although the site promoter sought to amend this requirement through the Examination, given the capacity on existing roads in the local area, I consider that this requirement is necessary. Following the completion of the GAR, it is anticipated that the site would commence delivery of housing in 2021/22, contributing 20 homes to the 5 year supply, with the remaining 95 completed between 2022/23 and 2024/25.
131. The site promoter has confirmed that the site is available for the use proposed and that there are no significant infrastructure or environmental

constraints to development, with the exception of the GAR. As such, I am satisfied, on the evidence before me, that this site would be deliverable and developable. To ensure that the LPD is effective, I recommend that the housing trajectory be modified to reflect the changes to the projected completions on this site. **[MM89]**

H5 – Lodge Farm Lane

132. The LPD removes land, currently in agricultural use, to the north of Arnold at Lodge Farm Lane, from the Green Belt and allocates it for the construction of 150 homes. Given the sensitive nature of the landscape to the north of this site it is proposed that the north eastern corner of the site should be left open as a landscape buffer in order to minimise the landscape and visual impact of the development. I recommend that the supporting text to Policy LPD 64 be amended to make this clear and to ensure that the LPD is effective. **[MM64]**

133. The site has 2 boundaries with the urban area of Arnold. In order to define the boundary of the Green Belt using defensible features on the ground, an area of Safeguarded Land has also been removed from the Green Belt, immediately to the north of H5. The main access would come from Mansfield Road (A60), with a secondary access through the Stockings Farm development to the east. The site's close proximity to the Dorket Head brickworks and quarry would require consideration to be given to whether the extraction of brick clay from the site would be viable and feasible prior to its development. I therefore recommend that the LPD be modified to ensure that it is effective in this regard. **[MM65]**

134. It is anticipated that the site would commence delivery in 2019/20, contributing 110 dwellings to the 5 year supply, with the remaining 40 dwellings completed in 2022/23. The landowner has confirmed that, other than the issues associated with its proximity to Dorket Head, the site is available for the use proposed and that there are no significant infrastructure or environmental constraints to development. As such, I am satisfied on the evidence before me that this site would be deliverable and developable. To ensure that the LPD is effective, I recommend that the housing trajectory be modified to reflect the changes to the projected completions on this site. **[MM89]**

H6 – Spring Lane

135. The LPD allocates land to the south of Spring Lane, Carlton for 150 homes. This site, which is on greenfield land, but not located within the Green Belt, now benefits from planning permission and is currently under construction. As at 30 September 2017, 67 plots had been built, with the site anticipated to be completed in 2018/19. Given this, I consider that this site would be deliverable, with all dwellings contributing to the 5 year supply. To ensure that the LPD is effective, I recommend that the housing trajectory be modified to reflect the changes to the projected completions on this site. **[MM89]**

H7 – Howbeck Road/Mapperley Plains

136. The LPD removes a greenfield site on the north eastern edge of Arnold, adjacent to the Brookfields Garden Centre [H2], from the Green Belt and allocates it for the construction of 205 homes. The landowners have confirmed that the site would commence delivery in 2019/20, with development expected to be completed within 3 years. The site is expected to deliver 62 affordable homes. To ensure that the LPD is consistent and effective, I recommend that it be modified to include a reference to this in the supporting text to Policy LPD 64. **[MM66]**
137. The site abuts the built up area along its western boundary and H2 along its southern boundary. It has clear defensible boundaries to the north and east. Access to the site would be from Mapperley Plains, with additional access through the recent development off Howbeck Road to the west. The site's close proximity to the Dorket Head brickworks and quarry would require consideration to be given to whether the extraction of brick clay from the site would be viable and feasible prior to its development. Furthermore, it would be necessary for its development to align with the expected extraction of minerals and it should maintain a stand off from active operations. Other forms of mitigation may also be required to safeguard future occupiers of the proposed dwellings, including bunds and screening. I therefore recommend that the LPD be modified to ensure that it is effective in this regard. **[MM67]**
138. The landowners have confirmed that the site is available for the use proposed and that, other than the issues associated with its proximity to Dorket Head, there are no significant infrastructure or environmental constraints to development. As such, I am satisfied on the evidence before me that this site would be deliverable, with all dwellings on this site expected to contribute to the 5 year supply. To ensure that the LPD is effective, I recommend that the housing trajectory be modified to reflect the changes to the projected completions on this site. **[MM89]**

H8 – Killisick Lane

139. The LPD removes a site at Killisick Lane, Arnold from the Green Belt and allocates it for the construction of 215 homes. It is sited adjacent to the urban area of Arnold. The site is adjacent to a local nature reserve and the access to the site would involve the loss of a small part of that site. However, an area of land north of the allocation would be provided in compensation. During the course of the Examination it was agreed that the site could be extended to include a small parcel of land to the south and west of Killisick Lane. Killisick Lane would provide a clear defensible boundary to the north. Extending the site in such a way would increase its capacity to 230 homes.
140. Following initial concerns in respect of this site's close proximity to a proposed extension to the Dorket Head quarry, immediately to the north of the site, the Council (as LPA and as landowner of part of this site), Ibstock Brick Limited (landowner and operator of the adjacent quarry) and the

County Council prepared a Statement of Common Ground⁸³ [SoCG]. This SoCG sets out how these organisations will work together in order that the proposed southern extension to the clay workings at Dorket Head can be brought forward in tandem with the delivery of housing on H8.

141. In the agreed timetable, clay extraction would be complete in Summer 2021, with the phased delivery of housing beginning in 2020/21 and completing in 2024/25. The first phase would be confined to the south western part of the site and would progress northwards. It would include the construction of 65 homes by 2021/22, which would contribute to the 5 year supply. The second phase, of 165 dwellings, would begin in 2022/23 once the extraction of clay has finished, again progressing northwards, as the southern extension to the quarry is progressively restored, completing in 2024/25. In accordance with the agreed timetable, the quarry operator submitted a request⁸⁴ to the County Council for the need for a scoping opinion as to whether an Environmental Statement is required in relation to the southerly extension to Dorket Head quarry to facilitate the extraction of around 690,000 tonnes of clay on 1 November 2017.
142. The site's close proximity to the Dorket Head brickworks and quarry would also require consideration to be given to whether the extraction of brick clay from the site would be viable and feasible prior to its development. Furthermore, as well as phasing the development, other forms of mitigation may also be required to safeguard future occupiers of the proposed dwellings, including bunds and screening. I therefore recommend that the LPD be modified to ensure that it is effective in this regard. **[MM68]**
143. The landowners have confirmed that the site is available for the use proposed and that, other than the issues associated with its proximity to Dorket Head, there are no significant infrastructure or environmental constraints to development. As such, I am satisfied on the evidence before me that this site would be deliverable and developable. To ensure that the LPD is effective, I recommend that Policy LPD 64 and the housing trajectory be modified to reflect the changes to the capacity and projected completions on this site. **[MM62, MM89]**

H9 – Gedling Colliery/Chase Farm

144. This predominantly brownfield site is identified in the ACS as a Strategic Location for at least 600 homes, with associated employment and a new local centre to be provided. The site, which is located to the north east of Arnold Lane and to the north west of Lambley Lane, is allocated in the LPD for the provision of 1,050 homes, of which it is anticipated that 660 will be delivered in the plan period. Planning permission was granted in March 2017 for the whole development, subject to a number of conditions, including one which requires no more than 315 dwellings being constructed prior to the completion of the GAR, and work has since commenced on site.

⁸³ EX/153

⁸⁴ Ref. 2017/1259NCC

145. The developers of the site are confident that the whole site will now be developed in the plan period, increasing the number of dwellings to 1,050. This is an ambitious rate of delivery which is dependent upon the timely completion of the GAR. Given the significant number of dwellings on this site, I consider that the Council should closely monitor progress on the GAR to identify any slippage or risk of no delivery, with a view to carrying out an early review of the LPD should there be any significant delays or failure to complete the GAR. To ensure that the LPD is effective, I recommend that it be modified in this respect. **[MM70]**
146. It is anticipated by the landowner that this site will contribute 510 dwellings to the 5 year supply, with the remaining 540 homes completed between 2022/23 and 2026/27. Subject to the timely completion of the GAR, I am satisfied on the evidence before me, that this site would be deliverable and developable. To ensure that the LPD is effective, I recommend that Policy LPD 64, its supporting text and the housing trajectory be modified to reflect the changes to the number of dwellings likely to come forward in the plan period, the current status of the site and the projected completions on this site. **[MM62, MM69, MM89]**

X1 – Daybrook Laundry

147. This brownfield site is located within the built up area of Arnold and is one of the 6 sites proposed for allocation by the Council in the Extract of LPD. Access to the site would come from the existing signalised access road that provides access to the adjoining supermarket. A pre-application for 49 dwellings has been submitted to the Council and the applicants intend to move forward with the development to a full planning application submission. The sale of the site has been agreed, subject to planning permission. It is anticipated that delivery on the site will begin in 2019/20 and be completed within 3 years.
148. The site promoters have confirmed that it is available for the use proposed and that there are no significant infrastructure or environmental constraints to development. As such, I am satisfied, on the evidence before me, that this site would be deliverable, with the site contributing all 49 homes to the 5 year supply. To ensure that the LPD is effective, I recommend that the housing trajectory be modified to include the projected completions on this site. **[MM89]**

X2 – Land West of A60 A

149. This brownfield site is located to the north of Redhill and an application for the development of 72 homes was granted planning permission in August 2017, subject to the completion of a Section 106 Agreement. It is one of the 6 sites proposed for allocation by the Council in the Extract of LPD. It is anticipated that delivery on the site will begin in 2018/19 and be completed within 3 years. I understand that a developer is in place to commence construction in Spring 2018.
150. The site promoters have confirmed that it is available for the use proposed and that there are no significant infrastructure or environmental constraints

to development. As such, I am satisfied, on the evidence before me, that this site would be deliverable, with the site contributing all 72 homes to the 5 year supply. To ensure that the LPD is effective, I recommend that the housing trajectory be modified to include the projected completions on this site. **[MM89]**

X3 – Land West of A60 B

151. This greenfield site, located to the west of X2, is currently used for agricultural purposes and is one of the 6 sites proposed for allocation by the Council in the Extract of LPD. The Extract of LPD removes this site from the Green Belt and allocates it for the construction of 150 homes. Access to the site has been safeguarded through the adjoining site X2. The site is in the same ownership as X2 and it is likely that the same developer will build both sites in parallel. It is anticipated that a planning application will be submitted in May 2018, with the construction beginning on site in Spring 2019 and completion of the development within 3 years.

152. The site's close proximity to the Dorket Head brickworks and quarry would require consideration to be given to whether the extraction of brick clay from the site would be viable and feasible prior to its development. I therefore recommend that the LPD be modified to ensure that it is effective in this regard. **[MM72]**

153. The landowners have confirmed that the site is available for the use proposed and that, other than the issues associated with its proximity to Dorket Head, there are no significant infrastructure or environmental constraints to development. As such, I am satisfied on the evidence before me that this site would be deliverable, with the site contributing all 150 homes to the 5 year supply. To ensure that the LPD is effective, I recommend that the housing trajectory be modified to include the projected completions on this site. **[MM89]**

H10 – Hayden Lane

154. This greenfield site is currently in agricultural use. It is adjacent to the sub-regional centre of Hucknall, which lies within Ashfield District, to the north west of the Sustainable Urban Extension [SUE] at North of Papplewick Lane. It is allocated in the LPD for 120 homes. Although this site was excluded from the SUE in the ACS and concerns have been raised about its inclusion as a housing allocation in the LPD, it is apparent that the number of dwellings anticipated on the Strategic Sites allocated in the ACS on the edge of Hucknall has decreased. The allocation of this site on the edge of Hucknall would accord with the strategy of urban concentration with regeneration whilst ensuring that the number of dwellings built in this location would remain below the maximum figure set by the ACS.

155. This site is not located within the Green Belt and delivery is anticipated to begin in 2019/20 and completed in 2022/23. The site would contribute 100 dwellings to the 5 year supply. Access would be provided from Hayden Lane or Papplewick Lane. Concerns have been expressed about the impact of this development on the services and facilities within Hucknall and the

likelihood of any contributions being used to support them. This would be a matter for consideration during any planning application. However, planning obligations should only be sought if they would satisfy the tests in paragraph 204 of the NPPF.

156. The landowner has confirmed that it is available for the use proposed and that there are no significant infrastructure or environmental constraints to development. As such, I am satisfied, on the evidence before me, that this site would be deliverable and developable. To ensure that the LPD is effective, I recommend that the housing trajectory be modified to reflect the projected completions on this site. **[MM89]**

H11 – The Sycamores and H13 – Bestwood Business Park

157. These sites, which are adjacent to each other, are located on the eastern side of Bestwood Village, to the south east of Moor Road. They both benefit from planning permission and the LPD allocates them for 25 homes [H11] and 220 homes [H13]. The landowners have confirmed that these sites are available for the use proposed and that there are no significant infrastructure or environmental constraints to development. However, the anticipated delivery of both sites is now expected to begin in 2018/19 [H11] and 2022/23 [H13]. The latter reflects the current use of the site as a business park and the need to relocate existing tenants before development.

158. Site H11 would contribute all 25 homes to the 5 year supply. As such, I am satisfied that, on the evidence before me, this site is deliverable. None of the dwellings on site H13 would make a contribution to the 5 year supply. However, they are anticipated to be completed by 2027/28. As such, I consider that, on the evidence before me, this site would be developable in the plan period. To ensure that the LPD is effective, I recommend that the housing trajectory be modified to reflect the projected completions on these sites. **[MM89]**

H12 – Westhouse Farm

159. This greenfield site is currently in agricultural use. It is located adjacent to the northern edge of Bestwood Village. Part of the site, adjacent to Moor Road, was designated as Safeguarded Land in the Gedling Borough Replacement Local Plan (2005). This part of the site is subject to a planning application for 101 homes, which the Council has approved, subject to the signing of a Section 106 Agreement. The LPD removes the remainder of the site from the Green Belt and allocates the whole site for the development of 210 homes. Access to the site is expected from Moor Road.
160. A new primary school facility on a 1.5ha plot is required on this site, to be sited in a central location. An application for outline planning permission for a primary school was submitted in November 2014. The LPD also removes an area of land immediately to the north of this allocation, adjacent to Moor Road, from the Green Belt and designates it as Safeguarded Land for possible longer term development needs.

161. The site is anticipated to begin delivering housing in 2018/19, contributing 101 dwellings to the 5 year supply, with the remaining 109 dwellings completed between 2022/23 and 2025/26. As such, I am satisfied, on the evidence before me, that this site would be deliverable and developable. To ensure that the LPD is effective, I recommend that the housing trajectory be modified to reflect the projected completions on this site. **[MM89]**

H14 – Dark Lane

162. This greenfield site is located to the south of Main Street and to the west of Dark Lane in Calverton. It is allocated in the LPD for 70 homes. The site benefits from planning permission for 72 homes. The access road into the site has been constructed for Phase 1 and it is anticipated that the delivery of housing will commence in 2018/19, with the site contributing all 72 dwellings to the 5 year supply. Concerns have been expressed about the slow speed of delivery on this site, given that reserved matters were approved in 2013. The housebuilder has confirmed that there are no obstacles to the development of this site and that the anticipated delivery is realistic. I am satisfied, on the evidence before me, that this site would be deliverable. To ensure that the LPD is effective, I recommend that the housing trajectory be modified to reflect the projected completions on this site. **[MM89]**

H15 – Main Street

163. The LPD removes a greenfield site, which is currently used for grazing, to the south of Main Street in Calverton and to the east of Hollinwood Lane from the Green Belt and allocates it for 75 homes. Access to the site would be from Main Street. It is anticipated that development will commence on the site in 2018/19, with all 75 homes completed within 3 years.
164. The landowner has confirmed that it is available for the use proposed and that there are no significant infrastructure or environmental constraints to development. As such, I am satisfied, on the evidence before me, that this site would be deliverable, with all dwellings contributing to the 5 year supply. To ensure that the LPD is effective, I recommend that the housing trajectory be modified to reflect the projected completions on this site. **[MM89]**

H16 – Park Road

165. This greenfield site, which is currently in agricultural use, is located to the north of Park Road in Calverton, within the area known as the North West Quadrant in the Neighbourhood Plan. The LPD removes this site from the Green Belt and allocates it for 390 homes. An area to the north of this site has also been removed from the Green Belt and is designated as Safeguarded Land for possible longer term development needs.
166. Access to the site would need to come via at least 2 access points. I therefore recommend a modification to the supporting text to Policy LPD 66 to make this clear and to ensure that the LPD is effective. **[MM77]**

167. The landowners have confirmed that it is available for the use proposed and that there are no significant infrastructure or environmental constraints to development. Indeed, a planning application is anticipated shortly with delivery commencing on site in 2018/19. It is expected that the site will contribute 175 dwellings to the 5 year supply, with the remaining 215 completed between 2022/23 and 2026/27. As such, I am satisfied, on the evidence before me, that this site would be deliverable and developable. To ensure that the LPD is effective, I recommend that the housing trajectory be modified to reflect the projected completions on this site. **[MM89]**

X4 – Flatts Lane

168. This greenfield site is located to the west of Flatts Lane in Calverton and is one of the 6 sites proposed for allocation by the Council in the Extract of LPD. It is currently used as agricultural land and is also sited within the North West Quadrant in the Neighbourhood Plan. The LPD removes this site from the Green Belt and allocates it for 60 homes. Access to the site can be achieved at the southernmost junction of Flatts Lane and James Drive. Given the site's location and the topography of the area, a landscape buffer would be necessary within the northern part of the allocation in order to minimise landscape and visual impact.

169. The landowners have confirmed that it is available for the use proposed and that there are no significant infrastructure or environmental constraints to development. Indeed, delivery is projected to commence on site in 2019/20, with completion within 2 years. As such, I am satisfied, on the evidence before me, that this site would be deliverable, given that all 60 dwellings are anticipated to contribute to the 5 year supply. To ensure that the LPD is effective, I recommend that the housing trajectory be modified to include the projected completions on this site. **[MM89]**

H17 – Longdale Lane A, H18 – Longdale Lane B and H19 – Longdale Lane C

170. These adjoining greenfield sites are located to the south west of Longdale Lane in Ravenshead. Sites H17 and H19 were allocated as Safeguarded Land in the Gedling Borough Replacement Local Plan (2005) and are allocated in the LPD for 30 and 70 homes respectively. The LPD removes H18 from the Green Belt and allocates it for 30 homes. Access to all 3 sites would be from Longdale Lane, with access to H17 being through H19.

171. Site H19 has planning permission for 70 homes. However, a reserved matters application has been submitted to the Council for 51 dwellings. A planning application has also been submitted in respect of H18. The landowners have confirmed that these sites are available for the use proposed and that there are no significant infrastructure or environmental constraints to development. Indeed, delivery is projected to commence on all 3 sites in 2018/19, with site H19 completing in the same year and sites H17 and H18 completing in 2020/21. As such, I am satisfied, on the evidence before me, that these sites would be deliverable, given that all 111 dwellings are anticipated to contribute to the 5 year supply. To ensure that the LPD is effective, I recommend that the housing trajectory be modified to reflect the projected completions on these sites. **[MM89]**

X5 – Kighill Lane A and X6 – Kighill Lane B

172. These sites are located to the south of sites H17, H18 and H19 and to the north of Kighill Lane in Ravenshead and are 2 of the 6 sites proposed for allocation by the Council in the Extract of LPD. They have both been removed from the Green Belt, with X5 allocated for 20 homes and X6 allocated for 30 homes. Access to both sites would be from Kighill Lane and there may be scope for each site to achieve access through the other. Given the interest in self build and custom build housing in the locality, it may be that part of each of these sites comes forward for that form of development.

173. The landowners have confirmed that these sites are available for the use proposed and that there are no significant infrastructure or environmental constraints to development, with delivery expected to commence on both sites in 2019/20 and completed on site X5 in 2020/21 and on site X6 in 2021/22. As such, I am satisfied, on the evidence before me, that these sites would be deliverable, given that all 50 homes are anticipated to contribute to the 5 year supply. To ensure that the LPD is effective, I recommend that the housing trajectory be modified to include the projected completions on these sites. **[MM89]**

H20 – Mill Field Close and H21 – Orchard Close

174. Sites H20 and H21 are greenfield sites, located to the south west of Mill Field Close and to the north west of Orchard Close in Burton Joyce respectively. Site H20 was removed from the Green Belt and safeguarded for future development in the Gedling Borough Replacement Local Plan (2005). It is allocated for 20 homes in the LPD and planning permission was granted for 23 homes in March 2017. The LPD removes site H21 from the Green Belt and allocates it for 15 homes. Access to sites H20 and H21 will be via Mill Field Close and Orchard Close respectively.

175. Given the topography of site H21, which slopes steeply down towards Orchard Close, the surface water run-off would need to be carefully managed. Indeed, given the specific concerns relating to surface water flooding in Orchard Close, and to ensure that the LPD is effective, I recommend that a modification is made to the supporting text to Policy LPD 68 to make it clear that a site specific FRA focussing on surface water flooding would be required alongside any future planning application on the allocated site. **[MM83]**

176. The landowners have confirmed that these sites are available for the use proposed and that there are no significant infrastructure or environmental constraints to development, with delivery expected to commence on both sites in 2018/19 and completing on site H21 the same year and on site H20 in 2019/20. As such, I am satisfied, on the evidence before me, that these sites would be deliverable, given that all 38 homes would contribute towards the 5 year supply. To ensure that the LPD is effective, I recommend that the housing trajectory be modified to reflect the projected completions on these sites. **[MM89]**

H22 – Station Road

177. This site, which is located to the west of Station Road in Newstead, was previously used as sports fields and the Station Hotel. It is allocated in the LPD for 40 homes. However, there is some uncertainty about the provision of an access to the site and, as such, whether the site will deliver any homes within the plan period. The Council has not therefore counted it towards achieving the OAN for the Borough.

178. I acknowledge the need for homes in the settlement and the regeneration benefits for Newstead should this site come forward. However, I am not satisfied, from the evidence before me, that this site would be deliverable in the plan period. Nevertheless, I do not recommend deleting this allocation as, if access to the site can be achieved in the plan period, the site would provide a welcome addition to the housing stock.

H23 – Ash Grove and H24 Broad Close

179. Sites H23 and H24 are greenfield sites, located to the north of Ash Grove and to the north of Broad Close in Woodborough respectively. Both sites have been removed from the Green Belt and allocated for 10 homes [H23] and 15 homes [H24]. H23 benefits from planning permission for 12 dwellings and the site is currently under construction. It is anticipated that this site will deliver the remaining 10 plots at a rate of around 2dpa from 2023/24. Access to site H24 would be from Broad Close. In order to facilitate this, a small change to the southern boundary of the site is required. **[MM86]** It is anticipated that this site will begin delivery in 2018/19 and be completed within 2 years.

180. The landowners have confirmed that these sites are available for the use proposed and that there are no significant infrastructure or environmental constraints to development. As such, I am satisfied, on the evidence before me, that site H24 is deliverable, given that all 15 homes are anticipated to contribute to the 5 year supply, and that site H23 is deliverable and developable. To ensure that the LPD is effective, I recommend that the housing trajectory be modified to reflect the projected completions on these sites. **[MM89]**

181. Overall, subject to the MMs recommended above, I am satisfied that the housing sites allocated in the LPD are deliverable and/or developable.

Are the projected completions on the Strategic Sites allocated in the ACS realistic?

182. The ACS allocates 3 Strategic Sites at Teal Close, on the edge of the built up area of Nottingham, and at Top Wighay Farm and North of Papplewick Lane on the edge of Hucknall. During the course of the Examination adjustments have been made to the projected completions on these sites as further, more up-to-date information has been provided. Outline planning permission was granted in June 2014 for residential development, employment uses and other uses at Teal Close. A reserved matters application, including a phasing report setting out the 4 phases of the proposed development, has subsequently been submitted for the first

housing phase of 204 homes with the site expected to commence delivery in 2018/19. The site is anticipated to deliver 827 homes in the plan period, which is not dissimilar to the 830 dwellings it was allocated for in the ACS.

183. Top Wighay Farm was allocated for 1,000 dwellings in the ACS. However, it is now anticipated to deliver around 845 dwellings in total, following more detailed work undertaken for the preparation of a development brief⁸⁵ for the site, which has since been adopted by the Council as a SPD. A Position Note⁸⁶ in November 2017, provides an update in respect of the various funding strands being discussed with Homes England to help support the development of the site, the collaborative approach being pursued by the Council, the County Council and Ashfield District Council, including the preparation of a SoCG which will set out the governance of the project, and the development process and timetable for its construction. The site has already delivered 38 homes and the first phase of the development is expected to deliver between 120 and 180 dwellings by 2020, with further phases delivering an additional 665 homes by the end of the plan period.
184. The ACS allocates North of Papplewick Lane for up to 300 homes. Reserved matters were approved for 237 homes in 2017 and the site is under construction. The site is anticipated to begin delivering housing in 2018/19, with completion within 4 years.
185. Based on the evidence before me, I am satisfied that the assumptions made for the delivery of these Strategic Sites represent a realistic up-to-date position and support their development within the plan period. I recommend that the housing trajectory be amended to reflect these changes. **[MM89]**

5 Year Housing Land Supply

Is it robustly demonstrated that the LPD can deliver a 5 year housing land supply throughout the plan period?

186. Much discussion was had at the Hearing sessions about whether or not the Council would be able to demonstrate a 5 year supply of housing land upon adoption. The ACS indicates the number of homes to be built within Gedling over the Plan period in Policy 2 and includes a trajectory at Appendix C, which sets out the projected completions within the Borough. Policy 2 includes a table which sets out the numbers of new homes to be provided in Gedling in 2011-2013 (500), 2013-2018 (2,200), 2018-2023 (2,400) and 2023-2028 (2,150). Paragraph 3.2.11 of the supporting text to Policy 2 says that the figures in this table are not upper limits to development, they represent the anticipated rate of housing completions, and will be used by the Councils to determine the level of their 5 year supply of deliverable sites.
187. The overall effect of the modifications to the capacity figures for the deliverable sites set out in this Report, which were included in the Council's

⁸⁵ EX/42

⁸⁶ EX/154

most recent analysis⁸⁷, shows that at 1 April 2017 there was a total supply of 3,812 dwellings compared to a housing requirement for the 5 year period (2017 – 2022) of 3,737 homes⁸⁸, which equates to around 5.10 years supply. However, such a calculation cannot be expected to be precise, albeit that the Council has sought to provide a realistic forecast of the projected development on all sites, some sites may not come forward at quite the pace anticipated, particularly given the reliance for 3 allocations [H3, H4 and H9] on the completion of the GAR and other variables, such as the consideration of the prior extraction of minerals on 5 allocations [H2, H5, H7, H8 and X3]. Nevertheless, many of the undeveloped allocated and committed sites have planning permission and/or active promoters and so, for the most part, can be considered deliverable. Although the annual target of 747 dwellings is likely to be challenging, given past performance, the provision of a 20% buffer would provide a realistic prospect of achieving planned supply and ensure choice and competition in the market for land.

188. Whilst the supply to 2022 is only slightly above the 5 year requirement, the requirement figure includes within it a 20% buffer to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land. Furthermore, the supply figure is based on a cautious approach to deliverability, given the significant constraints to the development on a number of the allocated sites. These sites have been examined at length during the Hearing sessions and I am satisfied that the forecast for delivery on all sites is robust. I am also mindful that no allowance has been made for windfalls coming forward in the 5 years to 2022. This will ensure that there is no double counting, but in reality it is likely that some development will take place on windfall sites in the next few years that did not have planning permission on 1 April 2017. As a result, there is a reasonable prospect that there will be a 5 year supply of land which is capable of being developed at the point the LPD is adopted.

189. I have considered whether or not further sites should be sought, particularly to boost supply in the short term. However, having regard to the extent of the Green Belt in the Borough, I am of the view that it is important to adopt the LPD as soon as possible in order that allocated sites within it are removed and to provide certainty and opportunities for development to take place. Indeed, the risks to delivery of not having an adopted plan in place significantly exceed those which would stem from the marginal nature of the 5 year housing land supply. I am also concerned that any additional housing sites would require further Green Belt releases.

190. Beyond the 5 year supply, it is apparent that sufficient sites exist which are developable within the plan period and would ensure that the LPD can deliver a 5 year housing land supply throughout the plan period. Indeed, a number of larger sites become available for development later in the plan period following the completion of the GAR and the extraction of minerals in the southern extension to the quarry at Dorket Head.

⁸⁷ Update to Table 4b and Housing Trajectory of the Housing Background Paper Addendum 2 (EX/130) [EX/156]

⁸⁸ Housing requirement (2,360) + shortfall (754) + 20% buffer (623)

Range of different types of homes

Does the LPD make appropriate provision for a range of different types of homes in accordance with national policy?

191. The NPPF⁸⁹ requires LPAs to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities. To do this LPAs should plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community, including older people and people wishing to build their own homes.
192. It is acknowledged that the number of elderly people in the Borough will increase during the plan period and LPD Policy LPD 38 sets out when planning permission would be granted for specialist accommodation, which falls within Use Class C2 (Residential Institutions) of the Use Classes Order. I am satisfied that this policy would enable the development of a variety of different specialist accommodation, including Extra Care Housing, Retirement Housing and Sheltered Housing, subject to appropriate criteria. I consider that this policy would, therefore, accord with the guidance in the NPPF and be sound.
193. The Council maintains a Self Build/Custom Build Register of those people seeking a plot upon which to build their own home. I acknowledge that no sensitivity testing has been undertaken as yet with those individuals/associations who have requested to be placed on this Register. Nevertheless, it is apparent that the highest demand is currently for a plot within a village. Policy LPD 41 seeks an appropriate percentage of the dwellings on large sites to be provided for Self Build and Custom Build plots. Large sites are defined as being 50 or more homes in the main built up area of Nottingham and 10 or more homes in the Key Settlements and Other Villages. Although Policy LPD 41 would provide some opportunities for Self Build and Custom Build Homes within the Borough, it was apparent from the Hearing session on this matter that many individuals are seeking single plots or plots within a smaller development of homes. In order to enable this form of development to occur, and to ensure that the LPD is effective, I recommend a modification to Policy LPD 41 to indicate support for these sorts of sites coming forward. **[MM44]**
194. Furthermore, I recommend that the supporting text to Policy LPD 41 be modified to ensure that the LPD is effective and to explain how the appropriate percentage of Self Build and Custom Build plots would be determined on large sites and that the main built up area of Nottingham is the urban areas of Arnold and Carlton and the edge of the Sub Regional Centre of Hucknall. **[MM45]**

⁸⁹ Paragraph 50

Gypsy and Traveller Provision

Does the LPD make appropriate provision for Gypsy and Traveller Sites, having regard to evidence of need and the ACS?

195. Policy 9 of the ACS says that sufficient sites for Gypsy and Traveller, and Travelling Showpeople's accommodation will be identified in line with a robust evidence base and that the allocation of sites will be made in Part 2 Local Plans in accordance with the evidence base. The South Nottinghamshire GTAA⁹⁰ (January 2016) identifies a baseline need for a total of 3 additional pitches in Gedling Borough between 2014 and 2029. The Planning Policy for Traveller Sites [PPTS] requires LPAs to identify and update annually, a supply of specific deliverable sites sufficient to provide 5 years' worth of sites against their locally set targets; and to consider production of joint development plans that set targets on a cross-authority basis, to provide more flexibility in identifying sites, amongst other things. The identified need in the Borough is not met in the LPD. Where there is an unmet need, sites should be allocated to meet that need.
196. The Council intends to identify a site to accommodate the requirement for 3 pitches for Gypsy and Traveller accommodation within the existing built up area. Given that the need for this accommodation is primarily in the early part of the plan period, the Council intends to make this provision by 2019. The Council has begun work to identify a suitable site and I am satisfied that the Council is committed⁹¹ to bringing it forward within the timescale prescribed. Although the LPD does not allocate any sites to meet the identified need, I consider that the approach proposed by the Council would be a pragmatic solution to meeting the identified needs in the short term. I therefore recommend a modification to the LPD to include a policy and supporting text setting out the approach to the provision of a site to accommodate 3 pitches for Gypsy and Traveller accommodation to ensure that the LPD is effective. **[MM43]**

Affordable Housing

Does the LPD make appropriate provision for affordable housing?

197. Policy 8 in the ACS sets out the general approach to housing size, mix and choice. With regards to affordable housing it says that affordable housing will be required in new residential developments on appropriate sites with percentage targets of 10%, 20% or 30% depending on location sought through negotiation in Gedling Borough.
198. The Nottingham Core Affordable Housing Viability Study⁹² (2009) assessed the viability of providing affordable housing in different parts of the Borough and concluded that it would be appropriate to adopt different targets for different parts of the Borough, based on housing sub-markets. The sub-

⁹⁰ LPD/HOU/03

⁹¹ Letter from Gedling Borough Council's Chief Executive [EX/100] & Proposed Consultants' Brief for identifying a Gypsy and Traveller Site within Gedling Borough [EX/102]

⁹² [EX/30]

markets reflect those used in the Nottingham Core SHMA and have been used in the Community Infrastructure Levy [CIL] Charging Schedule, adopted in July 2015⁹³. The Nottingham Core Viability Update Study: An Assessment for Broxtowe Borough Council, Gedling Borough Council and Nottingham City Council, September 2013⁹⁴, refreshed the 2009 Viability Study; updated all inputs and base assumptions; re-ran the baseline scenarios, taking account of the introduction of different forms of intermediate affordable housing; and commented on the likely implications for CIL of viability considerations. It concluded that the affordable housing policy being taken forward by the Council looked appropriate and viable.

199. The Council commissioned Nationwide CIL Service [NCS] to undertake a viability assessment⁹⁵ of the whole LPD. The testing showed that the policies in the LPD are broadly viable for all forms of housing development and demonstrate that affordable housing delivery at the Council's policy targets of 10-30% delivery proposed by Policy LPD 36 are broadly viable allowing a degree of flexibility when based on typical site development.

200. I am satisfied that the percentage targets for affordable housing included within Policy LPD 36 are justified, given the wide range of land prices and affordability within the Borough, subject to the changes recommended in paragraph 48 of this Report. **[MM39]** Furthermore, it would accord with the approach included within Policy 8 of the ACS.

201. I recommend that the LPD be modified to include an additional sentence to clarify the Council's position with regards to Starter Homes to ensure that the LPD is justified. **[MM40]**

Residential Design

Does the LPD incorporate appropriate measures to ensure good design in new developments?

202. One of the 12 principles in the NPPF⁹⁶ is that planning should always seek to secure a high quality design and a good standard of amenity for all existing and future occupants of land and buildings. It goes on to say in Section 7: Requiring good design⁹⁷ that design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally. Policies LPD 32 and LPD 35 seek to safeguard the amenity of nearby residents and occupiers and to provide safe, accessible and inclusive development. Having regard to the NPPF, I am satisfied that these policies are not overly prescriptive and are therefore sound.

⁹³ EX/13

⁹⁴ EX/18

⁹⁵ Gedling Borough Council Local Plan Viability Assessment, March 2016 [LPD/HOU/08]

⁹⁶ Paragraph 17

⁹⁷ Paragraph 59

203. The NPPF⁹⁸ says that LPAs should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area. The LPD includes Policy LPD 34, which says that development involving the loss of residential gardens will not be permitted unless specific criteria are met and it would not result in harm to the character and appearance of the area. I consider that reference to the former Special Character Area in Ravenshead as an example of where the development of residential gardens may not be appropriate would be necessary for clarity. I therefore recommend that a modification be made to the LPD in this respect. **[MM38]**

Should the LPD include a policy on space standards?

204. The LPD does not include a policy on space standards due to the lack of evidence collected previously by the Council on the size of dwellings granted planning permission. However, I consider that the importance of the national space standards should be acknowledged in the LPD and therefore I recommend a modification in this respect to ensure that the LPD is justified. **[MM42]**

Residential Densities

Are the residential densities included in the LPD appropriate and achievable?

205. The NPPF says that to boost significantly the supply of housing, LPAs should, amongst other things, set out their own approach to housing density to reflect local circumstances. Policy LPD 33 of the LPD sets a minimum residential density of 30dph, with some exceptions. These are within or adjacent to: Burton Joyce, Lambley, Ravenshead and Woodborough, where a minimum of 20dph is set; Bestwood Village, Calverton and Newstead, where a minimum of 25dph is set; and locations where there is convincing evidence of a need for a different figure.

206. The character of the settlements within the Borough varies enormously. The Council undertook Masterplanning for the Key Settlements of Bestwood Village⁹⁹, Calverton¹⁰⁰ and Ravenshead¹⁰¹, as part of the preparation of the LPD. The findings of this work, along with the local knowledge of the Council's Officers informed the use of lower densities in these settlements. For the Other Villages, the densities were based on local characteristics.

207. I am satisfied that the minimum densities included within the policy are based on appropriate assessments of the settlements. I recommend, however, that, although the setting of a maximum density would not be appropriate, a modification be made to the supporting text to make it clear that proposals of a higher density should not conflict with local characteristics and to ensure that the LPD is justified and effective. **[MM37]**

Issue 4: Is the retail development strategy justified and effective?

⁹⁸ Paragraph 53

⁹⁹ LPD/GRO/01

¹⁰⁰ LPD/GRO/02

¹⁰¹ LPD/GRO/03

Is the retail hierarchy of Town, District and Local Centres consistent with the ACS?

208. Policy 6 of the ACS sets out the role of town and local centres and promotes a hierarchy of centres within the Greater Nottingham Area. Within Gedling Borough it identifies Arnold as a Town Centre, Carlton Square as a District Centre and Burton Joyce, Calverton, Carlton Hill, Gedling Colliery/Chase Farm, Gedling Village, Mapperley Plains, Netherfield and Ravenshead as Local Centres. In 2015 the Council, along with Nottingham City, Broxtowe Borough, and Rushcliffe Borough Councils, commissioned consultants¹⁰² to update the retail evidence base from that contained in the 2008 Retail Study, which informed the ACS.

209. The 2015 Retail Study carried out updates of the town centre health checks previously undertaken in the 2008 Retail Study. This concluded that, in terms of Carlton Square, it is currently functioning more like a Local Centre than a District Centre and that the retail hierarchy should be reviewed accordingly. The LPD therefore includes Carlton Square as a Local Centre rather than a District Centre. Based on the evidence within the latest Retail Study, I am satisfied that this minor change to the retail hierarchy is justified and that the retail hierarchy within the LPD is generally consistent with that in the ACS.

Are the maximum levels of non-A1 uses within the Arnold Primary Area and the Local Centres appropriate?

210. Policy LPD 49 of the LPD sets the maximum levels of non-A1 uses within the Arnold Primary Area and the Local Centres as 15% for A2 and 10% each for A3, A4, A5 and Other. I acknowledge the Council's concern relating to the correlation between certain areas with high concentrations of hot food takeaways and the highest levels of obesity in those at Year 6 school age and its suggestion that the maximum level of A5 uses in Arnold Primary Area and Calverton and Netherfield Local Centres should therefore be reduced to 5%. I recommend a modification to Policy LPD 49 in this respect to ensure that the LPD is effective. **[MM52]**

Is it clear when an impact assessment would be required for development proposals for A1 uses?

211. Policy LPD 51 of the LPD requires development proposals for A1 uses of 500sqm or more (gross) and not within a Town or Local Centre to be supported by an Impact Assessment. I recommend that a modification be made to include a new paragraph within the supporting text to make it clear that the size of the retail units must be assessed using the gross external area in order to ensure that the LPD is effective. **[MM53]**

Is it necessary to restrict the development of hot food takeaways within 400m of a secondary school in Gedling Borough?

¹⁰² Broxtowe, Gedling, Nottingham City and Rushcliffe Retail Study 2015, Final Report, prepared by Carter Jonas [LPD/RET/01]

212. The NPPF says that the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities¹⁰³. Furthermore, the national Planning Practice Guidance [PPG] states that there is a range of issues that could be considered through the plan making process in respect of health and healthcare infrastructure including how opportunities for healthy lifestyles have been considered, for example by planning for an environment that supports people of all ages in making healthy choices¹⁰⁴. The LPD seeks to prevent the development of A5 uses within 400m of a secondary school unless it is located within an existing Town or Local Centre.
213. The Council's Retail Background Paper – Addendum, dated October 2016¹⁰⁵, says that between 2011/12 and 2015/16 there were no planning applications for fast food takeaways within 400m of a secondary school. Furthermore, it indicates that only 3 existing fast food takeaways are currently within 400m of a secondary school. Town and Local Centres are the most appropriate locations for fast food takeaways and it is clear, from the evidence before me, that this is where the majority of fast food takeaways exist. Furthermore, it is apparent from the lack of applications for planning permissions within 400m of a secondary school in the last few years that there is little demand for such uses in these locations, outside the Town and Local Centres. In addition, there is insufficient evidence before me to support a link between childhood obesity and the concentration or siting of fast food takeaways within 400m of a secondary school in Gedling Borough. Given this, I recommend the deletion of Policy LPD 54 and its supporting text in the interests of soundness. **[MM54]**

Issue 5: Is the LPD effective in respect of transport?

Will the Local Transport Schemes come forward during the plan period?

214. The LPD seeks to safeguard a number of Local Transport Schemes from development proposals which would prejudice them. Most of the schemes listed are included in the Nottinghamshire Local Transport Plan¹⁰⁶ (2011 – 2026)¹⁰⁷. The County Council aims to deliver all the safeguarded schemes within the LPD plan period.
215. Within the LPD, a number of housing allocations¹⁰⁸ are dependent upon the GAR being constructed before their development can commence, amounting to around 960 dwellings¹⁰⁹. The County Council has been safeguarding

¹⁰³ Paragraph 69

¹⁰⁴ Paragraph: 002 Reference ID: 53-002-20140306

¹⁰⁵ LPD/BACK/05

¹⁰⁶ Nottinghamshire Local Transport Plan Implementation Plan 2015/16-2017/18, the one exception being the Minerals Railway "Robin Hood Line", which is already operating as a recreational line

¹⁰⁷ LPD/TRA/05

¹⁰⁸ Willow Farm [H3], Linden Grove [H4] and Gedling Colliery/Chase Farm [H9]

¹⁰⁹ 110 homes at Willow Farm; 115 homes at Linden Grove, and 735 homes at Gedling Colliery/Chase Farm. The latter is calculated based on the planning permission granted on 3 March 2017 for development on the site [Application No. 2015/1376] which

proposals for a Gedling village bypass for over 50 years and the GAR would form part of proposals for the A612 Nottingham Eastern Outer Loop Road, which has, with the exception of the eastern most section around Gedling village, been completed. As well as improving connectivity of the local road network and reducing traffic flows along the Arnold Lane corridor, the GAR would also facilitate the redevelopment of the Gedling Colliery/Chase Farm site for housing and employment uses. Planning permission¹¹⁰ was granted for the construction of the GAR in December 2014, with a revision to the planning permission approved in May 2016.

216. At the Transport and Highways Committee meeting on 21 September 2016 it was resolved that the County Council would in principle compulsorily acquire the land and rights required to deliver the GAR and to progress documents required to make a Side Roads Order [SRO]. At a subsequent meeting of the Transport and Highways Committee on 16 March 2017, Officers were authorised to prepare and make the necessary Compulsory Purchase Orders [CPOs] and SROs. The County Council has also set out a timetable for the delivery of the GAR¹¹¹, which Officers are working to, and, if achieved, would see the construction of the GAR commencing in Autumn 2018, with completion in Spring 2020.
217. There are currently 53 plots of land to be acquired permanently and 28 plots where rights of access are required to facilitate construction and maintenance of the GAR. Many of the plots to be acquired, however, are within public ownership, with the 21 plots within third party ownership comprising 14 individual landowners.
218. The making of the Orders for both the CPO and SRO processes was due to commence in January 2018, with notification and publicity of the Orders in January/February 2018, followed by the consideration and review of any objections in March 2018. If required, the earliest anticipated time for a Public Inquiry to be held would be June 2018, with the Orders confirmed by the Secretary of State in September 2018. The County Council considers that work could commence on site in Autumn 2018, following the award of the works package to a contractor for the construction of the GAR.
219. The County Council has provided evidence as to how the GAR would be funded, including contributions from the County Council, D2N2 and Keepmoat Homes Limited, as developer of the Gedling Colliery/Chase Farm allocation. The ACS¹¹² states that the delivery issues of concern at that time in respect of the GAR were largely related to funding. It concluded that if this could not be resolved by 2021 a review of the Part 2 Local Plan will be required. Although I am satisfied that the funding is likely to be in place for the construction of the GAR, I am concerned that the timetable for its development is ambitious and that any slippage would have implications for the development of housing within the plan period. In order to ensure that if any significant slippage or risk of no delivery occurs, the monitoring of

requires that no more than 315 homes shall be constructed prior to the completion of the GAR [Condition No. 2].

¹¹⁰ Planning application Ref. 2014/0915

¹¹¹ Gedling Access Road Update, November 2017 [EX/150]

¹¹² Paragraph 3.2.27

Policy LPD 60 should include a trigger for an early review of the LPD. As the construction of the GAR is due to commence in Autumn 2018 and would take 18 months to complete, it should be apparent by the end of 2018 whether or not any significant slippage has occurred to the timetable and the impact of this on its delivery. I therefore recommend a modification in this respect to ensure that the LPD is effective. **[MM56]**

Issue 6: Is the LPD positively prepared, justified and effective in respect of employment?

Employment Provision and Distribution

Is the overall level of employment provision and its distribution in the LPD consistent with the ACS? Has the site selection process been based on a sound process of SA and the testing of reasonable alternatives?

220. The ACS requires that Councils should seek to ensure that a sufficient supply of land is maintained in Part 2 Local Plans and to provide a range and choice of sites up to 2028. As a minimum, in Gedling Borough, there is a requirement to provide for 10ha of land for employment uses and 23,000sqm of new office and research and development floorspace. These minimum requirements were based on the forecasts set out in the Nottingham City Region Employment Land Study 2007 [NCRELS]¹¹³. Following the adoption of the ACS the Nottingham Core Housing Market Area [HMA] authorities¹¹⁴ and the Nottingham Outer HMA authorities¹¹⁵ commissioned consultants to produce an Employment Land Forecasting Study¹¹⁶. This identified a requirement for 19ha of industrial/warehousing land and 10,000sqm of office floorspace within Gedling.

221. The ACS identifies strategic employment allocations at Top Wighay Farm (8.5ha) and Teal Close (7ha), along with a strategic location for employment uses at Gedling Colliery/Chase Farm (at least 2ha). The LPD allocates 2 sites for employment uses at Gedling Colliery, Carlton [E1] (5ha) and Hillcrest Park, Calverton [E2] (1ha). Taken together, these allocations would amount to 21.5ha of employment land. The Council anticipates that the requirement for office floorspace will be met within this figure on the allocated sites as well as within the retail centres within the Borough. Indeed, it is apparent from the evidence before me that around 10,000sqm of B1 uses are expected to be delivered on the Top Wighay Farm site, with up to a further 4,500sqm of B1a floorspace provided on the Teal Close site. I am satisfied, therefore, that the overall level of employment provision and distribution in the LPD is consistent with the ACS and should help to proactively drive and support sustainable economic development as required by the NPPF.

¹¹³ LPD/EMP/05

¹¹⁴ Broxtowe Borough, Erewash Borough, Gedling Borough, Nottingham City and Rushcliffe Borough Councils

¹¹⁵ Ashfield, Mansfield and Newark and Sherwood District Councils

¹¹⁶ Employment Land Forecasting Study: Nottingham Core HMA and Nottingham Outer HMA, Final Report, August 2015, prepared by Nathaniel Lichfield and Partners [LPD/EMP/03]

222. In order to clearly identify this employment provision in the Borough, I consider that changes to the supporting text to paragraph 12.1.2 should be made to update the LPD in respect of the evidence from the Employment Land Forecasting Study. I therefore recommend a modification in this respect to ensure that the LPD is justified and effective. **[MM47]**

223. The assessment of site options has been carried out using broadly the same SA methodology and process as for housing. This is sufficiently robust and it is clear from the Employment Background and Site Selection Paper¹¹⁷, May 2016, and the SA Publication Draft Appendix F: Reasonable Alternative Sites for Employment¹¹⁸, May 2016, that a number of Reasonable Alternative employment sites were considered.

Employment Land Supply

Are the sites allocated for employment uses deliverable?

224. The LPD allocates an employment site of 5ha at Gedling Colliery [E1]. Given its location, adjacent to the Country Park, I am satisfied that uses associated with this neighbouring visitor attraction may be appropriate, including food and drink outlets. Furthermore, I acknowledge that, in order to facilitate the development of this former colliery, an element of 'pump priming' would be required as the site has remained undeveloped for a number of years. The site should, however, be developed predominantly for B1, B2 and B8 uses, with any facilitating development limited to that which is necessary to ensure the viability of the site. I therefore recommend a modification in this regard to ensure that the LPD is effective. **[MM50]**

225. The LPD allocates a site for employment development at Hillcrest Park, Calverton [E2]. This site is located within an existing employment area and would help support additional economic development in this Key Settlement.

226. The strategic allocations set out in the ACS at Top Wighay Farm and Teal Close are identified as such on the Policies Map and referred to in the supporting text to Policy LPD 63 Housing Distribution. Following further assessment of these strategic allocations, the Council is now able to identify which part of these sites would be developed for employment purposes. In the interests of clarity and certainty, I consider that the employment elements of these strategic allocations, along with the employment allocations currently included in Policies LPD 64 [E1] and LPD 66 [E2], should be set out within a new policy dealing solely with employment allocations, with the sites identified on a map at the end of the supporting text to this new policy, for consistency. As a consequence, I recommend that all references to E1 and E2 in Policies LPD 64 and LPD 66 and their supporting text be removed and a new policy and supporting text, along with new maps, in respect of employment allocations be included in order that the LPD is effective. **[MM62, MM71, MM76, MM78, MM87 & MM88]**

Protected Employment Areas

¹¹⁷ LPD/BACK/02

¹¹⁸ LPD/REG/17

Does the protection of existing employment uses accord with the strategy in the ACS?

227. Policy 4 of the ACS seeks to strengthen and diversify the economy of the area. This will be achieved, in part, by appropriately managing existing employment sites and allocations to cater for the full range of uses including retaining good quality existing employment sites and considering the release of sites that are not attractive to the employment market or are not of good quality.

228. NCRELS assessed about 2% of the Borough's sites as poor or of very low quality and recommended that the Council consider releasing these poor quality sites for other uses. Following the consideration and assessment¹¹⁹ of these sites, the Council has decided to retain those that have a high occupancy level and are well used, but to allocate a site at Rolleston Drive for housing [H1].

229. The LPD seeks to retain employment and employment uses within the Borough through the support for the expansion, conversion or redevelopment of land and premises for employment uses on allocated employment sites and protected employment areas, and the protection of employment sites and premises from redevelopment or reuse. The Council has undertaken an assessment of existing employment sites to determine whether or not any can be released for other uses. I am satisfied, therefore, that the Council's approach accords with the strategy in the ACS.

230. Over 3,000 businesses currently exist, with a higher than average proportion of large firms (250+ employees). These businesses play an important role in the economy of the Borough and this should be acknowledged in the supporting text to Policy LPD 43. I therefore recommend a modification in this regard to ensure that the LPD is justified. **[MM46]**

231. The Dorket Head brickworks is not identified in the LPD as a protected employment area. However, given the nature and scale of the business, along with its importance to the local economy, it should be identified as such. Nevertheless, reference should also be made to the site's location in the Green Belt and that other relevant policies will also apply to future proposals in that location. I therefore recommend that a modification is made to the LPD in this respect in order to ensure that it is justified, effective and consistent with national policy. **[MM49]**

Issue 7: Is the LPD justified, effective and consistent with national policy with regards to the historic environment?

Heritage Assets

Has the LPD had regard to heritage assets, including the statutory tests set out in Sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990?

¹¹⁹ Employment Background and Site Selection Paper [LPD/BACK/02]

232. Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the general duty of LPAs and the Secretary of State in respect of listed buildings in the exercise of their planning functions. A similar duty is set out in Section 72(1) of the Act in relation to conservation areas.
233. The NPPF says that LPAs should set out in their local plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats¹²⁰. It goes on to say that in doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. Heritage assets include designated heritage assets and assets identified by the LPA (including local listing). Policies LPD 26 to LPD 31 in Part A of the LPD seek to conserve and enhance the historic environment of the Borough, including the heritage assets.
234. The LPD includes policies on locally important heritage assets and potential areas of archaeology. These assets, identified by the LPA, are included within the definition of a heritage asset in the NPPF and should be treated in the same way. To accord with the NPPF in this respect, and in referring to whether or not a proposal would cause harm to the significance of a heritage asset, some changes to the wording of the policies in the LPD are required. I therefore recommend modifications in these respects, including a change to Policy LPD 27 which was not published as a proposed MM, but is necessary to ensure that the LPD is consistent with national policy. **[MM33, MM34, MM35, MM36, MM48]**
235. When assessing harm to a heritage asset, this assessment should include its setting. As such, a modification is recommended to Policy LPD 45 in this respect to ensure that it is consistent with national policy. **[MM51]**

Issue 8: Is the LPD consistent with national policy in respect of open space?

Does the LPD make appropriate provisions for the protection and provision of open space in accordance with national policy?

236. The NPPF says that access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities¹²¹. It goes on to say that planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision.
237. The Council has prepared a Green Space Strategy (2012 – 2017)¹²², which includes an audit of green spaces in the Borough and extensive consultation to understand the usage habits and views of the Borough's population. It assesses 8 different types of open space and makes recommendations for each. These 8 types of open space are set out in Policy LPD 20, which seeks to protect and maintain the accessibility of the existing open space.

¹²⁰ Paragraph 126

¹²¹ Paragraph 73

¹²² LPD/OPE/03

This open space is shown on the Policies Map. Policy LPD 21 requires the provision of a minimum of 10% new open space on residential development sites of 0.4ha and above. From the evidence before me, I am satisfied that the protection and provision of open space within the LPD is based on a robust and up-to-date assessment of need.

Local Green Space

Does the LPD make appropriate provisions for the designation and protection of Local Green Space in accordance with national policy?

238. The NPPF says that local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them¹²³. It goes on to say that by designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances.

239. The Council has carried out a Local Green Space Assessment, March 2016¹²⁴. It sets out the methodology used to assess the sites put forward by local communities for consideration as Local Green Space, based on the criteria set out in the NPPF¹²⁵, following which it makes recommendations for each of the assessed sites. The Local Green Space Assessment Addendum¹²⁶, October 2016, provides an assessment of a site at Haywood Road, Carlton, which was put forward for consideration as a Local Green Space during the consultation exercise on the Publication Draft of the LPD. The Council assessed this site using the same methodology as that in the earlier assessment and concluded that the site at Haywood Road would be unsuitable for designation as a Local Green Space. The site is designated as open space in the LPD.

240. I acknowledge the strength of feeling with respect to the importance of the site at Haywood Road to the local community. However, I am satisfied that the assessment process undertaken by the Council in respect of Local Green Space was sound and therefore I do not recommend any changes to the LPD in this regard.

241. The emerging Papplewick Neighbourhood Plan refers to two separate areas of Local Green Space within the settlement. As such, for consistency and accuracy the references to these sites should be amended in Policy LPD 22. Furthermore, I consider that some amendments to the policy and its supporting text should be made to more accurately reflect policies in the NPPF. I therefore recommend modifications in these respects to ensure consistency with national policy. **[MM30, MM31]**

Sherwood Forest Regional Park

Does the LPD reflect the current position in respect of the Sherwood Forest Regional Park?

¹²³ Paragraph 76

¹²⁴ LPD/OPE/01

¹²⁵ Paragraph 77

¹²⁶ LPD/OPE/02

242. In order to reflect the current situation with respect to the Sherwood Forest Regional Park, it would be necessary to make changes to the supporting text to Policy LPD 23. As such, I recommend a modification to the LPD in this respect to ensure that the LPD is effective. **[MM32]**

Issue 9: Is the LPD justified, effective and consistent with national policy in respect of the natural environment?

Does the LPD accord with the ACS and the NPPF in respect of its approach to biodiversity?

243. Paragraph 109 of the NPPF says that the planning system should contribute to and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible. LPAs should set out a strategic approach in their Local Plans, planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure. Policy 17 of the ACS sets out the overall strategic approach to increase biodiversity through protecting and restoring areas of biodiversity interest and to prevent the fragmentation of networks and habitats.

244. In order to better reflect Government policy and the ACS Policy LPD 18 and its supporting text should be clarified in respect of designated sites and the consideration of the impact on biodiversity, including biodiversity off-setting and measures to deliver biodiversity enhancements. Furthermore, references to the prospective Special Protection Area should be abbreviated to prospective SPA rather than pSPA to avoid confusion. This change is in response to comments made on the proposed MMs. I therefore recommend that a number of modifications be made to this policy and supporting text in this regard to ensure that the LPD is justified, effective and consistent with national policy. **[MM17, MM18, MM19, MM20, MM21, MM22, MM23, MM24, MM25, MM26, MM27]**

245. In terms of the landscape character and visual impact, Policy LPD 19 should make it clear that new development should not result in a 'significant adverse' impact on the character of the landscape. As such, I recommend a modification to this policy in this regard to ensure that the LPD is effective. **[MM28]** Furthermore, the supporting text to this policy should clarify the status of the formerly designated Mature Landscape Areas. I therefore recommend a modification in this respect to ensure that the LPD is effective. **[MM29]**

Issue 10: Is the LPD justified, effective and consistent with national policy in respect of climate change, flood risk and water management?

Does the LPD reflect the latest Government policy in respect of wind turbines?

246. In June 2015, the Government released the Written Ministerial Statement [WMS] on wind turbines which sets out considerations to be applied to proposed wind energy development, in order that local people have the final say on applications for one or more wind turbines. I therefore recommend that the LPD be modified to reflect this WMS to ensure that it is consistent with national policy. **[MM4]**

Does the LPD adequately deal with surface water flooding?

247. The management of flood risk and surface water within the Borough have been raised as particular concerns in respect of new developments. Further information relating to these matters, in respect of the carrying out of Flood Risk Assessments and reducing volumes and peak flow rates of surface water generated by development to pre-developed greenfield rates, would be necessary. As such, I recommend that the LPD be modified in this regard to ensure that it is effective. **[MM5, MM6]**
248. When considering development proposals, if the Council has concerns about the effect on water quality through the pollution of surface water, it is likely to require a Controlled Water Risk Assessment. I recommend therefore that reference to the likely requirement for such an assessment be included in the supporting text to Policy LPD 5 to ensure that the LPD is effective. **[MM7]**

Issue 11: Does the LPD provide adequate environmental protection in respect of land contamination, land stability and radon gas?

249. When considering development on land potentially affected by contamination regard should also be had to whether or not it would compromise the operation of utilities infrastructure. I therefore recommend a modification to Policy LPD 7 in this respect to ensure that it is effective. **[MM8]** Furthermore, the supporting text to this policy should make it clear that any development proposal should be accompanied by a robust investigation such as a tiered risk assessment. As such, I recommend a modification to the supporting text in this regard to ensure that the LPD is effective. **[MM9]**
250. Paragraph 120 of the NPPF makes it clear that where a site is affected by land stability issues, responsibility for securing a safe development rests with the developer and/or landowner. The supporting text to Policy LPD 8 should make it clear that a site could be affected directly or indirectly by land stability issues. As such, I recommend that a change to the supporting text be made to ensure that the LPD is effective. **[MM10]**
251. The addition of radon gas to the supporting text of Policy LPD 10 - Pollution as another type of pollution which could also be a planning concern would be required. I therefore recommend that a modification be included in this respect to ensure that the LPD is effective. **[MM11]**

Summary of Assessment of Duty to Co-operate, Legal Compliance and Soundness

252. I am satisfied that, where necessary, the Council has engaged constructively, actively and on an on-going basis in the preparation of the LPD and that the legal DtC has therefore been met.
253. My examination of the compliance of the LPD with the legal requirements is summarised in the table below. I am satisfied that the LPD meets them all.

LEGAL REQUIREMENTS	
Local Development Scheme (LDS)	The LPD has been prepared in accordance with the Council's LDS September 2016.
Statement of Community Involvement (SCI) and relevant regulations	The SCI was adopted in October 2016. Consultation on the Local Plan and the MMs has complied with its requirements.
Sustainability Appraisal (SA)	SA has been carried out and is adequate.
Habitats Regulations Assessment (HRA)	The Habitats Regulations AA Screening Report May 2016 sets out why AA is not necessary. Natural England supports this.
Climate Change	The LPD includes policies which contribute to the mitigation of, and adaptation to, climate change.
National Policy	The LPD complies with national policy except where indicated and MMs are recommended.
2004 Act (as amended) and 2012 Regulations.	The LPD complies with the Act and the Regulations.

254. Subject to the modifications recommended above, I am satisfied that the LPD is sound, namely that it is positively prepared, justified, effective and consistent with national policy.

Overall Conclusion and Recommendation

255. The LPD has a number of deficiencies in respect of soundness and/or legal compliance for the reasons set out above, which mean that I recommend non-adoption of it as submitted, in accordance with Section 20(7A) of the 2004 Act. These deficiencies have been explored in the main issues set out above.

256. The Council has requested that I recommend MMs to make the LPD sound and/or legally compliant and capable of adoption. I conclude that with the recommended MMs set out in the Appendix the Gedling Borough Local Planning Document (Part 2 Local Plan) satisfies the requirements of Section 20(5) of the 2004 Act and meets the criteria for soundness in the NPPF.

Karen L Baker

Inspector

This report is accompanied by an Appendix containing the Main Modifications.

Appendix – Main Modifications to the Gedling Borough Local Planning Document (Part 2 Local Plan)

Ref No	Policy/Paragraph	Main Modification
MM1	1 Introduction (New paragraph)	<p>Add two new paragraphs after paragraph 1.2 to read:-</p> <p><u>“When adopted, the Local Planning Document together with the Aligned Core Strategy will replace all of the saved policies in the Gedling Borough Replacement Local Plan 2005.</u></p> <p><u>The Development Plan for Gedling Borough consists of the following Plans:-</u></p> <ul style="list-style-type: none"> • <u>Aligned Core Strategy (Part 1 Local Plan);</u> • <u>Local Planning Document (Part 2 Local Plan);</u> • <u>Neighbourhood Plans; and,</u> • <u>Waste and Minerals Local Plans.”</u>
MM2	1 Introduction (Paragraph 1.3)	<p>Amend paragraph 1.3 to read:-</p> <p><u>“All policies within the Local Planning Document should be read in conjunction with the Aligned Core Strategy and Neighbourhood Plans. When determining proposals for development, no policy will be applied in isolation and account will be taken of all relevant policies in the Development Plan.”</u></p>
MM3	1 Introduction (New paragraph)	<p>Add a new paragraph after paragraph 1.4 relating to the emerging Minerals Local Plan to read:-</p> <p><u>“Nottinghamshire County Council is the Minerals Planning Authority and is responsible for preparing the Minerals Local Plan which forms part of the Development Plan for Gedling Borough. The current Nottinghamshire Minerals Local Plan was adopted in 2005 and is being replaced by the new Minerals Local Plan which is at an early stage of preparation.</u></p> <p><u>The National Planning Policy Framework (NPPF) encourages the prior extraction of minerals, where practicable and environmentally feasible, if it is necessary for non-mineral</u></p>

Ref No	Policy/Paragraph	Main Modification
		development to take place. Developers are advised to check with Nottinghamshire County Council on the latest position of the new Plan and for information on the extent of Minerals Safeguarding Areas and Minerals Consultation Areas.”
MM4	Policy LPD 1 – Wind Turbines (New paragraph)	<p>Add a new paragraph after paragraph 4.2.5 to read:-</p> <p><u>“In June 2015, the Government released the Written Ministerial Statement on Wind Turbines which sets out considerations to be applied to proposed wind energy development so that local people have the final say on wind farm applications. When determining planning applications for wind energy development involving one or more wind turbines, local planning authorities should only grant planning permission if:-</u></p> <ul style="list-style-type: none"> • <u>the development site is in an area identified as suitable for wind energy development in a Local or Neighbourhood Plan; and</u> • <u>following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing.”</u>
MM5	Policy LPD 3 – Managing Flood Risk (Paragraph 4.4.1)	<p>Add additional text to the end of paragraph 4.4.1 to read:-</p> <p><u>“Developers undertaking flood risk assessments should take into account a catchment wide flood management approach that treats catchments as a connected system. Measures including structural defences can be integrated with a range of measures that enhance, restore or mimic natural processes. This may include for example opening up a culvert on site and reinstating a more natural water course, off site measures where practical, or upstream natural planting to reduce runoff.”</u></p>
MM6	Policy LPD 4 – Surface Water Management (New paragraph)	<p>Add a new paragraph after paragraph 4.5.2 to read:-</p> <p><u>“The flood risk from the River Leen and Day Brook also affects existing properties including in Hucknall and further downstream in the City of Nottingham. Although the River Leen and</u></p>

Ref No	Policy/Paragraph	Main Modification
		<p><u>Day Brook Strategic Flood Risk Assessment notes that the rural catchments outside of Nottingham including within Gedling Borough do not add significant volumes of floodwater to the River Leen and Day Brook, it recommends that major development proposals within the catchment area should seek to reduce volumes and peak flow rates of surface water generated by development to pre-developed greenfield rates and improve on these if practical. Similarly concerns about surface water runoff from development increasing the flood risk from the Ouse Dyke have also been identified. The River Leen and Day Brook catchment and Ouse Dyke catchment is defined as an area at risk of flooding for the purposes of implementing Policy LPD 4 b). This part of the policy will be applied to major development proposals^{see new footnote} in the following locations:-</u></p> <ul style="list-style-type: none"> • <u>River Leen and Day Brook catchment: Papplewick, Edge of Hucknall, Bestwood Village and Arnold; and</u> • <u>Ouse Dyke catchment: Carlton."</u> <p>New footnote to include:-</p> <p><u>"Defined as development proposals with more than 10 houses or 0.5 ha and over 1,000 sqm of commercial floorspace."</u></p>
MM7	Policy LPD 5 – Managing Water Quality (Planning Application Information)	Add " <u>Controlled Water Risk Assessment; and</u> " to the list under Planning Application Information.
MM8	Policy LPD 7 – Contaminated Land	<p>Amend the policy to read:-</p> <p><u>"b. threaten the structural integrity of any building built on or adjoining the site and/or compromise the operation of utilities infrastructure;"</u></p>

Ref No	Policy/Paragraph	Main Modification
MM9	Policy LPD 7 – Contaminated Land (Paragraph 5.2.3)	Amend the first sentence of paragraph 5.2.3 to read:- "Where development is proposed on or adjacent to land that is known or suspected to be contaminated, it should be accompanied by an appropriate <u>and robust investigation such as a tiered risk assessment</u> level of supporting information such as a risk assessment. "
MM10	Policy LPD 8 – Unstable Land (Paragraph 5.3.2)	Amend the last sentence of paragraph 5.3.2 to read:- "Where a site is affected by land stability issues, <u>directly or indirectly, the</u> responsibility for securing a safe development rests with the developer and/or landowner."
MM11	Policy LPD 10 – Pollution (Paragraph 5.5.8)	Amend paragraph 5.5.8 to read:- "There are other types of pollution such as odour, dust, heat, <u>radon gas</u> and vibration which can also be a planning concern because of the effect on local amenity. They would need to be considered when determining planning applications."
MM12	Policy LPD 16 – Safeguarded Land	Amend the policy to read:- <u>"Safeguarded Land"</u> a) The following land, as shown on the Policies Map, is removed from the Green Belt and designated as Safeguarded Land and protected from development <u>for the plan period up to 2028</u> in order to meet longer term development needs: i. Top Wighay Farm, Hucknall (46.8ha); ii. Oxtan Road/Flatts Lane, Calverton (30.7ha); and iii. Moor Road, Bestwood Village (7.2ha).

Ref No	Policy/Paragraph	Main Modification
		<p><u>b) Planning permission for the development of Safeguarded Land identified in Policy LPD 16 a) will not be granted except where development is temporary or would otherwise not prejudice the ability of the site to be developed in the longer term.</u></p> <p><u>Safeguarded Land (Protected)</u></p> <p><u>b) c) The following land, as shown on the Policies Map and identified by the letter 'P', is removed from the Green Belt and designated as Safeguarded Land for other reasons protected from development as it is not suitable and/or available for development:</u></p> <ul style="list-style-type: none"> i. Mapperley Golf Course (46.8ha); ii. Lodge Farm Lane, Arnold (3.9ha); iii. Glebe Farm, Gedling Colliery (3.2ha); and iv. Spring Lane, Lambley (1.8ha). <p><u>c) Planning permission for the development of Safeguarded Land will not be granted except where development is temporary or would otherwise not prejudice the ability of the site to be developed in the longer term."</u></p>
MM13	Policy LPD 16 – Safeguarded Land (Paragraph 6.6.2)	<p>Amend paragraph 6.6.2 to read:-</p> <p>"Safeguarded Land is considered necessary in Gedling Borough for a the following number of reasons. Firstly, it provides a degree of permanence to the Green Belt boundaries put in place by the Local Plan and means that future reviews of the Green Belt may not be needed. Secondly, it ensures that the need to define Green Belt boundaries using defensible features on the ground does not result in large sites being developed all at once where this would cause problems for local infrastructure. Thirdly, it provides flexibility and allows for proposals for residential development to be determined under the presumption in favour of sustainable development if there is no five year land supply as required by paragraph 48 of</p>

Ref No	Policy/Paragraph	Main Modification
		the NPPF. The Inspector who examined the Aligned Core Strategy expressed support in her report (at paragraph 117) for the designation of Safeguarded Land in Gedling Borough."
MM14	Policy LPD 16 – Safeguarded Land (Paragraph 6.6.4)	Amend paragraph 6.6.4 to read:- "As identified above, Safeguarded Land is protected to meet long term development needs. Paragraph 85 of the NPPF identifies that Safeguarded Land is not allocated for development at the present time and its permanent development should only be granted following a review of the local plan. <u>As such, it is not intended that safeguarded land would be developed before the end of the plan period. Applications for the temporary use of Safeguarded Land or for uses which do not result in new buildings on site may be acceptable during the period to 2028.</u> "
MM15	Policy LPD 16 – Safeguarded Land (Paragraph 6.6.6)	Amend paragraph 6.6.6 to read:- "For the other sites listed in part (b) (c) of the policy, the safeguarded land (protected) designation is being used as a planning tool. It is not expected that these sites will be developed but it is not considered appropriate for these to be included in the Green Belt or for them to be developed. The table below sets out the reasons why the sites have been <u>safeguarded protected</u> and the the defensible feature considered appropriate for the Green Belt boundary."
MM16	Policy LPD 16 – Safeguarded Land (New paragraph)	Add a new heading and paragraph before Key Related Policies to read:- " <u>Appropriate Forms of Development on Safeguarded Land</u> <u>Applications for the temporary use of Safeguarded Land may be acceptable during the period to 2028. Examples of proposals that may be acceptable include the storage of caravans. Applications for the permanent use of Safeguarded Land will be considered, on a case-by-case basis, against relevant Green Belt policy balancing this with the requirement for development on Safeguarded Land not to prejudice the ability of the site to be</u>

Ref No	Policy/Paragraph	Main Modification
		developed in the longer term. This approach is to ensure that Policy LPD 16 does not unduly sterilise land from forms of development that would otherwise have been acceptable in Green Belt policy (i.e. prior to the site's designation as Safeguarded Land)."
MM17	Policy LPD 18 – Protecting and Enhancing Biodiversity	Amend the beginning of the policy to read:- <u>"Planning permission for development will be granted unless, w <u>Where development proposals affect designated sites, planning permission will not be granted unless the justification for the development clearly outweighs the biodiversity value and other value of the site ..."</u></u>
MM18	Policy LPD 18 – Protecting and Enhancing Biodiversity	Delete the fifth bullet point in the policy:- <ul style="list-style-type: none"> • "Ancient woodland" Add a new clause to Policy LPD 18 after the bullet points to read:- <u>"Where development proposals affect ancient woodland, ancient and veteran trees, planning permission will not be granted unless the justification for the development clearly outweighs the biodiversity value and other value of the site."</u>
MM19	Policy LPD 18 – Protecting and Enhancing Biodiversity (Paragraph 7.2.4)	Amend the second and fourth sentences of paragraph 7.2.4 to read:- "However, areas of woodland to the north of the plan area and extending into Gedling Borough have been identified as a prospective Special Protection Area (prospective pSPA) ^{see new footnote below} In the meantime, the Aligned Core Strategy takes a precautionary approach and treats the prospective pSPA as a confirmed European site."
MM20	Policy LPD 18 –	Amend the fifth sentence of paragraph 7.2.11 to read:-

Ref No	Policy/Paragraph	Main Modification
	Protecting and Enhancing Biodiversity (Paragraph 7.2.11)	"The local planning authority may require tree surveys to be carried out where development proposals would affect woodland of less than two hectares to establish whether ancient trees are present <u>the woodland is ancient.</u> "
MM21	Policy LPD 18 – Protecting and Enhancing Biodiversity (Paragraph 7.2.12)	<p>Amend the last sentence of paragraph 7.2.12 to read:-</p> <p>"For Gedling Borough, priorities for biodiversity sites include:</p> <ul style="list-style-type: none"> • <u>Lowland neutral grassland;</u> • <u>Mixed Ash-dominated woodland;</u> • oOak-b<u>Birch woodland;</u> • lLowland heathland <u>dry acid grassland;</u> • lLowland wet <u>calcareous grassland;</u> • <u>Open mosaic habitat;</u> • rReed-beds; and • rRivers and streams."
MM22	Policy LPD 18 – Protecting and Enhancing Biodiversity (Paragraph 7.2.13)	<p>Amend paragraph 7.2.13 to read:-</p> <p>"Biodiversity should be a consideration in all planning decisions not just those affecting designated sites. Policy LPD 18 states that development should firstly, avoid adversely affecting national and local designated nature conservation sites, priority habitats and species by using alternative sites or layout designs. <u>Where this is not possible, and the need for and benefit of the proposed development outweighs the need to safeguard the nature conservation of the site, habitat or species, the impact upon the wildlife site, habitat or species should be adequately mitigated.</u> If the impact on the wildlife feature cannot be sufficiently mitigated or there are residual adverse effects after mitigation, as a last resort the impact should be compensated for. Where this is not possible, and the need for and benefit of the proposed development outweighs the need to safeguard the nature conservation of the site, habitat, or species, the impact upon the wildlife site, habitat or</p>

Ref No	Policy/Paragraph	Main Modification
		species should be adequately mitigated. <u>In considering whether justification for the development outweighs the biodiversity value or other value of the site the latter considerations may, for example, include the landscape value of the site or public enjoyment of the site.</u>
MM23	Policy LPD 18 – Protecting and Enhancing Biodiversity (Paragraph 7.2.14)	Amend the last sentence of paragraph 7.2.14 to read:- “For SSSIs planning permission will only be granted in exceptional circumstances, where alternatives have been ruled out and significant benefits have been identified which <u>clearly</u> outweigh the negative impacts on the SSSI.”
MM24	Policy LPD 18 – Protecting and Enhancing Biodiversity (Paragraph 7.2.16)	Amend the first sentence of paragraph 7.2.16 to read:- “Where there is a reasonable likelihood of protected species present or priority habitats <u>and/or species</u> , surveys to determine the presence or absence should be conducted by a suitably qualified ecologist.”
MM25	Policy LPD 18 – Protecting and Enhancing Biodiversity (Paragraph 7.2.18)	Amend paragraph 7.2.18 to read:- “Biodiversity offsetting is a process by which conservation activities designed to deliver biodiversity benefits in compensation for losses are delivered against measurable outcomes. The Government has produced a consultation paper on its policy on biodiversity offsetting and will be publishing further guidance on this in future. The consultation paper is based on a review of evidence and a biodiversity piloting exercise launched in 2012 which includes Nottinghamshire. Whilst initially lasting for two years, these pilots have been extended and developers in the pilot areas who are required through planning policy to provide compensation for biodiversity losses may opt to do this through offsetting. <u>A national pilot was run between 2012 and 2014, which included Nottinghamshire; an evaluation of the pilot was published in 2016. Whilst biodiversity offsetting has not been formally adopted by government, developers who need to provide compensation for biodiversity losses may opt to do this through offsetting.</u> If this offsetting option is chosen, then developers can either

Ref No	Policy/Paragraph	Main Modification
		provide the offset themselves or use an offset provider. More information on offsetting is available from the Department for Environment Food and Rural Areas and also on Nottinghamshire County Council's website."
MM26	Policy LPD 18 – Protecting and Enhancing Biodiversity (New paragraph)	<p>Add a new paragraph after paragraph 7.2.18 to read:-</p> <p><u>"Wherever possible, measures to deliver biodiversity enhancements should be incorporated into developments. This can include but is not necessarily limited to:-</u></p> <ul style="list-style-type: none"> <u>the use of native species of trees and shrubs and wildflower seed in landscaping proposals;</u> <u>the provision of water attenuation ponds designed to have wildlife value; and</u> <u>the provision of bat and bird boxes integrated into the fabric of new buildings."</u>
MM27	Policy LPD 18 – Protecting and Enhancing Biodiversity (Monitoring Information)	<p>Amend the fourth indicator in the Monitoring Information table to read:-</p> <p>"The Ppercentage of Local Wildlife Sites with a <u>under</u> positive <u>conservation</u> management plan in place"</p>
MM28	Policy LPD 19 – Landscape Character and Visual Impact	<p>Amend the policy to read:-</p> <p>"Planning permission will be granted where new development does not result in a significant adverse visual impact or <u>significant adverse</u> impact on the character of the landscape.</p> <p>Where practicable, development will be required to enhance the qualities of the landscape character types in which it would be <u>is</u> situated, including the distinctive elements, features and other characteristics, as identified in the Greater Nottingham Landscape Character Assessment. Proposals will be required</p>

Ref No	Policy/Paragraph	Main Modification
		to respond to the recommended landscape strategy and landscape actions for the policy zone within which it is situated."
MM29	Policy LPD 19 – Landscape Character and Visual Impact (Paragraph 7.3.3)	<p>Amend paragraph 7.3.3 to read:-</p> <p>"Policy LPD 19 replaces the policy relating to Mature Landscape Areas set out in the Gedling Borough Replacement Local Plan (2005) and as such these Mature Landscape Areas within Gedling are no longer shown as designations on the Policies Map. However, all of Gedling Borough's landscape including the formerly designated Mature Landscape Areas is covered by the Greater Nottingham Landscape Character Assessment^{see new footnote}. A list of the formerly designated Mature Landscape Areas, the Landscape Character Areas and the policy zones within which they fall is attached as Appendix B."</p> <p>Add a new footnote to read:-</p> <p>"An extract from the Greater Nottingham Landscape Character Assessment 2009 as it relates to Gedling Borough confirming the areas and character based information has been published and is available on the website to aid development management decisions on planning applications."</p>
MM30	Policy LPD 22 – Local Green Space	<p>Amend the policy to read:-</p> <p>"Planning permission will not be granted for development on land that is designated as Local Green Space, as shown on the Policies Map, except in very special circumstances or if the development clearly enhances the Local Green Space for the purposes <u>for which</u> it was designated.</p> <p>The following sites are designated as Local Green Space:</p> <ul style="list-style-type: none"> • Riverside land, Burton Joyce; • Millennium Memorial site, Burton Joyce;

Ref No	Policy/Paragraph	Main Modification
		<ul style="list-style-type: none"> • The Grove, Burton Joyce; • The Pingle, Lambley; • Newstead Wildlife Meadow, Newstead; • <u>Walk Mill Pond / Moor Pond Woods and Dam Banks, Papplewick;</u> • <u>Papplewick Dam Wood, Papplewick;</u> • Taylor's Croft, Woodborough; and, • Governors Field, Woodborough."
MM31	Policy LPD 22 – Local Green Space (Paragraph 8.4.1)	<p>Amend paragraph 8.4.1 to read:-</p> <p>"In 2012, the Government introduced a new designation of Local Green Space through the NPPF allowing local communities to put forward green areas of particular importance to them for protection and may also be identified in Local Plans and Neighbourhood Plans. Once designated, planning permission will only be granted for the development of the sites in very special circumstances or if the development clearly enhances the Local Green Space for the purposes for which it was designated."</p>
MM32	Policy LPD 23 – Greenwood Community Forest and Sherwood Forest Regional Park (Paragraph 8.5.9)	<p>Amend the final sentence of paragraph 8.5.9 to read:-</p> <p>"The implementation of the Sherwood Forest Regional Park will follow after the launch of the Regional Park in autumn 2015 While the formal establishment of the Sherwood Forest Regional Park remains a long term ambition, this will be dependent upon the necessary resources being secured."</p>
MM33	Policy LPD 26 – Heritage Assets	<p>Amend parts a) and b) of the policy to read:-</p> <p>"a) All development proposals that may affect any designated or non-designated heritage asset will be required to:</p> <p>1. explain and demonstrate, in a manner proportionate to the importance of</p>

Ref No	Policy/Paragraph	Main Modification
		<p>the asset, an understanding of the significance of the heritage asset to establish <u>its special character including its history, character, architectural style, past development and any archaeology</u>; and</p> <ol style="list-style-type: none"> 2. identify the impact of the proposals on the special character of the asset <u>and/or its setting</u>; and 3. if there would be harm to the asset <u>and/or its setting</u>, provide a clear justification for the proposals so that the harm can be weighed against public benefit. <p>b) Development proposals that would preserve <u>conserve</u> and/or enhance the significance of a heritage asset will be supported."</p>
MM34	Policy LPD 27 – Listed Buildings	<p>Amend part a) of the policy to read:-</p> <p>"a) Proposals including alterations, extensions or changes of use to Listed Buildings should protect the significance of the heritage asset including its setting. Proposals which preserve <u>conserve</u> and/or enhance the architectural character, historic fabric and detailing of the original building including the retention of the original structure, features, materials and layout/plan-form will be supported."</p>
MM35	Policy LPD 29 – Historic Landscapes, Parks and Gardens	<p>Amend the policy to read:-</p> <p>"a) Development proposals should respect <u>conserve and/or enhance</u> the historic landscape character of the Borough. Features such as ancient or historic woodland, field boundaries and hedgerows, and ridge and furrow should be retained where possible.</p> <p>b) Development proposals affecting Registered Parks and Gardens (as shown on the Policies Map) should seek to safeguard <u>conserve and/or enhance</u> features which form part of the significance of the asset and ensure that development does not detract from the enjoyment, layout, design, character, appearance or setting</p>

Ref No	Policy/Paragraph	Main Modification
		of the Registered Park or Garden including key views or prejudice its future restoration."
MM36	Policy LPD 30 – Archaeology	<p>Amend the policy to read:-</p> <p>"a) Development proposals are expected to <u>protect conserve and/or enhance the significance of the Scheduled Monuments shown on the Policies Map, including their setting.</u></p> <p>b) Where development is likely to affect an area of high archaeological potential or an area which is likely to contain archaeological remains, the presumption is that appropriate measures shall be taken to protect remains by preservation in situ. Where this is not justifiable or practical, applicants shall provide for excavation, recording and archiving of the remains <u>by a suitably qualified person in accordance with the Chartered Institute for Archaeologists standards.</u>"</p>
MM37	Policy LPD 33 – Residential Density (Paragraph 10.3.6)	<p>Add the following text to paragraph 10.3.6 to read:-</p> <p>"Where a density lower than the policy requirement is proposed, evidence will need to be provided to justify the density proposed. <u>In certain areas, such as parts of Ravenshead, Woodborough and the Mapperley Plains area, proposals of too high a density would conflict with local characteristics. While it is not possible to set a maximum density, consideration will need to be given to whether proposals would harm the character of areas.</u>"</p>
MM38	Policy LPD 34 – Residential Gardens (Paragraph 10.4.4)	<p>Amend the third sentence of paragraph 10.4.4 to read:-</p> <p>"It is likely that higher densities will be appropriate in the majority of the main built up areas of Arnold and Carlton and less appropriate in the villages of Bestwood Village, Burton Joyce, Calverton, Lambley, Newstead, Ravenshead (<u>especially the former Special Character Area between Sheepwalk Lane/Longdale Lane and Mansfield Road</u>) and Woodborough."</p>

Ref No	Policy/Paragraph	Main Modification
MM39	Policy LPD 36 – Affordable Housing	<p>Amend the policy to read:-</p> <p><u>“Planning permission will be granted for new residential development on sites of 15 dwellings or more subject to the provision of 10%, 20% or 30% of the dwellings provided for affordable housing depending on the location of the sub-market, as identified on the plan attached at Appendix (new) as set out in the Affordable Housing Supplementary Planning Document, or otherwise agreed by the Borough Council. The following percentage targets will be sought in the sub-market through negotiation:</u></p> <ul style="list-style-type: none"> a. <u>Colwick / Netherfield: 10%</u> b. <u>Newstead: 10%</u> c. <u>Arnold / Bestwood: 20%</u> d. <u>Calverton: 20%</u> e. <u>Carlton: 20%</u> f. <u>Arnold / Mapperley: 30%</u> g. <u>Bestwood St Albans: 30%</u> h. <u>Gedling Rural North: 30%</u> i. <u>Gedling Rural South: 30%</u> <p><u>In other areas, the appropriate percentage will be determined having regard to the affordable housing requirement for adjacent sub-markets and evidence of viability.”</u></p> <p>Add a new Appendix to include a map indicating the requirement for affordable housing – see MM88 below.</p>
MM40	Policy LPD 36 – Affordable Housing (Paragraph 11.2.1)	<p>Add the following sentence to the end of paragraph 11.2.1 to read:-</p> <p><u>“The Borough Council will consider the implications of the Housing and Planning Act 2016 and monitor the impact on affordable housing.”</u></p>

Ref No	Policy/Paragraph	Main Modification
MM41	Policy LPD 36 – Affordable Housing (Paragraphs 11.2.4 and 11.2.5)	<p>Amend paragraph 11.2.4 to read:-</p> <p>"This policy sets a requirement for affordable housing provision on sites of 15 dwellings or more with the percentage targets based upon location as set out in Appendix (new) <u>in the Affordable Housing Supplementary Planning document adopted in December 2009. This policy applies to both sites allocated in Part B of the Local Planning Document and unallocated sites.</u> Further guidance is provided in the Affordable Housing Supplementary Planning Document adopted in December 2009. <u>The Supplementary Planning Document contains three key elements which impact on the delivery of affordable housing within the Borough:</u></p> <ul style="list-style-type: none"> • <u>The site threshold for the provision of affordable housing;</u> • <u>The percentage of affordable housing required based on location; and</u> • <u>The details of when off-site contributions will be required."</u> <p>Amend paragraph 11.2.5 to read:-</p> <p><u>"This policy and t</u>The Supplementary Planning Document will be kept under review to reflect any new information which may have implications for the requirement for affordable housing provision in different sub markets within the Borough. Triggers for review may include significant changes in local circumstances."</p>
MM42	Policy LPD 37 – Housing Type, Size and Tenure (Paragraph 11.3.11)	<p>Amend paragraph 11.3.11 to read:-</p> <p>"It is not currently proposed to include a policy on Space Standards in the Local Planning Document <u>although the importance of the national space standards is recognised.</u> The size of dwellings granted planning permission has not been collected previously so that it is not considered that there is sufficient information at present regarding the need for the standard across the Borough or the impact on the viability of schemes. This will be considered through a review of the Local Plan <u>or the preparation of a Supplementary Planning Document."</u></p>

Ref No	Policy/Paragraph	Main Modification
MM43	New Policy – Gypsy and Traveller Provision (to be inserted after Policy LPD 37 Housing Type, Size and Tenure)	<p>Add a new policy and supporting text on Gypsy and Traveller Provision after Policy LPD 37 Housing Type, Size and Tenure to read:-</p> <p><u>“Policy LPD (new) – Gypsy and Traveller Provision</u></p> <p><u>A suitable site will be identified within the existing built up area to accommodate the requirement for three pitches for Gypsies and Travellers to ensure the identified need is met. This provision will be made by 2019.</u></p> <p><u>Local housing authorities are required under the Housing Act 2004 (s.225) to assess the housing needs of Gypsies and Travellers “residing in or resorting to their district” as part of their duties under the Housing Act 1985 (s.8) to provide “Periodical review of housing need... and the needs of the district with respect to provision of further housing provision”.</u></p> <p><u>The NPPF should be read in conjunction with the Government’s Planning Policy for Traveller Sites (2015) which replaces the Planning Policy for Travellers Sites (2012) which informed the preparation of the Aligned Core Strategy. The Planning Policy for Traveller Sites sets out how Gypsy and Traveller accommodation needs should be assessed. Planning Policy for Traveller Sites states that local planning authorities should set pitch targets for gypsies and travellers and plot targets for travelling show people which address the likely permanent and transit site accommodation needs of travellers in their area.</u></p> <p><u>The South Nottinghamshire Gypsy and Traveller Accommodation Assessment (January 2016) identifies a need for a total of three additional pitches within Gedling Borough over the period 2014 – 2029. It is recognised that the need is higher in the earlier years of the plan period and, as such, a site will be planned for by 2019.</u></p> <p><u>The Council will work closely with Gypsy and Traveller representatives to identify appropriate criteria for specific site selection. Appropriate local consultation will also be undertaken to ensure, as far as possible, that the views and needs of both settled and</u></p>

Ref No	Policy/Paragraph	Main Modification						
		<p><u>traveller communities are taken into account. In accordance with Policy 9 of the Aligned Core Strategy the site should not be allocated in the Green Belt except in very special circumstances. A sustainable location which offers good access to local services and community facilities, including a primary school will be required.</u></p> <p><u>Notwithstanding the pro-active approach to be taken to future provision, it may be that sites are promoted by the private sector. Any small scale proposals for gypsy and traveller provision will be considered against Policy 9 of the Aligned Core Strategy as well as other relevant Local Plan policies. Policy 9 adopts a criteria based approach which allows for planning permission to be granted where a number of criteria are satisfied. Sustainable locations within the urban area are more likely to be appropriate.</u></p> <p><u>Key Related Policies</u></p> <ul style="list-style-type: none"> • <u>ACS Policy 9: Gypsies, Travellers and Travelling Showpeople</u> <p><u>Monitoring Information</u></p> <table> <tr> <th><u>Indicator</u></th><th><u>Target</u></th><th><u>Collection</u></th></tr> <tr> <td><u>Number of pitches delivered</u></td><td><u>3 additional pitches provided by March 2019</u></td><td><u>Monitoring of Completions</u></td></tr> </table> <p><u>Planning Applications Information</u></p> <p><u>Where decisions will use this policy, it is likely that the following information will be required:</u></p> <ul style="list-style-type: none"> • <u>None</u> 	<u>Indicator</u>	<u>Target</u>	<u>Collection</u>	<u>Number of pitches delivered</u>	<u>3 additional pitches provided by March 2019</u>	<u>Monitoring of Completions</u>
<u>Indicator</u>	<u>Target</u>	<u>Collection</u>						
<u>Number of pitches delivered</u>	<u>3 additional pitches provided by March 2019</u>	<u>Monitoring of Completions</u>						

Ref No	Policy/Paragraph	Main Modification
MM44	Policy LPD 41 – Self Build and Custom Homes	<p>Amend the policy to read:-</p> <p>“On large sites, the Borough Council will seek an appropriate percentage of the dwellings provided for self build and custom plots. In all cases, pPlanning permission will be granted for self build and custom build homes provided the following criteria are met:</p> <ul style="list-style-type: none"> a. the development is in an appropriate location; b. it accords with Green Belt policy; c. it is of a high standard of design and does not adversely affect the area by reason of its scale, bulk, form, layout or materials; d. it would not cause a significant adverse impact on the amenity of nearby residents or occupiers; and e. there is no significant adverse impact on highway safety and appropriate provision for parking is made. <p><u>On large sites, the Borough Council will seek an appropriate percentage of the dwellings provided for self build and custom build plots.”</u></p>
MM45	Policy LPD 41 – Self Build and Custom Homes (Paragraph 11.7.3)	<p>Amend third sentence of paragraph 11.7.3 to read:-</p> <p>“For clarification, the term large site means a site of 50 homes or more in the main built-up area of Nottingham <u>urban areas of Arnold and Carlton and the edge of the sub-regional centre of Hucknall</u> and a site of 10 homes or more in the key settlements of Bestwood Village, Calverton and Ravenshead and the other villages of Burton Joyce, Lambley, Newstead and Woodborough. <u>On large sites, the appropriate percentage will be determined having regard to the demand for self build and custom build plots within the Ward/settlement at the time the application is considered.”</u></p>
MM46	12 Employment (Paragraph 12.1.1)	Amend paragraph 12.1.1 to read:-

Ref No	Policy/Paragraph	Main Modification
		<p>"Paragraph 50 of the NPPF requires the planning system to operate so as to support sustainable economic growth. Local planning authorities should be proactive in meeting the development needs of business. <u>At the time of writing there are over 3,000 businesses within Gedling Borough. The proportion of large firms (250 + employees) is slightly higher than the regional average. There are a number of important companies located in Gedling Borough including Hillary's Blinds, John Lewis and Ibstock Brick Ltd, the latter of which is one of the most important brick suppliers in the UK.</u>"</p>
MM47	12 Employment (Paragraph 12.1.2)	<p>Amend paragraph 12.1.2 to read:-</p> <p>"The Aligned Core Strategy seeks to strengthen and diversify the local economy and to provide employment space for all employment sectors. As set out in the Aligned Core Strategy Policy 4 b) and d) <u>Employment Background Paper</u>, Gedling Borough is to provide a minimum of 10 ha 19 ha of industrial/warehousing land and <u>23,000 sq. m</u> 10,000 sq. m of office space over the plan period to 2028. <u>The existing supply of employment land at about 21.5 ha is sufficient to meet this need. Since the adoption of the Aligned Core Strategy, the Greater Nottingham Councils commissioned a new Employment Land Forecasting Study (August 2015). This new evidence indicates that the requirement for employment land within Gedling Borough is for a minimum of 19 ha of industrial/warehousing land and a minimum of 10,000 sq. m of office floorspace which accords with the objectives of Policy 4 of the Aligned Core Strategy. The strategic allocations in the Aligned Core Strategy are not additional to the employment land targets for Gedling Borough set out above. The strategic allocations and employment land allocations in the Aligned Core Strategy and the Local Planning Document (set out in Policy LPD (new) (Employment Allocations)) meet the need for 19 ha of industrial and warehousing land and a minimum of 10,000 sq. m of office floorspace (no specific land allocations are made for office B1a as it is assumed these will be accommodated on strategic allocations and in Arnold Town Centre).</u>"</p>
MM48	Policy LPD 43 – Retention of Employment and	<p>Amend part a of the policy to read:-</p> <p>"a) Planning permission will be granted for the expansion, conversion or</p>

Ref No	Policy/Paragraph	Main Modification
	Employment Uses	<p>redevelopment of land and premises for employment uses on allocated employment sites and protected employment areas as identified <u>shown</u> on the Policies Map provided:"</p> <p>Amend part a) v. of the policy to read:-</p> <p><u>"v. the proposal would not cause harm to the significance of a heritage asset and/or its setting."</u></p> <p>Amend part b) v. of the policy to read:-</p> <p><u>"v. the proposed use would not cause harm to the significance of a heritage asset and/or its setting."</u></p>
MM49	Policy LPD 43 – Retention of Employment and Employment Uses (New paragraph)	<p>Add a new paragraph after paragraph 12.2.1 to read:-</p> <p><u>"It is noted that the Ibstock Brickworks at Dorket Head is located in the Green Belt and relevant policies will also apply to future proposals in this location."</u></p>
MM50	Policy LPD 43 – Retention of Employment and Employment Uses (Paragraph 12.2.3)	<p>Amend paragraph 12.2.3 by adding the following sentence at the end of the paragraph:-</p> <p><u>"In the case of Gedling Colliery, this site is allocated for employment-led mixed use development. This is in recognition that, as a former colliery site which has lain undeveloped for a number of years, the site requires a wider range of employment uses in order to help facilitate the development of the whole site. It also recognises the opportunity provided by the new access road and adjoining Gedling Country Park to provide visitor related facilities. Such uses could include food and drink outlets and more guidance is set out in the supporting text to Policy LPD (new) (Employment Allocations)."</u></p>
MM51	Policy LPD 45 –	Amend part c. of the policy to read:-

Ref No	Policy/Paragraph	Main Modification
	Expansion of Existing Employment Uses Not in the Green Belt	"c. the proposal does not have a detrimental effect on highway safety and would not cause harm to the significance of a heritage asset <u>and/or its setting.</u>"
MM52	Policy LPD 49 – Development within Town and Local Centres	Amend part a. of the policy to read:- "a. it does not result in the amount of frontage for different uses within Arnold Primary Area or the Local Centres exceeding the following percentages; <ol style="list-style-type: none"> 1. A2 - 15% 2. A3 - 10% 3. A4 - 10% 4. A5 - 10% (except in Arnold Primary Area, Calverton and Netherfield where the figure will be 5%) 5. Other - 10%"
MM53	Policy LPD 51 – Impact Assessment Threshold (New paragraph)	Add a new paragraph after paragraph 13.5.3 to read:- <u>"The size of retail units will be assessed using the gross external area. This is the total built floor area measured externally which is occupied exclusively by a retailer or retailers, excluding open areas used for the storage, display or sale of goods."</u>
MM54	Policy LPD 54 – Food and Drink Outlets	Delete all of Policy LPD 54 as follows:- "Planning permission will not be granted for development proposals for A5 uses within 400m of a secondary school unless it is located within an existing Town or Local Centre (as identified on the Policies Map)." Delete paragraphs 13.8.1 to 13.8.3, along with the Key Related Policies, Monitoring Information and Planning Application Information as follows:-

Ref No	Policy/Paragraph	Main Modification						
		<p>"13.8.1 Obesity is one of the key issues facing society today, especially amongst children. Figures for 2013/14 show that 19.1% of children in Year 6 (aged 10-11) were obese and a further 14.4% were overweight³⁹. One of the principles of the planning system as set out in paragraph 17 of the NPPF is that it should support strategies to improve the health and wellbeing of communities.</p> <p>13.8.2 The Health and Wellbeing Board brings together a range of organisations that work to improve health and wellbeing in Nottinghamshire. The Board has a number of priorities including improving children and young people's health and reducing the number of people who are overweight and obese. One of the actions the Board has identified is the development of a spatial planning policy framework to secure public health gain.</p> <p>13.8.3 The prevention of weight gain, beginning in childhood, offers the most effective means of achieving healthy weight in the population. This policy will ensure that new A5 uses do not open up within walking distance⁴⁰ of secondary schools unless they are located within the designated town or local centres. This, along with work at school and in the home, will reinforce the development of healthy eating.</p> <p>Key Related Policies</p> <ul style="list-style-type: none"> • ACS Policy 12: Local Services and Healthy Lifestyles • Policy LPD 48: Retail Hierarchy and Town Centre Boundaries • Policy LPD 49: Development within Town and Local Centres <p>Monitoring Information</p> <table> <tr> <th>Indicator</th><th>Target</th><th>Collection</th></tr> <tr> <td>Percentage of planning permissions refused for A5 uses within 400m of a school.</td><td>100%</td><td>Monitoring of planning Permissions</td></tr> </table>	Indicator	Target	Collection	Percentage of planning permissions refused for A5 uses within 400m of a school.	100%	Monitoring of planning Permissions
Indicator	Target	Collection						
Percentage of planning permissions refused for A5 uses within 400m of a school.	100%	Monitoring of planning Permissions						

Ref No	Policy/Paragraph	Main Modification
		<p>Planning Application Information</p> <p>Where decisions will use this policy, it is likely that the following information will be required:-</p> <ul style="list-style-type: none"> • None” <p>Delete footnotes 39 and 40:-</p> <p>³⁹ http://www.noo.org.uk/NOO_about_obesity/child_obesity</p> <p>⁴⁰ 400m is usually seen as a distance that will be covered in 5 minutes of walking”</p>
MM55	Policy LPD 57 – Parking Standards	<p>Amend the policy to read:-</p> <p>“a) Planning permission for residential development will be granted where the development proposal meets the requirement for parking provision set out in <u>Appendix (new) the Parking Provision for Residential Development Supplementary Planning Document</u>, or otherwise agreed by the local planning authority.</p> <p>b) Planning permission for non-residential development will be granted where the development proposal meets the requirement for parking provision set out in <u>Appendix (new) the 6C’s Design Guide</u>, or otherwise agreed by the local planning authority.”</p> <p>Add a new Appendix to include residential and non-residential requirements for parking provision – see MM91 below.</p>
MM56	Policy LPD 60 – Local Transport Schemes – (Monitoring	<p>Amend the Target to read:-</p> <p><u>“All schemes delivered by 2028. In particular, the Council will closely monitor progress on the Gedling Access Road to identify any significant slippage or risk of no delivery and a</u></p>

Ref No	Policy/Paragraph	Main Modification
	Information)	<u>decision made as to whether this warrants an early review of the Local Plan by December 2018."</u>
MM57	Policy LPD 62 – Comprehensive Development (New paragraph)	Add a new paragraph after paragraph 1.2 to read:- "As safeguarded land may play a role in the provision of housing and/or other development at some time in the future, development of land adjoining safeguarded land should be planned in such a way so as not to prejudice future development on the safeguarded land. The decision to allocate safeguarded land for future development will be considered through the preparation of a Local Plan."
MM58	Policy LPD 63 – Housing Distribution	Amend part 2. of the Policy to read:- "2. <u>Up to 1,265 homes around Hucknall;</u>"
MM59	Policy LPD 63 – Housing Distribution	Amend the Policy by adding:- "5. <u>Windfall allowance – 240 homes.</u>"
MM60	Policy LPD 63 – Housing Distribution (New paragraph)	Add a new paragraph after paragraph 2.1 to read:- "The number of homes to be provided on the edge of Hucknall is limited to no more than <u>1,265 to accord with the requirement of the Inspector examining the Aligned Core Strategy in order to reduce the impact of new development on Hucknall.</u> "
MM61	Policy LPD 63 – Housing Distribution (New paragraph)	Add a new paragraph after paragraph 2.3 to read:- "The figures set out in Policy LPD 63 include homes which have already been built since <u>2011, sites with extant planning permission, sites below the threshold for allocation and sites allocated in the Aligned Core Strategy and Local Planning Document.</u> "

Ref No	Policy/Paragraph	Main Modification
MM62	Policy LPD 64 – Urban Area	<p>Amend the title of Policy LPD 64 to read:-</p> <p>“Policy LPD 64 <u>Housing Allocations</u> - Urban Area <u>and edge of Hucknall</u>”</p> <p>Amend the policy to read:-</p> <p>“The following sites are allocated for residential development, as shown on the Policies Map:</p> <ul style="list-style-type: none"> • H1 - Rolleston Drive – 90 <u>140</u> homes • H2 - Brookfields Garden c<u>Centre</u> – 105 <u>90</u> homes • H3 - Willow Farm – 110 homes * • H4 - Linden Grove – 115 homes * • H5 - Lodge Farm Lane – 150 homes • H6 - Spring Lane – 150 homes <u>#</u> • H7 - Howbeck Road/Mapperley Plains – 205 homes • H8 - Killisick Lane – 215 <u>230</u> homes • H9 - Gedling Colliery/Chase Farm – 1,050 homes <u>#</u> (of which it is anticipated that 660 will be delivered in the Plan period) • X1 – Daybrook Laundry – 50 homes • X2 – Land West of A60 A – 70 homes • X3 – Land West of A60 B – 150 homes • H10 – Hayden Lane – 120 homes <p>The following site is allocated for employment development as identified on the Policies Map:</p> <p>E1 – Gedling Colliery – 5 hectares</p> <p>Sites marked with a * will not be permitted to deliver homes prior to completion of the Gedling Access Road.</p>

Ref No	Policy/Paragraph	Main Modification
		<p><u>Sites marked with a # have already been granted planning permission and are therefore planning commitments rather than new allocations.</u></p> <p><u>Notes:</u></p> <p>Numbers provided are approximate. Planning permission may be granted for proposals with higher numbers of homes subject to the overall scheme being considered suitable."</p>
MM63	Policy LPD 64 – Urban Area (New paragraph)	<p>Add a new paragraph after paragraph 3.5 relating to the Brookfields Garden Centre site to read:-</p> <p><u>"Prior extraction of brick clay from the site should be considered through the planning application process. Consideration should be given to whether extraction is viable and feasible. Consultation with Nottinghamshire County Council as the Minerals and Waste Planning Authority will be required."</u></p>
MM64	Policy LPD 64 – Urban Area (Paragraph 3.8)	<p>Add a new sentence after the second sentence of paragraph 3.8 relating to the Lodge Farm Lane site to read:-</p> <p><u>"The north eastern corner of the housing allocation should be left open as a landscape buffer in order to minimise landscape and visual impact."</u></p>
MM65	Policy LPD 64 – Urban Area (New paragraph)	<p>Add a new paragraph after paragraph 3.8 relating to the Lodge Farm Lane site to read:-</p> <p><u>"Prior extraction of brick clay from the site should be considered through the planning application process. Consideration should be given to whether extraction is viable and feasible. Consultation with Nottinghamshire County Council as the Minerals and Waste Planning Authority will be required."</u></p>

Ref No	Policy/Paragraph	Main Modification
MM66	Policy LPD 64 – Urban Area (Paragraph 3.10)	<p>Add new text before the last sentence of paragraph 3.10 relating to the Howbeck Road/Mapperley Plains site to read:-</p> <p><u>“Based on the Affordable Housing SPD (adopted 2009) the site is expected to deliver 62 affordable homes. Contributions would also be expected towards education, health and open space.”</u></p>
MM67	Policy LPD 64 – Urban Area (New paragraph)	<p>Add a new paragraph after paragraph 3.10 relating to the Howbeck Road/Mapperley Plains site to read:-</p> <p><u>“The site lies close to existing mineral and waste operations at Dorket Head. To protect both these operations and residential amenity the phasing of the site should align with the expected extraction of minerals and development should maintain an appropriate standoff from active operations. Other forms of mitigation, such as bunds and screening, may also be required. Prior extraction of brick clay from the site should be considered through the planning application process. Consideration should be given to whether extraction is viable and feasible. Consultation with Nottinghamshire County Council as the Minerals and Waste Planning Authority will be required.”</u></p>
MM68	Policy LPD 64 – Urban Area (paragraph 3.15) (Extract)	<p>Amend paragraph 3.15 (Extract) relating to H8 Killisick Lane site to read:-</p> <p><u>“The site lies close to existing mineral and waste operations at Dorket Head. The company Ibstock Brick Limited is proposing to extend the quarry to the south of the existing workings. The housing site H8 will need to be phased to ensure that an appropriate standoff is maintained between the housing development and the active quarry operations. Subject to the necessary planning consent being obtained it is anticipated that the extraction of clay in the southern most area nearest the northern boundary of H8 could be worked out by 2021 with progressive restoration restoring the land by the early mid 2020s. Planning permission for housing on H8 will only be granted subject to a phasing policy which requires the site to be developed in two phases starting with the southern part of the site and progressing northwards. The first phase comprising approximately 65 units will be confined</u></p>

Ref No	Policy/Paragraph	Main Modification
		to the south western part of the site to a line approximate to the extent of the existing built up area (aligning with Brechin Close). This first phase will then be phased to commence in 2019/20 <u>2020/21</u> progressing northwards and complete by 2021/22. Phase 2 will be commenced around 2022/23 progressing northwards at which point it is expected that the extraction of clay will have finished and the southern extension to the quarry progressively restored. Other forms of mitigation, such as bunds and screening, may also be required. <u>Prior extraction of brick clay from the site should be considered through the planning application process. Consideration should be given to whether extraction is viable and feasible. Consultation with Nottinghamshire County Council as the Minerals and Waste Planning Authority will be required.</u> "
MM69	Policy LPD 64 – Urban Area (Paragraph 3.13)	Amend paragraph 3.13 relating to the Gedling Colliery/Chase Farm site to read:- "Access to the site is dependent on the provision of the 3.8km long Gedling Access Road which will link Mapperley Plains to the north with the A612 further south. The Gedling Access Road was granted planning permission in December 2014 and a planning application (2015/1376) is currently being determined for the remainder of the development scheme planning permission for the remainder of the development scheme was granted in March 2017. Subject to planning permission, the site is expected to deliver 60 homes per year starting in 2017. This means that by 2028 (the end of the plan period covered by the Aligned Core Strategy and LPD) only 660 homes will have been built. Homes built after 2028 cannot contribute to achieving the target set by the Aligned Core Strategy of 7,250. In addition to the Gedling Access Road the application makes provision for a new school, a local centre, open space and 37 affordable homes within the first phase of development. <u>The land to the north of the Gedling Access Road is allocated for employment-led mixed use development which will provide sustainable employment opportunities close to the new housing provision. At the time of writing the site for residential development is under construction.</u> "
MM70	Policy LPD 64 – Urban Area	Add a new paragraph after paragraph 3.13 relating to the Gedling Colliery/Chase Farm site to read:-

Ref No	Policy/Paragraph	Main Modification
	(New paragraph)	<p><u>"The Council will closely monitor progress on the Gedling Access Road to identify any slippage or risk of no delivery. If the Gedling Access Road cannot be delivered by Spring 2020, the Council is of the view that the risk to housing delivery both in terms of scale and location would be of such significance as to warrant an early review of the Local Plan. The trigger point for consideration of an early review would be conditional on confirmation from the promoters of the Gedling Access Road that the scheme is not to be delivered by that date. Whilst such a scenario is unlikely, a decision to undertake an early review of the Local Plan would be made by December 2018, by which time work should have begun on site."</u></p>
MM71	Policy LPD 64 – Urban Area (Paragraph 3.14)	<p>Delete paragraph 3.14 in its entirety as MM87 includes the Gedling Colliery site in the supporting text to the new Policy on employment allocations:-</p> <p>"3.14 The land to the north of the Gedling Access Road is allocated for 5 hectares of employment land and conforms with ACS Policy 4 (Employment Provision and Economic Development) and ACS Policy 7 (Regeneration) which require economic development and regeneration of this brownfield site. The employment allocation will provide sustainable employment opportunities close to the new housing provision and also contribute towards meeting the overall employment requirements for Gedling Borough. This site will have direct access to the new road making the site highly accessible. A Local Wildlife Site is located on the employment land but the need for employment and the aim of supporting regeneration by providing jobs on the Gedling Colliery/Chase Farm site are on balance considered to outweigh any adverse impact on the Local Wildlife Site. This position is subject to mitigation and the scope to compensate any loss through translocation of habitat to the adjoining Gedling County Park."</p>
MM72	Policy LPD 64 – Urban Area (paragraph 3.21) (Extract)	<p>Add text to the end of paragraph 3.21 (Extract) relating to X3 Land West of A60 B site to read:-</p> <p><u>"Prior extraction of brick clay from the site should be considered through the planning application process. Consideration should be given to whether extraction is viable and</u></p>

Ref No	Policy/Paragraph	Main Modification
		<u>feasible. Consultation with Nottinghamshire County Council as the Minerals and Waste Planning Authority will be required."</u>
MM73	Policy LPD 64 – Urban Area (Monitoring Information)	Amend the Target to read:- "All sites delivered by 2028, apart from the Gedling Colliery/Chase Farm site on which at least 660 dwellings should be delivered. <u>The Council will closely monitor progress on all allocated sites to identify any significant slippage or risk of no delivery and should this occur the Council will consider whether this warrants an early review of the Local Plan.</u> "
MM74	Policy LPD 64 – Urban Area (Maps)	Update the maps associated with Policy LPD 64 to reflect the boundary changes, deletions and additions in respect of the housing allocations as illustrated in Annex 3 to this document.
MM75	Policy LPD 65 – Bestwood Village	Amend the title of Policy LPD 65 to read:- "Policy LPD 65 <u>Housing Allocations</u> - Bestwood Village" Amend the policy to read:- "The following sites are allocated for residential development, as shown on the Policies Map: <ul style="list-style-type: none"> • H11 - The Sycamores – 25 homes # • H12 - Westhouse Farm – 210 homes • H13 - Bestwood Business Park – 220 homes # <u>Sites marked with a # have already been granted planning permission and are therefore planning commitments rather than new allocations.</u> Notes:

Ref No	Policy/Paragraph	Main Modification
		<p>Numbers provided are approximate. Planning permission may be granted for proposals with higher numbers of homes subject to the overall scheme being considered suitable."</p>
MM76	Policy LPD 66 – Calverton	<p>Amend the title of Policy LPD 66 to read:-</p> <p>"Policy LPD 66 <u>Housing Allocations</u> – Calverton"</p> <p>Amend the policy to read:-</p> <p>"The following sites are allocated for residential development, as shown on the Policies Map:</p> <ul style="list-style-type: none"> • H14 - Dark Lane – 70 homes # • H15 - Main Street – 75 homes • H16 - Park Road – 390 homes • X4 - Flatts Lane – 60 homes <p>The following site is allocated for employment development:</p> <ul style="list-style-type: none"> • E2 – Hillcrest Park – 1 hectare <p><u>Sites marked with a # have already been granted planning permission and are therefore planning commitments rather than new allocations."</u></p> <p>Notes:</p> <p>Numbers provided are approximate. Planning permission may be granted for proposals with higher numbers of homes subject to the overall scheme being</p>

Ref No	Policy/Paragraph	Main Modification
		considered suitable."
MM77	Policy LPD 66 – Calverton (Paragraph 5.7)	Amend paragraph 5.7 to read:- "The Park Road site lies to the north-west of the village and is largely agricultural land; a small area to the west is an unused car park. Access to the site would come via at least two access points from Park Road <u>and Collyer Road</u> . An additional access may be possible via North Green although the amenity of the existing homes here would need to be protected..."
MM78	Policy LPD 66 – Calverton (Hillcrest (employment allocation))	Delete heading "Hillcrest (employment allocation)" and paragraph 5.8 as MM85 includes the Hillcrest Park site in the supporting text to the new Policy on employment allocations:- "Hillcrest (employment allocation) 5.8 The site was allocated in the Gedling Borough Replacement Local Plan (2005) for employment uses. The site is located within an existing employment area off Flatts Lane. Access to the site is to the B6386 Oxton Road via Flatts Lane. This allocation will help support additional economic development at this Key Settlement where significant housing growth is planned and also contribute towards meeting Gedling Borough's overall employment land requirements."
MM79	Policy LPD 66 – Calverton (Map)	Update the map associated with Policy LPD 66 showing the boundary changes, deletions and additions in respect of the housing allocations as illustrated in Annex 4 to this document.
MM80	Policy LPD 67 – Ravenshead	Amend the title of Policy LPD 67 to read:- "Policy LPD 67 <u>Housing Allocations</u> - Ravenshead" Amend the policy to read:-

Ref No	Policy/Paragraph	Main Modification
		<p>"The following sites are allocated for residential development, as shown on the Policies Map:</p> <ul style="list-style-type: none"> • H17 - Longdale Lane A– 30 homes • H18 - Longdale Lane B – 30 homes • H19 - Longdale Lane C – 70 homes # • X5 - Kighill Lane A – 20 homes • X6 - Kighill Lane B – 30 homes <p><u>Sites marked with a # have already been granted planning permission and are therefore planning commitments rather than new allocations.</u></p> <p>Notes:</p> <p>Numbers provided are approximate. Planning permission may be granted for proposals with higher numbers of homes subject to the overall scheme being considered suitable."</p>
MM81	Policy LPD 67 – Ravenshead (Map)	Update the map associated with Policy LPD 67 showing the boundary changes, deletions and additions in respect of the housing allocations as illustrated in Annex 5 to this document.
MM82	Policy LPD 68 – Burton Joyce	<p>Amend the title of Policy LPD 68 to read:-</p> <p>"Policy LPD 68 <u>Housing Allocations</u> - Burton Joyce"</p> <p>Amend the policy to read:-</p> <p>"The following sites are allocated for residential development, as shown on the Policies Map:</p>

Ref No	Policy/Paragraph	Main Modification
		<ul style="list-style-type: none"> • H20 – Mill fField Close – 20 homes # • H21 – Orchard Close – 15 homes <p><u>Sites marked with a # have already been granted planning permission and are therefore planning commitments rather than new allocations.</u></p> <p><u>Notes:</u></p> <p>Numbers provided are approximate. Planning permission may be granted for proposals with higher numbers of homes subject to the overall scheme being considered suitable."</p>
MM83	Policy LPD 68 – Burton Joyce (Paragraph 7.5)	<p>Add text to paragraph 7.5 relating to the Orchard Close site to read:-</p> <p>"The site is located to the east of Burton Joyce and will extend Orchard Close. The site is currently used for grazing. Given the topography, development of the site would be required to ensure that surface water runoff is carefully managed. It is expected that the site would provide four affordable homes. Contributions would also be expected towards education, health and open space. <u>The site forms part of a relatively steep sloping catchment and problems with surface water flooding have been associated with Orchard Close. A site specific flood risk assessment focussing on surface water flooding is required at the detailed planning stage to ensure the development does not increase the risk of flooding elsewhere.</u>"</p>
MM84	Policy LPD 69 – Newstead	<p>Amend the title of Policy LPD 69 to read:-</p> <p>"Policy LPD 69 <u>Housing Allocations</u> - Newstead"</p>
MM85	Policy LPD 70 – Woodborough	<p>Amend the title of Policy LPD 70 to read:-</p>

Ref No	Policy/Paragraph	Main Modification
		<p>"Policy LPD 70 <u>Housing Allocations - Woodborough</u>"</p> <p>Amend the policy to read:-</p> <p>"The following sites are allocated for residential development, as shown on the Policies Map:</p> <ul style="list-style-type: none"> • H23 - Ash Grove – 10 homes [#] • H24 - Broad Close – 15 homes <p><u>Sites marked with a [#] have already been granted planning permission and are therefore planning commitments rather than new allocations.</u></p> <p>Notes:</p> <p>Numbers provided are approximate. Planning permission may be granted for proposals with higher numbers of homes subject to the overall scheme being considered suitable."</p>
MM86	Policy LPD 70 – Woodborough (Map)	Update the map associated with Policy LPD 70 showing the boundary changes, deletions and additions in respect of the housing allocations as illustrated in Annex 6 to this document.
MM87	New Policy Employment Allocations and new supporting text	<p>Add a new policy setting out the employment allocations and its supporting text after Policy LPD 70 to read:-</p> <p><u>"Policy LPD (new) Employment Allocations</u></p> <p><u>The following site is allocated for employment-led mixed use development as shown on the Policies Map:</u></p>

Ref No	Policy/Paragraph	Main Modification
		<ul style="list-style-type: none"> • <u>E1 - Gedling Colliery – 5 hectares</u> <p><u>The following sites are allocated for employment development (B1, B2, and B8 Uses) as shown on the Policies Map:</u></p> <ul style="list-style-type: none"> • <u>E2 – Hillcrest Park – 1 hectare;</u> • <u>E3 – Top Wighay Farm – 8.5 hectares; and</u> • <u>E4 – Teal Close – 7 hectares *.</u> <p><u>* site has outline planning permission for B1, B2 and B8 uses.</u></p> <p><u>As explained in paragraph 12.1.2 of the Employment section in the Part A: Development Management Policies, the Borough Council is working to employment land and office floorspace targets which are to provide a minimum of 19 ha of industrial/warehousing land and a minimum of 10,000 sq. m of office space over the plan period to 2028. Policy LPD (new) allocates employment sites and in combination these four sites amount to about 21.5 hectares, which is sufficient to meet the employment targets.</u></p> <p><u>Gedling Colliery</u></p> <p><u>The Gedling Colliery/Chase Farm site is identified as a strategic location in the Aligned Core Strategy and required by Policy 4 of the Aligned Core Strategy to include significant economic development. Outline planning consent has been granted for up to 1,050 homes, a local centre and a primary school on the majority of this site; however, the former pit head part of the site allocated for employment uses in the Gedling Borough Replacement Local Plan (2005) is not included within this outline planning permission.</u></p> <p><u>The land to the north of the Gedling Access Road is allocated for 5 hectares of employment-led mixed use development. This is in recognition that a wider range of employment uses is required to help facilitate the development of this former colliery through an element of</u></p>

Ref No	Policy/Paragraph	Main Modification
		<p><u>"pump priming" as the site has remained undeveloped for a number of years. It also recognises that the site's location adjoining the newly opened Gedling Country Park presents new opportunities for visitor related facilities that could provide significant levels of employment. The types of employment led mixed uses that the Borough Council would consider acceptable include an element of food and drink, such as pub/diner and coffee shop or other facilities connected with the Country Park. It is considered that the amount of pump priming development can be determined through the detailed planning process taking into account site viability. The site would be developed predominantly for suitable business (B1), storage and distribution (B8) and general industry (B2) uses, subject to the latter being appropriate in this location (which may require the imposition of suitable conditions on any planning permission).</u></p> <p><u>The employment allocation will provide sustainable employment opportunities close to the new housing provision and also contribute towards meeting the overall employment requirements for Gedling Borough. This site will have direct access to the new road making the site highly accessible.</u></p> <p><u>A Local Wildlife Site is located on the employment land but the need for employment and the aim of supporting regeneration by providing jobs on the Gedling Colliery/Chase Farm site are, on balance, considered to outweigh any adverse impact on the Local Wildlife Site. This position is subject to mitigation and the scope to compensate any loss through translocation of habitat to the adjoining Gedling County Park.</u></p> <p><u>Hillcrest Park</u></p> <p><u>The site was allocated in the Gedling Borough Replacement Local Plan (2005) for employment uses. The site is located within an existing employment area off Flatts Lane. Access to the site is to the B6386 Oxtan Road via Flatts Lane. This allocation will help support additional economic development at the Key Settlement of Calverton where significant housing growth is planned and also contribute towards meeting the Borough Council's overall employment land requirements.</u></p>

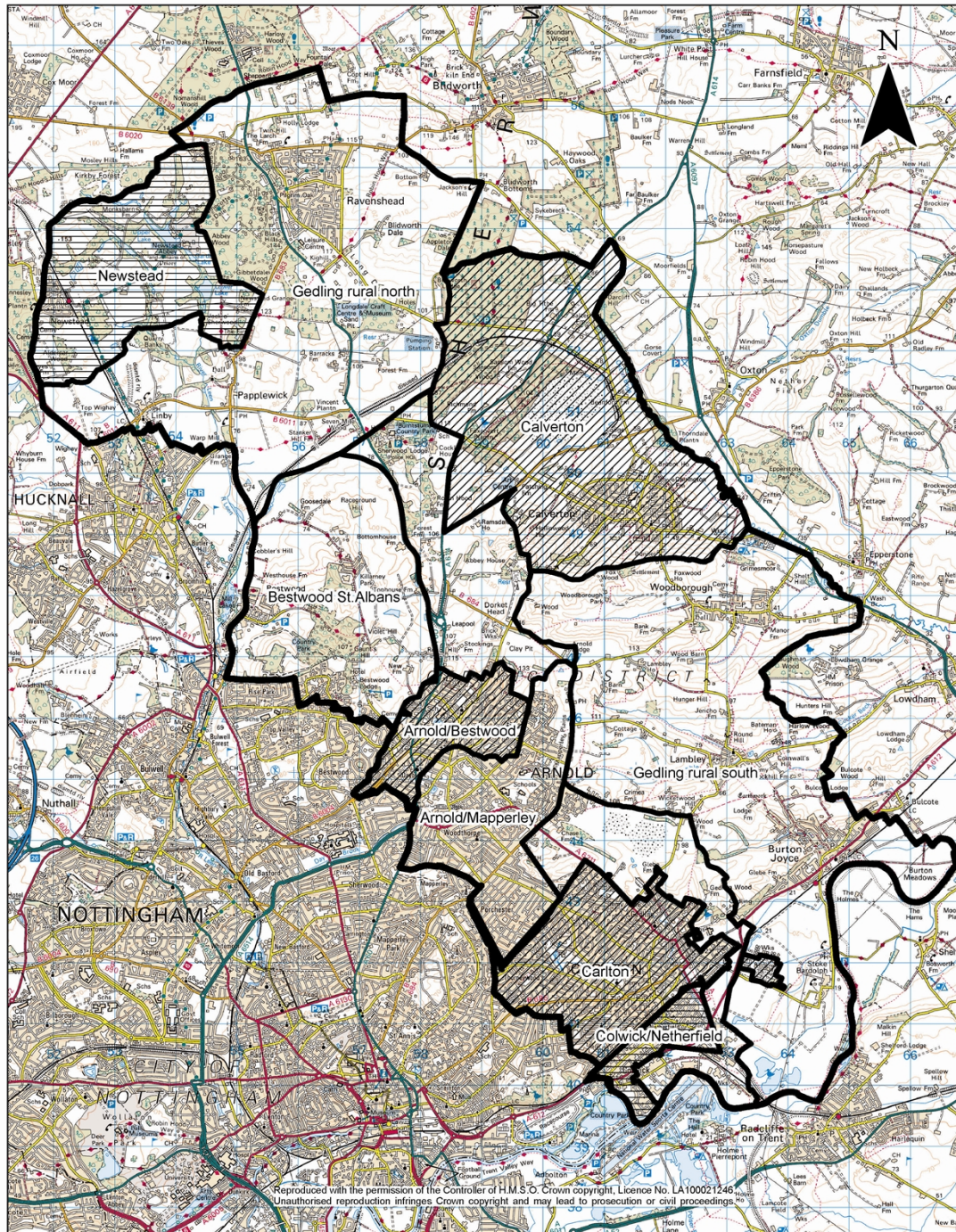
Ref No	Policy/Paragraph	Main Modification
		<p><u>Top Wighay Farm</u></p> <p><u>The Aligned Core Strategy allocates a strategic site at Top Wighay Farm which includes significant economic development in line with Policy 4 of the Aligned Core Strategy. Economic development, as defined in the glossary, includes uses within the B Use Classes, public and community uses and main town centre uses which are to be accommodated on the strategic sites. Appendix A of the Aligned Core Strategy sets out the type and quantity of uses to be accommodated on the strategic allocations.</u></p> <p><u>The Top Wighay Farm Development Brief Supplementary Planning Document (2017) provides more policy detail for the site and identifies an area of land for 8.5 hectares of employment land (B1, B2, B8 uses) with frontage to the A611 which reflects the strategic site schedule and plan included in Appendix A of the Aligned Core Strategy. Policy LPD (new) allocates site E3 at Top Wighay Farm amounting to 8.5 hectares for employment development. The site with its attractive frontage to the A611 has good accessibility to the M1 motorway and is considered to be an attractive location for significant amounts of B1 a) office and other B Class uses.</u></p> <p><u>Teal Close</u></p> <p><u>The Aligned Core Strategy allocates a strategic site at Teal Close which includes significant economic development in line with Policy 4 of the Aligned Core Strategy. Teal Close has outline planning permission for a local centre and primary school within the housing allocation and permission for B1 a) office, B2 and B8 uses on a separate part of the site. Policy LPD (new) allocates site E4 at Teal Close amounting to 7 hectares for employment development.</u></p> <p><u>Key Related Policies</u></p> <ul style="list-style-type: none"> • <u>ACS Policy 2: The Spatial Strategy</u>

Ref No	Policy/Paragraph	Main Modification						
		<ul style="list-style-type: none"> ACS Policy 4: Employment Provision and Economic Development <p><u>Monitoring Information</u></p> <table> <tr> <th>Indicator</th><th>Target</th><th>Collection</th></tr> <tr> <td>Progress on the delivery of the sites allocated in Policy LPD (new)</td><td>All sites delivered by 2028</td><td>Monitoring of site status"</td></tr> </table>	Indicator	Target	Collection	Progress on the delivery of the sites allocated in Policy LPD (new)	All sites delivered by 2028	Monitoring of site status"
Indicator	Target	Collection						
Progress on the delivery of the sites allocated in Policy LPD (new)	All sites delivered by 2028	Monitoring of site status"						
MM88	New Policy Employment Allocations (New Maps)	Add new maps associated with new Policy on employment allocations, after the supporting text to the policy, showing the employment allocations as illustrated in Annex 7 to this document.						
MM89	Appendix A – Local Planning Document Housing Trajectory	Replace housing trajectory with a new housing trajectory based on updated information as shown in Annex 8 to this document.						
MM90	New Appendix	<p>Add a new Appendix after Appendix B as follows:-</p> <p><u>"Appendix (new) – Map Showing Requirement for Affordable Housing"</u>, as illustrated in Annex 1 to this document.</p>						
MM91	New Appendix	<p>Add a new Appendix after the above New Appendix as follows:-</p> <p><u>"Appendix (new) – Requirement for Parking Provision in Residential and Non-Residential Development"</u> as illustrated in Annex 2 to this document.</p>						
MM92	Appendix D – Glossary of Terms and Abbreviations (New definition)	<p>Add new definitions to read:-</p> <p><u>"Clean Air Zone: Where certain types of vehicles cannot enter without meeting set emission standards or facing a penalty charge."</u></p>						

Ref No	Policy/Paragraph	Main Modification
		<p><u>"Enabling Development:</u> Development that would usually be considered harmful to the historic environment but may be deemed acceptable because the resulting benefits outweigh the harm."</p> <p><u>"Locally Important Heritage Assets:</u> Heritage Assets of more local value which are identified by the local planning authority."</p> <p><u>"Minerals Consultation Areas:</u> Identify the areas within Nottinghamshire where the District and Borough authorities are required to consult the Minerals Planning Authority over non-minerals development."</p> <p><u>"Minerals Safeguarding Areas:</u> Identify the mineral resources which are worthy of safeguarding."</p>

Annex 1: New Appendix to Local Planning Document [MM90]

Appendix (new) – Map Showing Requirement for Affordable Housing



	Colwick/Netherfield 10%		Arnold/Bestwood 20%		Bestwood St. Albans 30%
	Newstead 10%		Calverton 20%		Gedling rural north 30%
	Carlton 20%		Arnold/Mapperley 30%		Gedling rural south 30%

Requirements for Affordable Housing Provision

Annex 2: New Appendix to Local Planning Document [MM91]

Appendix (new) – Requirement for Parking Provision in Residential and Non-Residential Development

Requirement for Parking Provision - Residential Standards

The first two tables refer to houses (development of less than and more than 5 dwellings) and the third table refers to flats.

The parking standards for smaller and larger developments are presented separately. Smaller developments of up to and including 5 dwellings take account of only allocated parking provision. The reason for this is that no more than 5 dwellings can be accessed from an unadopted road, and there is therefore less control over the design of any unallocated parking. It can also be argued that it's the larger developments that create an additional parking requirement arising from the broader range of car ownership levels. For larger developments (comprising 6 and more dwellings) and developments of flats, account should be taken of any unallocated parking provision.

Development of up to and including 5 dwellings (NB no unallocated element)

	<u>Number of allocated spaces</u>	
	<u>Built up</u>	<u>Rural</u>
<u>Up to 2 bedrooms</u>	<u>1</u>	<u>1</u>
<u>3 bedrooms</u>	<u>2</u>	<u>2</u>
<u>4 or more bedrooms</u>	<u>2</u>	<u>3</u>

Development of 6 or more dwellings

	<u>Built up</u>		<u>Rural</u>	
	<u>Allocated</u>	<u>Unallocated*</u>	<u>Allocated</u>	<u>Unallocated*</u>
<u>Up to 2 bedrooms</u>	<u>0</u>	<u>1.1</u>	<u>0</u>	<u>1.1</u>
	<u>1</u>	<u>0.5</u>	<u>1</u>	<u>0.5</u>
	<u>2</u>	<u>0.2</u>	<u>2</u>	<u>0.2</u>
<u>3 bedrooms</u>	<u>0</u>	<u>1.4</u>	<u>0</u>	<u>1.6</u>
	<u>1</u>	<u>0.7</u>	<u>1</u>	<u>0.9</u>
	<u>2</u>	<u>0.3</u>	<u>2</u>	<u>0.3</u>
<u>4 or more bedrooms</u>	<u>0</u>	<u>1.7</u>	<u>0</u>	<u>2</u>
	<u>1</u>	<u>1</u>	<u>1</u>	<u>1.2</u>
	<u>2</u>	<u>0.5</u>	<u>2</u>	<u>0.6</u>
	<u>3</u>	<u>0</u>	<u>3</u>	<u>0</u>

Flats

	<u>Allocated</u>	<u>Unallocated</u>
<u>1 bedroom</u>	<u>0</u> <u>1</u>	<u>0.8</u> <u>0.4</u>
<u>2 bedrooms</u>	<u>0</u> <u>1</u> <u>2</u>	<u>0.8</u> <u>0.4</u> <u>0.2</u>

*NB the allocated element should be rounded up at the end of the calculation only.

The above standards are presented as minimum parking standards, since dwellings are predominantly journey origins and it is widely recognised that limiting parking provision at the journey origin does little to limit car ownership. In addition, under provision can be unattractive to potential occupiers and can, over time, result in the conversion of front gardens to parking areas, or result in parking in inappropriate and potentially unsafe locations. Therefore, parking provision should seek to meet the demand at the journey origin to avoid these undesirable effects.

Where the 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.

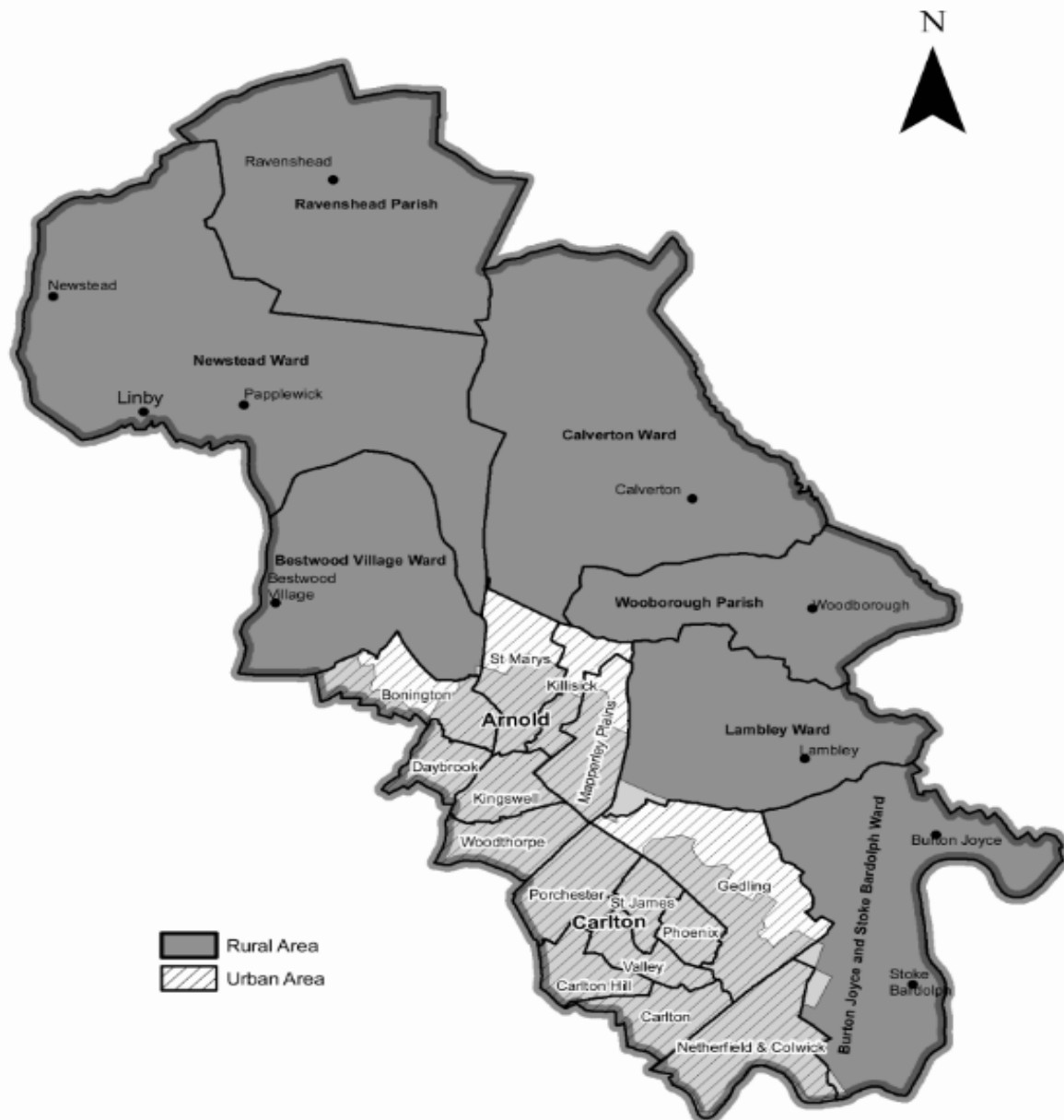
It is not intended that the guidance given is regarded as definitive; it is recognised that there are circumstances that require a departure and this will be addressed through negotiations involving the planning authority and the highway authority. For example where:-

- Infill development is proposed in a road comprising predominantly Victorian terraced properties.
- All on-street parking is controlled by Controlled Parking Zones.
- Residential uses are provided above an existing shop in a shopping centre.

The standards apply specifically to new residential developments. Wherever possible, changes of use should reflect the appropriate level of provision. For example, whilst in some cases this may mean the provision of additional parking, in other cases it may well mean a reduction in that currently available.

Extensions to dwellings that result in an increase in the number of bedrooms should take account of the parking requirement for the increased number of bedrooms. However, in any event, planning permission should not be granted for extensions that result in a loss of parking provision for that property through the construction of the extension below that set out in this document.

Definition of Urban and Rural Areas (for purpose of applying parking standards)



GEDLING
BOROUGH COUNCIL

P. Dugdale (SA/Pres.), M.C.D., M.B.T.P.
Head of Planning and Environment
One Centre, Road Hill Park, Arnold
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Requirement for Parking Provision - Non Residential Standards

(Part 4 of the Leicestershire County Council design standard 'Highway Requirement for Development' which forms part of the 6C's Design Guide. Highway Requirements Part 4)

Introduction

Almost half of all pedestrian accidents and a quarter of all vehicular accidents involve the presence of a parked vehicle. Stationary vehicles can cause hazards by masking pedestrians, particularly small children, from drivers and by masking moving vehicles from each other. The aim of adopting these standards for development is to minimise the use of carriageways for parking and to prevent on-street loading or off-loading of service vehicles. The standards set out in this document will be the minimum requirements for off-street parking. Any land uses or types of development which are not specifically mentioned will be subject to consideration on an individual and site-specific basis, as will combinations of types of developments which are treated individually in this document. Where adequate and readily available free public car parking is situated close to the development, the public car parking standards may be slightly reduced at the discretion of the highway authority. Operational parking requirements will not be reduced in such circumstances. As far as possible, the following parking standards have been related to the land uses in the Use Classes Order 1988. All areas are gross floor areas unless otherwise stated.

CLASS A1 – SHOPS

Small shops and supermarkets below 3,000 m²

Staff and operational parking, one car space per 50 sq. metres gross floor area up to 100 sq. metres. Additional spaces at the rate of one per 100 sq. metres. A minimum provision of two spaces.

In the case of shops and supermarkets exceeding 300 sq. metres, customer parking will be required in addition to staff and operational parking at the same rate. These facilities for customers need not necessarily be provided at the development site itself. In all cases, provision shall be made within the site for deliveries and unloading.

Superstores

One car space per 9 sq. metres. One goods bay or space per 750 sq. metres for stores between 3,000 and 5,000 sq. metres. One goods bay or space per 1,000 sq. metres for stores in excess of 5,000 sq. metres.

Retail warehouses

DIY stores – one car space per 16 sq. metres. Garden Centres – one car space per 16 sq. metres total display area. Other – one car space per 25 sq. metres. Retail Parks – one car space per 20 sq. metres. In addition to all the above – one lorry space per 500 sq. metres.

CLASS A2 – FINANCIAL AND PROFESSIONAL SERVICES

Offices

One car space per 35 sq. metres. Minimum provision of two spaces.

CLASS A3 – FOOD AND DRINK

Restaurants

If the layout is defined, one customer car space per 4 sq. metres public area plus one staff car space per 10 tables or 40 sq. metres. Space shall be provided for loading and unloading of service and delivery vehicles clear of the public highway.

Public Houses and licensed clubs

There shall be 1 customer car space per 3 sq. metres of public area (excluding services, lobbies, toilets, cloakrooms, etc.). In addition, staff parking will be required at the rate of 1 car space for each residential member of staff, plus 1 car space per 40 sq. metres of public area for non-residential staff. There shall be an absolute minimum provision of 20 car spaces. Space shall be provided for loading and unloading of service and delivery vehicles clear of the public highway.

CLASS B1 – BUSINESS

Offices

One car space per 25 sq. metres. Minimum provision of two spaces.

Research and development

One car space per 30 sq. metres. One lorry space per 500 sq. metres. Provision should be made within the site for the possibility of future conversion to offices, with their consequently higher parking requirements.

Light Industry

One car space per 50 sq. metres. Where there is a substantial element of offices this shall be considered separately. One lorry space per 200 sq. metres. Provision should be made within the site for the possibility of future conversion to offices, with their consequently higher parking requirements. If such provision cannot be made then restrictions on future changes of use will be required.

CLASSES B2 TO B7 – GENERAL AND SPECIAL INDUSTRIAL

Industry

One car space per 50 sq. metres and one lorry space per 200 sq. metres. Where there is a substantial element of offices this shall be considered separately.

CLASS B8 – STORAGE OR DISTRIBUTION

Warehouses

One car space per 100 sq. metres and one lorry space per 400 sq. metres. For smaller units, provision should be made within the site for the possibility of future conversion to offices, with their consequently higher parking requirements. If such provision cannot be made then restrictions on future changes of use will be required.

CLASS C1 – HOTELS

Hotels

One car space per bedroom. Additional parking shall be provided in respect of restaurants and public bar areas in accordance with the standards in section 4, and where conference facilities are provided there shall be additional provision in accordance with section 11. Staff parking shall be provided in accordance with the standards in section 4.

CLASS C2 – RESIDENTIAL INSTITUTIONS

Nursing Homes

One car space per three bedrooms plus one car space for each staff member on site. Restrictions on future change of use to schools will be required.

Residential homes for the elderly with communal facilities

One car space per four bedrooms, plus one car space for each staff member on site. Restrictions on future change of use to schools will be required.

CLASS C3 – DWELLING HOUSES

Retirement dwellings for occupation by over 55's and dwellings with off-site warden assistance

One car space per dwelling plus one visitor space per four dwellings.

On-site warden controlled

Communal parking of one car space per two bedrooms plus wardens accommodation parking as per dwellings above.

CLASS D1 – NON-RESIDENTIAL INSTITUTIONS

Surgeries and clinics (doctors, dentists, vets, etc.)

One car space per member of staff employed plus two car spaces per consulting room/surgery.

Conference Centres

Two car spaces per three seats where there is fixed seating. Where there is a flexible layout there shall be one car space per 3 sq. metres of conference area. Areas over 100 sq. metres shall be considered on an individual basis.

Exhibition Halls

One car space per 6 sq. metres.

Libraries

One car space per each member of staff plus one car space per 25 sq. metres.

Schools

One car space per member of teaching staff plus three additional spaces. Where a community wing is to be provided for daytime use a minimum of 5 additional spaces shall be provided. Provision for access to hard surfaced play areas will be required to provide additional parking for "out of hours" functions.

Day Nurseries

One car space per member of staff plus one additional space to allow for shift changes.

CLASS D2 – ASSEMBLY AND LEISURE

Sports grounds and clubs

Parking will be required to cater in full for the maximum expected usage of the facility assuming an occupancy rate of 2 persons/car. Also, in the case of football, cricket, hockey pitches etc., parking and manoeuvring areas will be required for coaches at the rate of one coach per two pitches (minimum provision to be made for one coach). Thus the following examples may be used:-

1 cricket pitch – 22 plays + 2 umpires = 12 cars spaces – 1 coach. Tennis/Squash courts – 2 car spaces per court. Rugby club with 3 pitches – 36 players, coaches, referees, substitutes, etc., per pitch, therefore 54 car spaces plus two coach spaces. Two soccer pitches – 30 players, coaches, referees, substitutes, etc., per pitch, therefore 30 car spaces plus one coach space.

Golf courses

Minimum of 100 spaces per 18 hole course. Other sizes of course will be considered on their merits, not pro-rata to the above.

NOTE:-

Licensed club facilities within sport grounds (including golf clubhouses) will require additional parking spaces in accordance with the standards given in section 4.

SIZE OF PARKING SPACES

The minimum acceptable dimensions for a car parking space will be:-

<u>Length</u>	<u>5.0 metres</u>
<u>Width</u>	<u>2.4 metres</u>
<u>Headroom</u>	<u>2.0 metres</u>

Lorry parking spaces shall be a minimum of 18 metres by 5 metres.

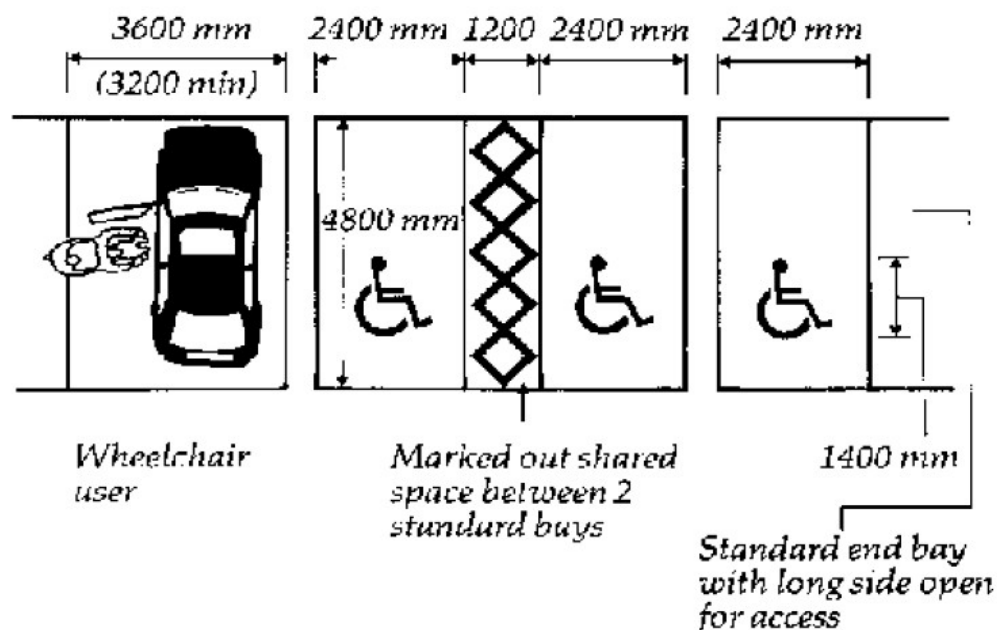
Where 50 or more car parking spaces are to be provided, a reduction in length to 4 metres may be permitted in up to 10% of parking bays which will then be for the use of small cars only.

Where parking spaces are laid out at right angles to the access aisles a minimum aisle width of 6 metres will be required. Non rectilinear layouts will be assessed individually.

Car parking areas will be laid out so that no vehicle has to be reversed for a distance exceeding 25 metres.

PARKING FOR DISABLED PEOPLE

For many disabled people and others with limited mobility, the private car is their only means of travel. It is very important therefore that adequate provision is made both in terms of the type and position of parking spaces. Any parking provision should be made within 50 metres of the destination. Spaces should be 3.6 metres wide or have a transfer area of 1.2 metres to one side of a standard size space. 3.2 metre wide spaces may be acceptable where space is limited. Parking spaces should be clearly marked with the British Standard "Disabled" symbol in accordance with B.S. 3262 Part 1, and any parking fee concessions should be stated clearly at the parking space.

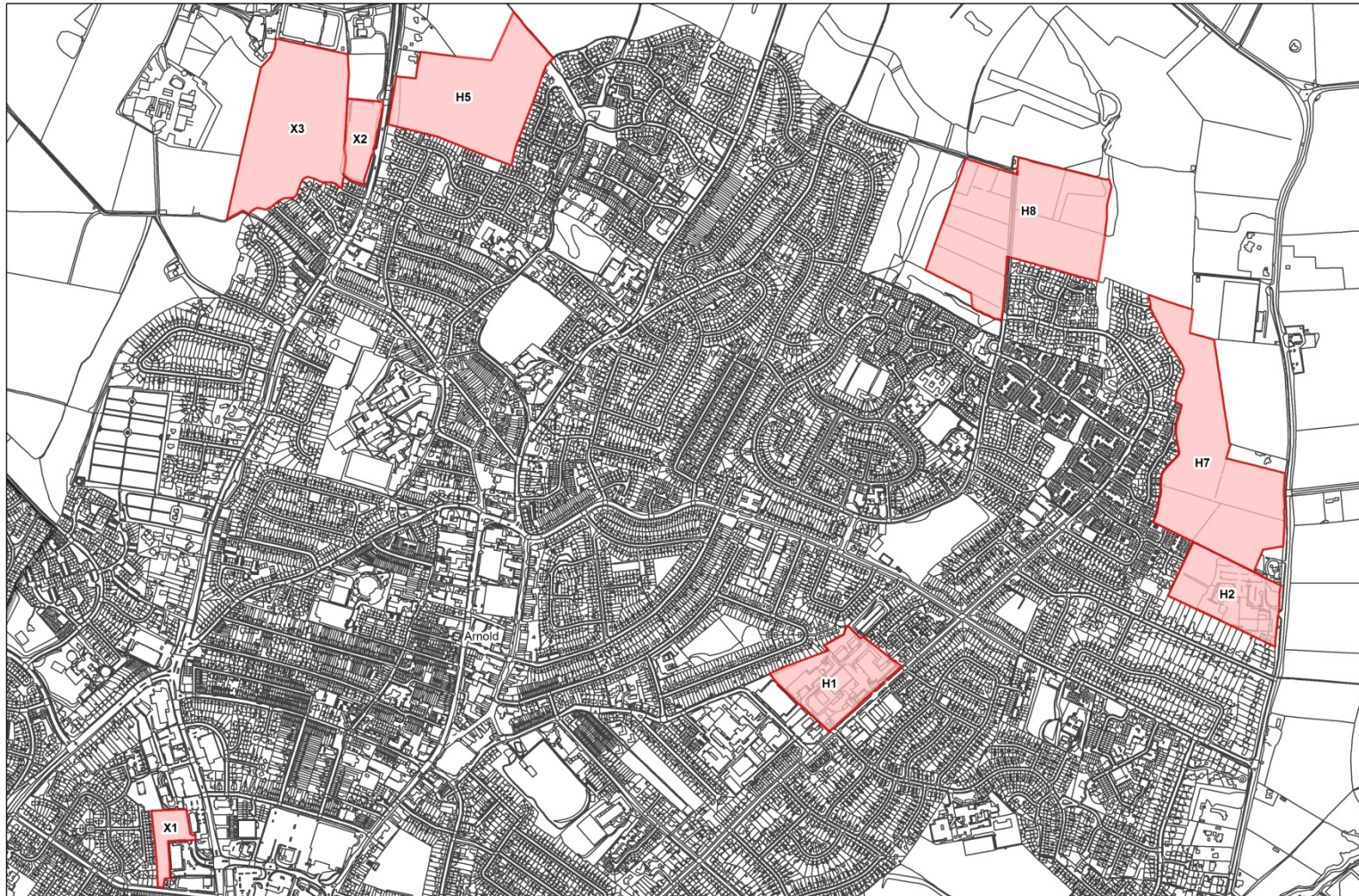


CYCLE PARKING STANDARDS

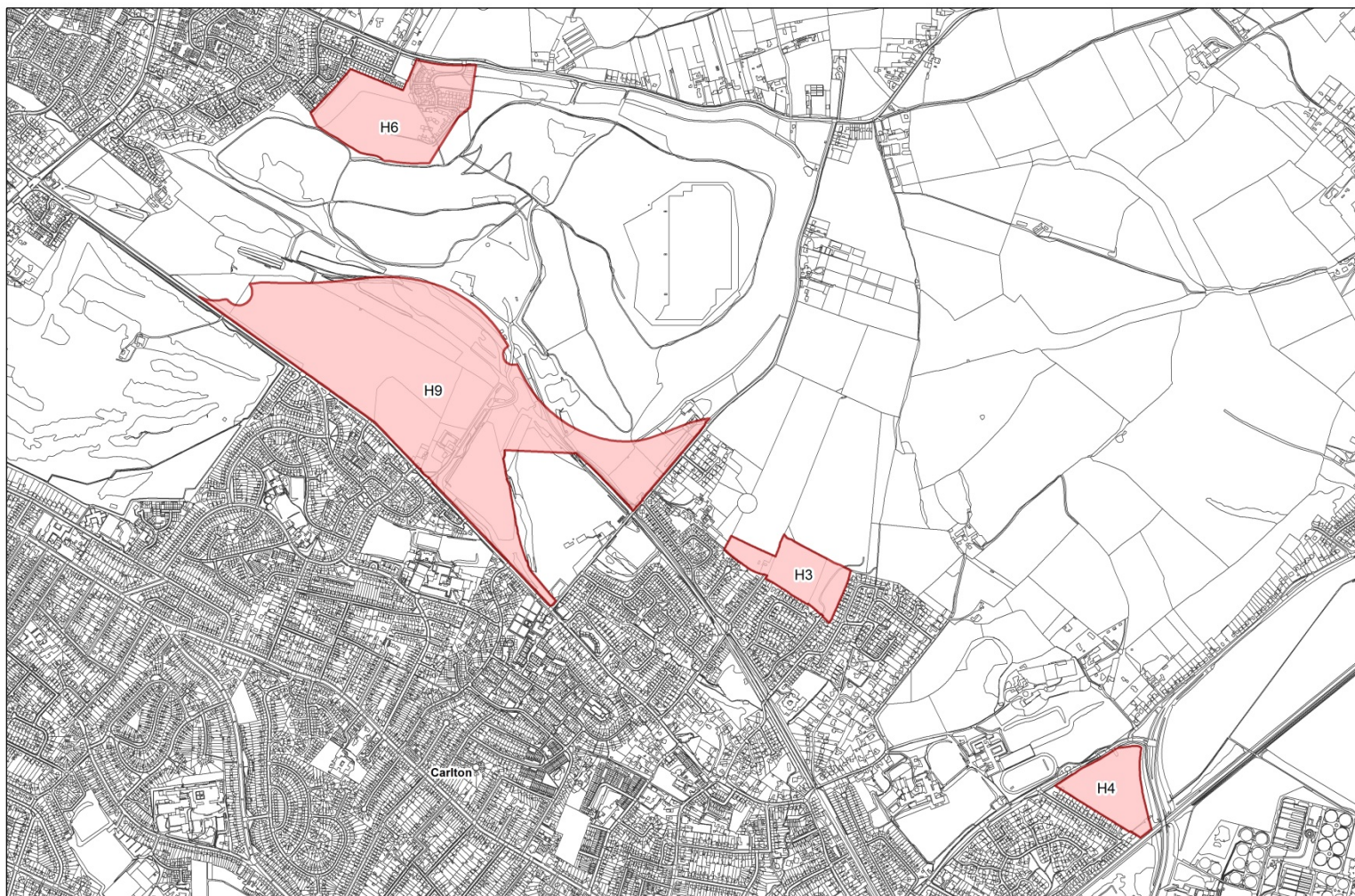
These standards of cycle parking will be required for new development proposals, in addition to the vehicle parking standards:

<u>LAND USE CLASS</u>	<u>STANDARD</u>
<u>Classes A1 and A3</u> <u>(Shops, food and drink)</u>	<u>1 space for every 500 sq. metres up to 4,000 sq. metres gross to be under cover and secure for staff and operational use.</u> <u>1 space for every 1,000 sq. metres gross for customer use to be in the form of Sheffield racks (or similar) and in a prominent and convenient location.</u>
<u>Classes A2 and B1</u> <u>(Financial and professional services, light industry and offices)</u>	<u>1 space for every 400 sq. metres gross to be under cover and secure. Customer parking to be provided on merit.</u>
<u>Classes B2 to B8</u> <u>(General and Special Industry)</u>	<u>1 space for every 400 sq. metres gross to be under cover and secure.</u>
<u>Class C3 (Dwelling Houses)</u> <u>High density development, e.g. flats with common facilities</u>	<u>1 space per 5 dwellings to be under cover and secure.</u>
<u>Classes D1 and D2</u> <u>(Non-residential institutions, assembly and leisure)</u>	<u>Enough Sheffield racks (or similar) should be provided in a prominent and convenient location to park the cycles of 5% of the maximum number of people expected to use the facility at any one time. Secure and covered parking for staff to be provided on merit.</u>

Annex 3: Maps Showing the Housing Allocations in LPD 64 Urban Area [MM74]



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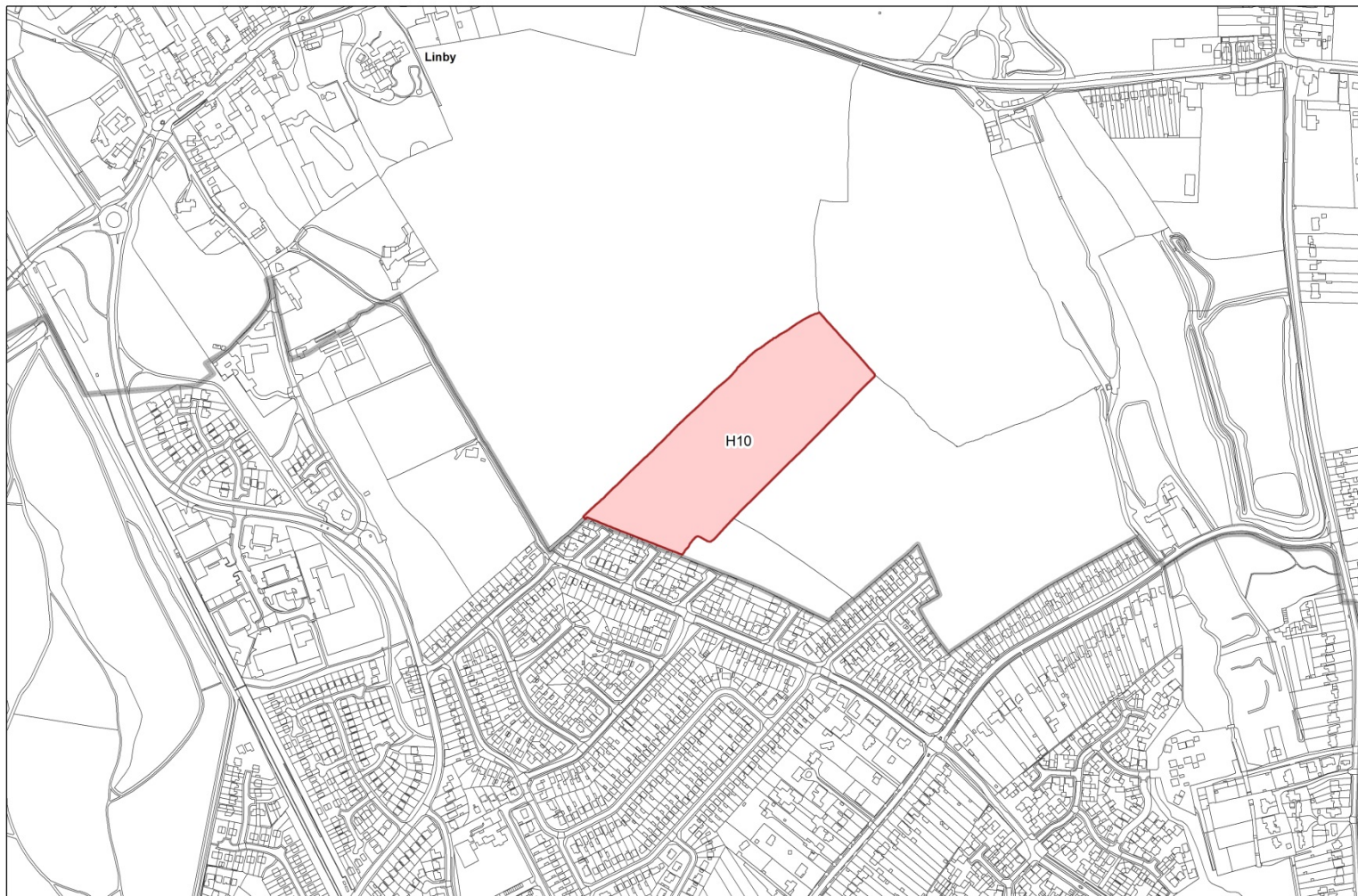


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Policy LPD 64
Urban Area - Carlton

 Housing Sites







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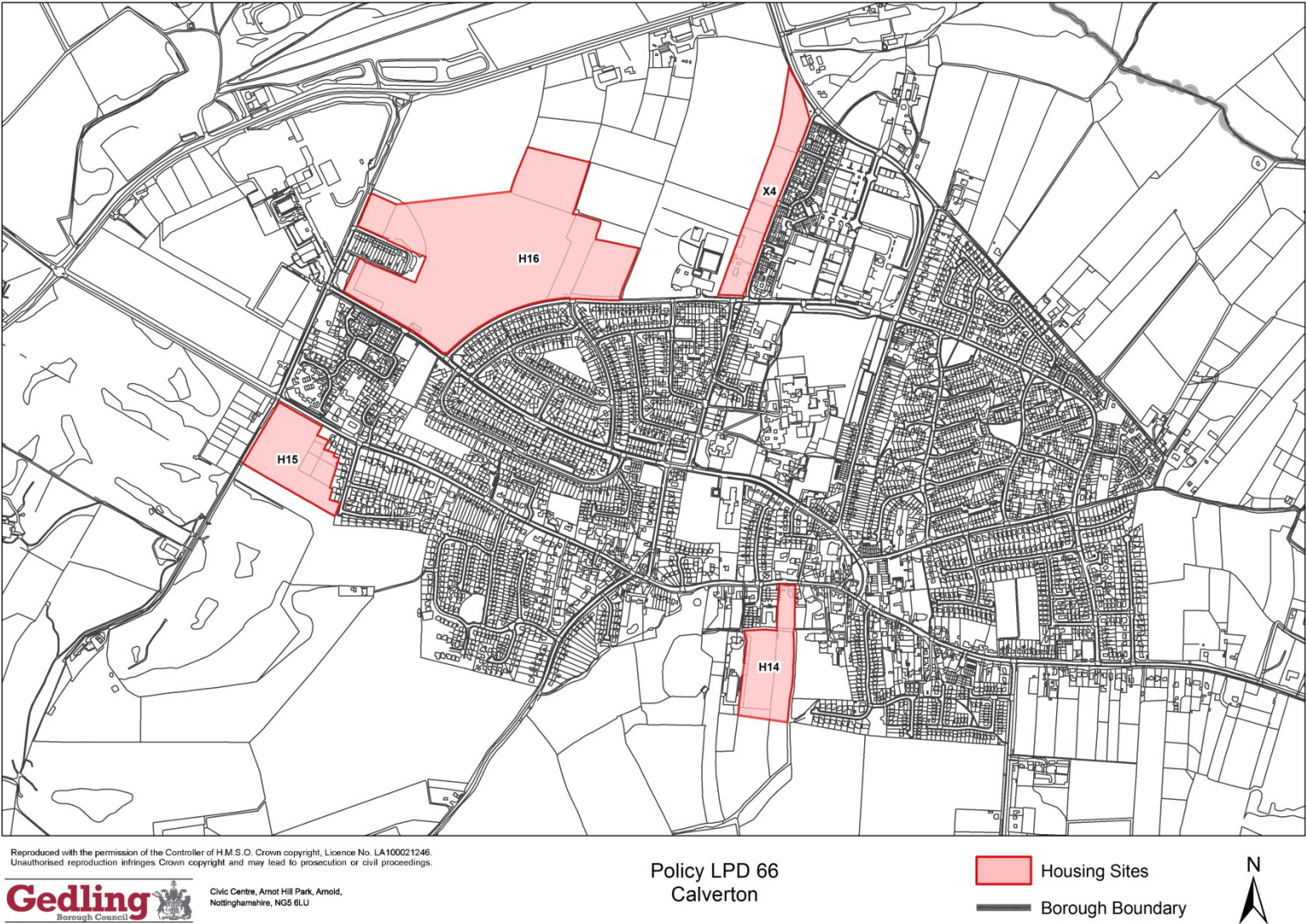
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Policy LPD 64
Urban Area - Edge of Hucknall

-  Housing Sites
-  Borough Boundary



Annex 4: Map Showing the Housing Allocations in LPD 66 Calverton [MM79]



Annex 5: Map Showing the Housing Allocations in LPD 67 Ravenshead [MM81]





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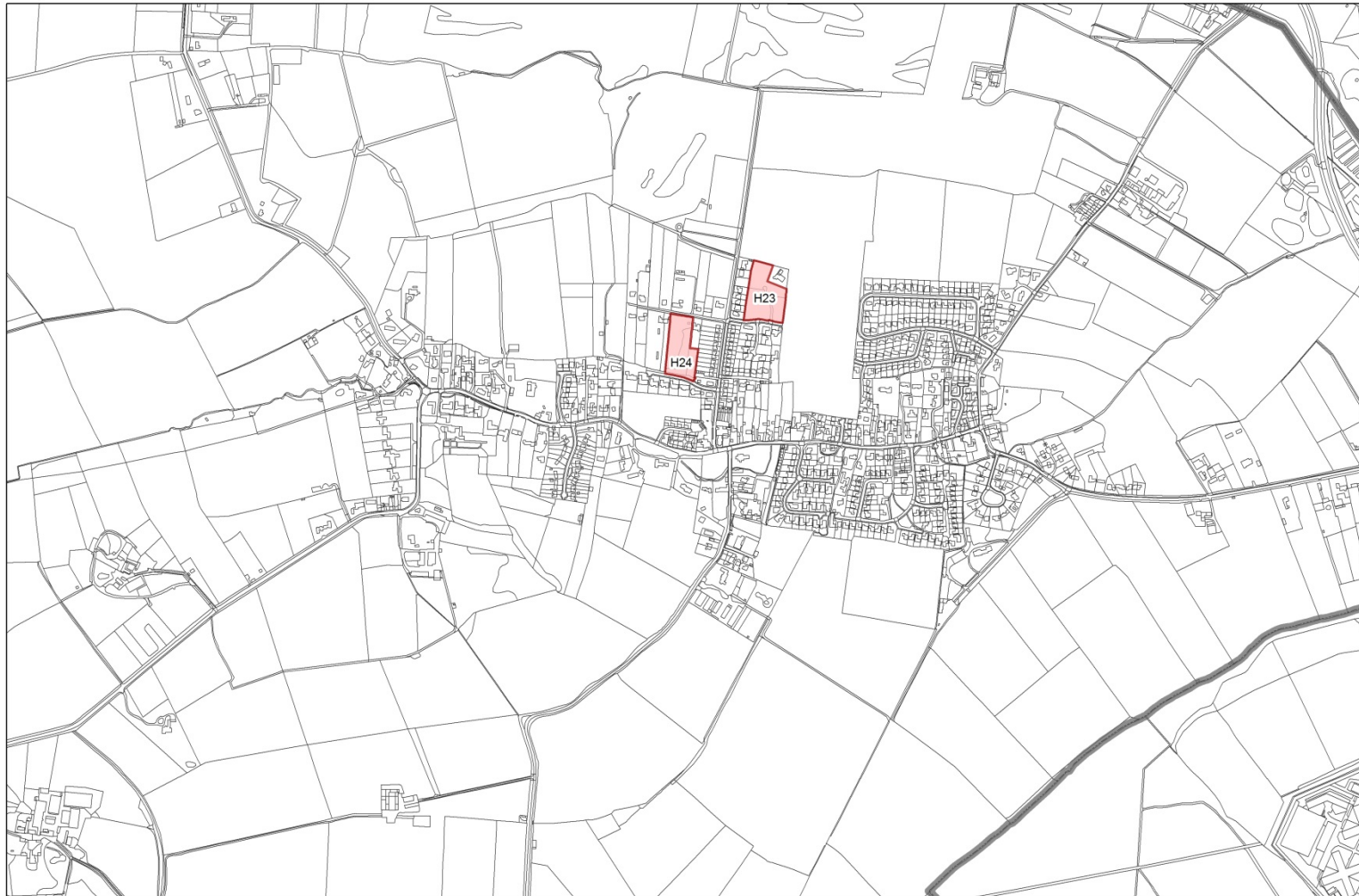
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Policy LPD 67
Ravenshead

 Housing Sites
 Borough Boundary



Annex 6: Map Showing Housing Allocations in LPD 70 Woodborough [MM86]





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Gedling
Borough Council

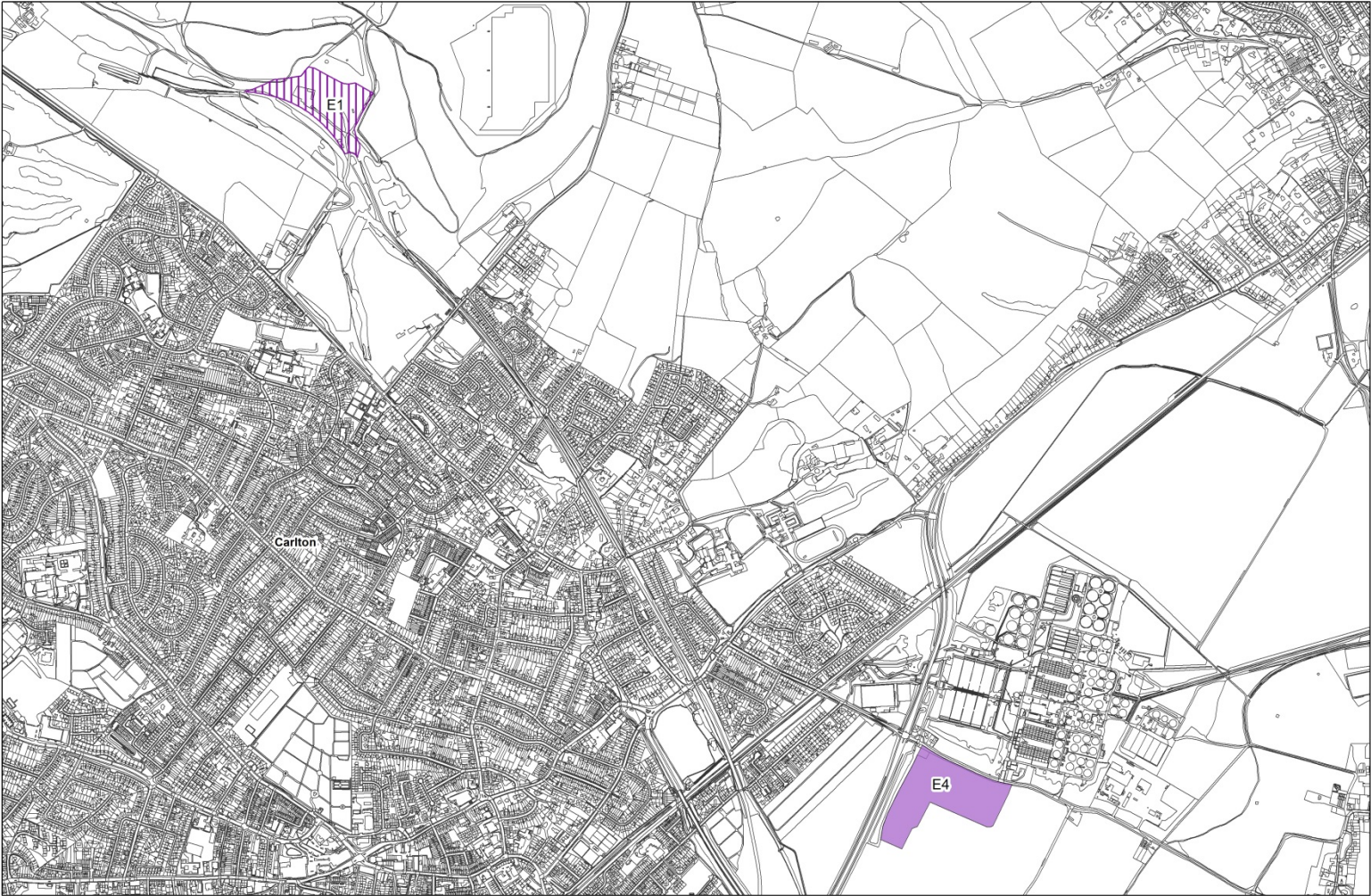
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Policy LPD 70
Woodborough

 Housing Sites
 Borough Boundary



Annex 7: Maps Showing the Employment Allocations in New Policy [MM88]



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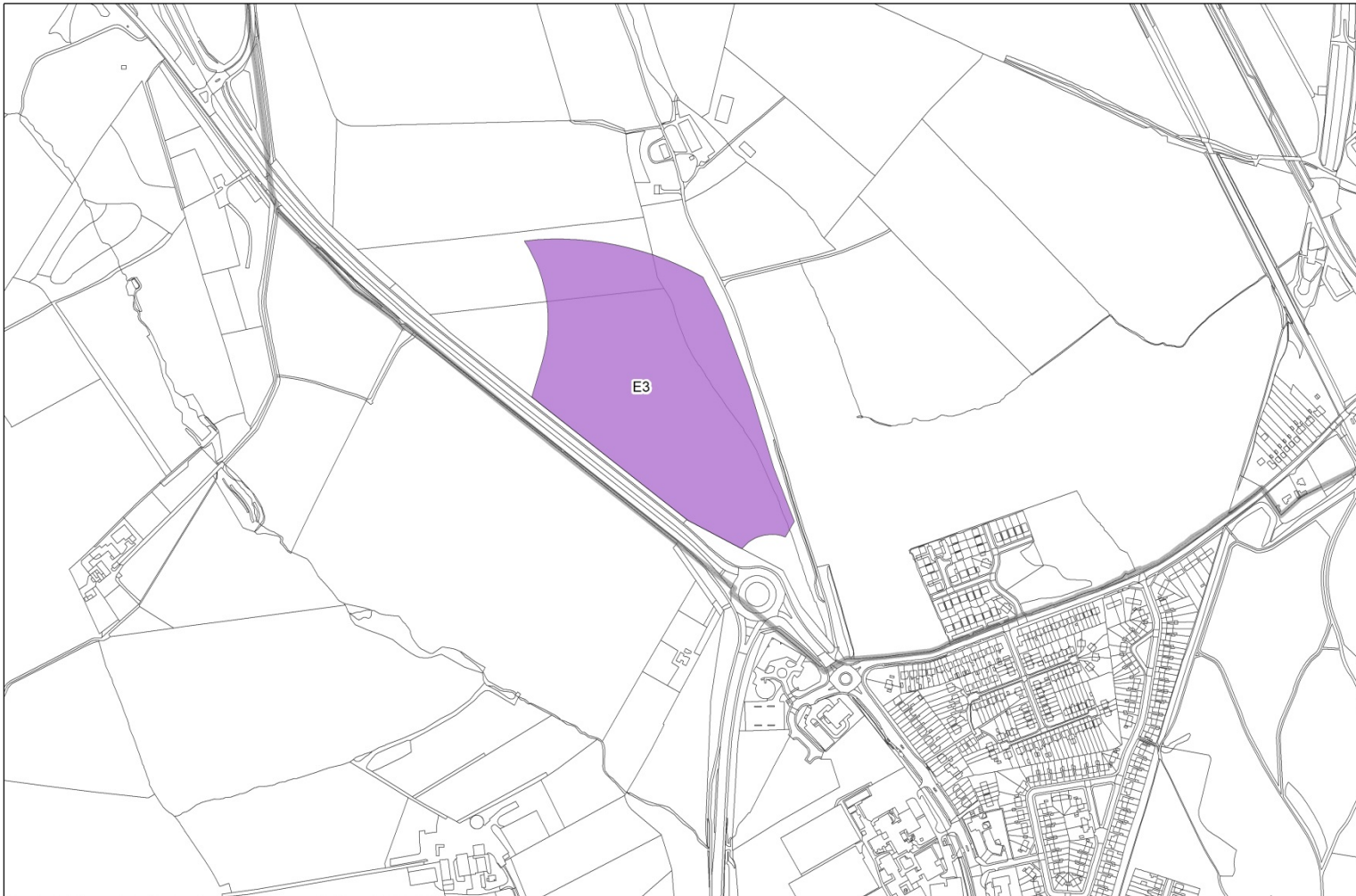


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New Policy
Urban Area - Carlton

- Employment Sites
- Employment-led Mixed Use







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New Policy
Urban Area - Edge of Hucknall

-  Employment Sites
-  Borough Boundary







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New Policy
Calverton

 Employment Sites
 Borough Boundary



Annex 8: Appendix A - Local Planning Document Housing Trajectory [MM89]

	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	<u>174</u>	<u>198</u>												1134 1506
Urban area - planning permissions					146	43	14 <u>183</u>	45 <u>91</u>	53 <u>54</u>	17 <u>48</u>	<u>24</u>	<u>3</u>						318 <u>403</u>
Urban area - ACS and LPD allocations						30	245 <u>91</u>	245 <u>285</u>	362 <u>409</u>	392 <u>507</u>	361 <u>575</u>	265 <u>428</u>	170 <u>340</u>	140 <u>285</u>	140 <u>178</u>	140 <u>155</u>	140 <u>55</u>	2630 <u>3308</u>
Urban area - sites below threshold						3	1 <u>5</u>	10 <u>5</u>	16 <u>18</u>	9 <u>23</u>	67 <u>21</u>	76	26	15	17	10	15	265 <u>72</u>
Edge of Hucknall - planning permissions																		0
Edge of Hucknall - ACS and LPD allocations						45	110 <u>2</u>	190 <u>60</u>	230 <u>90</u>	185 <u>165</u>	140 <u>192</u>	100 <u>120</u>	100	100	65 <u>100</u>	<u>100</u>	<u>100</u>	1265 <u>1129</u>
Edge of Hucknall - sites below threshold																		0
Bestwood Village - planning permissions						6	<u>6</u>	4 <u>3</u>		<u>7</u>								10 <u>16</u>
Bestwood Village - LPD allocations						8	40	41 <u>33</u>	32 <u>33</u>	72 <u>35</u>	72 <u>25</u>	72 <u>60</u>	68 <u>62</u>	40 <u>62</u>	10 <u>71</u>	<u>37</u>	<u>37</u>	455
Bestwood Village - sites below threshold											7							7 <u>0</u>
Calverton - planning permissions					65	41	11 <u>31</u>	3 <u>22</u>	6 <u>3</u>	3	1	1	2					129 <u>63</u>
Calverton - LPD allocations						12	12	52 <u>68</u>	52 <u>123</u>	72 <u>123</u>	72 <u>68</u>	60 <u>50</u>	55 <u>50</u>	40 <u>50</u>	40 <u>50</u>	40 <u>15</u>	30	537 <u>597</u>
Calverton - sites below threshold																		0
Ravenshead - planning permissions					9	2	9 <u>12</u>	13 <u>5</u>	6 <u>5</u>	1								39 <u>23</u>
Ravenshead - LPD allocations								20 <u>66</u>	60 <u>50</u>	40 <u>35</u>	10							130 <u>161</u>
Ravenshead - sites below threshold										3								3 <u>0</u>
Other villages - planning permissions					9	8	2 <u>7</u>	14 <u>22</u>	8 <u>15</u>	3 <u>8</u>	9							44 <u>61</u>
Other villages - LPD allocations						10	35 <u>1</u>	12 <u>36</u>	2 <u>18</u>	2	2	2	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>	65
Other villages - sites below threshold																		0
Windfall allowance												<u>40</u>	46 <u>40</u>	46 <u>40</u>	46 <u>40</u>	46 <u>40</u>	46 <u>40</u>	230 <u>240</u>
Total Projected Completions (net)					229	208	479 <u>338</u>	649 <u>696</u>	827 <u>818</u>	798 <u>955</u>	731 <u>925</u>	575 <u>702</u>	465 <u>596</u>	381 <u>539</u>	318 <u>441</u>	236 <u>349</u>	231 <u>234</u>	6127 <u>6593</u>
Cumulative Completions	275	502	823	1134	1363 <u>1308</u>	1571 <u>1506</u>	2050 <u>1844</u>	2699 <u>2540</u>	3526 <u>3358</u>	4324 <u>4313</u>	5055 <u>5238</u>	5630 <u>5940</u>	6095 <u>6536</u>	6476 <u>7075</u>	6794 <u>7516</u>	7030 <u>7865</u>	7261 <u>8099</u>	7261 <u>8099</u>
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	-457 <u>-512</u>	-689 <u>-754</u>	-650 <u>-856</u>	-481 <u>-640</u>	-134 <u>-302</u>	184 <u>173</u>	435 <u>618</u>	530 <u>840</u>	565 <u>1006</u>	516 <u>1115</u>	404 <u>1126</u>	210 <u>1045</u>	11 <u>849</u>	
MANAGE - Annual housing target taking account of past/projected completions	436	436	450	459	470	491 <u>495</u>	516 <u>522</u>	520 <u>541</u>	506 <u>523</u>	466 <u>487</u>	418 <u>420</u>	366 <u>335</u>	324 <u>262</u>	289 <u>179</u>	258 <u>58</u>	228 <u>-133</u>	220 <u>-615</u>	-11 <u>-849</u>
Remaining Years	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	

Proposed Additional Modifications to the Gedling Borough Local Planning Document Publication Draft (February 2018)

For Information Only

Introduction

This schedule details the proposed Additional Modifications to the Local Planning Document Publication Draft (Part 2 Local Plan) (May 2016) [LPD/REG/02] submitted for Examination on 17 October 2016 and the subsequent Extract of Local Planning Document Housing Allocation Policies (Part 2 Local Plan) (September 2017) [EX/126] which was subject to public consultation from 18 September 2017 to 30 October 2017.

These are changes which do not materially affect the Policies of the Local Planning Document and do **not** fall within the scope of the Examination. The Council is therefore accountable for these changes.

The proposed Additional Modifications will be made upon adoption of the Local Planning Document by the Council.

For clarification, where text has been changed, deleted text is shown as ~~striketrough~~ and additional text shown underlined.

The proposed Additional Modifications are marked in blue in the Tracked Changes Version of Gedling Borough Local Planning Document Publication Draft – Main Modifications (February 2018).

All Policy/Paragraph numbers referred to in this schedule relate to those in the Local Planning Document Publication Draft (Part 2 Local Plan) (May 2016) unless otherwise stated. Where the Policy/Paragraph numbers referred to relate to the Extract of Local Planning Document Housing Allocation Policies (September 2017), this is indicated by the word '(Extract)' following the number.

In addition to the specific changes listed in this schedule, consequential renumbering and renaming changes will also be required to policies, sites, paragraphs and footnotes upon adoption of the Local Planning Document (see **AM64**).

Ref No	Policy/Paragraph	Suggested Additional Modification
AM1	1 Introduction (Paragraph 1.7)	Amend paragraph 1.7 to reflect the emerging Papplewick Neighbourhood Plan:- “A neighbourhood area was designated in Calverton in January 2013, for Burton Joyce and Linby in April 2016 <u>and for Papplewick in August 2016.</u> ”
AM2	1 Introduction (Paragraph 1.8)	Amend paragraph 1.8 to read as follows:- “The Local Planning Document has been was subject to extensive pre-publication consultation. This has included the publication of an Issues and Options document for consultation in October 2013 which received over 300 responses. A series of topic based workshops were held during late 2014 and early 2015 involving parish councils, property developers, adjoining local authorities and specialists with expertise in the particular topic. These workshops explored options and detailed policy wording and have influenced the content of the publication version of the Local Planning Document. <u>The Local Planning Document Publication Draft was consulted on in May/July 2016 followed by a further consultation on the additional housing allocations in September/October 2017.</u> More detail on the various consultations can be found at: http://www.gedling.gov.uk/planningbuildingcontrol/planningpolicy/emerginglocalplan/localplanningdocument/ http://www.gedling.gov.uk/lpd .”
AM3	1 Introduction (Paragraphs 1.12, 1.21 and 1.26)	Amend the last sentence of paragraph 1.12 to read:- “The findings and outcomes of the Sustainability Appraisal of the Local Planning Document are in the Sustainability Appraisal report <u>documents.</u> ” Amend paragraph 1.21 to read:- “For further information, please see the separate documents <u> on the Habitats Regulations Assessment.</u> ” Amend paragraph 1.26 to read:-

Ref No	Policy/Paragraph	Suggested Additional Modification
		"For further information, please see the separate documents on the Equality Impact Assessment."
AM4	1 Introduction (Paragraph 1.18)	Amend the fourth sentence of paragraph 1.18 to read:- "However, as the Local Planning Document is in general conformity with the <u>Aligned</u> Core Strategy no significant impact has been revealed."
AM5	1 Introduction (Paragraph 1.19)	Amend the first sentence of paragraph 1.19 to read:- "A review of the 24 <u>30</u> proposed housing allocations and 2 <u>4</u> employment allocations also confirms that there are no significant effects."
AM6	1 Introduction (Footnote 1)	Update the web link for footnote 1.
AM7	1 Introduction (Paragraph 1.25)	Amend the second sentence of paragraph 1.25 to read:- "Firstly the policies in the <u>Aligned</u> Core Strategy have been assessed for their relevancy to the characteristics protected by the Equality Act..."
AM8	1 Introduction (Paragraph 1.30)	Amend the first sentence of paragraph 1.30 to read:- "This part of the policy identifies other relevant policies in the <u>Aligned</u> Core Strategy or Local Planning Document which together comprise the Local Plan of <u>for</u> Gedling Borough."
AM9	1 Introduction (Paragraph 1.32)	Amend the first sentence of paragraph 1.32 to read:- "This section identifies information that may be required in support of development proposals which will be assessed against the policy <u>an individual policy in Part A of the Local Planning Document.</u> "

Ref No	Policy/Paragraph	Suggested Additional Modification
AM10	2 The Character of the Borough (Paragraph 2.1)	Amend the third and fourth sentences of paragraph 2.1 to read:- “Other significant settlements within the Borough include: Bestwood <u>Village</u> , Calverton and Ravenshead which have good accessibility to a range of services and facilities and as such are identified as key settlements in the Aligned Core Strategy. Other villages in the Borough include: Burton Joyce, Lambley, Linby, Newstead, <u>Papplewick</u> , Stoke Bardolph and Woodborough.”
AM11	3 Spatial Vision and Spatial Objectives (Paragraph 3.1)	Amend the text “Aligned Core Strategies” to read “Aligned Core Strategy” in the first sentence of paragraph 3.1.
AM12	3 Spatial Vision and Spatial Objectives (Objectives i), ii) and v))	Amend all references to “Bestwood” to read “Bestwood <u>Village</u> ” in the second column for objectives i), ii) and v).
AM13	3 Spatial Vision and Spatial Objectives (Objective viii)	Amend the last two paragraphs in the second column of Objective viii) to read: “Access to services and facilities including culture, sport and leisure will be <u>has been</u> facilitated through the site allocations process which allocates <u>of</u> sites in locations that are accessible to services. The new Gedling Country Park is a major recreational facility with a proposed visitor centre that will serve the south of the Borough, in addition to other country parks that are already well used.”
AM14	Policy LPD 3 – Managing Flood Risk (Paragraph 4.4.7)	Update the first sentence of paragraph 4.4.7 to read:- “In drawing up FRAs, the Greater Nottingham Strategic Flood Risk Assessment (updated 2010 <u>2017</u>) is an important source of information on the probability of a flood occurring and on residual risks...”

Ref No	Policy/Paragraph	Suggested Additional Modification
AM15	5 Environmental Protection (Paragraph 5.1.4)	Amend paragraph 5.1.4 to read:- “ The policies for environmental protection are <u>This section includes the following policies:</u> ”
AM16	Policy LPD 9 – Hazardous Substances (Planning Application Information) and Policy LPD 10 – Pollution (Planning Application Information)	Amend the text under the heading ‘Planning Application Information’ to read:- “Where decisions will use this policy, <u>it is likely that</u> the following information is likely to <u>will</u> be required: ...”
AM17	Policy LPD 11 – Air Quality (Footnotes 9 and 13)	Update the web links for footnote 9 and footnote 13.
AM18	Policy LPD 11 – Air Quality (Paragraph 5.6.7 and Footnote 11)	Amend paragraph 5.6.7 to read:- “Parts of Gedling Borough also fall within the Nottingham Urban Area agglomeration zone (UK0008), which is one of seven <u>five</u> zones that are predicted to exceed the limit value for <u>nitrogen dioxide</u> (NO ₂) in 2020. The Government has published <u>an Air Quality Plan for the zone which includes the creation of a Clean Air Zone (CAZ)</u> a consultation on the draft air quality plan for the achievement of EU air quality limit value for nitrogen dioxide (NO₂) in the Nottingham Urban Area in September 2015 ¹¹ .”

Ref No	Policy/Paragraph	Suggested Additional Modification
		<p>Amend Footnote 11 to read:-</p> <p>“http://uk-air.defra.gov.uk/library/no2ten https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/485696/aq-plan-2015-nottingham-urban-area-uk0008.pdf”</p>
AM19	Policy LPD 11 – Air Quality (Paragraph 5.6.9)	<p>Amend the first sentence of paragraph 5.6.9 to read:-</p> <p>“The Borough Council’s Air Quality and Emissions Mitigation guidance was published in September 2014 <u>August 2015</u> ^{see new footnote ”}”</p> <p>Add a new footnote to read:-</p> <p><u>“http://www.gedling.gov.uk/media/documents/planningbuildingcontrol/GBC%20AQ%20PLANNING%20GUIDANCE%20Aug2015v2.pdf”</u></p>
AM20	Policy LPD 11 – Air Quality (Planning Application Information)	<p>Amend the text under the heading ‘Planning Application Information’ to read:-</p> <p>“Where decisions will use this policy, planning applications will not be validated unless the following information is provided it is likely that the following information will be required:</p> <ul style="list-style-type: none"> • None”
AM21	Policy LPD 12 – Reuse of Buildings within the Green Belt (Paragraph 6.2.3)	<p>Amend the text of paragraph 6.2.3 to read “Clause c) of this <u>the</u> policy...”</p>

Ref No	Policy/Paragraph	Suggested Additional Modification
AM22	Policy LPD 15 – Infill Development within the Green Belt (Monitoring Information)	Amend the text under ‘Monitoring Information’ to read:- “No indicators.”
AM23	Policy LPD 18 – Protecting and Enhancing Biodiversity (Paragraph 7.2.3)	Amend the first sentence of paragraph 7.2.3 to read:- “Aligned Core Strategy Policy 17 (1) covers the need to protect and enhance existing areas of biodiversity interest, including the areas and networks of habitats and species listed in the UK <u>under Section 41 of the Natural Environment and Rural Communities Act and in the Nottinghamshire Local Biodiversity Action Plan</u> and further detailed policy on protecting and enhancing biodiversity is not required.”
AM24	Policy LPD 18 – Protecting and Enhancing Biodiversity (Paragraph 7.2.4)	Add a new footnote at the end of the second sentence of paragraph 7.2.4 to read:- “ <u>For further information on Special Protection Areas please visit www.naturalengland.gov.uk.</u> ”
AM25	Policy LPD 18 – Protecting and Enhancing Biodiversity (Local Important Nature Conservation and Geological Sites)	Amend the heading to read:- “ <u>Locally Important Designated</u> Nature Conservation and Geological Sites”

Ref No	Policy/Paragraph	Suggested Additional Modification
AM26	Policy LPD 18 – Protecting and Enhancing Biodiversity (Paragraphs 7.2.7 and 7.2.9 and Footnote 16)	<p>Update the second sentence of paragraph 7.2.7 to read “2017” instead of “2015”.</p> <p>Update the third and fourth sentences of paragraph 7.2.9 to read:-</p> <p>“As at 2014 <u>2017</u>, there are 1,232.09 <u>1,268.12</u> ha of Local Wildlife Sites in Gedling Borough. Monitoring data shows that 42 <u>28</u>% of Local Wildlife Sites are under positive conservation management...”</p> <p>Amend footnote 16 to refer to the Gedling Borough Authority Monitoring Report 2016/17.</p>
AM27	Policy LPD 18 – Protecting and Enhancing Biodiversity (Paragraphs 7.2.9 and 7.2.10)	Amend the second sentence of paragraph 7.2.9 and the second sentence of paragraph 7.2.10 to read “Nottinghamshire Biological and Geological Records Centre” instead of “local Biological and Geological Records Centre”.
AM28	Policy LPD 18 – Protecting and Enhancing Biodiversity (Footnote 17)	<p>Amend footnote 17 to read:-</p> <p>“<u>Local Geological Sites were</u> Formerly <u>known as</u> Regional Important Geological Sites or RIGS.”</p>
AM29	Policy LPD 18 – Protecting and Enhancing Biodiversity (Paragraph 7.2.12)	<p>Amend paragraph 7.2.12 to read:-</p> <p>“Certain habitats and species are protected under the Conservation of Habitats and Species Regulations 2010, the Wildlife and Countryside Act 1981 (as amended) and the Protection of Badgers Act 1992. In addition, a range of priority habitats and priority species are identified on the statutory list of habitat and species of principal importance for the conservation of biodiversity in England under section 41 of the Natural and Environment and Rural Communities Act 2006. The Nottinghamshire <u>Local</u> Biodiversity Action Plan identifies wildlife habitat and species which are of national and local</p>

Ref No	Policy/Paragraph	Suggested Additional Modification
		importance for protection. The Borough Council will consult with Natural England or other appropriate wildlife organisations on any planning application which may affect protected or notable species or habitats protected under the legislation or identified as a priority species or habitat in the Nottinghamshire <u>Local</u> Biodiversity Action Plan. The Nottinghamshire <u>Local</u> Biodiversity Action Plan document also contains Habitat Action Plans for types of priority woodland, grassland, wetland and farmland habitat....”
AM30	8 Open Space and Recreation Facilities (Chapter Title)	Amend the chapter title to read:- “8 Open Space and Recreational Facilities”
AM31	8 Open Space and Recreation Facilities (Paragraph 8.1.3)	Include an additional bullet point in paragraph 8.1.3 to include reference to LPD Policy 23 as follows:- <ul style="list-style-type: none"> • <u>“LPD Policy 23: Greenwood Community Forest and Sherwood Forest Regional Park.”</u>
AM32	Policy LPD 20 – Protection of Open Space (Footnote 25)	Update web link for footnote 25.
AM33	Policy LPD 21 – Provision of New Open Space (Paragraph 8.3.4)	Amend paragraph 8.3.4 to read:- “Any new provision of open space created since the adoption of the Local Planning Document will also be protected under this policy <u>Policy LPD 20 in accordance with paragraph 8.2.5.</u> ”
AM34	Policy LPD 22 – Local Green Space (Paragraph 8.4.2)	Amend the first sentence of paragraph 8.4.2 to read:- “The Local Green Space Assessment (2015 <u>2016</u>) provides detailed information on the work

Ref No	Policy/Paragraph	Suggested Additional Modification
		undertaken and identifies eight sites for formal designation through the Local Planning Document.”
AM35	Policy LPD 26 – Heritage Assets (Paragraph 9.2.6)	Delete the last sentence of paragraph 9.2.6:- “ While worthy of recognition, their conservation does not carry the same weight as the conservation of designated heritage assets. ”
AM36	Policy LPD 26 – Heritage Assets, Policy LPD 27 – Listed Buildings, Policy LPD 28 – Conservation Areas, Policy LPD 29 – Historic Landscapes, Parks and Gardens and Policy LPD 31 – Locally Important Heritage Assets (Key Related Policies)	Amend the Key Related Policies list at the end of Policies LPD 26, LPD 27 and LPD 31 to read:- <ul style="list-style-type: none"> • “LPD Policy 29: <u>Archaeology Historic Landscapes, Parks and Gardens</u> • LPD Policy 30: <u>Historic Landscapes, Parks and Gardens Archaeology</u>”. Amend the Key Related Policies list at the end of Policy LPD 29 to read:- <ul style="list-style-type: none"> • “LPD Policy <u>29 30</u>: Archaeology” Correct the order of policies listed in the Key Related Policies at the end of Policy LPD 28 and Policy LPD 29.
AM37	Policy LPD 27 – Listed Buildings (Paragraph 9.3.5)	Update paragraph 9.3.5 to refer to 192 Listed Buildings, including six Grade I, 15 Grade II* and 171 Grade II buildings.
AM38	Policy LPD 35 – Safe, Accessible and Inclusive	Amend paragraph 10.5.3 to read:- “This policy provides guidance on the application of Policy 10 (<u>Design and Enhancing Local Identity</u>) of

Ref No	Policy/Paragraph	Suggested Additional Modification
	Development (Paragraph 10.5.3)	the Aligned Core Strategy...”
AM39	11 Homes (Paragraph 11.1.5)	Add the new policy on Gypsy and Traveller Provision to the list of policies in paragraph 11.1.5 as follows:- <ul style="list-style-type: none"> • “<u>LPD Policy (new): Gypsy and Traveller Provision:</u>”
AM40	Policy LPD 44 – Employment Development on Unallocated Sites	Add the word “ and ” at the end of c.
AM41	Policy LPD 44 – Employment Development on Unallocated Sites (Paragraph 12.3.1)	Amend the first sentence of paragraph 12.3.1 to read:- “12.3.1 The figure for employment land requirements set out in the Employment Background <u>and Site Selection</u> Paper (2016) provides a guideline for making specific employment provisions...”
AM42	Policy LPD 44 – Employment Development on Unallocated Sites (Paragraph 12.3.3)	Amend <u>the</u> first sentence of paragraph 12.3.3 to read:- “Policy LPD 44 will also apply to Bestwood <u>Village</u> , Calverton, Ravenshead, Burton Joyce, Lambley and Woodborough where there may be opportunities for small scale employment uses.”
AM43	Policy LPD 47 – Local Labour Agreements (Paragraph 12.6.1)	Amend paragraph 12.6.1 to read:- “Local Labour Agreements are agreements made between the Borough Council and a developer <u>or otherwise secured through a planning condition</u> to enable local people to benefit from a proposed development, either through:...”

Ref No	Policy/Paragraph	Suggested Additional Modification
AM44	Policy LPD 49 – Development within Town and Local Centres (Paragraph 13.3.1)	Amend the start of paragraph 13.3.1 to read “The <u>Broxtowe, Gedling, Nottingham City and Rushcliffe Retail Study (2015)</u> ...”
AM45	Policy LPD 56 – Protection of Community Facilities	Remove letter numbering (a. to d.) in Criterion a) of Policy LPD 56 and replace with Roman numbering (i. to iv.).
AM46	Policy LPD 56 – Protection of Community Facilities (Paragraph 13.10.3)	Amend the first sentence of paragraph 13.10.3 to read:- “The list of defined community facilities is not exclusive <u>exhaustive</u> .”
AM47	Policy LPD 56 – Protection of Community Facilities (Footnote 41)	Update the web link for footnote 41.
AM48	Policy LPD 57 – Parking Standards (Paragraph 14.2.2)	Amend paragraph 14.2.2 to read:- “ <u>Appendix (new) reflects</u> the the Parking Provision for Residential Development Supplementary Planning Document and the 6C’s Design Guide <u>which</u> give guidance on the parking provisions required for developments. The parking requirements should also be considered in relation to any transport assessment and travel plan associated with a development proposal.”

Ref No	Policy/Paragraph	Suggested Additional Modification
AM49	Policy LPD 62 – Comprehensive Development (Key Related Policies)	Update the list to include the new policy on employment allocations and revised policy titles for the housing allocations.
AM50	Policy LPD 64 – Urban Area (Paragraph 3.4)	Amend the penultimate sentence of paragraph 3.4 to read:- “Based on the current Affordable Housing SPD (adopted 2009)...”
AM51	Policy LPD 64 – Urban Area (Paragraph 3.9)	Amend the last sentence of paragraph 3.9 relating to the Spring Lane site to read:- “ The site was granted planning permission in May 2015 and is allocated to ensure that if the existing permission lapsed, then the site would still be identified as suitable for housing <u>At the time of writing the site is under construction.</u> ”
AM52	Policy LPD 64 – Urban Area (Paragraph 3.20) (Extract)	Amend the second sentence of paragraph 3.20 (Extract) relating to X2 Land West of A60 A site to read:- “The site was granted planning permission for 72 homes in August 2017 subject to the section 106 agreement in August 2017. ”
AM53	Policy LPD 64 – Urban Area (Paragraph 3.21) (Extract)	Amend the first sentence of paragraph 3.21 (Extract) relating to X3 Land West of A60 B site to read:- “This site is located to the north of Redhill and is currently agricultural land. Access to the site has been safeguarded through the adjoining site →X1 <u>X2</u> Land West of A60 A.”
AM54	Policies LPD 65, LPD 66 and LPD 70 – Bestwood	Delete references as to when the sites (The Sycamores (H11), Westhouse Farm (H12) and Bestwood Business Park (H13) in Bestwood Village, Dark Lane (H14) in Calverton and Ash Grove (H23) in Woodborough) are expected to be delivered.

Ref No	Policy/Paragraph	Suggested Additional Modification
	Village, Calverton and Woodborough (Paragraphs 4.4, 4.5, 4.8, 5.5, and 9.5 and footnote 47)	Delete footnote 47 which includes a planning permission reference for the Dark Lane site.
AM55	Policy LPD 65 – Bestwood Village (Paragraphs 4.5 and 4.7)	<p>Amend the fourth sentence of paragraph 4.5 relating to the Westhouse Farm site to read:-</p> <p>“A new primary school facility on a 1.5 ha plot is required on this site which should be located in a central position within the allocation and adjoin the existing settlement of Bestwood <u>Village</u>.”</p> <p>Amend the first sentence of paragraph 4.7 relating to the Westhouse Farm site to read:-</p> <p>“The mMasterplanning work for Bestwood <u>Village</u> recommends that the area to the north along Main Road Moor Road is the preferred option for future development at Bestwood <u>Village</u>”.</p>
AM56	Policy LPD 66 – Calverton (Paragraphs 5.6 and 5.7)	Amend the text in paragraphs 5.6 and 5.7 to read “Based on the current Affordable Housing SPD (adopted 2009)...”
AM57	Policy LPD 67 – Ravenshead (Paragraphs 6.4 and 6.6 and paragraphs 6.8 and 6.9) (Extract)	Amend the text in paragraphs 6.4 and 6.6 and paragraphs 6.8 and 6.9 (<u>Extract</u>) to read “Based on the Affordable Housing SPD (adopted 2009)...”
AM58	Policy LPD 68 –	Amend the last sentence of paragraph 7.4 relating to the Mill Field Close site to read:-

Ref No	Policy/Paragraph	Suggested Additional Modification
	Burton Joyce (Paragraph 7.4)	“The site is located between Nottingham Road (A612) and the railway line to the south. The site was removed from the Green Belt in 2005 and safeguarded for future development. The Borough Council has resolved to grant outline planning permission for 23 dwellings on site⁵⁰. While this is a larger number of homes than the allocation, the determination of the planning application did not identify any significant harm as a result of this. <u>The site was granted planning permission for 23 homes in March 2017.</u> ”
AM59	Appendix D – Glossary of Terms and Abbreviations	Amend the list to ensure it is in alphabetical order by moving the definitions for “Building Regulations”, “Conversion”, “Main Town Centre Uses” and “Registered Social Landlords (RSLs)”.
AM60	Appendix D – Glossary of Terms and Abbreviations (Heritage Assets)	Amend the last sentence of the definition of Heritage Assets to read:- “Heritage assets includes designated heritage assets and assets identified by the local planning authority (including local listing).”
AM61	Appendix D – Glossary of Terms and Abbreviations (Statement of Community Involvement (SCI))	Amend the definition to read:- “ <u>Statement of Consultation Community Involvement (SCI): (Formerly known as Statement of Community Involvement).</u> A document which informs how a council will involve the community on all major planning applications and in the preparation of documents making up the Local Plan.”
AM62	Appendix D – Glossary of Terms and Abbreviations (Sustainable Drainage Systems (SuDS))	Delete the first of two identical definitions of Sustainable Drainage Systems (SuDS).

Ref No	Policy/Paragraph	Suggested Additional Modification
AM63	Appendix D – Glossary of Terms and Abbreviations Windfall Allowance)	Correct the formatting of the definition of Windfall Allowance to ensure that it is in black font.
AM64	Throughout the document	Policies, sites, paragraphs and footnotes to be renumbered and/or renamed as required throughout the Local Planning Document to take account of additions and deletions set out in this document and in the schedule of proposed Main Modifications.

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Local Planning Document Part 2 Local Plan

For Cabinet on 10 July 2018
and Council on 18 July 2018



Adopted July 2018

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Introduction

1 Introduction

1.1 This Local Planning Document comprises Part 2 of the new Local Plan for Gedling Borough. Part 1 of the Local Plan, the Aligned Core Strategy (ACS) for Gedling Borough, was adopted on the 10th September 2014. The Aligned Core Strategy has been prepared in partnership with other Councils in Greater Nottingham who have been working together to produce an aligned set of policies and principles on how the city region can develop between 2011 and 2028. The Aligned Core Strategies for Broxtowe, Gedling and Nottingham City are contained in one single document with Erewash Borough and Rushcliffe Borough producing aligned but separate Core Strategies.

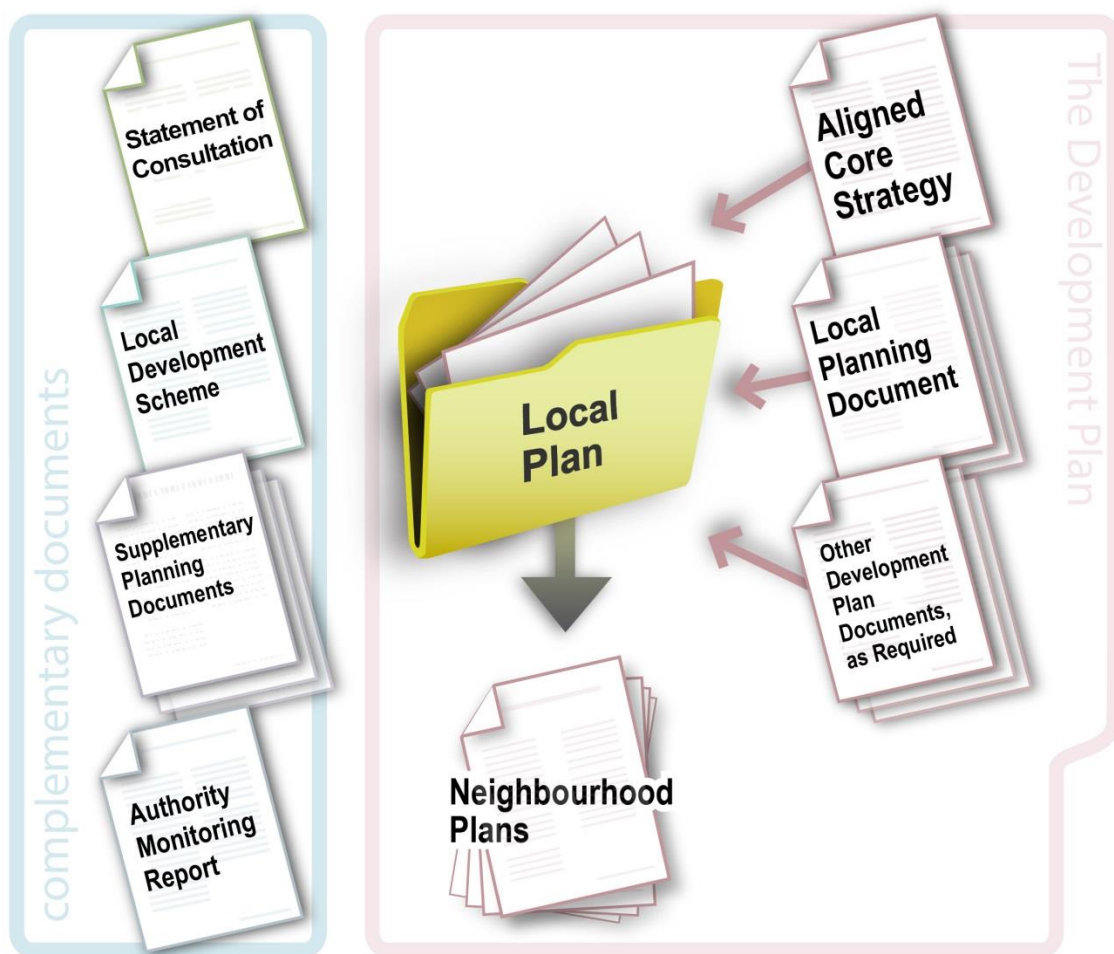
1.2 The Aligned Core Strategy defines the spatial vision for the area, includes a number of objectives to achieve the vision and sets out the development strategy to meet these objectives. The document includes strategic planning policies to guide and control the overall scale, type and location of development including the allocation of strategic sites. It indicates the number of homes to be built by 2028, which is 7,250 homes for Gedling Borough. The Aligned Core Strategy recognises that each Council has local issues and priorities. The Local Planning Document includes more detailed planning policies that will work with the strategic policies set out in the Aligned Core Strategy and includes detailed policies for development management and the allocation of non-strategic development sites. The Local Planning Document also includes a Policies Map which illustrates the geographic extent of policies and proposals on a map. References within this document to the Local Plan refer to both the Aligned Core Strategy (ie Part 1) and the Local Planning Document (ie Part 2).

1.3 When adopted, the Local Planning Document together with the Aligned Core Strategy will replace all of the saved policies in the Gedling Borough Replacement Local Plan 2005.

1.4 The Development Plan for Gedling Borough consists of the following Plans:-

- Aligned Core Strategy (Part 1 Local Plan);
- Local Planning Document (Part 2 Local Plan);
- Neighbourhood Plans; and
- Waste and Minerals Local Plans.

1.5 *All policies within the Local Planning Document should be read in conjunction with the Aligned Core Strategy and Neighbourhood Plans. When determining proposals for development, no policy will be applied in isolation and account will be taken of all relevant policies in the Development Plan.*



1.6 The Aligned Core Strategy includes a spatial strategy to achieve sustainable development in the plan area through a strategy of urban concentration and regeneration. This will ensure that maximum use is made of existing infrastructure and reflects the need for regeneration in parts of the main built up area of Nottingham, where opportunities to reuse brownfield sites such as Gedling Colliery/Chase Farm site are to be maximised. The Aligned Core Strategy has been positively prepared and the requirement for Gedling Borough of 7,250 new homes meets the objectively assessed housing needs of the Borough. The distribution of new housing across the Borough reflects the need to focus firstly on the main built up area of Nottingham; secondly, adjoining the sub regional centre of Hucknall; and thirdly, at key settlements. The distribution of development across Gedling Borough is set out in Policy LPD 63 (Housing Distribution).

1.7 Nottinghamshire County Council is the Minerals Planning Authority and is responsible for preparing the Minerals Local Plan which forms part of the Development Plan for Gedling Borough. The current Nottinghamshire Minerals Local Plan was adopted in 2005 and is being replaced by the new Minerals Local Plan which is at an early stage of preparation.

1.8 The National Planning Policy Framework (NPPF) encourages the prior extraction of minerals, where practicable and environmentally feasible, if it is necessary for non-mineral development to take place. Developers are advised to check with Nottinghamshire County Council on the latest position of the new Plan and for information on the extent of Minerals Safeguarding Areas and Minerals Consultation Areas.

Strategic Policies for the Purposes of Neighbourhood Planning

1.9 The Government has introduced a system of neighbourhood planning which allows parish councils and neighbourhood forums to produce neighbourhood plans to guide development at a local level. One of the requirements of such plans is that they should be in line with the 'strategic policies' of the adopted development plan for the local area.

1.10 In addition to the policies and allocations contained within the Aligned Core Strategy, which are all considered to be 'strategic', Gedling Borough Council proposes that all of the policies, allocations and designations within the Local Planning Document are also considered 'strategic' for the purposes of neighbourhood planning. This is due to the following reasons:-

- The Local Planning Document includes a number of development management policies which will provide the context for the consideration of development proposals across the Borough. In order to facilitate consistent implementation it is proposed that all development management policies are regarded as 'strategic' and any neighbourhood plan policies should develop the Local Planning Document policies in a local context, rather than replace them.
- The allocations set out in Part B of the Local Planning Document are considered to be 'strategic' in size and critical in delivering the Borough's identified development needs.

1.11 A neighbourhood area was designated in Calverton in January 2013, for Burton Joyce and Linby in April 2016 and for Papplewick in August 2016. It is likely that further neighbourhood areas will be designated during the plan period for the Local Planning Document. Further information on neighbourhood planning is available from the Planning Policy team.

Public Consultation

1.12 The Local Planning Document was subject to extensive pre-publication consultation. This included the publication of an Issues and Options document for consultation in October 2013 which received over 300 responses. A series of topic based workshops were held during late 2014 and early 2015 involving parish councils, property developers, adjoining local authorities and specialists with expertise in the particular topic. These workshops explored options and detailed policy wording and influenced the content of the publication version of the Local Planning Document. The Local Planning Document Publication Draft was consulted on in May/July 2016 followed by a further consultation on the additional housing

allocations in September/October 2017. More detail on the various consultations can be found at: <http://www.gedling.gov.uk/lpd>.

Duty to Co-operate

1.13 Gedling Borough Council has continued to work closely with the other Councils in Greater Nottingham through the Joint Planning Advisory Board which meets regularly and oversees the coordination of strategic policies. The Councils have jointly commissioned evidence to support the preparation of Local Plan Part 2 documents and, where appropriate, a consistent approach has been taken to work undertaken by officers across Greater Nottingham where evidence has been produced in-house.

1.14 Gedling Borough Council has co-operated with other bodies as required under the Duty to Co-operate including the Local Economic Partnership. The Borough Council has also discussed potential cross boundary issues with adjoining authorities. Further details on how Gedling Borough Council has fulfilled the Duty to Co-operate are set out in the Consultation Statement.

Sustainability Appraisal

1.15 The Planning and Compulsory Purchase Act 2004 introduced the requirement to carry out Sustainability Appraisals as an integral part of the preparation of new or revised Development Plan Documents. Paragraph 165 of the National Planning Policy Framework states “A sustainability appraisal which meets the requirements of the European Directive on strategic environmental assessment should be an integral part of the plan preparation process, and should consider all the likely significant effects on the environment, economic and social factors”. The SA is an on-going process undertaken throughout the preparation of a plan or strategy. The purpose of the SA is to assess the economic, social and environmental impacts of projects, strategies or plans, so that the preferred option promotes, rather than inhibits, sustainable development. It also aims to minimise adverse impacts and resolve as far as possible conflicting or contradictory outcomes of the plan or strategy.

1.16 The Sustainability Appraisal has looked at various policy options put forward and reasonable alternative options for site allocations. The proposed policies and site allocations in the publication draft of the Local Planning Document have been appraised. The findings and outcomes of the Sustainability Appraisal of the Local Planning Document are in the Sustainability Appraisal documents.

1.17 Following the consultation period, the Local Planning Document and the Sustainability Appraisal will be submitted for independent examination, where its soundness will be tested. If found sound, the Local Planning Document accompanied with the Sustainability Appraisal will be adopted.

Habitats Regulations Assessment

1.18 The European Directive 92/43/EEC – the Conservation of Natural Habitats and of Wild Fauna and Flora (Habitats Directive) requires that an Appropriate

Assessment (AA) is made of the effects of land-use plans sites of European importance for nature conservation.

1.19 The sites that are subject to Appropriate Assessment are Special Areas of Conservation (SACs) designated under the Habitats Directive, and/or as Special Protection Area (SPAs) designated under the Birds Directive.

1.20 Unlike Strategic Environmental Assessment that is incorporated with the Sustainability Appraisal, Appropriate Assessment (or Habitats Regulations Assessment) must be reported on separately to Sustainability Appraisal.

1.21 Appropriate Assessments should be carried out on sites that are within and outside the plan area that could potentially be affected by the plan. During the Aligned Core Strategy process, a potential significant effect on an area of land that may be designated in the future as a European site was identified. It found that there could be potentially significant effects of the Aligned Core Strategy on the prospective Sherwood Forest Special Protection Area. (The screening process followed a precautionary approach, as advised by Natural England, and assumed the prospective Sherwood Forest Special Protection Area is progressed through the normal classification process, via potential Special Protection Area and classified Special Protection Area status, but it has not been confirmed when a decision on its final status is expected).

1.22 Since the adoption of the Aligned Core Strategy, work has been ongoing with the development of the Local Planning Document. The work confirms that there has not been any significant change in policy to housing distribution. The screening of the 63 policies has been undertaken. However, as the Local Planning Document is in general conformity with the Aligned Core Strategy no significant impact has been revealed. The majority of the policies have been ruled out as they will not have a likely significant effect on the prospective Sherwood Forest SPA (or other European sites) and therefore will not need to be taken forward to the next stage of Appropriate Assessment.

1.23 A review of the 30 proposed housing allocations and four employment allocations also confirms that there are no significant effects. The proposed housing distribution in the Local Planning Document highlights that in the more sensitive areas with respect to prospective Sherwood Forest SPA the actual numbers have been reduced. However, mitigation measures will still be required including green infrastructure and visitor management which should help avoid the likelihood of a significant effect on the prospective Sherwood Forest SPA. The need for a further assessment of potential effects will be included within policy.

1.24 If the SPA classification is formalised, then any allocations and/or any permissions given would need to be reviewed, and may be modified or revoked in order to ensure compliance with the requirements of the Habitats Regulations.

1.25 For further information, please see the separate documents on the Habitats Regulations Assessment.

Equality Impact Assessment

1.26 Under the Equality Act 2010, the Local Planning Document is required to be subject to an Equality Impact Assessment to ensure that it meets the needs of all members of the community. There are nine protected characteristics¹:

- Age;
- Disability;
- Gender;
- Gender reassignment;
- Marriage and civil partnership;
- Pregnancy and maternity;
- Race;
- Religion and belief; and
- Sexual orientation;

1.27 An Equality Impact Assessment is defined by the Equality and Human Rights Commission as “...a tool that helps public authorities make sure their policies, and the ways they carry out their functions, do what they are intended to do for everybody”². Undertaking Equality Impact Assessments allows local planning authorities to identify any potential discrimination caused by their policies or the way they work and take steps to make sure that it is removed.

1.28 As a public body Gedling Borough Council is required to be in accordance with the Equality Act 2010. Section 49 of the Act sets out the general equality duty for public bodies. The Equality Duty requires that in exercising their functions 'due regard' is given to the need to:

- Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act;
- Advance equality of opportunity between people who share a protected characteristic and those who do not; and
- Foster good relations between people who share a protected characteristic and those who do not.

1.29 To accord with the Duty, an Equality Impact Assessment has been prepared. A two stage approach to the Equality Impact Assessment has been taken. Firstly the policies in the Aligned Core Strategy have been assessed for their relevance to the characteristics protected by the Equality Act (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, sex and sexual orientation). The assessment found that a number of policies were either of high or medium relevance to one or more of the protected characteristics. The second stage of the process has taken these relevant policies and assessed the positive or negative impacts of them on the characteristics. This stage also involved recommending changes to remove the negative impact or increase the positive impact or ultimately if the policy needed to be removed. Overall a number of

¹ <https://www.equalityhumanrights.com/en/equality-act/protected-characteristics>

² Equality & Human Rights Commission “Equality Impact Assessment Guidance” (Nov 2009).

recommendations were made regarding the relevant policies and these have been considered alongside a number of other issues and where the recommendations have not been adopted the reasons for this have been set out.

1.30 For further information, please see the separate documents on the Equality Impact Assessment.

Format of Policies

1.31 Each policy includes the following elements:

1. Policy Text
2. Supporting Text
3. Key Related Policies
4. Monitoring Information
5. Planning Application Information

Policy Text

1.32 The policy text is the formal part of the policy and is used to determine planning applications. The policy text may be structured into a number of sub-policies and will be displayed in a box to highlight its importance. It may do one or more of the following:

- set criteria for determining applications;
- allocate or designate land for specified purposes;
- require applicants to submit certain evidence in support of their proposals;
- require specific infrastructure to be provided as part of the development.

Supporting Text

1.33 The purpose of the supporting text is to provide background or guidance on the policy. This can include definitions of words and phrases or clarification of how parts of the policy will be interpreted. Applications are determined in accordance with the development plan unless material considerations indicate otherwise. The supporting text may indicate some of the situations when it may be appropriate to adopt an approach other than that set out in the policy text.

Key Related Policies

1.34 This part of the policy identifies other relevant policies in the Aligned Core Strategy or Local Planning Document which together comprise the Local Plan for Gedling Borough. These policies are also likely to apply to the proposed development and should be considered as well. The Local Plan, however, should always be read as a whole; other policies may apply and the Key Related Policies should not be seen as a definitive list for all circumstances. Applicants are advised to engage with the Borough Council at an early stage so that the relevant policies can be identified and agreed.

Monitoring Information

1.35 The Borough Council is required to monitor the implementation and effectiveness of the Local Plan. In some cases monitoring is required to allow a particular policy to be implemented (for example Policy LPD 50 will require the percentages of the different uses to be known when determining applications within the town and local centres). Monitoring is done on an annual basis through the Authority Monitoring Report. This can take the form of using indicators which monitor the impact of the decisions overall or monitor the use of policies in relation to specific applications.

Planning Application Information

1.36 This section identifies information that may be required in support of development proposals which will be assessed against an individual policy in Part A of the Local Planning Document. This section has been included to provide guidance to applicants regarding the potential requirements for their applications. Other information may also be required. A list of validation requirements is available on the Borough Council website and guidance will be produced regarding the detailed content of specific documents to be submitted (for example what should be included in a Historic Impact Assessment). Applicants are advised to engage with the Borough Council to ensure that requirements are identified at an early stage.

2 The Character of the Borough

2.1 Gedling Borough is a mix of urban and rural areas with around 113,500 residents of which around 80% live within the suburbs of Arnold and Carlton. Part of the north west of the Borough adjoins Hucknall which is located outside the Borough in Ashfield District but has close links to Nottingham City. Other significant settlements within the Borough include: Bestwood Village, Calverton and Ravenshead which have good accessibility to a range of services and facilities and as such are identified as key settlements in the Aligned Core Strategy. Other villages in the Borough include: Burton Joyce, Lambley, Linby, Newstead, Papplewick, Stoke Bardolph and Woodborough.

2.2 A more detailed description of the character of the plan area is included in the Aligned Core Strategy.

3 Spatial Vision and Spatial Objectives

3.1 The spatial vision is set out in the Aligned Core Strategy and is what the plan area could look like if the aspirations of the Aligned Core Strategy are met. It is appropriate to roll forward this vision to apply to the Local Planning Document. The spatial objectives to achieve this spatial vision are set out in the Aligned Core Strategy and also apply equally to the Local Planning Document. These objectives are set out in the table below in an edited form, in that they include only those elements which apply directly or indirectly to Gedling Borough. The accompanying text on the right hand side of the table explains how these objectives have been specifically applied to Gedling Borough through the Local Planning Document.

Aligned Core Strategy Spatial Objective	How the Local Planning Document addresses the Spatial Objective
<p>i) Environmentally responsible development addressing climate change: to reduce the causes of climate change and to minimise its impacts through locating development where it can be highly accessible by sustainable transport, requiring environmentally sensitive design and construction, reducing the risk of flooding, and promoting the use of low carbon technologies.</p>	<p>The strategy focusses development firstly, within and adjacent the main built up area of Nottingham; then on the edge of Hucknall; and lastly in the key settlements of Bestwood Village, Calverton and Ravenshead.</p> <p>The site selection process has been subject to a sustainability appraisal which has judged sites against environmental objectives including, amongst others, impact on energy and climate change, environment, biodiversity and green infrastructure, transport natural resources and flooding.</p> <p>Specific policies address wind turbines, renewable energy, flood risk and surface water management. The policy on safe and inclusive development requires development to maximise opportunities for energy efficient design and sustainable transport.</p>
<p>ii) High quality new housing: to manage an increase in the supply of housing to ensure local and regional housing needs are met, brownfield opportunities are maximised, regeneration aims are delivered, and to provide access to affordable and decent new homes. In doing so, there will be a rebalancing of the housing mix where required in terms of size, type and tenure, to maximise choice including family housing, supporting people into</p>	<p>Sufficient sites are allocated in the Local Planning Document to meet the objectively assessed housing needs of the Borough to 2028. The strategy has sought to maximise brownfield sites and over 75% of the housing provision is met within or adjoining the urban area.</p> <p>Policy LPD 37 in the Homes chapter is intended to secure an appropriate mix of housing taking into account housing need and demographic mix in the local</p>

<p>home ownership, providing for particular groups such as older people, and creating and supporting mixed and balanced communities.</p> <p>Gedling Colliery/Chase Farm site is identified as a strategic location for at least 600 houses with further work to be undertaken on agreeing the funding for the future necessary highway infrastructure.</p> <p>The main built up area of Nottingham will be expanded with a sustainable Urban Extension at Teal Close, Netherfield.</p> <p>Sustainable Urban Extensions at Top Wighay Farm and North of Papplewick Lane to the north east of Hucknall (in Ashfield District) will support the regeneration of this Sub Regional Centre.</p> <p>In other parts of the plan area, the key settlements of Bestwood Village, Calverton and Ravenshead will be developed to make the best of their accessibility to services and infrastructure capacity.</p>	<p>area.</p> <p>The Local Planning Document allocates non-strategic sites on the edge of the main built up area of Nottingham and in and around the more sustainable key settlements of Bestwood Village, Calverton and Ravenshead. Allocations to provide for local needs and which may include smaller housing or specialist housing for the elderly are made within the other villages.</p>
<p>iii) Economic prosperity for all: to ensure economic growth is as equitable as possible, and that a more knowledge based economy is supported enhancing the Core City role of the Nottingham conurbation by providing for new office, commercial, residential and other uses within the Sustainable Urban Extension at Top Wighay Farm.</p> <p>Creating the conditions for all people to participate in the economy, by providing new and protecting existing local employment opportunities, encouraging rural enterprise, improving access to training opportunities, and supporting educational developments at all levels.</p>	<p>The Local Planning Document will directly support economic development by providing for new homes which will help support the future labour force needed to sustain the local economy. Gedling Borough Council will seek to negotiate local labour agreements for major developments and will also support complementary actions built around skills and training needs.</p> <p>New office, commercial, industrial and residential space will be provided within the Sustainable Urban Extensions at Top Wighay Farm and Teal Close. The Local Planning Document will also maximise the potential of Gedling Colliery/Chase Farm site for a mix of uses, including residential and employment.</p> <p>Designated employment areas are</p>

	protected and a more flexible approach will be taken to the types of employment uses that can be accommodated. Policies in the Local Planning Document also address working from home and guide the development of live/work homes.
iv) Flourishing and vibrant town centres: to create the conditions for the protection and enhancement of a balanced hierarchy and network of City, town and other centres, through economic growth and retail development. The provision of innovative and efficient shopping, leisure, tourism and local services of a scale appropriate to the centre's position in the hierarchy will be promoted in addition to social, cultural and other appropriate uses, accessibility improvements, environmental improvements, and town centre regeneration measures. To facilitate improvements to the vitality and viability of the Arnold town centre.	Retail and town centres uses will be directed to the identified shopping centres. Policies will seek to ensure a mix of town centre uses while protecting the core retail function and primary shopping area. Policies encourage environmental improvements in all centres especially Arnold and Carlton Square. Leisure uses that cannot be accommodated in centres will be directed to sustainable locations.
v) Regeneration: to ensure brownfield regeneration opportunities are maximised, at the former Gedling Colliery. To ensure that regeneration supports and enhances opportunities for local communities and residents, leading to all neighbourhoods being neighbourhoods of choice, where people want to live.	A major priority is to redevelop the Gedling Colliery/Chase Farm site for a mix of uses including residential, employment and a local centre. Growth is also provided for at Bestwood Village and Newstead villages, which are in need of regeneration.
vi) Protecting and enhancing the area's individual and historic character and local distinctiveness: to preserve and enhance the distinctive natural and built heritage, by protecting and enhancing the historic environment, by promoting high quality locally distinct design, and by valuing the countryside for its productive qualities and ensuring its landscape character is maintained and enhanced. Strategic historic assets will be protected including Wollaton Park, Nottingham Castle and Newstead Abbey.	The site selection process has taken into account impact on heritage and landscape and sought to avoid development in these locations. The policy on design seeks to ensure that development respects local character and the policy on landscape and visual impact requires development to be responsive to landscape character.
vii) Strong, safe and cohesive communities: to create the conditions for communities to become strong, safe and cohesive by providing appropriate	The Local Planning Document has been subject to extensive public consultation and people have had a number of opportunities to have their say. These

<p>facilities, encouraging people to express their views by designing out crime and by respecting and enhancing local distinctiveness.</p>	<p>views have been considered as part of the plan's preparation.</p> <p>Provision is made for community facilities to be located in accessible locations and where they are re-located it is to a place that is convenient. The policy on design requires new development to provide safe routes, to increase natural surveillance and to respect local character.</p>
<p>viii) Health and wellbeing: to create the conditions for a healthier population by addressing environmental factors underpinning health and wellbeing, and working with healthcare partners to deliver new and improved health and social care facilities especially where required by new development and through the integration of health and service provision, and by improving access to cultural, sport and leisure and lifelong learning activities.</p>	<p>Policies require new development to be designed to encourage walking and cycling through the layout and design of the development and the provision of safe routes.</p> <p>Following consultation and advice from various providers contributions will be sought for health, social care and education from development where necessary.</p> <p>Access to services and facilities including culture, sport and leisure has been facilitated through the allocation of sites in locations that are accessible to services.</p> <p>The new Gedling Country Park is a major recreational facility with a visitor centre that will serve the south of the Borough, in addition to other country parks that are already well used.</p>
<p>ix) Opportunities for all: to give all children and young people the best possible start in life by providing the highest quality inclusive educational, community leisure and sport facilities, for instance through improving existing or providing new schools (e.g. at Top Wighay Farm, north of Hucknall), academies, further education establishments and Universities, and to meet the needs of older and disabled people, especially through providing appropriate housing opportunities.</p>	<p>Contributions will be sought from developers towards the need for educational and health provision as well as open space and other facilities arising from the new development.</p> <p>Policies require new housing to be adaptable to peoples' changing needs over time. Policies also guide the development of more specialist type of housing for the elderly or for people with special needs.</p>
<p>x) Excellent transport systems and reducing the need to travel: to ensure access to jobs, leisure and services is</p>	<p>The approach taken to site selection ensures that new housing development is focussed in locations accessible to</p>

improved in a sustainable way, reducing the need to travel especially by private car, by encouraging convenient and reliable transport systems, through implementing behavioural change measures, and encouraging new working practices such as use of IT and home working.	<p>jobs, services and facilities. New employment development is provided in accessible locations. Provision is also made for live/work units and for working from home which should assist in reducing the need to travel.</p> <p>Regard will be given to opportunities for longer term transport aspirations including a possible NET extension to Top Wighay Farm and also the possible new River Trent crossing.</p>
xi) Protecting and improving natural assets: to improve and provide new Green Infrastructure, including open spaces, by enhancing and developing the network of multi-functional green spaces, by improving access and environmental quality, and by ensuring an increase in biodiversity for instance through the development of the Sherwood Forest Regional Park and Trent River Park.	<p>Biodiversity and green infrastructure is protected and enhanced with new development expected to contribute to Green Infrastructure networks and open space provision.</p> <p>Policies promote the Sherwood Forest Regional Park, the Greenwood Community Forest and Trent River Park.</p>
xii) Timely and viable infrastructure: to make the best use of existing, and provide new and improved physical and social infrastructure, where required to support housing and economic growth, and ensuring it is sustainable.	<p>The Local Planning Document is underpinned by the Infrastructure Delivery Plan (IDP) which is an evolving document that identifies the necessary infrastructure requirements to support the level of development planned for in the Borough to 2028 and sets out how it can be delivered. The IDP has taken into account the strategic plans of various service providers within or affecting the area and where relevant these have been incorporated into the IDP.</p> <p>Gedling Borough Council introduced the Community Infrastructure Levy (CIL) which came into force in October 2015. The projects to be funded by CIL include infrastructure to support housing and economic growth, and the list of projects may be updated as required. The CIL and S106 will operate in tandem as Policy 19 of the Aligned Core Strategy will also secure contributions from developers especially for onsite infrastructure.</p>

Part A: Development Management Policies

4 Climate Change, Flood Risk and Water Management

4.1 Introduction

4.1.1 Climate change is perhaps the biggest issue facing humanity today. It is the long term change in the climate and is caused by a number of factors including human activity. The Government identifies in the National Planning Policy Framework (NPPF) that the planning system plays a central role in tackling the causes of climate change and adapting to its impacts. Planning does this in a number of ways such as:

- reducing the need to travel by motor vehicles through locating development in places that are accessible to a range of facilities;
- supporting the switch to a low carbon economy through support for well-located renewable or low carbon energy schemes;
- ensuring that the risk of development being affected by flooding is minimised as far as possible; and
- ensuring that development is designed so as to be resilient to the impacts of climate change.

4.1.2 Policy 1 (Climate Change) of the Aligned Core Strategy sets out a number of ways that development should help tackle and adapt to climate change. Additionally, Building Regulations are being updated to ensure that in the future new buildings are built to the 'zero carbon' standard.

4.1.3 Flood risk is a significant issue in Gedling Borough and one that is likely to become more challenging due to climate change and more unpredictable weather. The main and notable watercourses in Gedling Borough include:

- River Trent;
- River Leen and Day Brook;
- Crock Dumble;
- Lambley Dumble;
- Woodborough Brook; and
- Dover Beck.

4.1.4 The Environment Agency has a strategic overview for flood risk and is responsible for flooding that occurs from main watercourses including the Rivers Trent and Leen. The Environment Agency's strategic overview covers all sources of flooding and part of the Agency's role is to provide comprehensive information on flood risk across England covering coastal, fluvial and groundwater flood risk. Flood risk maps are available on the Agency's website.

4.1.5 Local flood risk is defined as flooding that occurs from:

- Surface water run-off;

- Groundwater;
- Sewers; and
- Ordinary watercourses.

4.1.6 Nottinghamshire County Council is the Lead Local Flood Authority and responsible for preparing a Flood Risk Management Strategy (see Policy LPD 4 for further details).

4.1.7 This section includes the following policies:

- LPD Policy 1: Wind Turbines;
- LPD Policy 2: Other Renewable Energy Schemes;
- LPD Policy 3: Managing Flood Risk;
- LPD Policy 4: Surface Water Management;
- LPD Policy 5: Managing Water Quality; and
- LPD Policy 6: Aquifer Protection.

Policy LPD 1 - Wind Turbines

Proposals for wind turbine developments will be granted planning permission where they are acceptable in terms of:

- a. Green Belt;**
- b. landscape and visual effects;**
- c. ecology and biodiversity;**
- d. historic environment;**
- e. open space and other recreational uses;**
- f. amenity of nearby residential and non-residential properties;**
- g. grid connection;**
- h. form and siting;**
- i. mitigation;**
- j. decommissioning and reinstatement of land at the end of the operational life of the turbines;**
- k. cumulative impact with existing and proposed development;**
- l. shadow flicker;**
- m. air traffic and radar; and**
- n. separation distances from:**
 - i. residential dwellings, in order to protect residential amenity and to minimise any impact of noise or shadow flicker;**
 - ii. public footpaths, cycle paths and bridleways; and**
 - iii. power lines, roads and railways.**

4.2.1 Wind turbines are amongst the most controversial types of development that local planning authorities deal with. The Government is clear that there is a need for renewable energy and has made commitments relating to the percentage of energy that should be produced from renewable and low carbon sources. Paragraph 93 of the NPPF highlights the importance of supporting the delivery of renewable and low

carbon energy and emphasises that tackling and adapting to climate change is central to sustainable development.

4.2.2 Wind turbines themselves, however, may have adverse impacts on a range of issues including landscapes, historic environments and residential amenity. Additionally, the majority of proposals for wind turbines in Gedling Borough, especially the larger proposals, are likely to be within the Green Belt. The need for renewable energy does not automatically override the various environmental impacts or policy restrictions in place.

4.2.3 This policy identifies a number of factors that decisions about wind turbines will need to take into account. The factors have been identified using the guidance provided in the National Planning Policy Guidance (NPPG) as well as the policy context in Gedling Borough. The policy acts as a checklist and a signpost to specific policies which should be used to determine whether proposals are acceptable or not. If proposals are not acceptable in terms of one or more of the identified factors, a decision will need to be taken balancing the benefits and impacts of the proposal. The more significant the impact and the more factors with adverse impacts, the more likely it is that planning permission would be refused.

4.2.4 Wind turbines are an engineering operation and, as per paragraph 90 of the NPPF, will be 'inappropriate development' within the Green Belt where they:

- do not preserve the openness of the Green Belt; or
- conflict with one of the purposes of including land within the Green Belt, as set out in paragraph 80 of the NPPF.

4.2.5 Where proposals are deemed to be inappropriate within the Green Belt, the applicant would have to demonstrate that there are 'very special circumstances' which outweigh the harm to the Green Belt and any other harm caused. These circumstances should include on-site or local benefits. General benefits, such as the contribution to renewable energy targets, are unlikely to amount to the 'very special circumstances' required as these would apply in any location.

4.2.6 In June 2015, the Government released the Written Ministerial Statement on Wind Turbines which sets out considerations to be applied to proposed wind energy development so that local people have the final say on wind farm applications. When determining planning applications for wind energy development involving one or more wind turbines, local planning authorities should only grant planning permission if:-

- the development site is in an area identified as suitable for wind energy development in a Local or Neighbourhood Plan; and
- following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing.

4.2.7 It is proposed to support this policy (and also Policy LPD 2 on other forms of renewable or low carbon energy) with a Supplementary Planning Document. This will identify important landscapes, views, heritage assets, areas of open space, areas of

nature conservation and other important factors which could be impacted by the development of renewable energy including the cumulative impact with existing schemes. It will act as guidance to those proposing energy generation schemes and identify important issues both within and outside the Borough ensuring that these are known prior to schemes being submitted when the location, size and design of schemes can be most effectively influenced. It will also provide general guidance on how the issues identified in the policy will be considered when determining planning applications.

Key Related Policies

- ACS Policy 1: Climate Change
- ACS Policy 3: The Green Belt
- LPD Policy 2: Other Renewable Energy Schemes

Monitoring Information

Indicator	Target	Collection
Amount of installed capacity	No target	Monitoring of planning permissions

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- Information addressing each of the factors identified in Policy LPD 1 with special emphasis on:
 - a landscape and visual impact assessment;
 - a heritage impact assessment;
 - maps showing the location of the closest properties and whether within these lie the area potentially affected by shadow flicker
 - noise assessments;
 - ecological assessment; and
 - evidence of consultation with local airports, the Armed Forces and utility providers.

Policy LPD 2 - Other Renewable Energy Schemes

Proposals for renewable energy schemes, other than wind turbines, will be granted planning permission where they are acceptable in terms of:

- a. Green Belt;**
- b. landscape and visual effects;**
- c. ecology and biodiversity;**
- d. the historic environment;**

- e. open space and other recreational uses;**
- f. amenity of nearby properties;**
- g. grid connection;**
- h. form and siting;**
- i. mitigation;**
- j. the decommissioning and reinstatement of land at the end of the operational life of the development;**
- k. cumulative impact with existing and proposed development;**
- l. emissions to ground, water courses and/or air;**
- m. odour;**
- n. vehicular access and traffic; and**
- o. proximity of generating plants to the renewable energy source.**

4.3.1 Renewable energy can be generated by a wide range of different technologies, other than wind turbines. These include:

- solar;
- energy from waste;
- biofuel;
- ground source heat pumps;
- geothermal; and
- hydropower.

4.3.2 While there is some overlap with wind turbines in terms of impacts, there are other factors which need to be considered.

4.3.3 The Government is clear that there is a need for renewable energy and has made commitments relating to the percentage of energy that should be produced from renewable and low carbon sources. Paragraph 93 of the NPPF highlights the importance of supporting the delivery of renewable and low carbon energy and how tackling and adapting to climate change is central to sustainable development.

4.3.4 This policy identifies a number of factors that decisions about renewable energy schemes, other than wind turbines, will need to take into account. The factors have been identified using the guidance provided in the NPPG and the policy context in Gedling Borough. The policy acts as a checklist and a signpost to specific policies which should be used to determine whether proposals are acceptable or not. If proposals are not acceptable in terms of one or more of the identified factors, a decision will need to be taken balancing the benefits and impacts of the proposal. The more significant the impact and the more issues with adverse impacts, the more likely it is that planning permission would be refused.

4.3.5 Whether renewable energy schemes, other than turbines, are ‘inappropriate’ within the Green Belt will need to be assessed on a case by case basis having regard to the specific circumstances of the proposal. Schemes such as solar farms may be considered as engineering operations and considered in a similar way to wind turbines. As per paragraph 90 of the NPPF, engineering operations will be ‘inappropriate development’ within the Green Belt where they:

- do not preserve the openness of the Green Belt; or
- conflict with one of the purposes of including land within the Green Belt, set out in paragraph 80 of the NPPF.

4.3.6 Other schemes may include buildings which are inappropriate and harmful to the openness of the Green Belt. Where proposals are considered inappropriate, the applicant would have to demonstrate that there are ‘very special circumstances’ which outweigh the harm to the Green Belt and any other harm caused. These circumstances should include on-site or local benefits. General benefits, such as the contribution to renewable energy targets, are unlikely to amount to the ‘very special circumstances’ required as these would apply in any location.

4.3.7 It is proposed to supplement this policy (and also Policy LPD 1 on wind turbines) with a Supplementary Planning Document. This will identify important landscapes, views, heritage assets, areas of open space, areas of nature conservation and other important factors which could be impacted by the development of renewable energy, taking account of the potential for cumulative impact with existing schemes. It will act as guidance to those proposing energy generation schemes and identify important issues both within and outside the Borough ensuring that these are known prior to schemes being submitted when the location, size and design of schemes can be most effectively influenced. It will also provide general guidance on how the issues identified in the policy will be considered when determining planning applications.

Key Related Policies

- ACS Policy 1: Climate Change
- LPD Policy 1: Wind Turbines

Monitoring Information

Indicator	Target	Collection
Amount of installed capacity by type of renewable energy	No target	Monitoring of planning permissions

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- Information addressing each of the factors identified in Policy LPD 2 with special emphasis on:
 - a landscape and visual impact assessment;
 - a heritage impact assessment;
 - maps showing the location of the closest properties and whether these lie within the area potentially affected by shadow flicker;
 - noise assessments;
 - ecological assessment; and
 - evidence of consultation with local airports, the Armed Forces and utility providers.

Policy LPD 3 - Managing Flood Risk

a) Planning permission will be granted for development in areas where a risk of flooding or problems of surface water disposal exists provided that:

- 1. after applying the sequential and exceptions tests in accordance with the NPPF and NPPG, the location is essential for a particular development and there are no reasonably available alternative locations in a lower risk flood area; and**
- 2. development does not increase the risk of flooding on the site or elsewhere; and**
- 3. buildings should normally be set back an eight metre distance from the top of the bank of a main river or five metres from any other watercourse, to allow for maintenance and/or future flood risk management related activity and to prevent any significant impact from flooding.**
- 4. the development is for minor development including:**
 - i. an industrial or commercial extension of less than 250 sq. m;**
 - ii. alterations to buildings that do not increase the size of the building;**
 - iii. householder development including sheds, garages within the curtilage of the dwelling;**
 - iv. a change of use, provided the proposed use is not a highly vulnerable use in Flood Zone 3 as set out in tables 2 and 3 of the NPPG.**

b) Where development in areas of flood risk is considered acceptable, it will only be considered appropriate when informed by a site specific flood risk assessment. Proposals should include mitigation measures to protect the site and deal with any residual flood risk to include flood resistance/resilience measures, provide safe access and escape routes.

4.4.1 The NPPF seeks to avoid inappropriate development in areas at risk of flooding by directing development away from areas of highest risk of flooding through the application of the Sequential Test. The development proposal will need to take into account all potential sources of flooding including from rivers, ordinary watercourses and surface water especially in areas with critical drainage problems. Developers undertaking flood risk assessments should take into account a catchment wide flood management approach that treats catchments as a connected system. Measures including structural defences can be integrated with a range of measures that enhance, restore or mimic natural processes. This may include for example opening up a culvert on site and reinstating a more natural water course, off site measures where practical, or upstream natural planting to reduce runoff.

4.4.2 Following the Sequential Test, the NPPG requires the Exception Test to be applied to development proposals in accordance with Table 3 of the NPPG which sets out the vulnerability of different land uses to flood risk. To pass the Exceptions Test, applicants will need to demonstrate that the development has wider

sustainability benefits that outweigh flood risk and will be safe over the lifetime of the development which is normally considered to be a hundred years for residential development. Such sustainability benefits may include, for example, the need for regeneration and bringing back into use a brownfield site.

4.4.3 The NPPG makes it clear that the Sequential Test does not need to be applied to proposals on sites which have been allocated in the adopted Local Plan or to minor developments and changes of use except for a change to a caravan, camping, chalet or mobile home site which are more vulnerable to flood risk. However, proposals will normally be required to demonstrate that the development would be safe over its lifetime without increasing flood risk elsewhere.

4.4.4 A site specific flood risk assessment (FRA) is required for all proposals including minor development and change of use in either Flood Zones 2 or 3³ and in an area which has critical drainage problems. The FRA should examine the likelihood of a proposal being affected by current or future flooding from any source and take into account climate change. The FRA will also need to demonstrate that the proposal would not increase the risk of flooding elsewhere. In particular, surface water runoff from the development will need to be managed so as not to cause an adverse impact elsewhere through increased flood risk. Further guidance on managing surface water is set out in Policy LPD 4 below.

4.4.5 The FRA should include the following:

- evidence of the application of the sequential test and if necessary the Exceptions Test;
- an assessment of the probability of flooding at the site and how flood risk is likely to be affected by climate change;
- how the site will be protected and design of defences;
- guidance on the siting and design of the development for e.g. by placing land uses most sensitive to flood damage in the areas of the site at least flood risk;
- access and egress arrangements; and
- operation and maintenance of any flood mitigation measures.

4.4.6 The FRA should also identify any residual flood risks which remain after applying mitigating actions to protect the site and state how these risks will be managed, for example, recommendations about flood warning and evacuation procedures.

4.4.7 In drawing up FRAs, the Greater Nottingham Strategic Flood Risk Assessment (updated 2017) is an important source of information on the probability of a flood occurring and on residual risks. Information is provided on the nature, severity, depth, water velocity and rate of onset of a flood and the likely flood hazard due to a breach or overtopping of defences or overloading of surface water drainage systems.

4.4.8 Development in close proximity to watercourses can cause problems if there is insufficient space to construct flood risk management measures or to be able to adequately access watercourses for proper maintenance. Flood risk management

³ An FRA is also required for proposals of 1 hectare or more in Flood Zone 1.

measures may include diverting water courses from culverted areas or the recreation of natural features to create additional flood storage and natural habitat for example, on the Day Brook at Thackeray's Lane, Daybrook. In order to achieve this, minimum separation distances will be applied. Minimum set back distances are eight metres for a main water course and five metres for an ordinary watercourse. Such areas can reduce sediment entering the water course, provide scope for re-meandering the river and may provide opportunities for wildlife and passive recreation.

Key Related Policies

- ACS Policy 1: Climate Change
- LPD Policy 4: Surface Water Management

Monitoring Information

Indicator	Target	Collection
Number of planning applications in flood risk areas approved against Environment Agency advice	Zero	Monitoring of planning permissions

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- Flood risk assessments will be required for:
 - all development in Flood Zones 2 and 3;
 - changes of use in Flood Zone 2 where more vulnerable uses are proposed; and
 - developments in Flood Zone 1 with critical drainage problems.

Policy LPD 4 - Surface Water Management

a) All development proposals should, wherever possible, include measures to pro-actively manage surface water including the use of appropriate surface treatments and Sustainable Drainage Systems in order to minimise the risk of flooding on the development site without increasing flood risk elsewhere.

b) Within areas at risk of surface water flooding, all development proposals involving new buildings, extensions and additional areas of hard surfacing should ensure that adequate and appropriate consideration has been given to mitigating surface water flood risk.

c) Developers will be required to show that the proposed development would:

- 1. not increase the vulnerability of the site, or the wider catchment, to flooding from surface water run-off from existing or predicted water flows; and**

2. wherever practicable, minimise the risk of surface water flooding in the wider area.

4.5.1 Nottinghamshire County Council as the Lead Local Flood Authority is responsible for preparing a Flood Risk Management Strategy (FRMS) which is in preparation at the time of writing. The FRMS will provide a framework for coordinating the management of flood risk. This strategy will prioritise what limited public funding will be available for hard flood defences but also set out other ways of managing flooding problems and flood risk. Examples of the latter may include: advice on planning for sustainable development, guidance on development control and the environmental management of water courses. The Local Lead Flood Authority is also a statutory consultee for planning applications for major development (over 10 dwellings) in relation to the management of surface water.

4.5.2 The FRMS and any supporting technical documents will be key to the implementation of LPD Policy 4, informing the planning process of those areas at significant risk of flooding. The FRMS will be taken into account when considering planning applications in areas at significant risk of surface water flooding and be a material consideration in the planning decision making process. All significant proposals involving new construction will be required to show how surface water flooding issues will be addressed and should include measures to protect against and reduce the vulnerability of the site and the wider area to the effects of surface water runoff. Mitigation measures may include, for example, the use of permeable materials to increase infiltration, on site rainwater storage and green roofs.

4.5.3 The flood risk from the River Leen and Day Brook also affects existing properties including in Hucknall and further downstream in the City of Nottingham. Although the River Leen and Day Brook Strategic Flood Risk Assessment notes that the rural catchments outside of Nottingham including within Gedling Borough do not add significant volumes of floodwater to the River Leen and Day Brook, it recommends that major development proposals within the catchment area should seek to reduce volumes and peak flow rates of surface water generated by development to pre-developed greenfield rates and improve on these if practical. Similarly concerns about surface water runoff from development increasing the flood risk from the Ouse Dyke have also been identified. The River Leen and Day Brook catchment and Ouse Dyke catchment is defined as an area at risk of flooding for the purposes of implementing Policy LPD 4 b). This part of the policy will be applied to major development proposals⁴ in the following locations:-

- River Leen and Day Brook catchment: Papplewick, Edge of Hucknall, Bestwood Village and Arnold; and
- Ouse Dyke catchment: Carlton.

4.5.4 This policy requires surface water drainage issues to be addressed in planning applications, both to ensure that surface water drainage issues and associated flood risk are considered and to ensure that the impact of drainage measures on the form and visual appearance of developments is considered. Development should,

⁴ Defined as development proposals with more than 10 houses or 0.5 ha and over 1,000 sqm. of commercial floorspace.

wherever possible, include infiltration techniques and sustainable drainage systems as a way of managing rain water locally close to source unless the developer can provide justification to demonstrate that this would not be practicable or feasible within the constraints or configuration of the site.

Key Related Policies

- ACS Policy 1: Climate Change
- LPD Policy 3: Managing Flood Risk

Monitoring Information

Indicator	Target	Collection
Number of developments incorporating SUDS	No target	Monitoring of planning permissions
Number of planning applications approved against the advice of the Lead Local Flood Authority	Zero	Monitoring of planning permissions

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- Flood Risk Assessment to address surface water flood risk.

Policy LPD 5 - Managing Water Quality

Planning permission will be granted where development proposals would not have an adverse effect on water quality through pollution of surface water bodies in Gedling Borough.

4.6.1 The EU Water Framework Directive requires each member state to manage the water environment to consistent standards with a key objective of achieving a good water quality status by 2027. Requirements of the Directive include:

- prevent deterioration in the status of aquatic ecosystems, protect them and improve the ecological condition of waters;
- aim to achieve at least good status for all water bodies by 2015. Where this is not possible and subject to the criteria set out in the Directive, aim to achieve good status by 2021 or 2027 (the relevant date depending on the previous status of the water body and the level of improvement required);
- meet the requirements of Water Framework Directive Protected Areas;
- promote sustainable use of water as a natural resource;
- conserve habitats and species that depend directly on water;

- progressively reduce or phase out the release of individual pollutants or groups of pollutants that present a significant threat to the aquatic environment;
- progressively reduce the pollution of groundwater and prevent or limit the entry of pollutants; and
- contribute to mitigating the effects of floods and droughts.

4.6.2 The key means of implementing the Framework is the preparation of River Basin Management Plans which are a holistic approach to managing water throughout its water cycle. These plans include environmental objectives and measures and should integrate with other plans and policies including spatial plans. Gedling Borough is located within the Erewash and Lower Trent Basin Management Plan⁵ which contains objectives and measures and also sets out current and objective status limits for water bodies in its catchment area.

4.6.3 In considering planning proposals which may adversely impact on the water quality of a water body, consideration will be given to whether the proposal would result in the likelihood of a water body failing to meet the status class limits set out in the relevant River Basin Management Plan. In line with the objectives of the Water Framework Directive, development should not result in any water body failing to meet the class limits set out in the Humber River Basin Management Plan for the Erewash and Lower Trent or any standards which supersede these. If this were the case then the Borough Council would be minded to refuse the proposal. In this context, the Borough Council may seek advice from relevant specialist bodies including the Environment Agency.

4.6.4 Some development proposals, for example hydropower schemes and modifications to watercourses or structures, may require the submission of a Water Framework Directive Assessment. This Assessment aims to determine the effects of proposed works on ecological status, identifying any potential impacts that could cause deterioration in the status of a water body or could hinder the water body from meeting its Water Framework Directive objectives.

Key Related Policies

- ACS Policy 1: Climate Change
- LPD Policy 7: Contaminated Land
- LPD Policy 9: Hazardous Substances

⁵ Published as part of the Humber River Basin District Management Plan.

Monitoring Information

Indicator	Target	Collection
Number of planning applications approved against the Environment Agency advice on water quality	Zero	Monitoring of planning permissions

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- Controlled Water Risk Assessment; and
- Ecological Assessment.

Policy LPD 6 - Aquifer Protection

Planning permission will be granted where development proposals would not be liable to cause contamination of the ground water in the aquifers, unless measures can be carried out as part of the development to prevent such contamination taking place.

4.7.1 Aquifers are an important source of public water supply, providing for about a third of the drinking water of England and Wales as well as sustaining the base flows of rivers. However, aquifers are vulnerable to contamination from pollutants from direct discharges into ground water or indirectly into or onto land. The Environment Agency uses Aquifer Source Protection Zones to protect the source and these maps are available on the Environment Agency's website. Parts of the Borough are underlain by the Sherwood Sandstone principal aquifer.

4.7.2 Many development types, including housing, are of a lesser risk in terms of potential pollution to aquifers provided they include standard pollution prevention measures and incorporate sustainable drainage systems. However, Gedling Borough Council will refer to advice from the Environment Agency in appropriate cases before a formal decision is made on any proposal.

Key Related Policies

- ACS Policy 1: Climate Change
- LPD Policy 7: Contaminated Land

Monitoring Information

Indicator	Target	Collection
Number of planning applications approved against the Environment Agency advice on aquifer protection	Zero	Monitoring of planning permissions

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- Ground water contamination assessment.

5 Environmental Protection

5.1 Introduction

5.1.1 Contamination, pollution and air quality are important issues for Gedling Borough. They have the potential to impact adversely on people's health and wellbeing as well as the natural environment. Water quality is also a key issue and this is addressed in the section on climate change, flood risk and water management.

5.1.2 Paragraph 121 of the NPPF states that planning policies and decisions should ensure that the site is suitable for its new use. This should take account of ground conditions and land instability, including from natural hazards or former activities such as mining, pollution arising from previous uses and any proposals for mitigation including land remediation or impacts on the natural environment arising from that remediation.

5.1.3 This section includes policies to prevent development on contaminated or unstable land unless satisfactory measures are implemented and also addresses emissions from development. The Health and Safety Executive will be consulted on any planning applications for hazardous substances consent and development proposals near major hazard installations and pipelines.

5.1.4 This section includes the following policies:

- LPD Policy 7: Contaminated Land;
- LPD Policy 8: Unstable Land;
- LPD Policy 9: Hazardous Substances;
- LPD Policy 10: Pollution; and
- LPD Policy 11: Air Quality.

Policy LPD 7 - Contaminated Land

Planning permission will be granted for development on land potentially affected by land contamination provided effective and sustainable measures are taken to assess, treat, contain or control the contamination so as to ensure that it does not:-

- a. expose the occupiers of the development and neighbouring land users to any unacceptable risk;
- b. threaten the structural integrity of any building built on or adjoining the site and/or compromise the operation of utilities infrastructure;
- c. cause or allow the contamination of any watercourse, water body or groundwater; or
- d. cause or allow the contamination of adjoining land.

The Borough Council will impose conditions relating to the assessment of remediation or verification processes where appropriate.

5.2.1 The term 'contaminated land' is a legal term defined under Part 2A of the Environmental Protection Act 1990⁶. Currently, Gedling Borough contains no contaminated land. The term 'land potentially affected by land contamination' is used to capture all sites with potential contamination not just those formally designated under Part 2a of Environmental Protection Act 1990.

5.2.2 The NPPF encourages the effective use of land by re-using land that has been previously developed and ensuring that new development is appropriate for its location. Where a site is affected by contamination issues, responsibility for securing a safe development rests with the developer and/or landowner.

5.2.3 Where development is proposed on or adjacent to land that is known or suspected to be contaminated, it should be accompanied by an appropriate and robust investigation such as a tiered risk assessment. Where required, details of the measures proposed to address contamination should be provided. The measures for any contaminated sites should deal with any unacceptable risks to health, safety or the environment, taking into account its actual or intended uses.

Key Related Policies

- ACS Policy 10: Design and Enhancing Local Identity
- LPD Policy 35: Safe, Accessible and Inclusive Development

⁶ <http://www.legislation.gov.uk/ukpga/1990/43/part/IIA>

Monitoring Information

Indicator	Target	Collection
Number of planning applications approved against the advice of Gedling Borough Council's Public Protection Officer	Zero	Monitoring of planning permissions

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- Where development is proposed on or adjacent to land that is known or suspected to be contaminated, supporting information such as risk assessment and details of the measures proposed to prevent contamination should be provided.

Policy LPD 8 - Unstable Land

Planning permission will not be granted for development on or adjacent to unstable or potentially unstable land unless satisfactory remedial, mitigation or treatment measures are implemented to prevent injury to the public and any risk of damage to buildings or structures.

5.3.1 The causes of instability may arise from a variety of factors such as natural underground cavities, natural or artificial slopes, subsidence or ground compression. In Nottinghamshire, one of the main causes is historic coal mining.

5.3.2 The NPPF states that planning policies and decisions should ensure that new development is appropriate for its location. Where a site is affected by land stability issues, directly or indirectly, the responsibility for securing a safe development rests with the developer and/or landowner.

5.3.3 Where development is proposed on or adjacent to known or suspected unstable land, it will be necessary for the developer to submit an assessment which determines the stability of the site and identifies any remedial measures before an application can be decided. It should be noted that some investigations, such as drilling bore holes, and some remedial measures may themselves require planning permission. Should an assessment or any information demonstrate that the proposal will be affected by instability but that suitable measures can overcome the problem, planning permission may be granted subject to conditions relating to the implementation of remedial action. Planning permission will be refused where instability of the ground renders it unsuitable for the development proposed and where necessary remedial measures will adversely affect neighbouring land or would not be in the control of the applicant.

5.3.4 Land near to past mining activities may be at risk of being unstable. Applicants would need to check if their land is in the Development High Risk area defined by the Coal Authority and, if so, submit a Coal Mining Risk Assessment to support the development. The Coal Authority has identified locations of potential instability arising from historic coal mining and they are shown on the interactive map available on the Coal Authority's website⁷.

Key Related Policies

- ACS Policy 10: Design and Enhancing Local Identity
- LPD Policy 35: Safe, Accessible and Inclusive Development

Monitoring Information

Indicator	Target	Collection
Number of planning applications approved against the advice of the Coal Authority	Zero	Monitoring of planning permissions

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- Where development is proposed on or adjacent to land that is known or suspected to be unstable, supporting information such as a risk assessment and details of the measures proposed to overcome the problem.

Policy LPD 9 - Hazardous Substances

Planning permission will not be granted for:-

- new development involving the use, storage or transport of a hazardous substance, as defined in the Planning (Hazardous Substances) Act 1990; or**
- new development in the vicinity of a site known to be used for the use, storage or transport of a hazardous substance, as defined in the Planning (Hazardous Substances) Act 1990;**

if it would result in the health and safety of the public or the natural environment being put to any unacceptable risk and prejudice the use or development of nearby land.

Conditions will be imposed relating to the restrictions or verification processes where appropriate.

⁷ <https://www.gov.uk/government/organisations/the-coal-authority>

5.4.1 The lessons learnt from explosions such as at the Flixborough chemical works in Humberside in 1974, Seveso in Italy in 1976 and Buncefield in 2005 underline the importance of controlling sites where hazardous substances could be present and where development is proposed nearby.

5.4.2 There are regulations that provide controls to prevent major accidents and to maintain appropriate safety distances between residential areas, public areas, recreational areas and major transport routes. The Planning (Hazardous Substances) Act 1990 and the associated regulations are enforced by the Hazardous Substances Authority which is the local planning authority.

5.4.3 The Health and Safety Executive (HSE) is a statutory consultee to local planning authorities on planning applications for hazardous substances consent and development proposals near major hazard installations and pipelines. The HSE's role is to provide proportionate, transparent and consistent advice so that planning decisions are informed by a full understanding of the public safety risks arising from development proposals.

Hazardous Substances Consent

5.4.4 Sites which want to hold certain quantities of hazardous substances must obtain hazardous substance consent. The Borough Council will consult the HSE on these applications. The HSE will consider the hazards and risks which the hazardous substance may present to people in the surrounding area and take account of existing and potential developments in advising the Borough Council on whether or not consent should be granted.

Development Proposals near Major Hazard Installations and Pipelines

5.4.5 When considering development proposals around major hazard installations and pipelines, the Borough Council will seek technical advice on the risks presented by major accidents from the HSE. The HSE sets a consultation distance around the site or pipeline within which a local planning authority must consult the HSE on development proposals.

5.4.6 Within Gedling Borough there is a large scale petrol storage site on the Colwick Industrial Estate. Following the Buncefield incident in 2005, the HSE reviewed the consultation distances and an additional Development Proximity Zone was introduced 150 metres from the boundary. The Borough Council will consult the HSE on development proposals within the Development Proximity Zone.

5.4.7 Applicants can also use the HSE's Planning Advice Web App to find out if their land lies within the consultation distance of a major hazard. Further information is available on the HSE's website⁸.

Key Related Policies

- LPD Policy 32: Amenity

⁸ <http://www.hse.gov.uk>

- LPD Policy 35: Safe, Accessible and Inclusive Development

Monitoring Information

Indicator	Target	Collection
Number of planning applications approved against the advice of the Health and Safety Executive	Zero	Monitoring of planning permissions

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- Supporting information such as risk assessment and details of the measures proposed to prevent major hazards should be provided.

Policy LPD 10 - Pollution

Planning permission will not be granted for development which would result in:-

- an unacceptable level of pollution or is likely to result in exposure to sources of pollution or risks to safety;**
- an unacceptable impact on the ability of sites allocated in the Aligned Core Strategy or Local Planning Document to be developed for the purpose they were allocated for; or**
- unacceptable harm to the historic environment, the natural environment or the character of the landscape;**

unless measures can be implemented to minimise pollution and risk to a level that provides a high standard of protection for health, environmental quality and amenity.

Proposals for development must identify potential nuisance issues arising from the nature of the proposal and address impacts on that development from existing land uses.

Conditions will be imposed relating to the restrictions or mitigation of pollution effects where appropriate.

5.5.1 Paragraph 120 of the NPPF states that the effects (including cumulative effects) of pollution on health, the natural environment or general amenity, and the potential sensitivity of the area or proposed development to adverse effects from pollution, should be taken into account. This policy seeks to ensure that any proposal for development is accompanied by an appropriate scheme of mitigation.

5.5.2 The controls under the planning and pollution control regimes should complement rather than duplicate each other. Planning policies need to focus on whether a particular type of development is an acceptable use of the land under consideration and whether associated impacts can be managed, rather than the control of processes or emissions themselves.

5.5.3 For clarification, this policy does not relate to pollution from vehicle emissions or the pollution of land, which is addressed by policies LPD 11 (Air Quality) and LPD 7 (Contaminated Land) respectively. Impact on the amenity of nearby residents or occupiers is covered separately by Policy LPD 32 (Amenity).

Nuisance

5.5.4 Nuisance issues, for example noise, dust, odour and lighting, can have a significant impact on quality of life, community cohesion, health and amenity. These issues are also material planning considerations. When determining planning applications, account needs to be taken of existing land uses in the vicinity of the site, for example proposals for residential development adjacent to an existing factory. Every effort must be made to ensure that nuisance problems are not generated during construction or operation.

Noise Pollution

5.5.5 Noise can be an unwanted intrusion that adversely impacts on quality of life, affecting an individual's health and wellbeing. Noise from commercial or industrial premises and construction sites are some common sources of noise pollution and therefore a restriction on working hours is often prescribed as part of the planning permission. Noise needs to be considered both in the context of the additional noise generated by new development and when new development would be sensitive to the prevailing acoustic environment.

Light Pollution

5.5.6 Artificial light provides valuable benefits to society. It provides opportunities for the use of outdoor sport facilities and recreational areas. It is essential to new developments such as residential or commercial premises and transport networks such as paths, roads and railways. High levels of light may be required for safety and security reasons, such as railway and tramway premises, bus stations, prisons and premises occupied by defence purposes.

5.5.7 However, artificial light can also be a source of annoyance to people, harmful to wildlife and undermine enjoyment of the countryside. Section 102 of the Clean Neighbourhoods and Environment Act 2005⁹ creates a new form of legal nuisance, namely "artificial light emitted from premises so as to be prejudicial to health or a nuisance". For maximum benefit, the best use of artificial light is about getting the right light, in the right place and providing light at the right time.

⁹ <http://www.legislation.gov.uk/ukpga/2005/16>

Other Types of Pollution

5.5.8 There are other types of pollution such as odour, dust, heat, radon gas and vibration which can also be a planning concern because of the effect on local amenity. They would need to be considered when determining planning applications.

Key Related Policies

- ACS Policy 1: Climate Change
- LPD Policy 32: Amenity

Monitoring Information

Indicator	Target	Collection
Number of planning applications approved against the advice of Gedling Borough Council's Public Protection Officer	Zero	Monitoring of planning permissions

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- None

Policy LPD 11 - Air Quality

Planning permission will not be granted for development proposals that have the potential to adversely impact on air quality, unless measures to mitigate or offset their emissions and impacts have been incorporated, in accordance with the Borough Council's Air Quality and Emissions Mitigation guidance and other associated guidance documents.

In areas where air quality is a matter of concern, development proposals will be required to deliver a positive impact on air quality.

Development proposals must not exacerbate air quality beyond acceptable levels, either through poor design or as a consequence of site selection.

5.6.1 Part IV of the Environment Act 1995 requires local planning authorities to review and assess the current and future air quality in their areas against objectives set out for eight key air pollutants, under the provisions of the National Air Quality Regulations 2000 and the Air Quality (Amendment) Regulations 2002. Where an air quality objective is deemed to be breached, then the local planning authority must declare an Air Quality Management Area and put in place an action plan in order to bring pollutant levels below the objective.

5.6.2 Paragraph 124 of the NPPF states that planning policies should sustain compliance with and contribute towards EU limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and the cumulative impacts on air quality from individual sites in local areas.

5.6.3 A Nottinghamshire-wide Air Quality Strategy, 'A Breath of Fresh Air for Nottinghamshire'¹⁰ was published in 2008, which covers the districts and boroughs of Nottinghamshire County and Nottingham City Council. The purpose of the strategy is "to help local authorities and partner organisations manage and improve ambient air quality and to protect the health and wellbeing of the public in a co-ordinated and integrated manner."

5.6.4 The Nottinghamshire Air Quality Strategy is due to be reviewed and updated. The evidence of both the health impacts and effective actions to address air quality has developed since its publication. The new strategy should ensure that air quality remains a strategic priority with shared goals and purposeful, co-ordinated action across local government, health and wider partners.

5.6.5 In July 2015, a chapter on air quality was incorporated into the Nottinghamshire Health and Wellbeing Board's Joint Strategic Needs Assessment (JSNA); reflecting the emerging science on the health effects of air pollution¹¹. One of the recommendations from this chapter is "Consider incorporation of revised air quality aspirations into Local Development Plans".

5.6.6 The particular problems with air quality within Gedling Borough are mainly caused by 'tail-pipe' emissions from vehicles. This has led to the designation of part of the A60 Mansfield Road in Arnold as an Air Quality Management Area in April 2011 due to a breach of the air quality objective for nitrogen dioxide. An Air Quality Action Plan was subsequently published in 2012.

5.6.7 Parts of Gedling Borough also fall within the Nottingham Urban Area agglomeration zone (UK0008), which is one of five zones that are predicted to exceed the EU limit value for nitrogen dioxide (NO₂) in 2020. The Government has published an Air Quality Plan for the zone which includes the creation of a Clean Air Zone (CAZ)¹².

5.6.8 Whilst the focus of this policy concerns issues arising from road transport emissions, it should be noted that emissions from point sources (i.e. biomass, combined heat and power and anaerobic digestion installations) also need to ensure compliance with the Clean Air Act, EU limit values or national air quality objectives¹³.

¹⁰

<http://www.gedling.gov.uk/media/gedlingboroughcouncil/documents/planningbuildingcontrol/buildingcontrol/notts%20AQ%20Strategy%202008.pdf>

¹¹ <http://jsna.nottinghamcity.gov.uk/insight/Strategic-Framework/Nottinghamshire-JSNA.aspx>

¹² https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/485696/aq-plan-2015-nottingham-urban-area-uk0008.pdf

¹³ http://www.iaqm.co.uk/text/guidance/epuk/biomass_developers_leaflet.pdf

5.6.9 The Borough Council's Air Quality and Emissions Mitigation guidance was published in August 2015¹⁴. As part of the Action Plan required by the designation of the Air Quality Management Area, the guidance has been prepared to set out the measures which will be taken to help reduce vehicle emissions which occur as a result of development proposals. The guidance will apply across the whole Borough in order to improve air quality and avoid other areas having to be designated as Air Quality Management Areas. Further information regarding the Air Quality Management Area within Gedling Borough and other associated guidance documents is available on the Council's website¹⁵.

Key Related Policies

- ACS Policy 1: Climate Change
- ACS Policy 14: Managing Travel Demand
- LPD Policy 32: Amenity

Monitoring Information

Indicator	Target	Collection
Development to accord with the requirements of the Air Quality and Emissions Mitigation guidance	No target	Monitor the number of Mitigation Statements submitted

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- None

¹⁴

<http://www.gedling.gov.uk/media/documents/planningbuildingcontrol/GBC%20AQ%20PLANNING%20GUIDANCE%20Aug2015v2.pdf>

¹⁵ <http://www.gedling.gov.uk/resident/environmentalhealth/airpollutionmonitoringandreporting>

6 Green Belt

6.1 Introduction

6.1.1 The Green Belt is perhaps the most long established and widely known planning policy in the UK and is especially important in Gedling Borough where nearly all of the land outside of the urban area and large settlements is designated as Green Belt. Paragraph 79 of the NPPF states that the Government attaches great importance to Green Belts and stresses that 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.

6.1.2 The Green Belt has five purposes:

- to check the unrestricted sprawl of large built up areas;
- to prevent neighbouring towns merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

6.1.3 When determining planning applications, substantial weight should be given to any harm to the Green Belt and 'inappropriate development' should be approved only in 'very special circumstances'. Not all development, however, is inappropriate. The NPPF sets out that specific types of development, such as small residential extensions and the replacement of buildings, are not inappropriate provided they meet a number of conditions. Policies in this section provide details and guidance on the interpretation of national Green Belt policy in Gedling Borough.

6.1.4 This section also identifies the parts of the Borough that will be designated as Safeguarded Land. Paragraph 85 of the NPPF sets out that local planning authorities should, where necessary, designate Safeguarded Land. Safeguarded Land is land between built up areas and the Green Belt that is protected from development in the short to medium term in order to meet development needs beyond the plan period (beyond 2028 in this case).

6.1.5 This section includes the following policies:

- LPD Policy 12: Reuse of Buildings within the Green Belt;
- LPD Policy 13: Extensions to Buildings within the Green Belt;
- LPD Policy 14: Replacement of Buildings within the Green Belt;
- LPD Policy 15: Infill Development within the Green Belt;
- LPD Policy 16: Safeguarded Land; and
- LPD Policy 17: Homes for Rural Workers.

Policy LPD 12 - Reuse of Buildings within the Green Belt

a) Within the Green Belt the reuse of buildings is not inappropriate provided:

- i. the proposal preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;**
- ii. the buildings are of permanent and substantial construction, are structurally sound and capable of re-use without major alterations, adaptations or reconstruction**

b) The proposed use can be wholly or substantially contained within the buildings identified for re-use; and

- i. The proposal will not result in the need to construct additional agricultural buildings, unless it can be demonstrated that the buildings to be re-used are no longer suitable for agricultural use.**
- ii. Where the re-use of buildings within the Green Belt for residential purposes would result in the creation of new isolated homes in the countryside, the applicant will need to satisfactorily demonstrate that there are special circumstances such as:**
 - 1. the essential need for a rural worker to live permanently at or near their place of work;**
 - 2. where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or**
 - 3. where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; or**
 - 4. the design of the building is truly outstanding or innovative helping to raise standards of design more generally in rural areas, reflects the highest standards in architecture, significantly enhances its immediate setting and is sensitive to the defining characteristics of the local area.**

Where permission is granted for the residential re-use of buildings in the Green Belt, consideration will be given to applying conditions which restrict permitted development rights.

c) Where planning permission has been granted for new buildings (whether as replacement, as an exception to Green Belt policy or because of very special circumstances) planning permission will not subsequently be granted for the change of use of those buildings for a period of ten years following completion unless ‘very special circumstances’ have been demonstrated.

6.2.1 Paragraph 90 of the NPPF identifies that the re-use of buildings within the Green Belt is not inappropriate provided they preserve the openness of the Green Belt, do not conflict with the purposes of including land within it and the buildings are of permanent and substantial construction. The re-use of buildings can have a

number of benefits and will usually not result in a greater impact on the Green Belt. Careful consideration needs to be given to the nature of the proposed use to ensure that the activity it would generate does not result in an impact on the openness of the Green Belt or other forms of impact.

6.2.2 Paragraph 55 of the NPPF sets out that, in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities and that new isolated homes should be avoided. As well as not enhancing the vitality of rural communities, isolated homes force residents to be dependent on private vehicles to access facilities and services; this goes against the principles of sustainable development. There are, however, a number of circumstances when new isolated homes may be acceptable.

6.2.3 Clause c) of the policy introduces a period within which a building granted planning permission as appropriate within the Green Belt (e.g. agricultural or forestry building, or facilities for open sports or recreation, or having demonstrated very special circumstances) should not normally be re-used for alternative purposes. Within this period the re-use of buildings is considered to be inappropriate within the Green Belt. This is in response to a number of planning applications for the change of use of stables to residential use within six months of the stables being built. Had applications been submitted for the residential use originally it is likely that they would have been refused.

6.2.4 Class MB of the General Permitted Development Order sets out that the change of use of agricultural buildings to residential use is permitted development. However it also specifies that this does not apply for a period of ten years for agricultural buildings built after 20th March 2013; this was to ensure that agricultural buildings were genuinely built and used for agricultural purposes. Failure to introduce a similar restriction would leave permitted development rights more restrictive than the consideration of planning applications.

6.2.5 A 10 year period is considered appropriate as it is consistent with the General Permitted Development Order. Pragmatic decisions may be taken when applications are submitted in the last two to three years of the restricted period, especially if there are no conflicts with other policies.

Key Related Policies

- LPD Policy 13: Extensions to Buildings within the Green Belt
- LPD Policy 14: Replacement of Buildings within the Green Belt

Monitoring Information

No indicator.

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- A feasibility study and a conservation method statement satisfactorily demonstrating that the buildings are capable of re-use without major alterations, adaptations or reconstruction.

Policy LPD 13 - Extensions to Buildings within the Green Belt

a) Within the Green Belt, planning permission will be granted for extensions or alterations to buildings provided the proposals do not result in the floorspace of the building being over 50% larger than when originally constructed or as it existed on 1st July 1948.

b) In all cases extensions or alterations will be expected to:

- i. be in keeping with surrounding character in terms of height, bulk, form and general design;**
- ii. conserve any historic significance the building may have;**
- iii. not adversely affect valuable views into or out of settlements or previously developed sites; and**
- iv. not have a detrimental impact on the openness of the Green Belt or the reasons for including land within it.**

6.3.1 Paragraph 89 of the NPPF sets out that the extension or alteration of a building within the Green Belt is not inappropriate provided it does not result in 'disproportionate additions' over and above the size of the original building. The supporting text to the previous Gedling Borough Replacement Local Plan (2005) which addressed this issue (Policy ENV28) identified that increases in residential floorspace of more than 50% were considered to be disproportionate. A review of Local Plans has indicated that a 50% increase was the most commonly used figure nationally although figures ranged from 25% to 70%. Having regard to consultation responses it is considered appropriate to continue to define 'disproportionate additions' as being increases in floorspace of more than 50%. It is also considered appropriate to extend this approach to all buildings not just residential dwellings.

6.3.2 Increases above 50% are deemed to be 'inappropriate' within the Green Belt. Inappropriate development is, by definition, harmful to the openness of the Green Belt. Where an applicant is able to demonstrate that there are 'very special circumstances' which outweigh the harm to the Green Belt and any other harm, planning permission may be granted subject to the proposal not being in conflict with other policies in the Local Plan or NPPF. Occasions when 'very special circumstances' are deemed to apply, however, are likely to be few and far between.

6.3.3 Calculating the floor space, both existing and proposed, will be done on the basis of Gross External Floor Area (GEFA) based on the measurement of the external face of the walls on all floors. This includes external and internal walls, stairwells, chimney spaces, internal garages and conservatories. It is considered

appropriate to use GEFA as it is this measurement which indicates the impact on openness the building has. The calculation will:

- Include any existing outbuildings that fall within five metres of the original dwelling;
- Include balconies and car ports where floor space is enclosed in some way to provide a built structure;
- Exclude the floor area of lofts/attics or basements that existed when the building was first constructed (or existed as at 1st July 1948) if they do not have permanent and fixed means of access;
- Include the floor area of lofts/attics or basements proposed as part of the extension that have permanent and fixed means of access such as staircases or the ceiling height would be 1.6m or higher;
- Exclude extensions built after 1st July 1948;
- Exclude floor space that has been granted planning permission but not yet built.

6.3.4 In certain cases, increases in floorspace above 50% may be permitted even if there are no very special circumstances. Each case would need to be judged on its own merits but it is possible that this may occur when the proposal results in a small increase above the 50% figure and there are other clear and demonstrable benefits such as:

- an overall improvement in the openness on site through the removal of curtilage buildings;
- an overall improvement in the appearance of the site due to the provision of a high quality design and landscaping scheme;
- the continued preservation of heritage assets; or
- the continued viability of a rural land based business.

6.3.5 In all cases proposals must accord with Clause b) of the Policy. While not a reason to designate Green Belt, paragraph 81 of the NPPF states that Green Belts should be used to, amongst other things, retain and enhance landscapes and visual amenity. Where extensions or alterations to buildings will adversely affect valuable views into or out of the village or previously developed site, the proposals will not be supported.

Key Related Policies

- LPD Policy 12: Reuse of Buildings within the Green Belt
- LPD Policy 14: Replacement of Buildings within the Green Belt

Monitoring Information

Indicator	Target	Collection
Percentage of planning permissions granted against policy (increase in floorspace over 50%)	Zero	Monitoring of planning permissions

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- None

Policy LPD 14 - Replacement of Buildings within the Green Belt

a) Within the Green Belt, planning permission will be granted for the replacement of buildings provided:

- i. the replacement buildings are in the same use as the existing buildings;**
- ii. the existing buildings have not been substantially extended; and**
- iii. the replacement buildings have a floorspace no more than 50% larger than when originally constructed or as existed on 1st July 1948.**

b) Where buildings have been substantially extended, replacement buildings will only be granted where the new buildings have the same or reduced floorspace as the buildings replaced.

c) In all cases, replacement buildings will be expected to:

- i. be in keeping with surrounding character in terms of height, bulk, form and general design;**
- ii. conserve any historic significance the building may have;**
- iii. not adversely affect valuable views into or out of settlements or previously developed sites; and**
- iv. not have a detrimental impact on the openness of the Green Belt or the reasons for including land within it.**

6.4.1 Paragraph 89 of the NPPF states that the replacement of a building within the Green Belt is not inappropriate provided it is 'not materially larger' than the one it replaces and remains in the same use. The supporting text to the previous Gedling Borough Replacement Local Plan (2005) which addressed this issue (Policy ENV29) identified that, for dwellings that had not previously been substantially extended, replacements that increased floorspace by more than 15% were considered to have a detrimental impact. A review of Local Plans indicated that 50% was the most commonly used figure nationally although the figures ranged from 10% to 50%. Given the ability to extend a building by up to 50%, it is considered appropriate to allow replacement buildings up to 50% as well, provided the property has not been substantially extended in the past.

6.4.2 Where buildings have been substantially extended in the past, account will be taken of whether a replacement building will result in a building being over 50%

larger than the original building (as originally constructed or as existing 1st July 1948). An enlarged building above this level would therefore be inappropriate.

6.4.3 Above 50%, replacement buildings are deemed to be ‘inappropriate’ within the Green Belt. Inappropriate development is, by definition, harmful to the openness of the Green Belt. Where an applicant is able to demonstrate that there are ‘very special circumstances’ which outweigh the harm to the Green Belt and any other harm, planning permission can be granted subject to the proposal not being in conflict with other policies in the Local Plan or NPPF. Occasions when ‘very special circumstances’ are deemed to apply, however, are likely to be few and far between.

6.4.4 In certain cases, replacement buildings more than 50% larger may be permitted even if there are no very special circumstances. Each case would need to be judged on its own merits but it is possible that this may occur when the proposal results in a small increase above the 50% figure and there are other clear and demonstrable benefits such as:

- an overall improvement in the openness on site through the removal of curtilage buildings;
- an overall improvement in the appearance of the site due to the provision of a high quality design and landscaping scheme;
- the continued preservation of heritage assets; or
- the continued viability of a rural land based business.

6.4.5 In all cases, proposals must accord with Clause c) of the policy. While not a reason to designate Green Belt, paragraph 81 of the NPPF states that Green Belts should be used, amongst other things, to retain and enhance landscapes and visual amenity. Where replacement buildings will adversely affect valuable views into or out of the village or previously developed site, the proposals will not be supported.

6.4.6 Calculating the floor space, both existing and proposed, will be done on the basis of Gross External Floor Area (GEFA) based on the measurement of the external face of the walls on all floors. This includes external and internal walls, stairwells, chimney spaces, internal garages and conservatories. It is considered appropriate to use GEFA as it is this measurement which indicates the impact on openness the building has. The calculation will:

- include any existing outbuildings that fall within five metres of the original dwelling;
- include balconies and car ports where floor space is enclosed in some way to provide a built structure;
- exclude the floor area of lofts/attics or basements that existed when the building was first constructed (or existed as at 1st July 1948) if they do not have permanent and fixed means of access;
- include the floor area of lofts/attics or basements proposed as part of the replacement building that have permanent and fixed means of access such as staircases or the ceiling height would be 1.6m or higher;
- exclude extensions built after 1st July 1948; and

- exclude floor space that has been granted planning permission but not yet built.

Key Related Policies

- LPD Policy 12: Reuse of Buildings within the Green Belt
- LPD Policy 13: Extensions to Buildings within the Green Belt

Monitoring Information

Indicator	Target	Collection
Percentage of planning permissions granted against policy (increase in floorspace over 50%)	Zero	Monitoring of planning permissions

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- None

Policy LPD 15 - Infill Development within the Green Belt

Within the villages of Linby, Papplewick and Stoke Bardolph, those parts of Lambley and Woodborough that are within the Green Belt and within the boundaries of previously developed sites within the Green Belt, the construction of new buildings is not inappropriate provided:

- a. the scale of development is limited;
- b. the proposal is for the development of a gap within a village or site which is enclosed by buildings on at least two sides;
- c. the proposal is for development within the fabric of the village or a previously developed site;
- d. the proposal does not have a detrimental impact on the openness of the Green Belt or the reasons for including land within it;
- e. the proposal does not adversely affect valuable views into or out of or in the village or site; and
- f. the proposal is in keeping with surrounding character in terms of height, bulk, form and general design.

6.5.1 Paragraph 89 of the NPPF sets out that ‘limited infilling’ is not inappropriate within the Green Belt in the following instances:

- within villages; and
- within previously developed sites.

6.5.2 Infilling is considered to be the development of small gaps within the fabric of the village or previously developed sites. Where land is tightly enclosed by development it is not considered to contribute significantly to the openness of the Green Belt. Subject to the criteria within Policy LPD 15, infill development is not considered to be harmful to the openness of the Green Belt and can provide new housing in villages which are otherwise constrained. Where the gap covers residential garden land, Policy LPD 34 which restricts the circumstances where garden land can be developed applies.

6.5.3 The villages of Linby, Papplewick and Stoke Bardolph and parts of Lambley and Woodborough are washed over by the Green Belt. Within these villages, proposals should be around 1 to 2 dwellings to be classed as limited. Whether proposals for infilling on previously developed sites, such as the Police Headquarters at Burntstump, and the Severn Trent Water site at Stoke Bardolph, are classed as 'limited' will need to be looked at on a case by case basis having regard to the size of the site, the size of the gap and nature of the proposal; it is likely that proposals of up to 150 sq metres would be seen as limited.

6.5.4 While not a reason to designate Green Belt, paragraph 81 of the NPPF states that Green Belts should be used, amongst other things, to retain and enhance landscapes and visual amenity. Where small gaps provide valuable views into or out of the village or previously developed site, their development will not be supported. Proposals should also be in keeping with the character of the village or site.

Key Related Policies

- LPD Policy 12: Reuse of Buildings within the Green Belt
- LPD Policy 13: Extensions to Buildings within the Green Belt
- LPD Policy 14: Replacement of Buildings within the Green Belt

Monitoring Information

No indicators.

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- None

Policy LPD 16 - Safeguarded Land

Safeguarded Land

a) The following land, as shown on the Policies Map, is removed from the Green Belt and designated as Safeguarded Land and protected from development for the plan period up to 2028 in order to meet longer term development needs:

- i. Top Wighay Farm, Hucknall (46.8ha);
- ii. Oxtan Road/Flatts Lane, Calverton (30.7ha); and
- iii. Moor Road, Bestwood Village (7.2ha).

b) Planning permission for the development of Safeguarded Land identified in Policy LPD 16 a) will not be granted except where development is temporary or would otherwise not prejudice the ability of the site to be developed in the longer term.

Safeguarded Land (Protected)

c) The following land, as shown on the Policies Map and identified by the letter 'P', is removed from the Green Belt and protected from development as it is not suitable and/or available for development:

- i. Mapperley Golf Course (46.8ha);
- ii. Lodge Farm Lane, Arnold (3.9ha);
- iii. Glebe Farm, Gedling Colliery (3.2ha); and
- iv. Spring Lane, Lambley (1.8ha).

6.6.1 Paragraph 85 of the NPPF states that local planning authorities should, where necessary, designate Safeguarded Land. Safeguarded Land is land between built up areas and the Green Belt that is protected from development in the short to medium term in order to meet development needs beyond the plan period (in the case of the Local Planning Document beyond 2028). It is land which is inappropriate to retain in the Green Belt but which is not needed or appropriate for development at the present time.

6.6.2 Safeguarded Land is considered necessary in Gedling Borough for the following reasons. Firstly, it provides a degree of permanence to the Green Belt boundaries put in place by the Local Plan and means that future reviews of the Green Belt may not be needed. Secondly, it ensures that the need to define Green Belt boundaries using defensible features on the ground does not result in large sites being developed all at once where this would cause problems for local infrastructure. The Inspector who examined the Aligned Core Strategy expressed support in her report (at paragraph 117) for the designation of Safeguarded Land in Gedling Borough.

6.6.3 The starting point for identifying land to be designated as Safeguarded Land is whether, in accordance with paragraph 83 of the NPPF, there are exceptional

circumstances to alter existing Green Belt boundaries. Where there are not exceptional circumstances at specific locations within the Borough new Safeguarded Land will not be designated. Where there are exceptional circumstances and Green Belt boundaries will be altered, regard will be had to the need for the boundaries of the Green Belt to be set using physical features which are recognisable on the ground and likely to be permanent, as required by paragraph 85 of the NPPF. This means that, in certain cases, more land will be removed from the Green Belt than is needed to meet development needs for this plan period. Where this occurs, and the land is generally suitable for development in the longer term, it will be safeguarded. The Green Belt assessment undertaken by Gedling Borough Council has been used to inform decisions about defensible boundaries and changes to the Green Belt boundaries.

6.6.4 As identified above, Safeguarded Land is protected to meet long term development needs. Paragraph 85 of the NPPF identifies that Safeguarded Land is not allocated for development at the present time and its permanent development should only be granted following a review of the local plan. As such, it is not intended that safeguarded land would be developed before the end of the plan period.

6.6.5 Of the three sites identified as being safeguarded for future development, Top Wighay Farm and Moor Road may be suitable for development in their entirety subject to a detailed assessment of the site through a review of the Local Plan and a subsequent planning application. The Oxton Road/Flatts Lane site at Calverton is considered to be only partially suitable for future development. Land to the north is to be retained as a landscape buffer, to protect the setting of a Listed Building and to avoid an area at risk of flooding. Due to the need for Green Belt boundaries to follow defensible features these areas cannot be included in the Green Belt.

6.6.6 For the other sites listed in part (c) of the policy, the safeguarded land (protected) designation is being used as a planning tool. It is not expected that these sites will be developed but it is not considered appropriate for these to be included in the Green Belt or for them to be developed. The table below sets out the reasons why the sites have been protected and the defensible feature considered appropriate for the Green Belt boundary.

Site	Defensible Green Belt Boundary	Reason not considered suitable for development
Mapperley Golf Course	Does not connect with the Green Belt	Currently used as a golf course, not available for development.
Lodge Farm Lane, Arnold	Mansfield Road (A60) and adjacent residential properties	Adverse landscape impact.
Glebe Farm, Gedling Colliery	Lambley Lane	Unsustainable location, urban sprawl.
Spring Lane, Lambley	Spring Lane	Unsustainable location, urban sprawl.

Appropriate Forms of Development on Safeguarded Land

6.6.7 Applications for the temporary use of Safeguarded Land may be acceptable during the period to 2028. Examples of proposals that may be acceptable include the storage of caravans. Applications for the permanent use of Safeguarded Land will be considered, on a case-by-case basis, against relevant Green Belt policy balancing this with the requirement for development on Safeguarded Land not to prejudice the ability of the site to be developed in the longer term. This approach is to ensure that Policy LPD 16 does not unduly sterilise land from forms of development that would otherwise have been acceptable in Green Belt policy (i.e. prior to the site's designation as Safeguarded Land).

Key Related Policies

- None

Monitoring Information

Indicator	Target	Collection
Status of each area of Safeguarded Land and the reason why, if any, planning permission has been granted	No target	Monitoring of planning permissions

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- None

Policy LPD 17 - Homes for Rural Workers

a) Within the Green Belt, planning permission will be granted for new homes for rural workers provided it is satisfactorily demonstrated that:

- i. **there is an existing functional need;**
- ii. **the need relates to a full time worker or one who is primarily employed in a land based rural occupation;**
- iii. **the functional need could not be fulfilled by another existing dwelling in the area which is suitable and available for the worker concerned;**
- iv. **the enterprise:**
 1. **has been established for at least three years and been profitable in at least one of them;**
 2. **is currently financially sound and has a clear prospect of remaining so.**

b) Where permitted, proposals should be;

- i. located so as to meet the demonstrated functional need;**
- ii. of a commensurate size with the demonstrated functional need;**
- iii. of a cost that can be supported by the enterprise;**
- iv. well related, where possible, to other buildings; and**
- v. designed to fit into the rural environment.**

c) Conditions may be applied to retain the dwelling for the sole use of rural workers, link the dwelling to the enterprise and remove permitted development rights.

6.7.1 Paragraph 55 of the NPPF states that isolated homes in the countryside should generally be avoided. One of the identified exceptions to this is the provision of homes for rural workers where there is an essential need for a worker to be on or near the site. The construction of new homes for rural workers is one of the cases where the very special circumstances required to allow inappropriate development may be considered to apply.

6.7.2 The definition of ‘rural workers’ includes those involved in agriculture or forestry but also others involved in land based enterprises which can only occur in rural areas. This may include those involved in the equestrian businesses, recreation and tourism.

6.7.3 Broadly the policy sets out two tests; a functional test and a financial test. It follows the approach set out in Annex A of the now superseded Planning Policy Statement 7 (Sustainable Development in Rural Areas). These tests are needed to ensure that the new dwellings within the countryside and Green Belt are genuinely needed for land based business and that the exception is not exploited.

6.7.4 The functional test is necessary to establish whether it is essential for the proper functioning of the enterprise for a worker to be available at all times. This may include where animals or other process require essential care at short notice or to deal with emergencies which could otherwise cause serious damage to the enterprise. The need to protect livestock or machinery is unlikely to amount to a functional need on its own. Consideration will be given to the history of the holding, the pattern of land use and any recent proposals for the conversion to residential use. The ability to meet the functional need in existing dwellings near to the enterprise, such as in the urban area or villages, will also be considered.

6.7.5 A financial test is required to justify the proposal and show that it is economically sound. In assessing this, a realistic approach will be taken to the level of profitability and account taken of the nature of the enterprise concerned.

6.7.6 Dwellings should be of a size commensurate with the demonstrated functional requirement. Dwellings that are unusually large in relation to the functional needs or unusually expensive to construct, in relation to the income the enterprise can sustain in the long term, will not be permitted. It is the requirement of the enterprise, rather

than those of the owner or occupier, that are relevant in determining the size of dwelling that is appropriate for a particular enterprise.

Key Related Policies

- None

Monitoring Information

Indicator	Target	Collection
Number of homes granted planning permission for rural workers	No target	Monitoring of planning permissions

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- A document setting out the case for a functional need for the dwelling; and
- A document setting out the last three years accounts and forward business plan.

7 Natural Environment

7.1 Introduction

7.1.1 The Government is committed to halt the overall decline in biodiversity including by establishing coherent ecological networks. The NPPF requires the planning system to contribute to and enhance the natural and local environment by protecting valued landscapes and minimise impacts on biodiversity and, where possible, planning decisions should seek to provide a net gain in biodiversity.

7.1.2 Policy 17: Biodiversity of the Aligned Core Strategy sets out the overall strategic approach to increase biodiversity through protecting and restoring areas of biodiversity interest and to prevent the fragmentation of networks and habitats. It also seeks to ensure that new development provides biodiversity features and provision for their management. Aligned Core Strategy Policy 17 sets out the hierarchical approach to the consideration of any impacts on biodiversity in the following order to avoid – to mitigate and as a last resort compensate for any damage where it cannot be avoided. The policy also requires that designated international, national and local sites of biological or geological importance should be protected in line with the established hierarchy of designations.

7.1.3 This section includes the following policies:

- LPD Policy 18: Protecting and Enhancing Biodiversity; and
- LPD Policy 19: Landscape Character and Visual Impact.

Policy LPD 18 - Protecting and Enhancing Biodiversity

Where development proposals affect designated sites, planning permission will not be granted unless the justification for the development clearly outweighs the biodiversity value and other value of the site. Designated sites are shown on the Policies Map and include:

- **Site of Special Scientific Interest**
- **Local Nature Reserves**
- **Local Wildlife Sites**
- **Local Geological Sites**

Where development proposals affect ancient woodland, ancient and veteran trees, planning permission will not be granted unless the justification for the development clearly outweighs the biodiversity value and other value of the site.

The weight given to the protection of sites will be commensurate with their

position in the hierarchy.

Where proposals affect sites supporting priority habitats or species, it should be demonstrated that the need for the development outweighs the need to safeguard the biodiversity and other value of the site.

Development proposals affecting designated sites and priority habitats and species should only be permitted if there is no significant harm to the biodiversity site. Any harm should be:

- a. firstly, avoided;**
- b. where this is not possible, the impacts should be mitigated;**
- c. lastly, residual impacts should be compensated.**

Proposals should be supported by an up to date ecological assessment. Any harmful ecological impacts should be avoided through the design, layout and detailing of development with mitigation, or compensation (including off-site measures) where other methods are not possible.

Wherever possible, development proposals will be expected to take opportunities to incorporate biodiversity in and around development and contribute to the establishment and maintenance of green infrastructure.

7.2.1 The NPPF states that local authorities should plan positively for the creation, protection and enhancement of biodiversity in accordance with the hierarchy of international, national and locally designated sites.

7.2.2 Aligned Core Strategy Policy 17 sets out the broad approach to protecting designated and non-designated sites for nature conservation and Policy LPD 18 provides additional detail for considering development proposals that could potentially affect biodiversity including the designated sites for nature conservation which are identified on the Policies Map.

7.2.3 Aligned Core Strategy Policy 17 (1) covers the need to protect and enhance existing areas of biodiversity interest, including the areas and networks of habitats and species listed under section 41 of the Natural Environment and Rural Communities Act and in the Nottinghamshire Local Biodiversity Action Plan and further detailed policy on protecting and enhancing biodiversity is not required. Development proposals will be expected to protect and promote biodiversity deliver multi-functional benefits and contribute to Gedling Borough's biodiversity, both as part of on site development proposals or off site provision.

International Sites

7.2.4 There is currently no internationally designated site within Gedling Borough. However, areas of woodland to the north of the plan area and extending into Gedling Borough have been identified as a prospective Special Protection Area (prospective

SPA)¹⁶. A decision by the Government on whether to confirm the designation is expected in due course. In the meantime, the Aligned Core Strategy takes a precautionary approach and treats the prospective SPA as a confirmed European site.

National Sites

7.2.5 There is one Site of Special Scientific Interest (SSSI) in Gedling Borough at Linby Quarries, which is shown on the Policies Map. Designated under the Wildlife and Countryside Act 1981 (as amended), Linby Quarries is a biological site featuring one of the most important calcareous grasslands in Nottinghamshire. It also features broad leaved, mixed and yew woodland and has a varied breeding bird community. This site is protected under national legislation, which includes a requirement for positive management.

Locally Designated Nature Conservation and Geological Sites

7.2.6 These include:

- Local Nature Reserves
- Local Wildlife Sites
- Local Geological Sites

7.2.7 Local Nature Reserves (LNRs) can be designated by the Borough Council under the National Parks and Access to the Countryside Act 1949. As at 2017, there are four LNRs in Gedling Borough which are identified on the Policies Map:

- Gedling House Wood (designated 1992)
- Gedling House Meadow (designated 1997)
- Netherfield Lagoons (designated 2007)
- The Hobbucks (designated 2015)

7.2.8 These sites are considered to be of local importance, under the control of the local authority and designated in consultation with Natural England to encourage public access and enjoyment of the natural environment. All four LNRs are managed by local conservation groups. This policy will also be applied to any other newly designated LNR.

7.2.9 Local Wildlife Sites¹⁷ are identified on the Policies Map and are of at least County wide importance and provide a crucial network of stepping stones for the migration and dispersal of species. Local Wildlife Sites are identified by the Nottinghamshire Biological and Geological Records Centre¹⁸ based on criteria set by the Nottinghamshire Local Wildlife Sites Panel and is subject to regular review. As at 2017, there are 1,268.12 ha of Local Wildlife Sites in Gedling Borough. Monitoring data shows that 28% of Local Wildlife Sites are under positive conservation

¹⁶ For further information on Special Protection Areas please visit www.naturalengland.gov.uk.

¹⁷ Local Wildlife Sites were formerly known as Sites of Importance for Nature Conservation or SINCs.

¹⁸ Further information is held by the Nottinghamshire Biological and Geological Records Centre.

management¹⁹ and this data will assist in identifying sites where such management is lacking. This policy will also be applied to newly designated Local Wildlife Sites.

7.2.10 Local sites designated for their geological importance are called Local Geological Sites²⁰. The Nottinghamshire Biological and Geological Records Centre is currently reviewing the list of Local Geological Sites and this policy will also be applied to these sites.

Ancient Woodland

7.2.11 Ancient woodlands and trees are valuable natural assets which are irreplaceable and also a vital habitats for notable species. The NPPF provides for a strong level of protection to both ancient woodland²¹ and also to veteran trees²² found outside ancient woodland. Data supplied from Natural England's inventory of ancient woodland identifies sites of two hectares or above and these are shown on the Policies Map. However, both the NPPF and Policy LPD 18 provide protection for all areas of ancient woodland even where these are not identified on the Policies Map. The local planning authority may require tree surveys to be carried out where development proposals would affect woodland of less than two hectares to establish whether the woodland is ancient. Guidance on identifying ancient woodland is provided by the Woodland Trust²³, while the Forestry Commission²⁴ provides a guide for assessing potential impacts on ancient woodland and veteran trees.

Protected and Priority Habitats and Species

7.2.12 Certain species are protected under the Conservation of Habitats and Species Regulations 2010, the Wildlife and Countryside Act 1981²⁵ (as amended) and the Protection of Badgers Act 1992. In addition, a range of priority habitats and priority species are identified on the statutory list of habitat and species of principal importance for the conservation of biodiversity in England under section 41 of the Natural and Environment and Rural Communities Act 2006. The Nottinghamshire Local Biodiversity Action Plan identifies wildlife habitat and species which are of national and local importance for protection. The Borough Council will consult with Natural England or other appropriate wildlife organisations on any planning application which may affect protected or notable species or habitats protected under the legislation or identified as a priority species or habitat in the Nottinghamshire Local Biodiversity Action Plan. The Nottinghamshire Local Biodiversity Action Plan

¹⁹ Source: Gedling Borough Authority Monitoring Report 2016/17.

²⁰ Local Geological Sites were formerly known as Regionally Important Geological Sites or RIGS.

²¹ Defined as an area that has been wooded continuously since at least 1600 AD.

²² No exact definition but generally trees that are several hundred years old but also determined by their size usually where a tree has a trunk with a girth of more than 3 metres.

²³ <https://www.woodlandtrust.org.uk/about-us/ancient-woodland-restoration/advice-and-support/how-to-identify-ancient-woodland>

²⁴ <http://www.forestry.gov.uk>

²⁵ Endangered plants and wild animals including all wild birds, bats, reptiles, amphibians plus numerous other wild fauna and flora are identified as protected species under the Wildlife and Countryside Act 1981 where it is a criminal offence to intentionally injure or kill a wild bird, take or damage its nesting site whilst in use or being built; kill or injure any wild animal or interfere with its domain; pick or destroy any wild plant.

document also contains Habitat Action Plans for types of priority woodland, grassland, wetland and farmland habitat. Priorities for individual districts are also included in this document. For Gedling Borough, priorities include:

- Lowland neutral grassland;
- Mixed Ash-dominated woodland;
- Oak-Birch woodland;
- Lowland dry acid grassland;
- Lowland calcareous grassland;
- Open mosaic habitat;
- Reedbeds; and
- Rivers and streams.

Consideration of the Impact on Biodiversity

7.2.13 Biodiversity should be a consideration in all planning decisions not just those affecting designated sites. Policy LPD 18 states that development should firstly, avoid adversely affecting national and local designated nature conservation sites, priority habitats and species by using alternative sites or layout designs. Where this is not possible, and the need for and benefit of the proposed development outweighs the need to safeguard the nature conservation of the site, habitat or species, the impact upon the wildlife site, habitat or species should be adequately mitigated. If the impact on the wildlife feature cannot be sufficiently mitigated or there are residual adverse effects after mitigation, as a last resort the impact should be compensated for. In considering whether justification for the development outweighs the biodiversity value or other value of the site the latter considerations may, for example, include the landscape value of the site or public enjoyment of the site.

7.2.14 For designated sites, the level of protection given to the site will relate to its significance as informed by its position in the hierarchy. SSSIs and other national and international sites will be given significant protection. Where development cannot be avoided and the proposed development is likely to affect biodiversity directly or indirectly, an appropriate ecological assessment and advice from Natural England will be required. For SSSIs planning permission will only be granted in exceptional circumstances, where alternatives have been ruled out and significant benefits have been identified which clearly outweigh the negative impacts on the SSSI.

7.2.15 An appropriate ecological assessment will be required to identify any potential impacts either directly or indirectly and set out any avoidance and mitigation measures to inform the planning decision including recommendations on appropriate planning conditions. For locally designated sites, proposals which would have a negative impact that would significantly undermine its nature conservation value and its role within the wider ecological/geological network should not be permitted unless there is an overriding need for the development.

7.2.16 Where there is a reasonable likelihood of protected species present or priority habitats and/or species, surveys to determine the presence or absence should be

conducted by a suitably qualified ecologist. Surveys and mitigation proposals should be in line with current national standards²⁶.

7.2.17 However, in the case of ancient woodland or veteran trees which are an irreplaceable asset, then compensation should not form part of the assessment of the merits of the proposal. The Borough Council will need to be satisfied that the need for development clearly outweighs the loss of ancient woodland.

7.2.18 Biodiversity offsetting is a process by which conservation activities designed to deliver biodiversity benefits in compensation for losses are delivered against measurable outcomes. A national pilot was run between 2012 and 2014, which included Nottinghamshire; an evaluation of the pilot was published in 2016. Whilst biodiversity offsetting has not been formally adopted by government, developers who need to provide compensation for biodiversity losses may opt to do this through offsetting. If this offsetting option is chosen, then developers can either provide the offset themselves or use an offset provider.

7.2.19 Wherever possible, measures to deliver biodiversity enhancements should be incorporated into developments. This can include but is not necessarily limited to:-

- the use of native species of trees and shrubs and wildflower seed in landscaping proposals;
- the provision of water attenuation ponds designed to have wildlife value; and
- the provision of bat and bird boxes integrated into the fabric of new buildings.

Key Related Policies

- ACS Policy 16: Green Infrastructure, Parks and Open Space

Monitoring Information

Indicator	Target	Collection
Net change in Site Special Scientific Interest	No net loss	Natural England
Net change in Local Nature Reserves	No net loss	Monitoring of planning permissions
Net change in Local Wildlife Sites	No net loss	Nottinghamshire Biological & Geological Records Centre
The percentage of Local Wildlife Sites under positive conservation management	Increase in percentage	Nottinghamshire County Council
Net change in Local Geological Sites	No net loss	Nottinghamshire Biological & Geological Records Centre

²⁶ Source: Terrestrial Guidelines for Ecological Impact Assessment in the UK 2006, Institute of Environmental Management and Assessment.

Number of planning permissions granted that result in loss of Ancient Woodland	Zero	Monitoring of planning permissions
Losses and gains in priority habitat	No net loss	Nottinghamshire Biodiversity Action Group

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- Up to date ecological survey.

Policy LPD 19 - Landscape Character and Visual Impact

Planning permission will be granted where new development does not result in a significant adverse visual impact or significant adverse impact on the character of the landscape.

Where practicable, development will be required to enhance the qualities of the landscape character type in which it is situated, including the distinctive elements, features and other characteristics, as identified in the Greater Nottingham Landscape Character Assessment. Proposals will be required to respond to the recommended landscape strategy and landscape actions for the policy zone within which it is situated.

Landscape Character

7.3.1 The UK Government has ratified the European Landscape Convention and its implementation by embedding it within the NPPF and the plans and policies of spatial plans. The European Landscape Convention emphasises the need to value all landscapes and signalled a move away from designating local landscape areas for specific protection. The NPPF promotes the landscape character assessment as the basis for determining the impact of proposals on the landscape. Policy 16 (e) of the Aligned Core Strategy (Green Infrastructure, Parks and Open Space) requires that landscape character is protected, conserved or enhanced where appropriate in line with the recommendations of the Greater Nottingham Landscape Character Assessment (2009). It is considered that the Assessment provides sufficient policy guidance for all of Gedling Borough's distinctive landscape, including areas formerly designated as Mature Landscape Areas.

7.3.2 The Greater Nottingham Landscape Character Assessment identifies a number of broad character areas which are geographically unique areas that share common physical associations and sense of place in the area. Policy zones are areas within these wider character areas with an individual discrete area of character, although they share similar characteristics to the broader character area. Each policy zone

has been assessed in terms of the condition of the landscape and strength of its character and includes an overall landscape strategy and action plan where appropriate. Some policy zones (for example, Calverton Village Farmlands and the Newstead Abbey Wooded Estate Lands) are essentially the same area as the previously designated Mature Landscape Areas (namely Calverton East and Newstead respectively).

7.3.3 Policy LPD 19 replaces the policy relating to Mature Landscape Areas set out in the Gedling Borough Replacement Local Plan (2005) and as such these Mature Landscape Areas within Gedling are no longer shown as designations on the Policies Map. However, all of Gedling Borough's landscape including the formerly designated Mature Landscape Areas is covered by the Greater Nottingham Landscape Character Assessment²⁷. A list of the formerly designated Mature Landscape Areas, the Landscape Character Areas and the policy zones within which they fall is attached as **Appendix B**.

Landscape and Visual Impact

7.3.4 Landscape impacts have two components:

- the impact on landscape as a resource, its landscape character and distinctiveness; and
- the visual effects on peoples' views and visual amenity.

7.3.5 Planning applications which are likely to have significant landscape impacts should include an assessment of the landscape and visual impact of the proposals and this assessment should include an assessment of both the above components (known as a landscape and visual assessment or LVIA). The Greater Nottingham Landscape Character Assessment sets out the important and characteristic features of the various character areas and the recommendations for relevant policy zones should be reflected in the LVIA.

7.3.6 Significant visual impacts will also need to be addressed and this should include identification of the zone of visibility of the proposed development and an assessment of how people are affected by visual changes to the landscape. As well as residents, other people affected may include recreational users and visitors who might experience changes in views and in general visual amenity.

7.3.7 It will also be necessary for such assessments to look at the cumulative impact of proposals and other recent developments in terms of landscape and visual impacts. The landscape professional carrying out the assessment may also make recommendations for landscape enhancements and for mitigating significant adverse impacts which may make the development proposal more acceptable. The

²⁷ An extract from the Greater Nottingham Landscape Character Assessment 2009 as it relates to Gedling Borough confirming the areas and character based information has been published and is available on the website to aid development management decisions on planning applications.

assessment should be based on advice contained within the Guidelines for Landscape and Visual Impact Assessment 2013²⁸ or subsequent advice.

Key Related Policies

- ACS Policy 16: Green Infrastructure, Parks and Open Space

Monitoring Information

No indicator.

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- Landscape and visual impact assessment covering impacts:
 - on people and visual amenity
 - on landscape character and distinctiveness; and
 - include any recommendations for enhancement or mitigation measures.

²⁸ The Guidelines for Landscape and Visual Impact Assessment 3rd Edition (GLVIA3) are produced by the Landscape Institute and the Institute of Environmental Management and Assessment. <http://www.landscapeinstitute.org/knowledge>

8 Open Space and Recreational Facilities

8.1 Introduction

8.1.1 Parks and open space play an important role in the lives of many people. In 2010, CABI Space reported that 91% of people believe that parks and open spaces improve the quality of life.

8.1.2 This section includes policies on the requirement to provide new open space as part of residential development, protection of open space and recreational facilities as well as the newly designated Local Green Spaces. It also provides policy guidance on development proposals for tourist accommodation and equestrian development. The Borough Council will be supportive of new development that supports the aims and objectives of Greenwood Community Forest and Sherwood Forest Regional Park.

8.1.3 The policies for open space and recreational facilities are:

- LPD Policy 20: Protection of Open Space;
- LPD Policy 21: Provision of New Open Space;
- LPD Policy 22: Local Green Space;
- LPD Policy 23: Greenwood Community Forest and Sherwood Forest Regional Park;
- LPD Policy 24: Tourist Accommodation; and
- LPD Policy 25: Equestrian Development.

Policy LPD 20 - Protection of Open Space

a) Planning permission will not be granted for development on land that is used, or was last used, as open space as shown on the Policies Map. This will include:

- **Parks and Gardens, including Country Parks;**
- **Natural and Semi-Natural Green Space;**
- **Amenity Green Space;**
- **Play Provision for Children and Young People;**
- **Outdoor Sport Facilities, including School Playing Fields;**
- **Allotments and Community Gardens;**
- **Cemeteries and Churchyards; and**
- **Green Corridors.**

Exceptions to this policy will be allowed where one of the following conditions is met:

- 1. an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements and can no longer contribute as an open space (in its present form or as an**

- alternative open space use) to meeting a local or wider need;
2. the development would enhance or improve the recreational or sporting potential or quality of the site;
 3. the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of its usefulness, attractiveness, quantity and quality in a suitable location;
 4. the proposed development is ancillary to the use of the site and would not have an adverse impact on how it is used;
 5. the development is for alternative open space use, the needs for which clearly outweigh the loss of the open space.

b) Planning permission will not be granted for development which would adversely affect access to open space and opportunities should be sought to protect or enhance those parts of the rights of way network that might benefit open space.

8.2.1 The Aligned Core Strategy and the Borough Council's Green Space Strategy 2012-2017²⁹ defines open space as all open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

8.2.2 Aligned Core Strategy Policy 16 (Green Infrastructure, Parks and Open Space) requires that parks and open space are protected from development and that deficiencies are addressed in the Local Planning Document.

8.2.3 The first part of Policy LPD 20 lists eight different types of open space as identified in the Green Space Strategy and provides a set of conditions where exceptions will be allowed for development on open space.

8.2.4 The second part of Policy LPD 20 seeks to maintain the accessibility of existing open space. Factors such as busy roads, too few crossing points, badly lit and designed entrances together with the location of privately owned land mean that the distances and routes people have to walk to a site are sometimes unsuitable and can severely restrict use of an open space. Successful parks are often local facilities which people use frequently, and visit on foot, and are accessible to all ages and all walks of life.

8.2.5 New provision of open space within new residential development is covered under Policy LPD 21. Any new provision of open space created since the adoption of the Local Planning Document will be protected under Policy LPD 20.

Parks and Gardens

8.2.6 Parks and gardens include urban parks, formal gardens and country parks that provide opportunities for various informal recreation and community activity. There is 587.9 hectares of parks and gardens in Gedling Borough (as at 2015). This includes

²⁹ <https://www.gedling.gov.uk/resident/parksandgreenspaces/greenspacestrategy>

four areas of land over 10 hectares, at Bestwood Country Park, Burntstump Country Park, Gedling Country Park and Newstead Abbey.

Natural and Semi-Natural Green Space

8.2.7 This type of open space includes woodlands, urban forestry, scrub, grasslands (e.g. pastures, commons, meadows), wetlands, open and running water, nature reserves and previously developed land with a primary purpose of wildlife conservation and biodiversity. Natural and semi-natural green space exists as a distinct typology but also as discrete areas within the majority of other green space typologies. Natural and semi-natural green space also provide some form of ecological, structure and landscaping benefits such as providing a buffer between housing and other areas.

8.2.8 There are 549 hectares of natural and semi-natural green space in Gedling Borough. This includes Local Wildlife Sites, Local Nature Reserves and other areas within the Borough which have been referred to as natural or semi-natural green space.

Amenity Green Space

8.2.9 This type of open space is most commonly found within housing areas. It includes informal recreation spaces and green spaces in and around housing, with the primary purpose of providing opportunities for informal activities or enhancing the appearance of residential or other areas.

Play Provision for Children and Young People

8.2.10 This type of open space includes equipped play areas, ball courts, skateboard areas and teenage shelters to provide opportunities for play and social interaction involving children and young people. There are currently 42 children's play area sites within Gedling Borough.

Outdoor Sports Facilities

8.2.11 Outdoor sports facilities include natural surfaces, both publicly and privately owned, which are used for sport and recreation. Examples include school playing fields, playing pitches, bowling greens and tennis courts. There are 93 outdoor sports facilities within Gedling Borough which cover a range of sports.

8.2.12 There are three golf courses within Gedling Borough; Mapperley Golf Course; Ramsdale Park; and Springwater.

Allotments and Community Gardens

8.2.13 Allotments and community gardens provide opportunities for people to grow their own produce as part of the long-term promotion of sustainability, health and social inclusion. This may also include urban farms. There are 14 allotment sites containing 870 plots within Gedling Borough. The Borough Council is responsible for eight allotment sites which are sited in Arnold, Carlton, Gedling and Netherfield. The

Parish Councils at Burton Joyce, Calverton, Newstead and Woodborough have their own allotments, which are managed independently by associations in the Parishes.

Cemeteries and Churchyards

8.2.14 Churchyards are encompassed within the walled boundary of a church and cemeteries are burial grounds outside the confines of a church. These include private burial grounds, local authority burial grounds and disused churchyards. The primary purpose of this type of open space is for burial of the dead and quiet contemplation but they also have benefits for wildlife conservation and biodiversity.

Green Corridors

8.2.15 Green corridors include towpaths along canals and riverbanks, cycleways, rights of way and disused railway lines. The primary purpose is to provide opportunities for walking, cycling and horse riding whether for leisure purposes or travel and opportunities for wildlife migration. They may also link different pieces of green space to one another, to create a green infrastructure network.

Key Related Policies

- ACS Policy 16: Green Infrastructure, Parks and Open Space
- ACS Policy 17: Biodiversity
- LPD Policy 21: Provision of New Open Space

Monitoring Information

Indicator	Target	Collection
Net change in certain types of open space	No net loss	Monitoring of planning permissions

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- None

Policy LPD 21 - Provision of New Open Space

Planning permission will be granted for residential development on sites of 0.4 ha and above where it provides a minimum of 10% open space.

The form of new open space provision will be assessed on a site by site basis depending on local needs. Provision will be made in one or more of the following ways:

- a. provision within the development;
- b. a financial contribution to provide facilities on or off site, subject to the approval of the Borough Council; or
- c. a financial contribution to enhance facilities nearby, subject to the approval of the Borough Council.

The Borough Council will secure provision through planning conditions or through the negotiation of a Section 106 agreement. A commuted sum for maintenance will be sought if the developers wish the Borough Council to adopt the space provided.

8.3.1 Paragraph 73 of the NPPF states that access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities.

8.3.2 The provision of open space or facilities to support new developments will be made either through new provision as part of the development or in the form of commuted sums to be used to provide open space elsewhere.

8.3.3 It is intended to replace the existing Supplementary Planning Guidance for Open Space Provision (2001) with a new Supplementary Planning Document which will explain the method by which the Borough Council will require new open space provision in or near to new development. It will help applicants to incorporate the open space provision requirements into development proposals. Open space provision may be one or more of different types of open space such as open space, allotments, sport pitches, parks, playing area etc. The Supplementary Planning Document will also provide guidance on any financial contributions required. The design, location and type of new open space must be considered in relation to the proposed and existing development. Its function and layout should be integrated with the rest of the development.

8.3.4 Any new provision of open space created since the adoption of the Local Planning Document will also be protected under Policy LPD 20 in accordance with paragraph 8.2.5.

Key Related Policies

- ACS Policy 16: Green Infrastructure, Parks and Open Space
- ACS Policy 17: Biodiversity
- LPD Policy 20: Protection of Open Space
- LPD Policy 40: Housing Development on Unallocated Sites

Monitoring Information

Indicator	Target	Collection
New open space committed from s106 agreements	Increase in open space	Monitoring of s106 agreements

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- None

Policy LPD 22 - Local Green Space

Planning permission will not be granted for development on land that is designated as Local Green Space, as shown on the Policies Map, except in very special circumstances or if the development clearly enhances the Local Green Space for the purposes for which it was designated.

The following sites are designated as Local Green Space:

- **Riverside land, Burton Joyce;**
- **Millennium Memorial site, Burton Joyce;**
- **The Grove, Burton Joyce;**
- **The Pingle, Lambley;**
- **Newstead Wildlife Meadow, Newstead;**
- **Moor Pond Woods and Dam Banks, Papplewick;**
- **Papplewick Dam Wood, Papplewick;**
- **Taylors Croft, Woodborough; and**
- **Governors Field, Woodborough.**

8.4.1 In 2012, the Government introduced a new designation of Local Green Space through the NPPF allowing local communities to put forward green areas of particular importance to them for protection and may also be identified in Local Plans and Neighbourhood Plans. Once designated, planning permission will only be granted for the development of the sites in very special circumstances or if the development clearly enhances the Local Green Space for the purposes for which it was designated.

8.4.2 The Local Green Space Assessment (2016) provides detailed information on the work undertaken and identifies sites for formal designation through the Local Planning Document. The sites listed in the policy have been assessed as according with the criteria for Local Green Space as set out in the NPPF and are therefore considered to be in reasonably close proximity to the community they serve; local in character and not an extensive tract of land; and demonstrably special to the local community and holding a particular local significance.

Key Related Policies

- ACS Policy 16: Green Infrastructure, Parks and Open Space
- ACS Policy 17: Biodiversity

Monitoring Information

Indicator	Target	Collection
Local Green Space	No net loss	Monitoring of planning permissions

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- None

Policy LPD 23 - Greenwood Community Forest and Sherwood Forest Regional Park

Planning permission will be granted for development which supports the aims and objectives of the Greenwood Community Forest and the Sherwood Forest Regional Park.

8.5.1 Paragraph 92 of the NPPF identifies that community forests offer valuable opportunities for improving the environment around towns, by upgrading the landscape and providing for recreation and wildlife. An approved community forest plan may be a material consideration in preparing development plans and in deciding planning applications.

8.5.2 Other policies such as Green Belt or landscape policy contained in the NPPF and the Local Planning Document may also apply.

Greenwood Community Forest

8.5.3 Greenwood Community Forest³⁰ in Nottinghamshire is the only Community Forest in the East Midlands region. The Greenwood Community Forest is one of twelve Community Forests established in England in the early 1990s. They were set up with the help of local communities to create well-wooded landscapes, provide green spaces around towns for recreation and sport and provide new habitats for wildlife.

8.5.4 The majority of Gedling Borough falls within Greenwood Community Forest which covers 161 square miles of Nottinghamshire. The Community Forest's mission is to work in partnership³¹ to enable Nottinghamshire's communities to create, care

³⁰ <http://www.greenwoodforest.org.uk>

³¹ The Greenwood Partnership consists of Nottinghamshire County Council, Ashfield District Council, Broxtowe Borough Council, Gedling Borough Council, Mansfield District Council, Newark & Sherwood District Council, The Forestry Commission and Natural England.

for and to use woodlands and other high quality accessible green spaces in a sustainable way that benefits the environment, landscape and the local economy.

8.5.5 The mission of Greenwood Community Forest is:

To work in partnership to enable Nottinghamshire's communities to create, care for and to use woodlands and other high quality accessible green spaces in a sustainable way that benefits the environment, landscape and the local economy.

8.5.6 Development proposals that support the aims of Greenwood Community Forest will:

- make good provision for green infrastructure that meets a range of needs;
- include higher proportions of tree and woodland planting (where this does not impinge on other habitats important for biodiversity), including provision for larger trees within settlements to provide cooler areas and so adaptation against climate change;
- ensure the appropriate management and enhancement of any existing woodlands; and
- ensure that outdoor design provides good access and encourages use by people of all abilities.

8.5.7 Applicants are encouraged to refer to the Forestry and Planning Hub³² for resources to assist in incorporating tree planting and forestry into development proposals.

Sherwood Forest Regional Park

8.5.8 A Regional Park is not a planning designation but is a distinctive and extensive area where management and spatial planning will bring about regionally significant economic, environmental and social benefits.

8.5.9 The Sherwood Forest is a major asset for the people of Nottinghamshire and a significant tourist and visitor destination. The creation of a Regional Park for Sherwood Forest³³ has been an aspiration for many years and a feasibility study was commissioned in 2008 to investigate proposals. The study concluded that a Regional Park would provide significant benefits for the area and should focus on environmental enhancement to encourage sustainable economic and social development. The Sherwood Forest Regional Park Board was established in 2009 with a partnership³⁴ to take forward the development of the Regional Park. In 2014, the Sherwood Forest Trust was given an agreed brief to work on behalf of the Board to turn the concept of the Sherwood Forest Regional Park into a reality. While the

³² <http://www.forestryandplanning.org.uk>

³³ <http://sherwoodforest.org.uk/sherwood-forest-trust-projects/sherwood-forest-regional-park>

³⁴ The Board membership consists of Council for the Protection of Rural England, Edwinstowe Parish Council, Experience Nottinghamshire, Forestry Commission, Gedling Borough Council, Greenwood Community Forest, Groundwork, Natural England, National Trust, Newark & Sherwood District Council, Nottinghamshire County Council, Nottinghamshire Wildlife Trust, Royal Society for the Protection of Birds, Rural Community Action Nottinghamshire, Sherwood Forest Trust and Thoresby Estates.

formal establishment of the Sherwood Forest Regional Park remains a long term ambition, this will be dependent upon the necessary resources being secured.

8.5.10 The vision of the Sherwood Forest Regional Park is:

Our vision is that by 2025, the Sherwood Forest area will be locally, nationally and internationally recognised as an area of outstanding natural significance and cultural heritage – where vibrant communities, economic regeneration and environmental enhancement thrive together in this inspiring natural setting.

8.5.11 Development proposals are encouraged to support the aims of the Sherwood Forest Regional Park.

Key Related Policies

- ACS Policy 16: Green Infrastructure, Parks and Open Space
- ACS Policy 17: Biodiversity

Monitoring Information

No indicator.

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- None

Policy LPD 24 - Tourist Accommodation

Planning permission will be granted for tourist related accommodation, provided that:

- a. it is not within the Green Belt; or**
- b. it accords with Green Belt policy; and**
- c. it would not have a significant adverse impact on the amenity of nearby residential or non-residential properties.**

8.6.1 Paragraph 28 of the NPPF supports sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside.

8.6.2 Tourist accommodation includes hotels, bed and breakfasts, guesthouses, youth hostels, self-catering accommodation (including chalets and log-cabins) and sites for camping, 'glamping' and caravans.

8.6.3 The NPPF states that inappropriate development is harmful to the Green Belt. Applicants would need to demonstrate ‘very special circumstances’ to justify new tourist accommodation the Green Belt to clearly outweigh the harm to the Green Belt and any other harm. However, the re-use of buildings and replacement buildings as well as extensions are not inappropriate development in the Green Belt and tourist accommodation of this type may therefore be appropriate. Policy guidance covering those issues are included in Policies LPD 12 (Reuse of Buildings within the Green Belt), LPD 13 (Extensions to Buildings within the Green Belt) and LPD 14 (Replacement of Buildings within the Green Belt).

8.6.4 The design and location of the tourist accommodation should be sympathetic to the character of the area. There is a section in the Local Planning Document that provides guidance on design.

Key Related Policies

- ACS Policy 16: Green Infrastructure, Parks and Open Space

Monitoring Information

Indicator	Target	Collection
Number of planning permissions for new tourist accommodation	No target	Monitoring of planning permissions

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- None

Policy LPD 25 - Equestrian Development

Planning permission will be granted for the keeping of horses for recreational purposes and the construction of associated small stables or development connected with equestrian activities, provided the following criteria are met:

a) either:

1. it is in accordance with Green Belt policy and would not conflict with the purpose of including the site within the Green Belt; or
2. it is within an existing built up area or involve the re-use of existing buildings.

b) in all cases;

1. it is of a high standard of design and does not adversely affect the character and appearance of the surrounding area by reason of its

- scale, bulk, form, layout or materials;
2. there is no significant adverse impact on highway safety and appropriate provision for parking is made;
 3. it would not cause a significant adverse impact on the amenity of nearby residential and non-residential properties; and
 4. it would not cause a significant adverse impact on Local Wildlife Sites.

8.7.1 Paragraph 28 of the NPPF supports sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This can include equestrian activities.

8.7.2 Equestrian activities are increasingly popular in many parts of the countryside and must be carefully controlled if the openness of the Green Belt is not to be adversely affected. By locating equestrian development such as riding schools, larger commercial uses relating to horses, small stables and associated structures within existing built up areas, or involving the re-use of existing buildings, the impact on the Green Belt will be minimised.

8.7.3 The NPPF states that inappropriate development is harmful to the Green Belt. Applicants would need to demonstrate 'very special circumstances' to justify inappropriate development in the Green Belt which clearly outweighs the harm to the Green Belt and any other harm. However, the re-use of buildings and replacement buildings as well as extensions are not inappropriate development in the Green Belt. Policy guidance covering those issues are included in policies LPD 12 (Reuse of Buildings within the Green Belt), LPD 13 (Extensions to Buildings within the Green Belt) and LPD 14 (Replacement of Buildings within the Green Belt) of the Local Planning Document.

8.7.4 The design and location of the equestrian development, including small stables, should be sympathetic to the character of the area.

Key Related Policies

- LPD Policy 12: Reuse of Buildings within the Green Belt
- LPD Policy 13: Extensions to Buildings within the Green Belt
- LPD Policy 14: Replacement of Buildings within the Green Belt
- LPD Policy 47: Agricultural and Rural Diversification

Monitoring Information

No indicator.

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- None

9 Historic Environment

9.1 Introduction

9.1.1 The historic environment in the United Kingdom is rich and varied. It ranges from the industrial revolution of the 18th and 19th Centuries to the Iron and Bronze Ages and beyond. Protection and enhancement of the historic environment is important for a number of reasons. The historic environment contributes to:

- a sense of place, by providing local distinctiveness in terms of building styles and materials and providing landmark features;
- the local economy, by attracting visitors to specific heritage assets;
- quality of life, by creating attractive places to live and work including the provision of accessible recreation space and opportunities for community involvement in restoration work; and
- an understanding of the history of the United Kingdom, by offering physical links to the past.

9.1.2 Within Gedling Borough, the depth and breadth of the historic environment is clear from the number and type of heritage assets present. This section sets out policies designed to protect and enhance different types of heritage assets and the wider historic environment.

9.1.3 This section includes the following policies:

- LPD Policy 26: Heritage Assets;
- LPD Policy 27: Listed Buildings;
- LPD Policy 28: Conservation Areas;
- LPD Policy 29: Historic Landscapes, Parks and Gardens;
- LPD Policy 30: Archaeology; and
- LPD Policy 31: Locally Important Heritage Assets.

Policy LPD 26 - Heritage Assets

a) All development proposals that may affect any designated or non-designated heritage asset will be required to:

- 1. explain and demonstrate, in a manner proportionate to the importance of the asset, an understanding of the significance of the heritage asset to establish its special character including its history, character, architectural style, past development and any archaeology; and**
- 2. identify the impact of the proposals on the special character of the asset and/or its setting; and**
- 3. if there would be harm to the asset and/or its setting, provide a clear justification for the proposals so that the harm can be weighed against public benefit.**

b) Development proposals that would conserve and/or enhance the significance of a heritage asset will be supported.

c) Development proposals that would cause harm to the significance of a heritage asset will be refused permission unless there are overriding public benefits and mitigation measures are secured.

d) Where permission is granted the Council will, where necessary, secure appropriate conditions and/or seek to negotiate a Section 106 obligation to ensure that all heritage assets are appropriately managed and conserved.

9.2.1 Heritage assets are buildings, monuments, sites, landscapes and townscapes which have historic or architectural significance; collectively they help make the historic environment. The protection of individual heritage assets is important not only to safeguard the significance of the asset itself but also to protect the wider historic environment.

9.2.2 The protection of heritage assets is covered in national guidance and legislation. One of the twelve core planning principles contained in the NPPF (paragraph 17) is that planning should “*conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations*”. The NPPF also sets out a number of requirements for local planning authorities when preparing local plans and determining planning applications. This is supported by a section in the NPPG which provides further guidance on applying and interpreting the policy requirements in the NPPF. The Planning (Listed Buildings and Conservation Areas) Act (1990) and the Ancient Monuments and Archaeological Areas Act (1979) both set out legislation relating to specific types of heritage asset.

9.2.3 Policy 11 of the Aligned Core Strategy provides the strategic approach for the protection of the historic environments of Broxtowe Borough, Nottingham City and Gedling Borough. It sets out that proposals and initiatives which conserve and/or enhance the historic environment and heritage assets will be supported and also provides details of approaches that will be taken to protect and enhance the historic environment. Policy 11.2 identifies a number of elements of the historic environment which are particularly important across the plan area of the Aligned Core Strategy. These include:

- the coal mining heritage;
- Newstead Abbey Park; and
- Sherwood Forest.

9.2.4 Policy LPD 26 (Heritage Assets) is designed to act alongside national and local policy and guidance and sets out the information that the Borough Council will require to determine applications which may affect heritage assets or their settings. Where development proposals relate to a heritage asset itself or an asset is located within or close to a development site, the development proposals will clearly have an impact on the heritage asset. As such, information about the significance of the asset and the impact of the proposals will be required in support of the planning application. However, the setting of certain heritage assets can stretch over a wide

area meaning that development some distance from the asset(s) itself may affect its significance.

9.2.5 Prospective applicants are advised to engage in early pre-application discussions with the Borough Council to identify where proposals may impact on heritage assets and define the scope of any work required on the impact of the proposals on heritage assets. Guidance is available from the Historic England website regarding conservation principles³⁵.

9.2.6 Other policies within the Local Planning Document also relate to specific types of heritage assets. Listed Buildings, Scheduled Monuments, registered parks and gardens and Conservation Areas are known as ‘designated heritage assets’ as they have been formally identified as having significance and a considerable degree of weight is attached to their conservation. Policy is also provided on ‘locally important heritage assets’ and potential areas of archaeology. These are referred to as ‘non-designated heritage assets’ and are identified by the Borough Council.

Key Related Policies

- ACS Policy 11: The Historic Environment
- LPD Policy 27: Listed Buildings
- LPD Policy 28: Conservation Area
- LPD Policy 29: Historic Landscapes, Parks and Gardens
- LPD Policy 30: Archaeology
- LPD Policy 31: Locally Important Heritage Assets

Monitoring Information

Indicator	Target	Collection
Number of planning applications approved against Historic England advice	Zero	Monitoring of planning permissions
Number and percentage of heritage assets on Heritage at Risk Register	Zero	Annually through publication of Historic England’s Heritage at Risk Register
No of s106 obligations to manage and conserve heritage assets	Increase	Monitoring of s106 agreements

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- A historic environment or heritage conservation statement;

³⁵ <https://content.historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/conservationprinciplespoliciesguidanceapr08web.pdf>

- An explanation of the significance of the heritage asset including information on its history, character, architectural style, past development and any archaeology;
- A description of the impact of the proposal on the significance and special character of the heritage asset(s) and its setting; and
- Details of the public benefits that would arise from that proposal.

Policy LPD 27 - Listed Buildings

a) Proposals including alterations, extensions or changes of use to Listed Buildings should protect the significance of the heritage asset including its setting. Proposals which conserve and/or enhance the architectural character, historic fabric and detailing of the original building including the retention of the original structure, features, materials and layout/plan-form will be supported.

b) Alterations, extensions and development to or within the setting of a Listed Building should consider scale, form, mass, design, siting, detailing and materials.

9.3.1 The Listed Buildings and Conservation Area Act (1990) requires the Government to compile a list of buildings of special architectural or historic interest. This ensures that the planning system is able to give weight to their conservation in making planning decisions. To be 'listed' a building must have:

- architectural interest due to its design, decoration or craftsmanship or be a nationally important example of a particular building type or technique; or
- historic interest due to it illustrating an important aspect of the nation's social, economic, cultural or military history and/or have a close association with nationally important people; there should normally be some quality in the physical fabric of the building.

9.3.2 Listed Buildings are grouped into three grades to reflect their relative interest. Buildings at Grade I are of exceptional interest, Grade II* are of particular importance while Grade II are of special interest. Buildings which do not meet the criteria for listing can be considered for identification as a locally important heritage asset (see Policy LPD 31). Buildings which date from prior to July 1948 and that are within the curtilage of a Listed Building are also Listed Buildings.

9.3.3 Once buildings are listed they are protected through two complementary regimes; Listed Building Consent and the planning application process. Listed Building Consent is required for work to demolish, alter or extend a Listed Building. Carrying out works to a Listed Building without this written consent is an offence, unless the works are urgently required for health and safety reasons or to preserve the building. Listed Building Consent is required for all work to a Listed Building; planning permission may also be required depending on the nature of works being undertaken.

9.3.4 The NPPF and NPPG provide policy and guidance to be used when determining planning applications for development to or within the setting of Listed Buildings. Great weight should be given to conserving the heritage asset and proposals resulting in the total loss or substantial harm should only be granted in exceptional circumstances. Where there is less than substantial harm, this should be weighed against the public benefits of the proposal. The Courts have, however, ruled that considerable weight should be given to any harm to Listed Buildings even if the harm is considered less than substantial, so as to accord with Section 66 of the Listed Buildings and Conservation Area Act (1990). Section 66 requires that special regard is given to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

9.3.5 In total there are 192 Listed Buildings in Gedling Borough, including six Grade I buildings and 15 Grade II* buildings and 171 Grade II buildings. Historic England is the Government's advisor on Listed Buildings and heritage matters in general. Their annual 'Heritage at Risk' Register provides details on the Listed Buildings which are at risk of losing their historic or architectural significance. One of the monitoring indicators agreed through the Aligned Core Strategy is to reduce the number of heritage assets (including Listed Buildings) defined by Historic England as being 'at risk'. Nottinghamshire County Council's own Building At Risk Register³⁶ will also be used to monitor the condition of Listed Buildings in the Borough.

Key Related Policies

- ACS Policy 11: The Historic Environment
- LPD Policy 26: Heritage Assets
- LPD Policy 28: Conservation Areas
- LPD Policy 29: Historic Landscapes, Parks and Gardens
- LPD Policy 30: Archaeology
- LPD Policy 31: Locally Important Heritage Assets

Monitoring Information

Indicator	Target	Collection
Number and percentage of Listed Buildings on Heritage at Risk Register	Zero	Annually through publication of Historic England's Heritage at Risk Register

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- A historic environment or heritage conservation statement;
- An explanation of the significance of the Listed Building(s) including information on its history, character, architectural style, past development and any archaeology;

³⁶ <http://www.nottinghamshire.gov.uk/whats-on/heritage/buildings-at-risk>

- A description of the impact of the proposal on the significance and special character of the Listed Building(s) and its setting; and
- Details of the public benefits that would arise from the proposal.

Policy LPD 28 - Conservation Areas

a) Within the Conservation Areas shown on the Policies Map, development proposals should preserve or enhance the character or appearance of Conservation Areas and should:

- i. be of an appropriate design and scale; and
- ii. use building materials and finishes, including those for features such as walls, railings, gates and hard surfacing, that are appropriate to the local context; and
- iii. retain historically significant boundaries, important open spaces and other elements of the area's established pattern of development, character and historic value, including gardens, roadside banks and verges; and
- iv. retain and restore, where relevant, traditional features such as shop fronts, walls, railings, paved surfaces and street furniture, and improves the condition of structures worthy of retention; and
- v. not harm important views into, out of or within Conservation Areas; and
- vi. protect trees, hedgerows, open spaces and other significant landscape features and incorporates landscaping appropriate to the character and appearance of Conservation Areas; and
- vii. result, where relevant, in the removal of unsympathetic features and the restoration or reinstatement of missing features.

b) Within the Conservation Areas shown on the Policies Map, planning permission for development proposals involving total or substantial demolition will only be granted if it can be demonstrated that:

- i. the structure to be demolished makes no material contribution to the special character or appearance of the area; or
- ii. the structure is wholly beyond repair or incapable of beneficial use; or
- iii. the removal of the structure and its subsequent replacement with a new building and/or open space would lead to the enhancement of the Conservation Area; and
- iv. redevelopment proposals are included in the application and conserve or enhance the character of Conservation Areas.

c) Planning permission will not be granted for development proposals affecting the setting of Conservation Areas, if it adversely affects its significance including, character, appearance of or views into or out of Conservation Areas.

9.4.1 Conservation Areas are areas where groups of buildings and features have historic or architectural value and it is desirable to preserve or enhance the

appearance of the area. They can contain designated assets, such as Listed Buildings and Scheduled Monuments, non-designated heritage assets and also buildings or features which, while individually may not warrant protection or recognition, may make a contribution to the special character of the Conservation Area.

9.4.2 Designation of Conservation Areas is usually undertaken by local planning authorities; section 69 of the Listed Buildings and Conservation Areas Act (1990) requires that each local planning authority considers whether any parts of their area meet the criteria for designation as a Conservation Area and then designate them. Once designated, there are restrictions on the nature of works within Conservation Areas that can be carried out to properties and trees without permission from the local planning authority. Section 72 of the 1990 Act also requires that “*special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area*”. The effect of development proposals on the special character and significance of Conservation Areas should be given considerable weight when determining planning applications.

9.4.3 There are six Conservation Areas within Gedling Borough. These are:

- Bestwood Village;
- Calverton;
- Lambley;
- Linby;
- Papplewick; and
- Woodborough.

9.4.4 Consideration has been given to whether any additional areas should also be designated as Conservation Areas but it is not viewed necessary at this time to do so. As part of the protection and enhancement of Conservation Areas, it is expected that they will be periodically reviewed and a management plan prepared. Progress will be reported through the Authority Monitoring Report. Conservation Areas also feature on Heritage at Risk Registers.

Key Related Policies

- ACS Policy 11: The Historic Environment
- LPD Policy 26: Heritage Assets
- LPD Policy 27: Listed Buildings
- LPD Policy 29: Historic Landscapes, Parks and Gardens
- LPD Policy 30: Archaeology
- LPD Policy 31: Locally Important Heritage Assets

Monitoring Information

Indicator	Target	Collection
Number and percentage of Conservation Areas on Heritage at Risk Register	Zero	Annually through publication of Historic England's Heritage at Risk Register

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- A historic environment or heritage conservation statement;
- An explanation of the significance of the Conservation Area(s) including information on its history, character, architectural style, past development and any archaeology;
- A description of the impact of the proposal on the significance and special character of the Conservation Area(s) and its setting; and
- Details of the public benefits that would arise from the proposal.

Policy LPD 29 - Historic Landscapes, Parks and Gardens

a) Development proposals should conserve and/or enhance the historic landscape character of the Borough. Features such as ancient or historic woodland, field boundaries and hedgerows, and ridge and furrow should be retained where possible.

b) Development proposals affecting Registered Parks and Gardens (as shown on the Policies Map) should seek to conserve and/or enhance features which form part of the significance of the asset and ensure that development does not detract from the enjoyment, layout, design, character, appearance or setting of the Registered Park or Garden including key views or prejudice its future restoration.

9.5.1 It is not just buildings and other man made features that can contribute to the historic environment. Many natural or semi-natural features are important in helping to understand the past and contributing to a sense of place. The British Isles have been inhabited for many thousands of years and humans have helped shape the landscape in numerous ways. This connection between humans and landscapes is expressed in the European Landscape Convention which provides the context for planning decisions affecting landscapes and landscape features.

9.5.2 The key historic landscape in Gedling Borough is Sherwood Forest. The historic extent of Sherwood Forest covered large parts of the Borough and, while much of this has now disappeared, there are remnants. Policy 11 of the Aligned

Core Strategy recognises the importance to Greater Nottingham of Sherwood Forest, while Policy LPD 23 of the Local Planning Document supports the establishment of the Sherwood Forest Regional Park. Other important landscapes and features are recorded by Nottinghamshire County Council as part of the Historic Environment Record; developers are encouraged to engage at an early stage on development proposals to help identify any features which require recognition through planning decisions.

9.5.3 The grounds of many large buildings and open spaces created as part of new developments have often been specifically designed to make a contribution to the architectural significance of the building or area. While these grounds may form part of the setting of a heritage asset they are, in certain circumstances, also valuable in their own right and therefore worthy of recognition and protection. Historic England maintains a list of 1,600 Registered Parks and Gardens which are deemed to be nationally important; four of these are in Gedling Borough. These are:

- Bestwood Pumping Station;
- Newstead Abbey;
- Papplewick Hall; and
- Papplewick Pumping Station.

9.5.4 These are major landmark heritage assets and a feature of the wider landscape. Their setting extends into the surrounding landscape and is affected by the topography of the area. The impact of development within this setting is an important material consideration when determining planning applications.

9.5.5 As with other designated heritage assets, the condition of the assets and potential risks are monitored by Historic England through their Heritage at Risk Register. This will be used to monitor the effectiveness of this policy and guide other work undertaken in accordance with Policy 11.3 of the Aligned Core Strategy.

Key Related Policies

- ACS Policy 11: The Historic Environment
- LPD Policy 23: Greenwood Community Forest and Sherwood Forest Regional Park
- LPD Policy 26: Heritage Assets
- LPD Policy 27: Listed Buildings
- LPD Policy 28: Conservation Areas
- LPD Policy 30: Archaeology
- LPD Policy 31: Locally Important Heritage Assets

Monitoring Information

Indicator	Target	Collection
Number and percentage of Registered Parks and Gardens on Heritage at Risk Register	Zero	Annually through publication of Historic England's Heritage at Risk Register
Number of planning applications approved against Historic England advice	Zero	Monitoring of planning permissions

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- A historic environment or heritage conservation statement;
- An explanation of the significance of the Registered Parks or Gardens or landscape feature including information on its history, character, architectural style, past development and any archaeology;
- A description of the impact of the proposal on the significance and special character of the Registered Parks and Gardens or landscape feature and its setting; and
- Details of the public benefits that would arise from the proposal.

Policy LPD 30 - Archaeology

a) Development proposals are expected to conserve and/or enhance the significance of the Scheduled Monuments shown on the Policies Map, including their setting.

b) Where development is likely to affect an area of high archaeological potential or an area which is likely to contain archaeological remains, the presumption is that appropriate measures shall be taken to protect remains by preservation in situ. Where this is not justifiable or practical, applicants shall provide for excavation, recording and archiving of the remains by a suitably qualified person in accordance with the Chartered Institute for Archaeologists standards.

9.6.1 The 'scheduling' of nationally important sites dates back to 1913 and the current list contains a wide range of different classes. While the term 'Scheduled Monument' is used as shorthand, scheduling can be applied to any deliberately created structure, whether visible or not, including prehistoric standing stones, castles, monasteries and even to relatively recent assets such as collieries.

9.6.2 To be scheduled, assets need to be nationally important and scheduling needs to be the most appropriate way of preserving the asset. There are nearly 20,000 Scheduled Monuments in England and, of these, nine are in Gedling Borough.

These include both Top and Bottom Crosses at Linby, Fox Wood earthworks and the Roman Camps both near Calverton.

9.6.3 Scheduled Monuments are designated heritage assets in terms of the NPPF and great weight should be given to their conservation; their total loss or substantial harm to them should only be allowed in exceptional cases. Work directly to scheduled monuments requires Scheduled Monument Consent to be granted by the Secretary of State. Scheduled Monuments are also included on English Heritage's 'Heritage at Risk' Register; this will be used to monitor the condition of scheduled monuments in the Borough.

9.6.4 Many archaeological sites are, as yet, unknown but the potential for archaeology can be predicted using a number of sources of information such as the location of previous finds and written records. Information on the archaeological potential of areas and sites is held by in the Historic Environment Record by Nottinghamshire County Council who should be consulted early on to establish the need for further archaeological investigation or field work. In certain circumstances conditions may be applied to planning permissions to provide for the effective monitoring and management of archaeology.

Key Related Policies

- ACS Policy 11: The Historic Environment
- LPD Policy 26: Heritage Assets
- LPD Policy 27: Listed Buildings
- LPD Policy 28: Conservation Areas
- LPD Policy 29: Historic Landscapes, Parks and Gardens
- LPD Policy 31: Locally Important Heritage Assets

Monitoring Information

Indicator	Target	Collection
Number and percentage of Scheduled Monuments on Heritage at Risk Register	Zero	Annually through publication of Historic England's Heritage at Risk Register
Number of planning applications approved against Historic England advice	Zero	Monitoring of planning permissions

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- A historic environment or heritage conservation statement;
- An explanation of the significance of the Scheduled Monument(s) or archaeological site(s) including information on its history, character, architectural style, past development and any archaeology;

- A description of the impact of the proposal on the significance and special character of the Scheduled Monument(s) or archaeological site(s) and its setting;
- Details of the public benefits that would arise from the proposal; and
- Where necessary, evidence of geophysical investigation, trial trenches or other investigative measures.

Policy LPD 31 - Locally Important Heritage Assets

The retention of Locally Important Heritage Assets is encouraged. Where planning permission is required for development proposals affecting a Locally Important Heritage Asset, permission will only be granted where its significance is preserved or, where relevant, enhanced.

9.7.1 It is not only those heritage assets that have been formally designated by the Government that are worthy of recognition for their historic or architectural significance. Other heritage assets may be locally important but perhaps do not meet the standard required to be a Listed Building or Scheduled Monument. Paragraph 135 of the NPPF identifies that the effect of a development proposal on a non-designated heritage asset should be taken into account and a balanced judgement taken, having regard to the scale of harm and the significance of the heritage asset.

9.7.2 In order to provide certainty over what is classed as a non-designated heritage asset, it is proposed to use a robust and proportionate process to prepare a list of these locally important assets. It is expected that this will involve the following stages:

- Developing selection criteria;
- Identifying potential assets;
- Assessment of assets against criteria;
- Ratification of the final list; and
- Periodic review of the list.

9.7.3 It is proposed to undertake this process following completion of the Local Plan process. This will mean that locally important heritage assets are not given the full statutory protection of the Development Plan. The fact, however, that the list will have been through a robust assessment process involving heritage experts means that inclusion on the list will be a material consideration that is capable of being given substantial weight when determining planning applications.

9.7.4 The existing list of Local Interest Buildings that was prepared for the Gedling Borough Replacement Local Plan (2005) will be the starting point for identifying potential assets for inclusion on the updated list. In the period prior to the updated list being available, Policy LPD 31 will be applied to those assets on the existing list although a view will need to be taken on whether there have been significant

changes since 2005 and the extent to which these changes have affected the significance of the asset.

Key Related Policies

- ACS Policy 11: The Historic Environment
- LPD Policy 26: Heritage Assets
- LPD Policy 27: Listed Buildings
- LPD Policy 28: Conservation Areas
- LPD Policy 29: Historic Landscapes, Parks and Gardens
- LPD Policy 30: Archaeology

Monitoring Information

Indicator	Target	Collection
Number of Locally Important Heritage Assets	No loss	Monitoring of planning permissions
Number and percentage of Locally Important Heritage Assets at risk	Zero	Monitoring of planning permissions

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- A historic environment or heritage conservation statement;
- An explanation of the significance of the Locally Important Heritage Asset(s) including information on its history, character, architectural style, past development and any archaeology;
- A description of the impact of the proposal on the significance and special character of the Locally Important Heritage Asset(s) and its setting; and
- Details of the public benefits that would arise from the proposal.

10 Design

10.1 Introduction

10.1.1 The NPPF includes a number of references to the importance of design in planning. Paragraph 56 sets out that Government attaches great importance to design and it is a key aspect of sustainable development and indivisible from planning. Ensuring that buildings and places are well designed is an integral part of the planning system and can help achieve a range of planning objectives.

10.1.2 Design goes beyond architecture and deals with the interaction of people with places. It includes ensuring that development:

- is safe, accessible and legible for all users including those with mobility issues;
- reflects the existing character, local distinctiveness and heritage of places;
- facilitates interaction between different groups;
- offer opportunities for people to improve wellbeing;
- provides a good standard of amenity; and
- promotes efficient use of natural resources.

10.1.3 Section 7 of the NPPF, the design section of the NPPG and Policy 10 (Design and Enhancing Local Identity) of the Aligned Core Strategy all provide guidance on the design of development. Design is also affected by a number of other policies in the Aligned Core Strategy, such as those related to climate change, green infrastructure and heritage.

10.1.4 This section adds the following policies:

- LPD Policy 32: Amenity;
- LPD Policy 33: Residential Density;
- LPD Policy 34: Residential Gardens; and
- LPD Policy 35: Safe, Accessible and Inclusive Development.

Policy LPD 32 - Amenity

Planning permission will be granted for development proposals that do not have a significant adverse impact on the amenity of nearby residents or occupiers, taking into account potential mitigation measures. This will include consideration of the following issues:

- a. overshadowing;**
- b. overbearing;**
- c. overlooking;**
- d. noise;**
- e. level of activity on site;**
- f. traffic;**

- g. residential visual amenity;**
- h. other forms of pollution;**
- i. impact on amenity space; and**
- j. impact on renewable energy generation.**

10.2.1 In the majority of cases, the impact of schemes, especially small schemes such as residential extensions or changes of use, falls most on those residents and occupiers immediately adjacent to the proposed development. One of the key elements of the planning system is to ensure a good standard of amenity for all existing and future residents (NPPF paragraph 17).

10.2.2 This policy seeks to define more clearly what is meant by ‘amenity’ to provide certainty to developers and nearby residents and occupiers. While the policy seeks to ensure good living standards, this does not mean that there will be no impact; the extent of the impacts and whether they amount to the ‘significant adverse impact’ required by the policy will be a matter of professional judgement informed by consultations with experts from different disciplines and organisations as well as those residents and occupiers affected. Where there will be an impact on amenity, different scheme designs, conditions or other appropriate forms of mitigation will be considered to reduce the impact especially where this will bring the impact on amenity to a level which is considered acceptable to the decision maker.

10.2.3 The table below sets out each of the factors identified in the policy and sets out how it will be assessed and the potential mitigation measures or conditions that may be considered.

Impact	How Assessed	Potential Mitigation
Overshadowing	<p>The extent to which the height, bulk and position of a building will reduce the amount of light to nearby properties.</p> <p>Special consideration will be given to the reduction of light to the main habitable rooms of residential properties.</p>	<p>Scheme designs of different building heights and bulk or plot positions.</p> <p>Potential inclusion of areas of glazing.</p>
Overbearing	<p>The extent to which the height, bulk and position of a building will dominate nearby properties.</p>	<p>Scheme designs of different building heights and bulk or plot positions.</p> <p>Potential inclusion of screening.</p>
Overlooking	<p>The extent to which the height, topography, position of the building and position of windows will lead to the proposal offering views into neighbouring properties.</p> <p>Special consideration will be given to views into residential gardens and the main habitable rooms of residential properties.</p>	<p>Scheme designs of different height, position of the building or position of windows. Potential inclusion of screening or changes in topography.</p>

Noise	<p>The extent to which the normal activities expected on site and traffic movements will generate noise which may affect nearby properties.</p> <p>Special consideration will be given to noise affecting residential areas generated outside of normal business hours.</p>	<p>Conditions monitoring the level of noise or limiting the hours of activity. The inclusion of noise reduction measures such as screening, bunds or insulation.</p>
Level of activity on site	<p>The extent to which the operation of the site including comings and goings and movement with the site will result in disturbance to neighbouring properties or a change in the character of the area. This is in addition to any noise, traffic or other forms of pollution generated.</p> <p>Special consideration will be given to the impact of business/commercial uses within predominately residential areas.</p>	<p>Conditions monitoring the activities on site, alternative scheme designs which move areas of activity away from sensitive areas.</p>
Traffic	<p>The extent to which the vehicle movements generated by the proposed development above those already present in the area will create noise, pollution and change the character of the area.</p> <p>Special consideration will be given to additional traffic associated with business use created in residential areas.</p>	<p>Conditions monitoring vehicle movements associated with the proposal and/or limiting the operational hours.</p>
Residential Visual Amenity	<p>The extent to which the proximity, size and scale of a development will result in harm to living conditions and render a residential property an unattractive a place to live.</p>	<p>Scheme designs of different size, scale or plot positions.</p>
Other forms of pollution.	<p>The extent to which the nature, use or design of the proposal will lead to</p> <ul style="list-style-type: none"> • Air pollution; • Water pollution; • Light pollution; and/or • Visual pollution. 	<p>Conditions or mechanism to control emissions from the site and the direction or timing of lighting.</p> <p>Scheme designs and layouts which ensure that entrances to sites and public facing aspects are free of clutter and other detracting features.</p>

Impact on amenity space	The extent to which proposals will result in the loss of small scale open space within wider developed areas or render them unusable.	Alternative scheme designs and layouts which avoid the loss or harm; the provision of amenity space of an equivalent value in compensation.
The impact on renewable energy generation	The extent to which the height, bulk, position or orientation of buildings will affect the ability of any nearby solar panels or wind turbines to generate energy through overshadowing or affecting the direction and/or speed of prevailing winds.	Scheme designs of different building heights and bulk or plot positions.

10.2.4 While the impacts of development during the construction phase can be acute they are generally short term, especially for smaller schemes, and can usually be managed effectively. For larger schemes the use of conditions on working hours, access for construction vehicles and dealing with waste will be considered. For large schemes which often take a number of years to complete, such as large residential schemes, working groups made up of the developers and local residents will be encouraged to provide a two-way forum to raise and discuss issues.

Key Related Policies

- ACS Policy 10: Design and Enhancing Local Identity
- LPD Policy 10: Pollution
- LPD Policy 11: Air Quality

Monitoring Information

No indicator.

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- None

Policy LPD 33 - Residential Density

a) Planning permission will not be granted for proposals for residential development of less than 30 dwellings per hectare.

b) Exceptions to this are:

- i. within or adjacent to Burton Joyce, Lambley, Ravenshead and Woodborough where planning permission will not be granted for residential development of less than 20 dwellings per hectare; and**
- ii. within or adjacent to Bestwood Village, Calverton and Newstead where planning permission will not be granted for residential development of less than 25 dwellings per hectare; and**
- iii. locations where there is convincing evidence of a need for a different figure.**

c) Residential developments with higher densities will be supported provided that this reflects local characteristics and does not harm the character of the area.

10.3.1 The density of residential development is one of the key components of ensuring that new homes are in keeping with the existing character of an area. Previous density policy was based on Planning Policy Statement 3 which set out a national indicative minimum density of 30 dwellings per hectare. The NPPF, at paragraph 47, requires local planning authorities to set out their own approach to housing density to reflect local circumstances.

10.3.2 Gedling Borough has a mix of densities ranging from high density development in the urban areas and former coal mining villages to low density villages where openness is a key characteristic. As such it is considered that imposing a single density would not be appropriate. Equally, not providing a density figure and leaving density to be determined on a case by case basis would not provide clarity or certainty.

10.3.3 To ensure that residential development achieves an efficient use of land, a minimum density will be identified for different areas. The policy, however, allows for higher densities provided this reflects local characteristics and does not harm local character. Where higher densities are proposed and will not reflect local characteristics, a balanced decision will be required taking account of the need for higher densities in order to deliver wider public benefits (e.g. where higher densities are required to deliver a return sufficient to make the redevelopment of a brownfield site viable).

10.3.4 It is considered that 30 dwellings per hectare represents a reasonable density for the majority of the Borough, especially within or adjacent to the urban areas which, in accordance with Policy 2 of the Aligned Core Strategy, is where most development is being focussed. The villages and key settlements in Gedling Borough vary in character and two different minimum densities have been included in the policy to reflect this. The densities used have been informed by the

recommendations of the masterplanning work done for Bestwood Village and Calverton. The work recommended that a density of 25 dwellings per hectare would be appropriate for the character of Bestwood Village and Calverton; it is considered that the character of Newstead is similar to these settlements. The recommendation for Ravenshead was that a density of 20 dwellings per hectare would be appropriate. This density is also considered to be appropriate to apply to Burton Joyce as the character of this settlement is similar to Ravenshead. For the settlements of Lambley and Woodborough, this lower density was also considered appropriate to reflect the existing historic character. In other locations the previous national minimum density of 30 dwellings per hectare will apply. The application of this density is considered sufficiently flexible to account for areas where it may not be appropriate.

10.3.5 While the density figures in the policy are considered to be appropriate and reflect the character of different areas there will be circumstances when these will be inappropriate. This includes:

- within the washed over villages of Linby, Papplewick and Stoke Bardolph where appropriate density will need to be judged on the basis of limited infilling;
- within or close to heritage assets such as Conservation Areas or Listed Buildings where density will need to ensure that the significance of the asset is conserved and/or enhanced; and
- where characteristics are of a localised nature (e.g. a single street).

10.3.6 Where a density lower than the policy requirement is proposed, evidence will need to be provided to justify the density proposed. In certain areas, such as parts of Ravenshead, Woodborough and the Mapperley Plains area, proposals of too high a density would conflict with local characteristics. While it is not possible to set a maximum density, consideration will need to be given to whether proposals would harm the character of areas.

10.3.7 The way that density is calculated will be important to the implementation of this policy and achieving the required densities. Density will be calculated using the number of dwellings on site divided by the site area. In establishing the site area, land uses such as private gardens, car parking, access roads within the site and open space required by policy (such as children's play areas) will be included; sustainable drainage schemes which form part of the open space requirement will also be included. The following will be excluded:

- major distributor roads and other strategic transport facilities (i.e. Park & Rides);
- education facilities;
- designated shopping centres (i.e. local centres);
- open spaces serving a wider area;
- SuDS schemes that do not contribute to the open space requirement; and
- significant landscape buffers.

Key Related Policies

- ACS Policy 10: Design and Enhancing Local Identity
- LPD Policy 34: Residential Gardens

Monitoring Information

Indicator	Target	Collection
Density of new development	Burton Joyce, Lambley, Ravenshead and Woodborough = no less than 20 dwellings per hectare Bestwood Village, Calverton and Newstead = no less than 25 dwellings per hectare	Monitoring of completions on sites of 50 dwellings or more in the urban area and sites of 10 dwellings or more in the rural area

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- If proposing density lower than the policy requirement, information to justify the proposed residential density.

Policy LPD 34 - Residential Gardens

a) Development involving the loss of residential gardens will not be permitted unless:

- the development proposal would represent a more efficient use of land at a location where higher densities are appropriate; or**
- the development proposal would result in a significant improvement to the urban design of an area; or**
- the development proposal is an extension to an existing residential building and would retain an adequate area of functional garden.**

b) In all cases, any development of residential garden land should not result in harm to the character and appearance of an area. Development involving front gardens should ensure that the character of the streetscene is not harmed and that appropriate boundary treatments and planting are retained.

10.4.1 The development of residential garden land has been a source of much housing in Gedling Borough over the last few years. Since 2005, 24% of the new homes built in the Borough have been on residential garden land. The development of residential garden land has not been evenly distributed and certain areas, such as Ravenshead and Mapperley Plains, have experienced more of this type of development.

10.4.2 The development of residential garden land has the benefit of providing new homes without the need for changes to the Green Belt and in locations that are often close to existing services and facilities. However, the loss of residential garden land to housing can lead to changes in the character of areas, pressure on local infrastructure and an increase in the risk of flooding from surface water runoff.

10.4.3 Paragraph 53 of the NPPF enables local planning authorities to consider whether policies resisting the inappropriate development of residential gardens are justified. Given the issues arising from the loss of residential garden land listed above, the lack of specific policies in the NPPF or Aligned Core Strategy and the concerns expressed about this type of development by a number of local residents, it is considered necessary to do so in Gedling Borough.

10.4.4 Policy LPD 34 has been drafted in such a way so as to give the flexibility to allow the development of residential garden land in certain circumstances. Policy LPD 33 on residential density acts as a guide as to where higher densities are appropriate, although a decision will have to be made on a case by case basis. It is likely that higher densities will be appropriate in the majority of the main built up areas of Arnold and Carlton and less appropriate in the villages of Bestwood Village, Burton Joyce, Calverton, Lambley, Newstead, Ravenshead (especially the former Special Character Area between Sheepwalk Lane/Longdale Lane and Mansfield Road) and Woodborough. The villages of Linby, Papplewick and Stoke Bardolph are also likely to be unsuitable for higher densities. These villages are washed over by the Green Belt. This means that only 'limited infilling (see Policy LPD 15) is permitted. Where the development of residential gardens is acceptable in principle it should not be done in such a way so as to cause harm to the area.

Key Related Policies

- ACS Policy 10: Design and Enhancing Local Identity
- LPD Policy 33: Residential Density

Monitoring Information

Indicator	Target	Collection
Number of homes built on residential garden land	No target	Monitoring of completions

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- None

Policy LPD 35 - Safe, Accessible and Inclusive Development

Planning permission will be granted for development proposals provided:

a) The proposal provides streets and spaces that:

- i. create or contribute towards a simple, well-defined and inter-connected network of streets and spaces that allows for convenient access to a choice of movement modes and routes, as appropriate to the size of the development and grain of the surroundings, without compromising the security of the development;
- ii. provide direct, clear, safe and attractive links to existing routes, local and wider services, amenities and facilities including public transport;
- iii. ensure that the layout, scale and enclosure of streets and spaces are appropriate to their function, character, capacity, hierarchy and local climatic conditions;
- iv. incorporate existing and new green infrastructure to reinforce the character of streets and spaces; and
- v. takes account of the needs of all users, including those with protected characteristics especially where more prevalent in the local area.

b) The proposal provides a layout and form of development, including the size, shape, form and configuration of blocks and plots, which:

- i. achieves continuity of development edge that encloses and clearly defines the public realm whilst physically securing the private realm; and
- ii. creates distinct public fronts and private backs with clear and obvious ownership and responsibility for external spaces provided; and
- iii. enable active frontages to the public realm and natural surveillance over all publicly accessible spaces; and
- iv. establishes a coherent and consistent building line and setback that relate to the street alignment; and
- v. responds appropriately to local climatic conditions including solar orientation and prevailing winds to maximise the opportunities for energy efficient design, renewable energy generation and access to sunlight within the development, while minimising the negative effects of wind including wind turbulence and funnelling; and
- vi. enables existing and proposed development to achieve appropriate levels of privacy, outlook and daylight; and
- vii. is flexible to accommodate alternative but appropriate building types, plot types and uses which could adapt or change independently over time, taking into account the possibility for future extension; and
- viii. enables the provision of adequate appropriate and usable private or

communal amenity space, defensible space, parking and servicing where necessary.

c) The massing, scale and proportion of development should be appropriate to the immediate context, site constraints, character of adjoining streets and spaces (including consideration of materials, architectural style and detailing), the setting, public function and/or importance of the proposed development and the location within the townscape. Design solutions should optimise adaptability and energy efficiency and promote health and wellbeing.

10.5.1 As set out above, the NPPF places great importance on ensuring that development is well designed. Ensuring that development functions well and is safe and inclusive for all users is a central part of sustainable development.

10.5.2 The layout, form, pattern and arrangement of streets, open spaces, development blocks, buildings and landscapes should contribute to the creation of quality urban design and healthy, safe and sustainable places for all users including those with mobility issues. It should make efficient use of land, provide inclusive access and take account of local climatic conditions.

10.5.3 This policy provides guidance on the application of Policy 10 (Design and Enhancing Local Identity) of the Aligned Core Strategy. It provides detail on how development can create attractive, safe, inclusive and healthy environments. This policy operates with a number of other policies contained in the Local Planning Document to achieve this.

10.5.4 While this policy may be more easily applied to large scale new development, especially new large residential sites, it will also be important to ensure that small scale development within established areas is assessed against the requirements of this policy. Small scale development that is insensitive to existing character can have an adverse impact on the sense of place. Minor changes to proposals can overcome this issue and also potentially improve existing areas making them safer to use or more attractive.

Key Related Policies

- ACS Policy 10: Design and Enhancing Local Identity
- LPD Policy 19: Landscapes
- LPD Policy 26: Heritage Assets
- LPD Policy 37: Housing Type, Size and Tenure
- LPD Policy 33: Residential Density

Monitoring Information

No indicator.

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- None

11 Homes

11.1 Introduction

11.1.1 Paragraph 50 of the NPPF requires Local Plans to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities. The Gedling Housing Delivery Plan (2014) is clear that housing is a top priority for Gedling Borough.

11.1.2 Policy 2 of the Aligned Core Strategy sets a strategy of urban concentration for housing development. In addition to the strategic sites allocated in the Aligned Core Strategy, the Local Planning Document allocates non-strategic sites in and adjoining the existing main built up area of Nottingham, the key settlements of Bestwood Village, Calverton and Ravenshead and the other villages.

11.1.3 The Borough Council is committed to bringing empty properties back into use, which accords with paragraphs 50 and 51 of the NPPF. The Borough Council is doing this by identifying long term empty dwellings and then working with owners to bring them back into use or, where necessary, taking enforcement action. In 2013, the Borough Council implemented changes to the collection of Council Tax in respect of empty properties, in relation to discounts and exemptions for unoccupied and unfurnished properties, uninhabitable properties and long term empty properties.

11.1.4 The Local Planning Document sets out policies that guide the nature of new homes in the Borough. This includes affordable housing provision and ensuring a range of different types of homes including specialist accommodation, work-live units and self build and custom homes. It also provides policy guidance for housing development on unallocated sites and for extensions to dwellings that are not located within the Green Belt.

11.1.5 The policies for housing are:

- LPD Policy 36: Affordable Housing;
- LPD Policy 37: Housing Type, Size and Tenure;
- LPD Policy 38: Gypsy and Traveller Provision;
- LPD Policy 39: Specialist Accommodation;
- LPD Policy 40: Housing Development on Unallocated Sites;
- LPD Policy 41: Live Work Units;
- LPD Policy 42: Self Build and Custom Homes; and
- LPD Policy 43: Extensions to Dwellings Not in the Green Belt.

Policy LPD 36 - Affordable Housing

Planning permission will be granted for new residential development on sites of 15 dwellings or more subject to the provision of affordable housing depending on the location of the sub-market, as identified on the plan attached at Appendix C. The following percentage targets will be sought in the sub-market through negotiation:

- a. Colwick / Netherfield: 10%
- b. Newstead: 10%
- c. Arnold / Bestwood: 20%
- d. Calverton: 20%
- e. Carlton: 20%
- f. Arnold / Mapperley: 30%
- g. Bestwood St Albans: 30%
- h. Gedling Rural North: 30%
- i. Gedling Rural South: 30%

In other areas, the appropriate percentage will be determined having regard to the affordable housing requirement for adjacent sub-markets and evidence of viability.

11.2.1 Affordable housing is defined in the NPPF and the Aligned Core Strategy as social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Government guidance indicates that new affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision. Homes that do not meet the above definition of affordable housing, such as 'low cost market' housing, may not be considered as affordable housing for planning purposes. The Borough Council will consider the implications of the Housing and Planning Act 2016 and monitor the impact on affordable housing.

11.2.2 Policy 8 of the Aligned Core Strategy confirms a target for new affordable housing provision within Gedling Borough. The Aligned Core Strategy requires affordable housing to be provided as part of new residential development on appropriate sites and the percentage targets will be sought through negotiation.

11.2.3 The Nottingham Core HMA Strategic Housing Market Needs Assessment identifies the level of affordable need for each authority based upon current and future projections and the development targets.

11.2.4 This policy sets a requirement for affordable housing provision on sites of 15 dwellings or more with the percentage targets based upon location as set out in **Appendix C**. This policy applies to both sites allocated in Part B of the Local Planning Document and unallocated sites. Further guidance is provided in the Affordable Housing Supplementary Planning Document adopted in December 2009.

11.2.5 This policy and the Supplementary Planning Document will be kept under review to reflect any new information which may have implications for the requirement for affordable housing provision in different sub markets within the Borough. Triggers for review may include significant changes in local circumstances.

11.2.6 It is acknowledged that in some cases, the provision of the 10%, 20% or 30% of the dwellings provided for affordable housing may make the development unviable. Where this is the case, the Supplementary Planning Document confirms that a lower requirement may be justified provided there is sufficient evidence which takes account of all potential contributions from grant funding sources and a viability assessment has been undertaken by the Council which demonstrates this. Where the developer is disputing the methodology of the viability study, they must provide a full financial appraisal of the scheme and allow the appraisal to be verified, at their expense, by an independent agent chosen by the Council.

Key Related Policies

- ACS Policy 8: Housing Size, Mix and Choice

Monitoring Information

Indicator	Target	Collection
Number of affordable housing delivered and committed sums	1,450 affordable provision	Monitoring of completions

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- Viability evidence to justify the number of affordable homes if fewer than the requirement as set out in the Supplementary Planning Document.

Policy LPD 37 - Housing Type, Size and Tenure

Planning permission will be granted for residential development that provides for an appropriate mix of housing, subject to housing need and demographic context within the local area.

11.3.1 In 2011, Gedling Borough was home to 113,600 people living in 49,349 households. This figure is projected to grow, with most of this growth being accounted for by single person and lone parent households. This reflects long-term

societal trends, including later co-habitation and marriage, a higher divorce rate and increasing life expectancy³⁷.

11.3.2 There are groups of people which may have housing needs which differ from those of the wider population such as older people, adults with learning disabilities and/or autism, people with physical disabilities, vulnerable adults, black and minority ethnic households, households with children, young people, people who want to work from home and people who want to build their own homes.

11.3.3 The Aligned Core Strategy identifies the importance of ensuring that the right mix of housing is provided and requires an appropriate mix of type, size and tenure in new housing development³⁸. The term 'appropriate mix' refers to the right amount of different homes to meet the needs of the people within the area, for instance flats or small houses for single people and couples, large houses for families and appropriate properties for older people. Policy 8.4 of the Aligned Core Strategy sets out a list of criteria which will inform the consideration of an appropriate mix of type, size, tenure and density.

11.3.4 This policy will apply primarily to new housing development proposals in the key settlements and the other villages. Greater accessibility across the main built up area of Nottingham means that specific consideration of an appropriate mix of housing is less likely to be applicable.

11.3.5 Due to the different circumstances, it is important that the housing type, size and tenure of a new housing development is informed by the context of the local area. The extent of the local area will be considered on a site by site basis. Each local area has different characteristics and therefore different needs. When determining planning applications, consideration will be given to the following matters:

- **Local evidence of housing need** – the type of existing housing stock, size of existing properties, occupancy levels, affordability, housing waiting list and the number of long term vacant properties for the local area. New housing development with planning permission and under construction should be taken into account.
- **Local demographic context** – the people, age groups and family circumstances that make up the population in the local area.

11.3.6 There is a need to monitor the local housing need and demand to ensure that an appropriate mix of new housing development is being developed throughout the plan period. The Borough Council's Authority Monitoring Reports will monitor the type, size and tenure of new housing development and consider new information on population and household statistics where available.

³⁷ Gedling Housing Delivery Plan, 2014.

³⁸ The reference to 'type' means house, bungalow or flat. The reference to 'size' relates to the floorspace and the number of bedrooms. The reference to 'tenure' refers to whether the occupier is a tenant or homeowner.

11.3.7 In March 2015, the Government introduced a national Starter Homes exception site policy to provide more discounted homes for young first time buyers. The exception site policy enables planning permission to be granted for Starter Homes on underused or unviable industrial and commercial land which has not been currently identified for housing development. The policy also encourages local planning authorities not to seek section 106 affordable housing or tariff-style contributions that would otherwise apply. Where planning applications for Starter Homes come forward on such exception sites, the NPPG states they should be approved unless the local planning authority can demonstrate that there are overriding conflicts with the NPPF that cannot be mitigated.

11.3.8 The concept of Lifetime Homes applies to new housing development proposals to ensure that they are accessible and adaptable throughout the lifetime of occupiers. New homes that are designed as Lifetime Homes will be convenient for most occupiers, including wheelchair users and disabled people, without the necessity for substantial alterations. In March 2015, the Government introduced a new approach for the setting of technical standards for new housing (which is referred to as the New National Technical Standards) to govern the design and increase the supply of accessible and adaptable homes.

11.3.9 It is not considered that there is a need for separate policies for Starter Homes and Lifetime Homes as there is clear national policy guidance in place.

11.3.10 Guidance on the size of new housing is included in the NPPG. This sets out that where a local planning authority wishes to require an internal space standard they should, after demonstrating a need, do so in accordance with the Nationally Described Standards. In order to introduce these standards local planning authorities will need to provide evidence demonstrating a need in their area and consider the viability of the requirements.

11.3.11 It is not currently proposed to include a policy on Space Standards in the Local Planning Document although the importance of the national space standards is recognised. The size of dwellings granted planning permission has not been collected previously so that it is not considered that there is sufficient information at present regarding the need for the standard across the Borough or the impact on the viability of schemes. This will be considered through a review of the Local Plan.

Key Related Policies

- ACS Policy 2: The Spatial Strategy
- ACS Policy 8: Housing Size, Mix and Choice
- LPD Policy 33: Residential Density
- LPD Policy 39: Specialist Accommodation
- LPD Policy 40: Housing Development on Unallocated Sites
- LPD Policy 41: Live Work Units
- LPD Policy 42: Self Build and Custom Homes

Monitoring Information

Indicator	Target	Collection
Type, size and tenure of new housing development	No target	Monitoring of completions and through the Local Housing Need update

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- No additional information needed. Planning applications should clearly identify the proposed types of dwellings, floorspace and number of bedrooms.

Policy LPD 38 - Gypsy and Traveller Provision

A suitable site will be identified within the existing built up area to accommodate the requirement for three pitches for Gypsies and Travellers to ensure the identified need is met. This provision will be made by 2019.

11.4.1 Local housing authorities are required under the Housing Act 2004 (s.225) to assess the housing needs of Gypsies and Travellers “residing in or resorting to their district” as part of their duties under the Housing Act 1985 (s.8) to provide “Periodical review of housing need... and the needs of the district with respect to provision of further housing provision”.

11.4.2 The NPPF should be read in conjunction with the Government’s Planning Policy for Traveller Sites (2015) which replaces the Planning Policy for Travellers Sites (2012) which informed the preparation of the Aligned Core Strategy. The Planning Policy for Traveller Sites sets out how Gypsy and Traveller accommodation needs should be assessed. Planning Policy for Traveller Sites states that local planning authorities should set pitch targets for gypsies and travellers and plot targets for travelling show people which address the likely permanent and transit site accommodation needs of travellers in their area.

11.4.3 The South Nottinghamshire Gypsy and Traveller Accommodation Assessment (January 2016) identifies a need for a total of three additional pitches within Gedling Borough over the period 2014 – 2029. It is recognised that the need is higher in the earlier years of the plan period and, as such, a site will be planned for by 2019.

11.4.4 The Council will work closely with Gypsy and Traveller representatives to identify appropriate criteria for specific site selection. Appropriate local consultation will also be undertaken to ensure, as far as possible, that the views and needs of both settled and traveller communities are taken into account. In accordance with

Policy 9 of the Aligned Core Strategy the site should not be allocated in the Green Belt except in very special circumstances. A sustainable location which offers good access to local services and community facilities, including a primary school will be required.

11.4.5 Notwithstanding the pro-active approach to be taken to future provision, it may be that sites are promoted by the private sector. Any small scale proposals for gypsy and traveller provision will be considered against Policy 9 of the Aligned Core Strategy as well as other relevant Local Plan policies. Policy 9 adopts a criteria based approach which allows for planning permission to be granted where a number of criteria are satisfied. Sustainable locations within the urban area are more likely to be appropriate.

Key Related Policies

- ACS Policy 9: Gypsies, Travellers and Travelling Showpeople

Monitoring Information

Indicator	Target	Collection
Number of pitches delivered	Three additional pitches provided by March 2019.	Monitoring of completions

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- None

Policy LPD 39 - Specialist Accommodation

Planning permission will be granted for specialist accommodation that falls within Use Class C2 (Residential Institutions) of the Use Classes Order, provided:

- the proposal is located in an existing residential area, close to good public transport routes, shops, community facilities and open space appropriate to the needs of the occupiers; and
- the proposal would not result in an over concentration of similar uses in any one area, leading to a significant adverse impact on the character of the area; and
- a satisfactory residential environment can be achieved for the benefit of the intended occupants without detriment to the amenity of adjoining dwellings.

11.5.1 The Use Classes Order 1987 (as amended) defines Use Class C2 (Residential Institutions) as residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.

11.5.2 The term ‘specialist accommodation’ is used to refer to the range of housing options built to assist people, such as older people, adults with learning disabilities and/or autism, people with physical disabilities and vulnerable adults, including those with mental health issues, with their accommodation and support needs. A variety of different specialist housing for people exists and new models are being created, such as Extra Care Housing, Retirement Housing and Sheltered Housing.

11.5.3 In 2011, Gedling Borough was home to 22,100 people aged over 65. This figure is expected to increase to around 26,000 by 2020. The population aged over 85 is expected to increase by a third over the same period, and the population living with dementia is expected to rise by over a quarter³⁹. As people get older, their housing needs change. Accessible and adaptable housing is needed for those looking to downsize from family housing and the full range of retirement and specialised housing is needed for those with support or care requirements.

11.5.4 Other groups of people have different needs and may need to live in specialised accommodation with support or care provision. As at August 2015, the number of adults (18-65) receiving social care support living within Gedling Borough are as follows: 201 adults with learning disabilities (some of who also have autism), 73 adults with mental health issues (including people with Asperger’s) and 154 adults with physical disabilities.

11.5.5 Specialist accommodation should be located in existing residential areas which are well served by local facilities, as the distances which people in residential care can travel is often limited. Such locations will also help to ensure that staff and visitors to the premises do not have to travel long distances.

11.5.6 The types of properties which are normally considered to be the most appropriate for conversion to specialist accommodation are often located in areas where such uses are already common (due to the size of property and the plot in which it stands). An over concentration of such uses can materially change the character of an area and therefore new specialist accommodation should be well distributed throughout the existing residential area.

Key Related Policies

- ACS Policy 2: The Spatial Strategy
- ACS Policy 8: Housing Size, Mix and Choice

³⁹ Gedling Housing Delivery Plan, 2014.

Monitoring Information

Indicator	Target	Collection
Number of planning permissions for specialist accommodation	No target	Monitoring of planning permissions

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- No additional information needed. Planning applications should clearly identify the proposed type of accommodation and the number of bedrooms. Information on existing specialist accommodation within the area would be required to demonstrate the need for such specialist accommodation.

Policy LPD 40 - Housing Development on Unallocated Sites

New Build

a) Planning permission will be granted for residential development on unallocated sites that are not within the Green Belt provided:

1. the proposal is of a high standard of design and does not adversely affect the area by reason of its scale, bulk, form, layout or materials; and
2. the proposal would not result in the loss of buildings or other features including open space which make an important contribution to the appearance of the area; and
3. the proposal would not cause a significant adverse impact on the amenity of nearby residents and occupiers; and
4. appropriate provision for parking is made.

Conversion and Change of Use to Residential

b) Planning permission will be granted for the conversion and change of use of non-residential buildings to residential use within the existing main built up area of Nottingham, the key settlements of Bestwood Village, Calverton and Ravenshead and the other villages provided:

1. all homes are self contained with independent access arrangements; and
2. the proposal would not cause a significant adverse impact on the amenity of nearby residents and occupiers; and
3. appropriate provision for parking is made.

11.6.1 There will be opportunities for new residential development on sites which are not allocated in the Aligned Core Strategy and Local Planning Document and it is important to ensure that new housing development does not adversely affect the appearance of the area.

11.6.2 The conversion of houses into flats and the change of use of non-residential buildings to residential use can help to provide a range and variety of new homes. As set out in the Gedling Housing Delivery Plan (2014), and in accordance with paragraph 51 of the NPPF, the Borough Council is committed to bringing empty houses and buildings back into use. There are certain types of buildings typically associated with changes of use to residential or conversion e.g. mills, redundant or underused factories and multi-storey buildings. In recognition of its importance and so as to encourage this type of development, the Borough Council may allow lower parking standards in certain circumstances where it is considered appropriate (for example near public transport corridors or near to shopping centres). Guidance related to parking standards is included in the Parking Provision for Residential Development Supplementary Planning Document.

11.6.3 Policy LPD 35 seeks to protect existing buildings or other features including open space which make an important contribution to the appearance of the area. Small areas of open space, which may not otherwise be protected, often contribute to the character of an area by virtue of views into and out of an area, or by creating a sense of place. Similarly, existing buildings may make an important contribution to the street scene. For this reason, careful consideration will be given to the impact a development would have on the character of an area by the loss of important open space.

11.6.4 There are certain areas which are protected from residential development. Employment sites identified in the Aligned Core Strategy and Local Planning Document are protected from residential development under Policy LPD 44. Policy related to development on residential garden land is included in Policy LPD 34. Development (including residential development) within the Green Belt is covered by the NPPF and Green Belt policies in the Local Planning Document. Infill development within the Green Belt villages of Linby, Papplewick and Stoke Bardolph is covered by Policy LPD 15.

Key Related Policies

- ACS Policy 2: The Spatial Strategy
- LPD Policy 36: Affordable Housing
- LPD Policy 37: Housing Type, Size and Tenure

Monitoring Information

Indicator	Target	Collection
New housing development on windfall sites	No target	Monitoring of completions

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- None

Policy LPD 41 - Live Work Units

Planning permission will be granted for live work units (including the conversion and change of use of buildings to live work units), provided the following criteria are met:

- a. the development is in an appropriate location;**
- b. it accords with Green Belt policy;**
- c. it is of a high standard of design and does not adversely affect the area by reason of its scale, bulk, form, layout or materials;**
- d. it would not cause a significant adverse impact on the amenity of nearby residents or occupiers; and**
- e. there is no significant adverse impact on highway safety and appropriate provision for parking is made.**

11.7.1 Live work units are ideal for people who want to work from home but prefer a separate work space. This can mean some combination of residential, workspace, commercial, office or other land uses.

11.7.2 The NPPF requires local planning authorities to facilitate flexible working practices such as the integration of residential and commercial uses within the same unit. Advances in technology have enabled more people to work from home which is encouraged and supported by this policy.

11.7.3 Any proposals for live work units within residential areas and close to good public transport routes are appropriate. Small scale employment uses such as offices are appropriate provided they do not cause a significant adverse impact on the amenity of nearby occupiers. Consideration should be taken into account of any highway issues including highway safety for residents and, if applicable, customers and deliveries.

11.7.4 Policy guidance on homes for rural workers in the Green Belt, which may also include a live work element, is included in Policy LPD 17 of the Local Planning Document.

Key Related Policies

- ACS Policy 2: The Spatial Strategy
- ACS Policy 8: Housing Size, Mix and Choice

Monitoring Information

Indicator	Target	Collection
Number of planning permissions for live work units	No target	Monitoring of permissions

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- None

Policy LPD 42 - Self Build and Custom Homes

Planning permission will be granted for self build and custom homes, provided the following criteria are met:

- a. the development is in an appropriate location;**
- b. it accords with Green Belt policy;**
- c. it is of a high standard of design and does not adversely affect the area by reason of its scale, bulk, form, layout or materials;**
- d. it would not cause a significant adverse impact on the amenity of nearby residents or occupiers; and**
- e. there is no significant adverse impact on highway safety and appropriate provision for parking is made.**

On large sites, the Borough Council will seek an appropriate percentage of the dwellings provided for self build and custom build plots.

11.8.1 Self build housing is when an individual directly organises the design and construction of their new home. Custom build housing is defined as when an individual commissions a builder to help to deliver their own home.

11.8.2 The NPPF requires local planning authorities to identify local demand for people who want to build their own homes and make provision in their local plans. The Government wants to increase the capacity and diversity of the house building industry and build more quality new homes faster. The self build and custom sector can play a key role in achieving this through the Government's new 'Right to Build' policy. The Self Build and Custom Housebuilding Act 2015 places a duty on local planning authorities to keep a register of individuals and community groups who have expressed an interest in bringing forward self build and custom build projects. The Act also requires that local planning authorities have regard to the level of demand shown on the local register. The local register for Gedling Borough is available on the Council's web site.

11.8.3 The Government intends to inform the final approach for the second part of the Right to Build policy requiring local planning authorities to bring forward plots of

land for registered self build and custom builders in due course. On large sites, the Borough Council will seek an appropriate percentage of the dwellings provided for self build and custom plots. For clarification, the term large site means a site of 50 homes or more in the main urban areas of Arnold and Carlton and on the edge of the sub-regional centre of Hucknall and a site of 10 homes or more in the key settlements of Bestwood Village, Calverton and Ravenshead and the other villages of Burton Joyce, Lambley, Newstead and Woodborough. On large sites, the appropriate percentage will be determined having regard to the demand for self build and custom build plots within the Ward/settlement at the time the application is considered. Information from the local register will be used to demonstrate whether there is a demand for self build or custom homes and set an appropriate percentage for self build and custom plots. The demand will change over time and the number of plots to be provided on large sites will depend on negotiations with developers. It is proposed to support this policy with a Supplementary Planning Document for developers which will provide details on how to deliver self build and custom plots.

Key Related Policies

- ACS Policy 2: The Spatial Strategy
- ACS Policy 8: Housing Size, Mix and Choice

Monitoring Information

Indicator	Target	Collection
Delivery of self build and custom homes	No target	Monitoring of the local register, planning permissions and completions

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- None

Policy LPD 43 - Extensions to Dwellings Not in the Green Belt

Within the existing main built up area of Nottingham, the key settlements of Bestwood Village, Calverton and Ravenshead and the other villages of Burton Joyce, Lambley, Newstead and Woodborough, planning permission will be granted for extensions or alterations to dwellings provided:-

- the appearance of the proposal is in keeping with surrounding character in terms of height, built form and general design;**
- the proposal conserves any historic significance the building may have; and**

<p>c. the proposal would not cause a significant adverse impact on the amenity of nearby occupiers.</p>
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11.9.1 Extensions to domestic properties make up the vast majority of planning applications received by the Borough Council. The combined impact they have on an area is therefore significant. While extensions to domestic properties are generally acceptable, they should always be designed to respect the character of the building to which they are to be added and the surrounding area.

11.9.2 Not all extensions require planning permission, as certain alterations are covered by permitted development rights. Applicants are advised to check with the Borough Council for information regarding extensions prior to undertaking work.

11.9.3 Extensions to buildings within the Green Belt, including the villages of Linby, Papplewick and Stoke Bardolph, are covered by the NPPF and Policy LPD 13.

Key Related Policies

- LPD Policy 32: Amenity

Monitoring Information

No indicator.

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- None

12 Employment

12.1 Introduction

12.1.1 Paragraph 50 of the NPPF requires the planning system to operate so as to support sustainable economic growth. Local planning authorities should be proactive in meeting the development needs of business. At the time of writing there are over 3,000 businesses within Gedling Borough. The proportion of large firms (250 + employees) is slightly higher than the regional average. There are a number of important companies located in Gedling Borough including Hillary's Blinds, John Lewis and Ibstock Brick Ltd, the latter of which is one of the most important brick suppliers in the UK.

12.1.2 The Aligned Core Strategy seeks to strengthen and diversify the local economy and to provide employment space for all employment sectors. As set out in the Aligned Core Strategy Policy 4 b) and d), Gedling Borough is to provide 10 ha of industrial/warehousing land and 23,000 sq. m of office space over the plan period to 2028. Since the adoption of the Aligned Core Strategy, the Greater Nottingham Councils commissioned a new Employment Land Forecasting Study (August 2015). This new evidence indicates that the requirement for employment land within Gedling Borough is for a minimum of 19 ha of industrial/warehousing land and a minimum of 10,000 sq. m of office floorspace which accords with the objectives of Policy 4 of the Aligned Core Strategy. The strategic allocations in the Aligned Core Strategy are not additional to the employment land targets for Gedling Borough set out above. The strategic allocations and employment land allocations in the Aligned Core Strategy and the Local Planning Document (set out in Policy LPD 71 (Employment Allocations)) meet the need for 19 ha of industrial and warehousing land and a minimum of 10,000 sq. m of office floorspace (no specific land allocations are made for office B1a as it is assumed these will be accommodated on strategic allocations and in Arnold Town Centre).

12.1.3 The Employment Land Forecasting Study 2015 forecasts modest job growth in Gedling Borough particularly in professional services, health, wholesale, education and construction. Employment in manufacturing is forecast to increase slightly indicating that employment in this sector is now stabilising after a period of decline. Modest increases in those employed in distribution are also forecast and while the Borough is not considered particularly advantageous in terms of road distribution it has some large firms engaged in this activity, including the John Lewis Distribution Centre in Arnold. Some of the job growth is in sectors requiring the provision of B Class type employment space including office space, but it will also be important to cater for the needs of other employment sectors such as health. Construction is identified as a priority by the D2N2 Local Economic Partnership and Gedling Borough has more people employed in construction than the regional and national averages.

12.1.4 The Borough has a number of established employment areas including Colwick Industrial Estate, which is one of the largest in Greater Nottingham and has a variety of occupiers. This site together with other sites around Netherfield and

Colwick provide for a large cluster of firms⁴⁰ including some rated in the top 20 in Nottinghamshire and these are well located to provide the accommodation needs of firms relocating from the regeneration areas in Nottingham City. A further cluster of firms is centred on Arnold where there are a number of sites ranging in size and include some sites specialising in small work space provision. Other smaller clusters are located at Ravenshead and Calverton.

12.1.5 The policies relating to employment are:

- LPD Policy 44: Retention of Employment and Employment Uses;
- LPD Policy 45: Employment Development on Unallocated Sites;
- LPD Policy 46: Expansion of Existing Employment Uses Not in the Green Belt;
- LPD Policy 47: Agricultural and Rural Diversification; and
- LPD Policy 48: Local Labour Agreements.

Policy LPD 44 - Retention of Employment and Employment Uses

a) Planning permission will be granted for the expansion, conversion or redevelopment of land and premises for employment uses on allocated employment sites and protected employment areas as shown on the Policies Map provided:

- i. the employment use is within Use Classes B1 – B8 and sui generis uses of a similar nature or is an employment use that is compatible with the nature of the employment site;**
- ii. the employment use provides facilities and services which support the functioning of the employment site provided they are of an appropriate scale;**
- iii. the proposal would not cause a significant adverse impact on the amenity of nearby residents and occupiers;**
- iv. the proposal would not have a detrimental effect on highway safety; and**
- v. the proposal would not cause harm to the significance of a heritage asset and/or its setting.**

b) Planning permission will not be granted for the redevelopment or reuse of sites or premises as listed above for other purposes unless:

- i. it is demonstrated that there is no demand for the site or premises for its specified employment use;**
- ii. the site is not viable for re-occupation (including through renewal or refurbishment);**
- iii. the proposed use would not cause a significant adverse impact on the amenity of nearby residents and occupiers;**

⁴⁰ The Industrial and Business Register 2015.

- iv. the proposed use does not have a detrimental effect on highway safety; and**
- v. the proposed use would not cause harm to the significance of a heritage asset and/or its setting.**

12.2.1 The current stock of protected employment sites and new employment allocations provide a good range and choice of sites and premises in terms of size, type and location. Policy 4 of the Aligned Core Strategy seeks to ensure that allocations most attractive to the market remain available for employment uses. Policy 4 also seeks to retain employment sites that are an important source of jobs, and sites that support less skilled jobs in and near deprived areas. The sites that are protected as employment sites on the Policies Map meet the criteria in Policy 4. The Borough Council will consider releasing such sites only where:

- they are no longer in demand, which will require evidence that they have been marketed for their intended employment purpose without success for a sufficient period of at least 12 months (although this may be varied on a case by case basis); and
- they are not economically viable, which will require a financial appraisal to provide evidence that the premises are not economically viable for re-occupation or refurbishment for employment uses.

12.2.2 It is noted that the Ibstock Brickworks at Dorket Head is located in the Green Belt and relevant policies will also apply to future proposals in this location.

12.2.3 Recent trends in employment have seen a major shift towards more service based jobs and a decline in manufacturing employment although manufacturing employment is stabilising and remains an important sector in the local economy. Whilst most job growth in Gedling Borough is forecast to be in traditional type employment⁴¹ some job growth will be in occupations such as health, education and accommodation/food (including hotels and catering) that do not fall within the traditional type of employment uses and for which specific allocations of employment land are not made. Some of these uses can be located on employment sites where they support other employment uses or otherwise would not conflict with the main purpose of the site. The following uses are likely to be acceptable on employment sites:

- industrial or commercial training facilities;
- community facilities;
- specialised leisure uses which cannot be accommodated in centres because of their scale and/or operational impacts;
- essential public utilities development; and
- ancillary facilities and services which support the functioning of the employment site including child care facilities, small-scale retail uses, sandwich shops and cafés.

⁴¹ These are generally uses within the business class, industrial and warehousing business uses as set out in the Town and Country Planning Use Classes Order.

12.2.4 This list is not exhaustive and individual cases should be judged on merit with the key consideration being whether the proposed use would be compatible with the main purpose of the employment site and also with areas especially residential areas that may surround it. Retail and main town centre uses are subject to the sequential approach which directs these to locations within town centres or edge of centre locations. In the case of Gedling Colliery, this site is allocated for employment-led mixed use development. This is in recognition that, as a former colliery site which has lain undeveloped for a number of years, the site requires a wider range of employment uses in order to help facilitate the development of the whole site. It also recognises the opportunity provided by the new access road and adjoining Gedling Country Park to provide visitor related facilities. Such uses could include food and drink outlets and more guidance is set out in the supporting text to Policy LPD 71 (Employment Allocations).

Key Related Policies

- ACS Policy 4: Employment Provision and Economic Development
- LPD Policy 32: Amenity
- LPD Policy 60: Highway Safety

Monitoring Information

Indicator	Target	Collection
Amount of employment land lost to residential and other uses above 0.1 ha threshold	No target	Monitoring of completions

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- For the redevelopment or reuse of sites or premises for purposes other than employment use:
 - marketing evidence for their intended employment purpose without success for a period of at least 12 months; and
 - financial appraisal to provide evidence that the premises are not economically viable for re-occupation and refurbishment for employment uses.

Policy LPD 45 - Employment Development on Unallocated Sites

Planning permission will be granted for the construction and change of use of buildings for business, general industry, storage and distribution on sites other than those allocated or protected for employment uses provided the proposal meets all the following criteria:

- a. the site is not in the Green Belt;**
- b. there is no available alternative site within the development limits of an allocated or protected employment area;**
- c. the proposal would not have a detrimental effect on highway safety; and**
- d. the proposal would not cause a significant adverse impact on the amenity of nearby residents and occupiers.**

12.3.1 The figure for employment land requirements set out in the Employment Background and Site Selection Paper (2016) provides a guideline for making specific employment provisions. Whilst allocated sites and the retention of good employment sites are the main means of achieving the economic objectives of the Local Plan, proposals for business development providing employment will be permitted provided the site is not within the Green Belt and there is no alternative⁴² allocated site or existing employment site available. Proposals on unallocated sites will only be permitted provided they do not adversely affect local amenity.

12.3.2 Gedling Borough has played an important role in providing smaller and more affordable business premises and there are good examples of small workspace provision especially around Arnold and Daybrook, for example the Arnold Business Centre in a converted Victorian factory. The provision of starter units is particularly important in helping to grow the local economy and the Borough has skills levels above the regional and national average and significant potential for entrepreneurial activity. There may be opportunities in and around the Borough's centres especially for mixed use developments that would help sustain the vitality of the town or local centres.

12.3.3 Policy LPD 45 will also apply to Bestwood Village, Calverton, Ravenshead, Burton Joyce, Lambley and Woodborough where there may be opportunities for small scale employment uses. For villages in the Green Belt, infill development and the change of use of buildings for employment uses will be subject to Policy LPD 15.

Key Related Policies

- ACS Policy 4: Employment Provision and Economic Development
- LPD Policy 32: Amenity
- LPD Policy 60: Highway Safety

⁴² An alternative site would need to be suitable in terms of the intended employment purpose, available to the market and achievable in terms of being developed. The site would also need to be capable of serving the intended market area covered by the business.

Monitoring Information

Indicator	Target	Collection
New industrial and warehouse floorspace taken up on non-allocated sites over 1,000 sq. m or 1 ha threshold	No target	Monitoring of completions

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- None

Policy LPD 46 - Expansion of Existing Employment Uses Not in the Green Belt

Planning permission will be granted for development proposals involving an expansion of an existing employment use provided:-

- a. the site is not in the Green Belt;
- b. the proposal would not cause a significant adverse impact on the amenity of nearby residents or occupiers; and
- c. the proposal does not have a detrimental effect on highway safety and would not cause harm to the significance of a heritage asset and/or its setting.

12.4.1 It is important to encourage the redevelopment or expansion of existing business premises subject to there being no conflict in terms of the impact on the amenity of surrounding land use especially residential. Many firms need to expand at various stages of their development and expansion in situ may be an attractive option for some businesses. Accepting in principle that firms should be able to expand where possible can create long term confidence in a business location, aid business planning and encourage economic growth and help retain local firms.

Key Related Policies

- ACS Policy 4: Employment Provision and Economic Development
- LPD Policy 32: Amenity
- LPD Policy 61: Highway Safety

Monitoring Information

No indicator.

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- None

Policy LPD 47 - Agricultural and Rural Diversification

Planning permission will be granted for rural employment/business development proposals provided it:

- a. accords with Green Belt policy; and**
- b. is part of a rural diversification project supporting a farm or land based rural business, making best use of existing permanent buildings.**

12.5.1 Changes in the economy and agricultural practices have demanded rural businesses be more responsive in order to survive. Diversifying into complementary areas of business can help rural business remain viable, keep buildings in beneficial use and contribute to the overall rural economy.

12.5.2 Development proposals that contribute to these aims will be supported, although within Gedling Borough proposals will need to be consistent with Green Belt policy. The reuse of buildings in the Green Belt for rural diversification projects is not inappropriate provided it would maintain the openness of the Green Belt (see Policy LPD 12).

12.5.3 Rural diversification proposals which would be inappropriate development in the Green Belt would need to be justified by very special circumstances. The need to diversify a rural land based business may form part of the very special circumstances required to justify inappropriate development in the Green Belt. In assessing applications, the Borough Council will distinguish between proposals for genuine diversification and those for independent businesses that may be more sustainably located elsewhere.

Key Related Policies

- ACS Policy 4: Employment Provision and Economic Development
- LPD Policy 12: Reuse of Buildings Within the Green Belt

Monitoring Information

Indicator	Target	Collection
Number of planning permissions granted for rural employment/business development	No target	Monitoring of planning permissions

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- None

Policy LPD 48 - Local Labour Agreements

The Borough Council will seek to negotiate planning agreements to secure local labour agreements for developments of 10 or more dwellings, on 0.5 hectares of land or development that will create more than 15 jobs.

12.6.1 Local labour agreements are agreements made between the Borough Council and a developer or otherwise secured through a planning condition to enable local people to benefit from a proposed development, either through:

- enabling local people to access on site training, development and employment opportunities in the construction of the development; or
- enabling local people to access the jobs created by the end use of the development, working with the provider and local partners to try and ensure local recruitment and retention of staff.

12.6.2 Where a local labour agreement is applied for the construction of the development the Borough will use a recognised methodology from the Construction Industry Training Board (CITB) for calculating the employment and skills opportunities for the development. By doing this there will be a consistency of approaches between the Borough Council and developers that will ensure realistic and achievable employment and skills interventions on construction projects.

12.6.3 Policy 19 of the Aligned Core Strategy requires all development to meet the reasonable cost of new infrastructure required as a consequence of the proposal. Infrastructure is defined to include training and employment measures for local people and the Borough Council has previously entered into local labour agreements for certain large projects in order to secure employment and training opportunities for local people and help address skills shortages in the locality.

12.6.4 The Local Planning Document provides for substantial levels of development creating significant job opportunities. In terms of employment the Borough has strong representation in the construction sector which is identified as a priority sector for

support by the local D2N2 partnership. However, the construction sector locally and nationally has reported skill shortages which are a potential constraint to growth and therefore it is legitimate to seek contributions towards developing skills in this sector. As well as providing job and training opportunities for local people, local labour agreements can bring benefits to employers by helping to address skills shortages, attract new recruits, improve working practices and by having training packages tailored to the needs of individual developers. A key objective is to provide benefits to local people residing within the Borough but there may be occasions where residents in neighbouring authorities would be eligible.

12.6.5 The approach is based on the model provided by the Construction Industry Training Board. Normally this requires the production of an Employment and Skills Plan to be complied with and implemented by the developer and also a method statement setting out how the developer will implement the Employment and Skills Plan. The Borough Council would normally seek a planning obligation to secure the submission of the Employment and Skills Plan and method statement by the developer or alternatively seek a financial contribution for the same purpose.

Key Related Policies

- ACS Policy 19: Developer Contributions

Monitoring Information

Indicator	Target	Collection
Percentage of developments over 10 or more dwellings, 0.5 ha of employment land or those creating more than 15 jobs securing Local Labour Agreement	No target	Monitoring of s106 agreements

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- None

13 Retail and Community Facilities

13.1 Introduction

13.1.1 Town Centres perform a variety of different functions. They provide a location for shopping, recreation and community facilities and opportunities for linked trips. They can also provide a location for offices and other types of employment generating uses. Paragraph 23 of the NPPF requires that local plans recognise town centres as the heart of communities and put in place policies that protect their vitality and viability.

13.1.2 Policy 6 of the Aligned Core Strategy sets out the hierarchy of centres from Nottingham City Centre, which is amongst the top ten centres in the country and is a major destination for shoppers, to centres which serve local communities. This policy also provides guidance on the operation of the sequential and impact assessments.

13.1.3 Section 8 of the NPPF also provides guidance on achieving sustainable communities through the provision and protection of community facilities. Policy 12 of the Aligned Core Strategy provides policy guidance on the provision of new, extended or improved community facilities. Community facilities should be located in appropriate locations, accessible by a range of sustainable transport modes and be located alongside or shared with other local community facilities.

13.1.4 This section includes the following policies:

- LPD Policy 49: Retail Hierarchy and Town Centre Boundaries;
- LPD Policy 50: Development within Town and Local Centres;
- LPD Policy 51: Upper Floors;
- LPD Policy 52: Impact Assessment Threshold;
- LPD Policy 53: Markets;
- LPD Policy 54: Development within Small Parades;
- LPD Policy 55: Security Shutters; and
- LPD Policy 56: Protection of Community Facilities.

Policy LPD 49 - Retail Hierarchy and Town Centre Boundaries

The following network and hierarchy of town centres (with boundaries as shown on the Policies Map) is promoted:

Town Centres

- Arnold

Local Centres

- Burton Joyce
- Calverton
- Carlton Hill
- Carlton Square
- Gedling Colliery site
- Gedling Village
- Mapperley Plains
- Netherfield
- Ravenshead

13.2.1 Paragraph 23 of the NPPF requires local planning authorities to define a network and hierarchy of local centres and define their extent. Policy 6 of the Aligned Core Strategy establishes the hierarchy of centres within Gedling Borough. The Retail Study 2015 has provided updated information regarding the various town centres within the Borough and concludes that Carlton Square functions more like a local centre than a district centre and recommends that the retail hierarchy should be reviewed accordingly. Carlton Square will now be designated as a Local Centre which will bring it in line with centres of a similar character such as Mapperley Plains and Carlton Hill.

13.2.2 Alongside this change a number of alterations are being made to the boundaries of the town centres. The boundary of town centres defines where policies such as LPD 50 (Development within Town and Local Centres) applies and also helps define which locations are considered edge of centre or out of centre. These changes reflect the current situation on the ground and have been made after a review of the previous boundaries.

Key Related Policies

- ACS Policy 6: Role of Town and Local Centres
- LPD Policy 50: Development within Town and Local Centres

Monitoring Information

No indicator.

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- None

Policy LPD 50 - Development within Town and Local Centres

Planning permission will be granted for development proposals (including new build, redevelopment and changes of use) within the Town and Local Centres as defined on the Policies Map provided:

- a. it does not result in the amount of frontage for different uses within Arnold Primary Area or the Local Centres exceeding the following percentages;
 1. A2 - 15%
 2. A3 - 10%
 3. A4 - 10%
 4. A5 - 10% (except in Arnold Primary Area, Calverton and Netherfield where the figure will be 5%)
 5. Other - 10%
- b. it does not result in an unacceptable grouping of non-A1 uses within Town or Local Centres;
- c. it does not result in a significant proportion of Arnold Secondary Area being for non-main town centre uses;
- d. it is of a high standard of design and does not adversely affect the Town or Local Centre by reason of its scale, bulk, form, layout or materials;
- e. it would not result in the loss of buildings or other features, including open space, which make an important contribution to the appearance of the Town or Local Centre;
- f. it would not cause a significant adverse impact on the amenity of nearby residents and occupiers; and
- g. appropriate provision for parking is made.

13.3.1 The Broxtowe, Gedling, Nottingham City and Rushcliffe Retail Study (2015) confirms that there is a need for approximately 4,000 sq m of new floor space in Arnold Town Centre and 700 sq m for Carlton Square within the period up to 2028, with a significant proportion being required towards the backend of the plan period. New convenience floor space can be provided by way of extensions to existing convenience retailers within the centres. New comparison floor space required for Arnold Town Centre in the early parts of the plan period is expected to be accommodated through the remodelling of existing premises but there will be a requirement for additional new units. The potential for redevelopment of existing buildings and land is actively being explored to meet the required retail capacity in conjunction with measures to keep the number of vacant units to a minimum. A

range of improvements are being considered at Carlton Square including the reconfiguration of existing retail premises in order to make the area more appealing to shoppers.

13.3.2 The situation regarding retail capacity will be kept under review and new development will be considered on a site by site basis in order to account for individual context and characteristics. If necessary further guidance to confirm where additional provision is required to meet identified need will be provided should the capacity not be met through reconfiguration and remodelling of existing floor space within the existing shopping centre boundaries.

13.3.3 Policy 6 of the Aligned Core Strategy establishes the hierarchy of centres within Gedling Borough. The Broxtowe, Gedling, Nottingham City and Rushcliffe Retail Study (2015) updated information regarding the various town centres within the Borough and resulted in a change to the hierarchy. The hierarchy confirmed by Policy 48 is as follows:

- Town Centres – Arnold
- Local Centres – Burton Joyce, Calverton, Carlton Hill, Carlton Square, Gedling Colliery/Chase Farm site, Gedling Village, Mapperley Plains, Netherfield and Ravenshead.

13.3.4 This policy establishes what uses will and will not be permitted within these centres to ensure that vitality and viability is protected. The policy seeks to maintain a mix of uses to ensure that centres have an attractive range of uses. The past few years have seen town centres affected by a range of factors including the recession and the growth of internet shopping. Food and drink, leisure and recreation play a more important role in ensuring that centres continue to be attractive than in the past and it is important that planning policy is sufficient flexible to allow change to occur. However, it is also important there is sufficient control to ensure that no single use (other than A1) comes to dominate the centre leading to a decline in vitality and viability.

13.3.5 The policy controls the proportion of the frontage of the centre within different uses classes. Frontage is calculated using the length of the ground floor of units facing the main shopping areas of the centre. The frontage percentages included in Policy LPD 50 a) have been compared to the current situation and generally allow for some additional new units to open. The overall approach requires that at least 45% of the frontage of the centre is A1 retail.

13.3.6 Proposals which lead to the percentages identified being exceeded will not be in accordance with the policy and will normally be refused planning permission. In certain circumstances, other material considerations may mean that planning permission can be granted even though the percentages would be exceeded. This may include where the unit has been vacant for a substantial length of time or where the proposed use is temporary in nature.

13.3.7 Arnold Town Centre includes both a Primary and Secondary Area. The Primary Area is the main retail core of the centre and should remain the case. Within the Secondary Area a greater mix of uses is permitted provided the area retains its

complementary role to the Primary Area. Proposals which result in a significant proportion of the Secondary Area being for residential, industrial or other uses which do not fall into the definition of 'main town centre uses' will not be permitted.

13.3.8 Policy LPD 50 b) restricts new non-A1 units where it would create an unacceptable grouping. This is designed to stop 'dead frontage' which can result in different parts of the centre becoming separate from each other leading to reduced pedestrian flows and also to a reduced attractiveness of the centre overall. Whether the development of non-A1 uses within a centre leads to an unacceptable grouping will depend on a number of factors including:-

- the nature of the non-A1 use proposed;
- the current situation with frontage and other uses surrounding the proposal;
- the proposed opening hours of the proposal;
- the length of frontage concerned; and
- the position of the frontage within the centre.

13.3.9 Open space within town centres, usually in the form of town or market squares or other civic space, provides opportunities for events and can act as a focal point of the community. They can contribute to the vitality and viability of centres and it is important that they are not significantly affected by development proposals. Part (e) of the policy protects these open spaces along with other important features such as landmark buildings.

Key Related Policies

- ACS Policy 6: Role of Town and Local Centres
- LPD Policy 49: Retail Hierarchy and Town Centre Boundaries

Monitoring Information

Indicator	Target	Collection
Percentage of frontages for individual uses	No target	Annually through survey

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- None

Policy LPD 51 - Upper Floors

Planning permission will be granted for the change of use of upper floors in Town and Local Centres (as defined on the Policies Map) and small parades of shops for any purpose provided:-

- a. it would not cause unacceptable conflict with the need for rear servicing;
- b. it would not cause a significant adverse impact on the amenity of nearby residents or occupiers; and
- c. appropriate provision for parking is made.

13.4.1 Upper floors within town centres offer a good location for a range of uses, such as restaurants, residential, offices, recreation and leisure uses, as well as making better use of buildings and contributing to vitality and viability. This policy permits the use of upper floors within centres and small parades of shops provided the proposal does not conflict with existing uses, residents or occupiers nearby.

Key Related Policies

- ACS Policy 6: Role of Town and Local Centres
- LPD Policy 50: Development within Town and Local Centres

Monitoring Information

Indicator	Target	Collection
Number of planning permissions granted	None	Monitoring of planning permissions

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- None

Policy LPD 52 - Impact Assessment Threshold

Development proposals for A1 uses of 500 sq metres or more (gross) and not within a Town or Local Centre should be supported by an Impact Assessment.

13.5.1 The Government's 'town centre first' policy includes two parts. A sequential assessment (NPPF paragraph 24) seeks to ensure that opportunities within centres are taken and an impact assessment (NPPF paragraph 26) seeks to ensure that new main town centre uses do not lead to a significant adverse impact on investment or the vitality and viability of nearby centres. Paragraph 26 of the NPPF establishes a default threshold of 2,500 sq metres to trigger the requirement of the impact assessment.

13.5.2 The Broxtowe, Gedling, Nottingham City and Rushcliffe Retail Study 2015 recommended that proposals for A1 convenience and comparison stores of 500 sq metres or more should provide an impact assessment. This conclusion was reached after reviewing committed retail development in the Borough and other local

floorspace thresholds. The default threshold of 2,500 sq metres will continue to apply to other 'main town centre' uses such as offices and leisure.

13.5.3 Guidance on the impact assessment is contained in the NPPG. Prospective applicants are advised to discuss the need for and scope of an impact assessment with the Borough Council at an early stage.

13.5.4 The size of retail units will be assessed using the gross external area. This is the total built floor area measured externally which is occupied exclusively by a retailer or retailers, excluding open areas used for the storage, display or sale of goods.

Key Related Policies

- ACS Policy 6: Role of Town and Local Centres
- LPD Policy 49: Retail Hierarchy and Town Centre Boundaries

Monitoring Information

Indicator	Target	Collection
Number of planning applications for A1 uses 500 sq metres or more with an Impact Assessment	100%	Monitoring of planning applications

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- For A1 proposals of 500 sq metres or more an impact assessment is required.

Policy LPD 53 - Markets

Planning permission will be granted for development proposals that result in the enhancement of existing markets or the creation of new markets within town and local centres provided that:

- a. the proposal is of a high standard of design and does not adversely affect the town or local centre by reason of its scale, bulk, form, layout or materials;**
- b. the proposal would not result in the loss of buildings or other features including open space which make an important contribution to the appearance of the town or local centre;**
- c. the proposal would not cause a significant adverse impact on the amenity of nearby residents or occupiers; and**
- d. appropriate provision for parking is made.**

13.6.1 Markets have historically played an important part in the development of towns and cities in England and continue to play an important role in the retail sector. They offer a place for small independent traders to operate from and increase the vitality and viability of town centres. Paragraph 23 of the NPPF requires that, through local plans, existing markets are retained and enhanced to ensure they are attractive and competitive and new markets created.

13.6.2 Within Gedling Borough, the only market is within Arnold Town Centre. The privately owned market is open on Tuesday, Friday and Saturday and has space for around 100 stalls. Over the last few years, however, the market has declined. The Borough Council is exploring options to improve the market to ensure that it remains a key attraction of Arnold Town Centre.

13.6.3 Persons considering setting up a new market are advised to contact the Borough Council at an early stage to ensure that Regulations are complied with and that planning permission is sought where necessary. Details of the proposed market should be made available to the Licensing Service. Contact must also be made with the Markets and Fairs Section at Nottingham City Council as specific historic charter arrangements are in place to control local markets.

Key Related Policies

- ACS Policy 6: Role of Town and Local Centres
- LPD Policy 50: Development within Town and Local Centres

Monitoring Information

No indicator.

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- None

Policy LPD 54 - Development within Small Parades

Planning permission will be granted for development proposals (including new build, redevelopment and change of use) within and adjacent to parades of three or more existing retail units without the need to demonstrate compliance with the sequential test provided that:

- a. the main purpose of the proposal is the sale of convenience goods or as an A3, A4 or A5 use;**
- b. the proposal has a floorspace of less than 200 sq metres (gross);**

- c. the proposal is of a high standard of design and does not adversely affect the area by reason of its scale, bulk, form, layout or materials;
- d. the proposal would not result in the loss of buildings or other features including open space which make an important contribution to the appearance of the area;
- e. the proposal would not cause a significant adverse impact on the amenity of nearby residents or occupiers; and
- f. appropriate provision for parking is made.

13.7.1 The NPPF adopts a ‘town centre first’ policy. This means that where proposals for main town centre uses such as shops, restaurants, fast food takeaways and certain leisure uses are proposed outside of the centres designated in the Local Plan applicants are required to show that there are no sites or units that can accommodate the use within or on the edge of a centre and that the proposal will not affect the vitality and viability of a centre. To demonstrate this applicants are required to submit a sequential assessment and, subject to the size of the proposed development, an impact assessment. These requirements are established by Paragraph 24 and 26 of the NPPF, whilst paragraph 25 states that the sequential approach should not be applied to ‘small scale’ rural offices or other rural development.

13.7.2 Small parades of shops often meet local need in accessible locations. They are excluded from the definition of centres contained within the NPPF and therefore proposed development within them should demonstrate compliance with the sequential test. This places additional burdens on business and development in small parades of shops is unlikely to have significant impacts on town centres. Given this, it is considered onerous and disproportionate to require the sequential assessment subject to a series of caveats.

13.7.3 This policy applies to proposals for uses which provide goods and services which have a local catchment. A2 uses and A1 shops which sell comparison goods have a much larger catchment and should be located within town centres where possible. Proposals for shops or units that are small in scale are more likely to have a catchment that is local in nature and the proposal will not impact significantly on the town centre. Small parades may also be appropriate locations for retail development that demonstrates compliance with the sequential test or where there is conflict with Policy LPD 50 (Development within Town and Local Centres).

Key Related Policies

- ACS Policy 6: Role of Town and Local Centres
- LPD Policy 49: Retail Hierarchy and Town Centre Boundaries
- LPD Policy 50: Development within Town and Local Centres

Monitoring Information

No indicator.

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- None

Policy LPD 55 - Security Shutters

Planning permission will be granted for externally mounted roller shutters where:-

- a. they are not sited within a Conservation Area, on a Listed Building or on a non-designated heritage asset;**
- b. the shutters are of an open nature when sited within Town or Local Centres and parades of shops;**
- c. the shutter and shutter box are designed as an integral part of the shop front; and**
- d. the shutter and shutter box are finished in an appropriate colour.**

13.8.1 There is a need to ensure that shop shutters are appropriate to the building on which they are placed and that, when closed, they should allow a reasonable degree of visibility into the shop. Any shutter or grille which allows a view into the shop when closed will usually look better than solid shutters. The greater the degree of openness the better in terms of the character and appearance of the area. This results in opportunities for window shopping and can increase footfall in centres offering improvements in natural surveillance.

13.8.2 In order that the appearance of the shutter respects the rest of the building and street scene it should always be painted or coated in an appropriate colour. The box above shop windows should preferably be sited internally. Where this is not practical it should be tied in with the design of the fascia sign. It is considered that external shutters are unlikely to be acceptable on Listed Buildings, non-designated heritage assets or premises within Conservation Areas.

Key Related Policies

- LPD Policy 26: Heritage Assets
- LPD Policy 27: Listed Buildings
- LPD Policy 28: Conservation Areas
- LPD Policy 31: Locally Important Heritage Assets

Monitoring Information

No indicator.

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- None

Policy LPD 56 - Protection of Community Facilities

a) Planning permission for development proposals that would result in the loss of existing community facilities will not be granted unless:

- alternative provision exists with sufficient capacity which can be reasonably accessed by walking, cycling or public transport and would not result in a significant increase in car journeys; or**
- alternative provision will be provided as part of the redevelopment of the site; or**
- alternative provision will be provided in an appropriate location which can be reasonably accessed by walking, cycling or public transport and would not result in a significant increase in car journeys; or**
- it has been satisfactorily demonstrated that it is no longer economically viable, feasible or practicable to retain the existing community use and its continued use has been fully explored.**

b) Where it is demonstrated that an existing community use is not viable, feasible or practicable, preference will be given to the change of use or redevelopment for alternative community uses before other uses are considered.

13.9.1 Paragraph 70 of the NPPF states that local plans should guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs. Paragraph 28 of the NPPF highlights the importance of community facilities in villages.

13.9.2 The supporting text for Policy 12 of the Aligned Core Strategy defines community facilities as including:-

- schools and nurseries;
- post offices;
- local shops in rural areas;
- public houses (especially in rural areas);
- places of worship, religious instruction and church halls;
- health centres, GP practices, community pharmacies, dentists;

- community centres or halls;
- libraries;
- leisure centres; and
- emergency services.

13.9.3 The list of defined community facilities is not exhaustive. Other types of facility may also provide a community benefit and this policy should be applied to ensure that they are protected. Existing open space including play provision for children and young people and outdoor sport facilities are protected under Policy LPD 20: Protection of Open Space.

13.9.4 Part i of Policy LPD 56 a) permits the loss of a community facility provided that an alternative provision exists with sufficient capacity which is reasonably accessible. Contributions should be sought to improve the existing alternative provision where there is insufficient capacity to accommodate both existing users and new users. Alternatively, as set out in part ii of Policy LPD 56 a), alternative provision could be provided as part of the redevelopment of the site. Part iii of Policy LPD 56 a) ensures that any alternative provision provided is in an appropriate location and is not isolated from those that will use it.

13.9.5 For part v of Policy LPD 56 a), the viability evidence submitted regarding the need for the community facility should be appropriate to the scale and type of the facility and address other alternative facilities in the locality that could meet any shortfall in provision. In terms of the continued use, the applicant would need to provide information on whether there is a need for the continued use of the community facility in the locality. In some cases, for instance local shops and public houses, the applicant would need to demonstrate that the facility has been actively marketed for a significant period of time without success.

13.9.6 Paragraph 70 of the NPPF states that pubs are valued facilities. It is not considered that there is a need for a separate policy for the protection of public houses and Policy LPD 56 should be used when determining planning applications.

13.9.7 The Community Right to Bid gives community groups a chance to save community assets that are important to them. Community assets include village shops, pubs and allotments. Local planning authorities are required to keep a list of all of these 'assets of community value'. If an owner of a listed asset wants to sell it they have to notify the local planning authority who, in turn, notify any interested parties. If community groups are interested in buying an asset they can use the Community Right to Bid to 'pause' the sale, giving them six months to prepare a bid before the asset can be sold. Further information can be found on the Councils' website⁴³.

Key Related Policies

- ACS Policy 12: Local Services and Healthy Lifestyles
- LPD Policy 20: Protection of Open Space

⁴³ <https://www.gedling.gov.uk/resident/community/communityrighttobid>

Monitoring Information

No indicator.

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- A study to demonstrate that it is no longer economically viable, feasible or practical to retain the existing community use and its continued use has been fully explored.

14 Transport

14.1 Introduction

14.1.1 The Aligned Core Strategy promotes sustainable transport modes such as public transport, walking and cycling. It seeks to move away from the use of private car to help tackle climate change, pollution and congestion. Many routes are already at or close to capacity in peak times and managing travel demand must form a key part of the approach to transport planning.

14.1.2 Paragraph 36 of the NPPF states that all developments which generate significant amounts of vehicle movement should be required to provide a travel plan. The Aligned Core Strategy sets a target to increase the number of developments supported by travel plans. NPPG provides advice on when transport assessments and transport statements are required and also provides guidance on preparing travel plans. Local planning and highway authorities will be responsible for securing and establishing the content of travel plans.

14.1.3 This section includes a policy on parking standards for residential and non-residential development. It also seeks to protect the proposed and existing cycle routes, recreational routes and public rights of way. The Borough Council will be supportive of park and ride facilities in appropriate locations, subject to the satisfactory demonstration of the need for and feasibility of such facilities. Local transport schemes, including the Gedling Access Road, will be safeguarded. There is also a policy on highway safety, patterns of movement and the access needs of all people.

14.1.4 The policies for transport are:

- LPD Policy 57: Parking Standards;
- LPD Policy 58: Cycle Routes, Recreational Routes and Public Rights of Way;
- LPD Policy 59: Park and Ride;
- LPD Policy 60: Local Transport Schemes; and
- LPD Policy 61: Highway Safety.

Policy LPD 57 - Parking Standards

a) Planning permission for residential development will be granted where the development proposal meets the requirement for parking provision set out in Appendix D, or otherwise agreed by the local planning authority.

b) Planning permission for non-residential development will be granted where the development proposal meets the requirement for parking provision set out in Appendix D, or otherwise agreed by the local planning authority.

14.2.1 Paragraph 39 of the NPPF allows local planning authorities to set local parking standards taking account of the accessibility of the development; the type,

mix and use of development; the availability of and opportunities for public transport; local car ownership levels; and the overall need to reduce the use of high-emission vehicles.

14.2.2 Appendix D reflects the Parking Provision for Residential Development Supplementary Planning Document and the 6C's Design Guide which give guidance on the parking provisions required for developments. The parking requirements should also be considered in relation to any transport assessment and travel plan associated with a development proposal.

14.2.3 The key purpose of the Parking Provision for Residential Development Supplementary Planning Document is to ensure that new development is supported by the appropriate level of parking provision to accommodate demand. The Supplementary Planning Document will be kept under review to reflect any new information which may have implications for the requirement of parking provision for residential development.

14.2.4 Nottinghamshire County Council is the highway authority responsible for the local highway network within Gedling Borough. In April 2009, Nottinghamshire County Council adopted the 6C's Design Guide which deals with highways and transportation infrastructure for new developments in Derbyshire, Leicestershire and Nottinghamshire including the city areas in each. The 6C's Design Guide is updated on a regular basis to reflect current guidance and legislation.

14.2.5 In achieving an appropriate level of parking provision for residential and non-residential developments, the type, design, location and layout of spaces will be important as well as the number of spaces provided.

Key Related Policies

- ACS Policy 14: Managing Travel Demand
- ACS Policy 15: Transport Infrastructure Priorities
- LPD Policy 24: Tourist Accommodation
- LPD Policy 39: Specialist Accommodation
- LPD Policy 40: Housing Development on Unallocated Sites
- LPD Policy 41: Live Work Units
- LPD Policy 42: Self Build and Custom Homes
- LPD Policy 45: Employment Development on Unallocated Sites

Monitoring Information

Indicator	Target	Collection
Percentage of planning permissions in accordance with the policy	No target	Monitoring of planning permissions

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- No additional information required. Planning applications should clearly identify the proposed number of parking spaces.

Policy LPD 58 - Cycle Routes, Recreational Routes and Public Rights of Way

Planning permission will not be granted for development proposals which would:

- a. prejudice the implementation of the proposed cycle routes, recreational routes (shown on the Policies Map) and proposed public rights of way; or**
- b. prejudice the continuity of existing cycle routes, recreational routes and existing public rights of way unless the proposal includes an alternative route which is no less attractive, safe or convenient for public use or there are substantial wider benefits.**

Where new development is proposed, contributions will be sought for new cycle or recreational routes and facilities either on or off site.

14.3.1 Walking, cycling, running and horse-riding are recreational activities which have increased in popularity over recent years. They can also be convenient and practical modes of transport, particularly for shorter trips, and can have a number of positive benefits such as improving people's health and wellbeing and the environment.

14.3.2 Paragraph 41 of the NPPF states that cycle routes, which could be critical in widening transport choice, should be identified and protected. The cycle routes as shown on the Policies Map include a section of the National Cycle Network which passes through Gedling Borough.

14.3.3 This policy seeks contributions to new cycle and recreational routes and facilities where these are directly related to the development proposed. Any new provision incorporated within a new development must link to existing facilities or routes or proposed improvements beyond the site.

14.3.4 There is a need to safeguard the former Gedling Colliery and Calverton rail lines as potential transport corridors for the long term. Any use of these routes in the future is likely to contribute significantly to modal shift. Calverton rail line is already operating as a recreational route and in the short term the Borough Council is promoting the former Gedling Colliery rail line as a new recreational route. Further potential tram routes are currently being explored although it is unlikely that a

scheme linking Nottingham and Gedling utilising, in part, the former Gedling Colliery line would be built before the end of the plan period. Policy LPD 58 seeks to protect proposed and existing recreational routes unless there are substantial wider benefits. Future proposals for public transport provision along the protected corridors would generally be expected to maintain the continuity of established recreational routes by accommodating it within the transport corridor wherever practical or in those parts of the corridor where this is not practical by providing an alternative route which is convenient, safe and direct. Further details on these schemes are included in Policy LPD 60 (Local Transport Schemes).

14.3.5 This policy identifies the importance of the public rights of way network as a recreational resource. The network of public rights of way links residential, community and recreational facilities as well as providing access to the open countryside. It is therefore important to ensure that the future of these routes for public use is safeguarded. The extension of existing public rights of way will be supported.

Key Related Policies

- ACS Policy 14: Managing Travel Demand
- ACS Policy 15: Transport Infrastructure Priorities
- LPD Policy 60: Local Transport Schemes

Monitoring Information

No indicator.

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- None

Policy LPD 59 - Park and Ride

Planning permission will be granted for park and ride facilities in appropriate locations, subject to the satisfactory demonstration of the need for and feasibility of such facilities.

14.4.1 Park and ride facilities can be used as part of a wider approach to address specific traffic, parking or environmental problems which can help to reduce the amount of travel by private car and encourage greater use of public transport, thereby assisting a change of modal split and reducing congestion and pollution within Gedling Borough. Park and ride facilities on the edge of the built up area may assist in reducing the amount of traffic travelling on key routes into the city centre.

14.4.2 The NPPF states that park and ride facilities are not inappropriate in the Green Belt if:

- it can be demonstrated there is a requirement for a Green Belt location;
- they preserve the openness of the Green Belt; and
- they do not conflict with the purposes of including land in the Green Belt.

14.4.3 The design and location of park and ride facilities should be sympathetic to the character of the area and not result in significant safety or traffic management implications.

14.4.4 Consideration will be given to proposals for park and ride facilities at appropriate sites, including A60 Leapool Island and Top Wighay Farm. The Borough Council will work with Nottinghamshire County Council, landowners, other stakeholders, developers and bus providers on proposals for park and ride facilities. Consideration will need to be given to the ability of any proposed park and ride facilities to be adequately supported by regular and reliable public transport services and to the commercial viability of such proposals.

Key Related Policies

- ACS Policy 14: Managing Travel Demand
- ACS Policy 15: Transport Infrastructure Priorities

Monitoring Information

Indicator	Target	Collection
Number of park and ride facilities granted	No Target	Monitoring of planning permissions

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- a study to demonstrate the need for and feasibility of the park and ride facilities.

Policy LPD 60 - Local Transport Schemes

Planning permission will not be granted for development proposals which would prejudice the following transport schemes as shown on the Policies Map:

a) Road

- 1. A60 Larch Farm Crossroads Improvement;**
- 2. A60 Leapool to Sherwood Express Busway;**

3. **Gedling Access Road;**
4. **A612 Daleside Road Improvement;**
5. **A612 Colwick Loop Road Improvement.**

b) Rail/transport corridors

1. **the former Gedling Colliery to the Nottingham Grantham rail line (“South Notts Rail Network”);**
2. **the Minerals Railway “Robin Hood Line” (near Bestwood Village) to Calverton;**

c) Significant development proposals in the Colwick area will need to take account of the implications for the possible Fourth Trent Crossing.

14.5.1 The Aligned Core Strategy promotes a sustainable, good quality transport system as being essential to support the economic and social wellbeing of the plan area. It is important to protect the schemes listed in the policy so that planning permission granted along the routes does not prejudice or obstruct their future development.

14.5.2 Most of the schemes listed in the policy are included in the third Nottinghamshire Local Transport Plan. This sets out Nottinghamshire's transport strategy for the period 2011 to 2026 and covers all types of transport including public transport, walking, cycling, cars and freight. Further information on the detailed design of the schemes listed in the policy, including the extent of land take, should be sought from Nottinghamshire County Council⁴⁴.

14.5.3 Nottinghamshire County Council is currently undertaking a review of all protected transport schemes across the county. This may lead to some of the currently safeguarded schemes being formally abandoned and equally some new schemes may emerge.

A60 Larch Farm Crossroads Improvement

14.5.4 This scheme involves the improvement of the existing traffic signal controlled junction of the A60 and B6020 and, in particular, involves the widening of the B6020 Kirkby Road approach to the junction to provide additional traffic capacity. This improvement would help reduce the incidence of local queuing and traffic congestion at peak times.

A60 Leapool to Sherwood Express Busway

14.5.5 This scheme involves a proposed bus based park and ride site alongside the A60 at Leapool Island and bus priority measures on the A60 between Leapool Island and Sherwood. Nottinghamshire County Council is currently investigating the feasibility of the scheme.

⁴⁴ Team Manager Transport Planning and Programme Development, Environment and Resources, Nottinghamshire County Council.

Gedling Access Road

14.5.6 This scheme involves the construction of a bypass to Gedling village connecting the A612 to the south with the B684 at Mapperley to the north. This scheme would provide a dual function of not only providing traffic relief to the communities that the road bypasses but also enabling and serving the proposed mixed use (housing and employment uses) redevelopment of the former Gedling Colliery.

14.5.7 The Gedling Access Road is listed in the Aligned Core Strategy as a scheme with no committed funding but which remains important to the delivery of the Core Strategy. Since the adoption of the Aligned Core Strategy, progress has been made towards the Gedling Access Road and there is now committed funding for the construction of the road. Planning permission for the Gedling Access Road was granted in December 2014 and construction of the road is due to commence in 2017, subject to statutory approvals.

A612 Daleside Road and A612 Colwick Loop Road Improvements

14.5.8 These schemes involve the introduction of bus priority measures as part of wider proposals of a Nottingham Southern Bus Corridor. Nottinghamshire County Council is currently investigating the feasibility of these schemes.

The Former Gedling Colliery and Calverton Rail Lines

14.5.9 The former Gedling Colliery (“South Notts Rail Network”) route was previously safeguarded for future development of a tram route in the Gedling Borough Replacement Local Plan (2005). A feasibility study has been commissioned by the Borough Council to investigate the opportunity for the acquisition of the former Gedling Colliery rail line for the purpose of creating a linear recreational multiuser route or greenway. The route is safeguarded as a possible rail line to meet the long term objectives with use as a walking/cycling route in the short term.

14.5.10 The Calverton (“Robin Hood Line”) route was previously safeguarded in the Gedling Borough Replacement Local Plan (2005) and is already operating as a recreational route.

Fourth Trent Crossing

14.5.11 There is currently no safeguarded scheme but plans to build a fourth road crossing over the River Trent to ease traffic congestion on both sides of the river are being reconsidered. A study has been commissioned by the Borough Council into the feasibility of a Fourth Trent Crossing (linking Colwick Industrial Estate with Holme Pierrepont) in the longer term.

Key Related Policies

- ACS Policy 15: Transport Infrastructure Priorities

Monitoring Information

Indicator	Target	Collection
Progress on the delivery of transport schemes promoted in the policy	All schemes delivered by 2028. In particular, the Council will closely monitor progress on the Gedling Access Road to identify any significant slippage or risk of no delivery and a decision made as to whether this warrants an early review of the Local Plan by December 2018.	Nottinghamshire County Council

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- None

Policy LPD 61 - Highway Safety

Planning permission will be granted for development proposals which do not have a detrimental effect on highway safety, patterns of movement and the access needs of all people.

14.6.1 The NPPF requires planning decisions to take account of whether safe and suitable access to a development site can be achieved for all people. Developments should be located and designed, where practical, to create safe and secure layouts which minimise conflict between traffic and cyclists or pedestrians and avoid street clutter.

14.6.2 This policy seeks to sustain or improve accessibility and safety for all people. Policy related to safe, accessible and inclusive development (including inter-connected network of streets and spaces) is included in Policy LPD 35 (Safe, Accessible and Inclusive Development). A safe environment is also an important part of an overall strategy to facilitate modal shift. This should take account of the requirements of pedestrians, cyclists, people with young children, people with disabilities, people with learning difficulties and older people.

14.6.3 It will be necessary to undertake an assessment of the impact a development will have on highways and transportation to establish if it can be satisfactorily integrated into the existing highway infrastructure network. The NPPF states that all developments that generate significant amounts of movement should be supported by a transport assessment or transport statement and any decisions should take account of whether opportunities for sustainable transport modes have been included depending on the nature and location of the site. The requirements are currently set out in the 6C's Design Guide. The transport assessments and statements should identify what measures will be required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as public transport, walking and cycling and a travel plan may also be required.

Key Related Policies

- ACS Policy 14: Managing Travel Demand
- ACS Policy 15: Transport Infrastructure Priorities
- LPD Policy 35: Safe, Accessible and Inclusive Development

Monitoring Information

Indicator	Target	Collection
Number of major planning applications approved against Highway advice on road safety matters	Zero	Monitoring of planning permissions

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- Transport assessment/statements for planning applications that meet the requirements of the 6C's Design Guide.
- Travel plan for planning applications that meet the threshold requirements of a transport assessment as stated in the 6C's Design Guide.

Part B: Site Allocations

Policy LPD 62 Comprehensive Development

Planning permission will not be granted for development which would prejudice the comprehensive development of any allocated site for the purpose for which it has been allocated in the Aligned Core Strategy or Local Planning Document. Proposals should take account of the delivery of the whole site including provision of supporting infrastructure on site where appropriate in a timely manner.

1.1 In order to protect the potential of a site to be developed for its intended use, the Borough Council needs to ensure that any proposal will not prejudice the development of the remainder of a site. Enquiries and applications could be made to develop a small area of an allocated site for the purpose for which it has been allocated, but in a manner which could restrict or prejudice the development of the remainder of the site.

1.2 Without the above policy, it is considered that while such a proposal would be undesirable it would not be contrary to Policy and may therefore prove difficult to resist.

1.3 As safeguarded land may play a role in the provision of housing and/or other development at some time in the future, development of land adjoining safeguarded land should be planned in such a way so as not to prejudice future development on the safeguarded land. The decision to allocate safeguarded land for future development will be considered through the preparation of a Local Plan.

Key Related Policies

- ACS Policy 2: The Spatial Strategy
- ACS Policy 4: Employment Provision and Economic Development
- ACS Policy 7: Regeneration
- LPD Policy 64: Housing Allocations – Urban Area and edge of Hucknall
- LPD Policy 65: Housing Allocations – Bestwood Village
- LPD Policy 66: Housing Allocations – Calverton
- LPD Policy 67: Housing Allocations – Ravenshead
- LPD Policy 68: Housing Allocations – Burton Joyce
- LPD Policy 69: Housing Allocations – Newstead
- LPD Policy 70: Housing Allocations – Woodborough
- LPD Policy 71: Employment Allocations

Monitoring Information

No indicator.

Policy LPD 63 Housing Distribution

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

- 1. 4,890 homes in or adjoining the main built up area of Arnold and Carlton;**
- 2. Up to 1,265 homes around Hucknall;**
- 3. 1,660 homes at the Key Settlements for Growth made up of**
 - i. Bestwood Village - 540 homes;**
 - ii. Calverton - 820 homes; and**
 - iii. Ravenshead - 300 homes.**
- 4. 170 homes at the other villages including:**
 - i. Burton Joyce - 80 homes; and**
 - ii. Woodborough - 50 homes.**
- 5. Windfall allowance - 240 homes.**

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

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

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

2.4 The proposed non-strategic sites for the urban area and edge of Hucknall are outlined in Policy LPD 64: Urban Area and edge of Hucknall. For the key settlements, sites in Bestwood Village are outlined in LPD 65; Calverton in LPD 66 and Ravenshead in LPD 67. For the other villages, the following policies are provided: LPD 68 Burton Joyce; LPD 69 Newstead; and LPD 70 Woodborough.

2.5 The figures set out in Policy LPD 63 include homes which have already been built since 2011, sites with extant planning permission, sites below the threshold for allocation and sites allocated in the Aligned Core Strategy and Local Planning Document.

Policy LPD 64 Housing Allocations - Urban Area and edge of Hucknall

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

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

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

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

Notes:

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

3.1 Policy 2 (The Spatial Strategy) of the Aligned Core Strategy sets out the broad spatial distribution of new homes around Gedling Borough. It adopts a strategy of urban concentration with regeneration. This means that development will be directed to locations within or adjacent to the main urban areas of Arnold and Carlton, followed by locations on the edge of the sub-regional centre of Hucknall and then locations at three settlements identified as key settlements for growth. Finally, growth at 'other villages'⁴⁵ will be provided to meet local need only.

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

⁴⁵ Burton Joyce, Lambley, Linby, Newstead, Papplewick, Stoke Bardolph and Woodborough.

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

Rolleston Drive

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

Brookfields Garden Centre

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

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

Willow Farm

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

Linden Grove

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

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

Lodge Farm Lane

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

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

Spring Lane

3.11 This site is located to the south of the Ashwater Drive site allocated in the Gedling Borough Replacement Local Plan (2005) and forms part of the spoil heap for the former Gedling Colliery/Chase Farm site. At the time of writing the site is under construction.

Howbeck Road/Mapperley Plains

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

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

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

Killisick Lane

3.14 The Killisick Lane site lies adjacent to the northern edge of Arnold. The site is adjacent to a local nature reserve and access to the site would involve the loss of a small part of the site. An area of land north of the allocation will be provided in compensation. Additional access may be possible via Strathmore Road. Based on the Affordable Housing SPD (adopted 2009) the site is expected to deliver at least 43 affordable homes⁴⁶. Contributions would also be expected towards education, health and open space.

3.15 The site lies close to existing mineral and waste operations at Dorket Head. The company Ibstock Brick Limited is proposing to extend the quarry to the south of the existing workings. The housing site H8 will need to be phased to ensure that an appropriate standoff is maintained between the housing development and the active quarry operations. Subject to the necessary planning consent being obtained it is anticipated that the extraction of clay in the southern most area nearest the northern boundary of H8 could be worked out by 2021 with progressive restoration restoring the land by the mid 2020s. Planning permission for housing on H8 will only be granted subject to a phasing policy which requires the site to be developed in two phases starting with the southern part of the site and progressing northwards. The first phase comprising approximately 65 units will be confined to the south western part of the site to a line approximate to the extent of the existing built up area (aligning with Brechin Close). This first phase will then be phased to commence in 2020/21 progressing northwards and complete by 2021/22. Phase 2 will be commenced around 2022/23 progressing northwards at which point it is expected that the extraction of clay will have finished and the southern extension to the quarry progressively restored. Other forms of mitigation, such as bunds and screening, may also be required. Prior extraction of brick clay from the site should be considered through the planning application process. Consideration should be given to whether extraction is viable and feasible. Consultation with Nottinghamshire County Council as the Minerals and Waste Planning Authority will be required.

Gedling Colliery/Chase Farm

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

3.17 Access to the site is dependent on the provision of the 3.8km long Gedling Access Road which will link Mapperley Plains to the north with the A612 further south. The Gedling Access Road was granted planning permission in December

⁴⁶ The site is split between two housing sub-markets – Arnold/Bestwood (20% requirement) and Arnold/Mapperley (30% requirement). The figure of at least 43 homes is based on the application of 20% across the entire site.

2014 and planning permission for remainder of the development scheme was granted in March 2017. In addition to the Gedling Access Road the application makes provision for a new school, a local centre, open space and 37 affordable homes. The land to the north of the Gedling Access Road is allocated for employment-led mixed use development which will provide sustainable employment opportunities close to the new housing provision. At the time of writing the site for residential development is under construction.

3.18 The Council will closely monitor progress on the Gedling Access Road to identify any slippage or risk of no delivery. If the Gedling Access Road cannot be delivered by Spring 2020, the Council is of the view that the risk to housing delivery both in terms of scale and location would be of such significance as to warrant an early review of the Local Plan. The trigger point for consideration of an early review would be conditional on confirmation from the promoters of the Gedling Access Road that the scheme is not to be delivered by that date. Whilst such a scenario is unlikely, a decision to undertake an early review of the Local Plan would be made by December 2018, by which time work should have begun on site.

Daybrook Laundry

3.19 This site is located in Daybrook and is currently brownfield land within the main urban area. Access to the site would come from the existing signalised access road that provides access to the adjoining supermarket. Based on the Affordable Housing SPD (adopted 2009), the site would be expected to deliver 10 affordable homes. Contributions would be expected towards education, health and open space.

Land West of A60 A

3.20 This site is located to the north of Redhill and is currently brownfield land. The site was granted planning permission for 72 homes in August 2017 subject to the section 106 agreement. The section 106 agreement contributions are expected to be secured for open space, primary healthcare, education school places and affordable housing.

Land West of A60 B

3.21 This site is located to the north of Redhill and is currently agricultural land. Access to the site has been safeguarded through the adjoining site X2 Land West of A60 A. Based on the Affordable Housing SPD (adopted 2009), the site would be expected to deliver 45 affordable homes. Contributions would be expected towards education, health and open space. Prior extraction of brick clay from the site should be considered through the planning application process. Consideration should be given to whether extraction is viable and feasible. Consultation with Nottinghamshire County Council as the Minerals and Waste Planning Authority will be required.

Hayden Lane

3.22 This site lies adjacent to the sub-regional centre of Hucknall to the west of the North of Papplewick Lane site. The site would be expected to provide 36 affordable homes. As the site adjoins Ashfield District, careful consideration will need to be

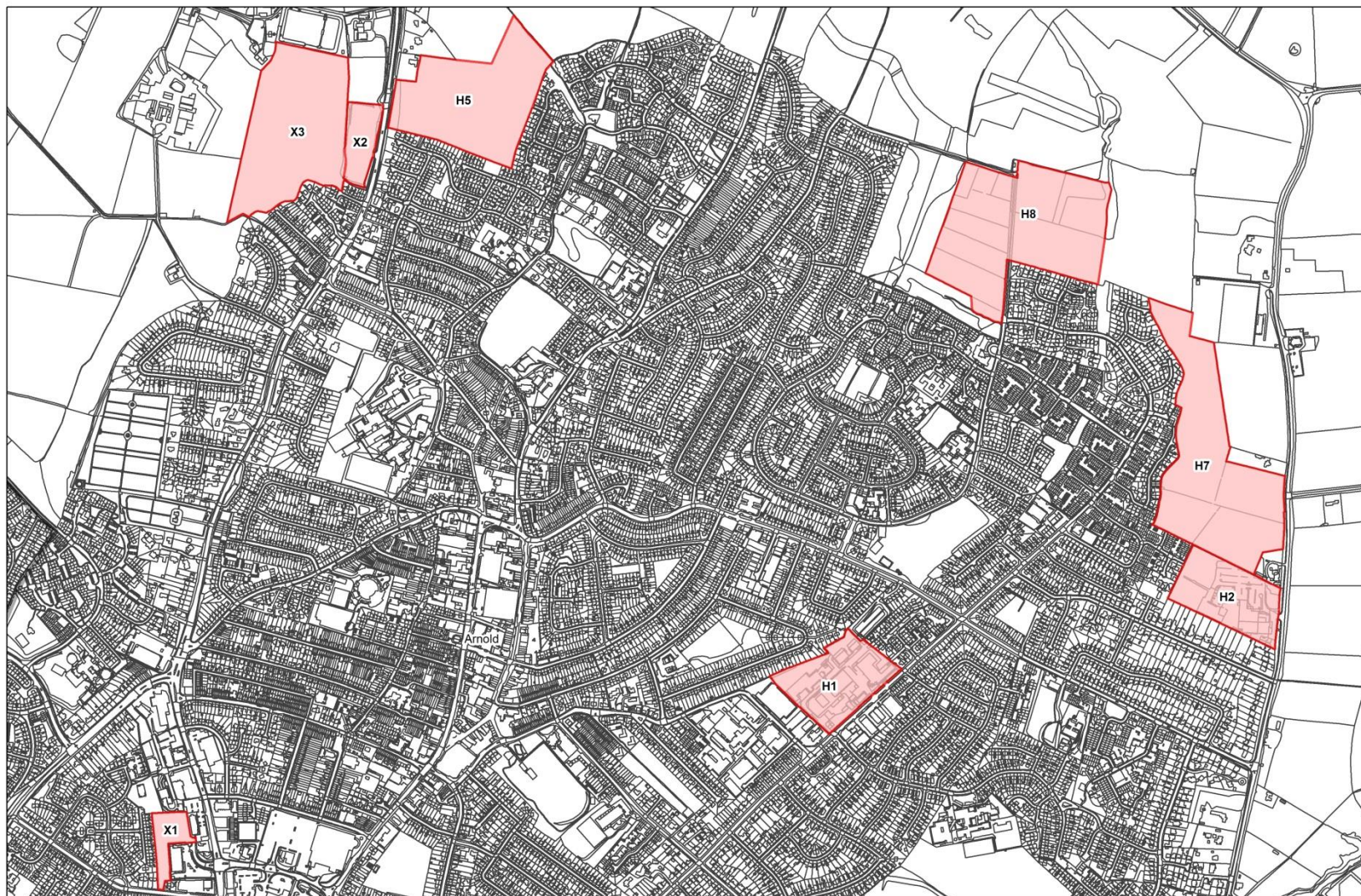
given to the impact on local infrastructure (including education and health) and most appropriate way to use contributions.

Key Related Policies

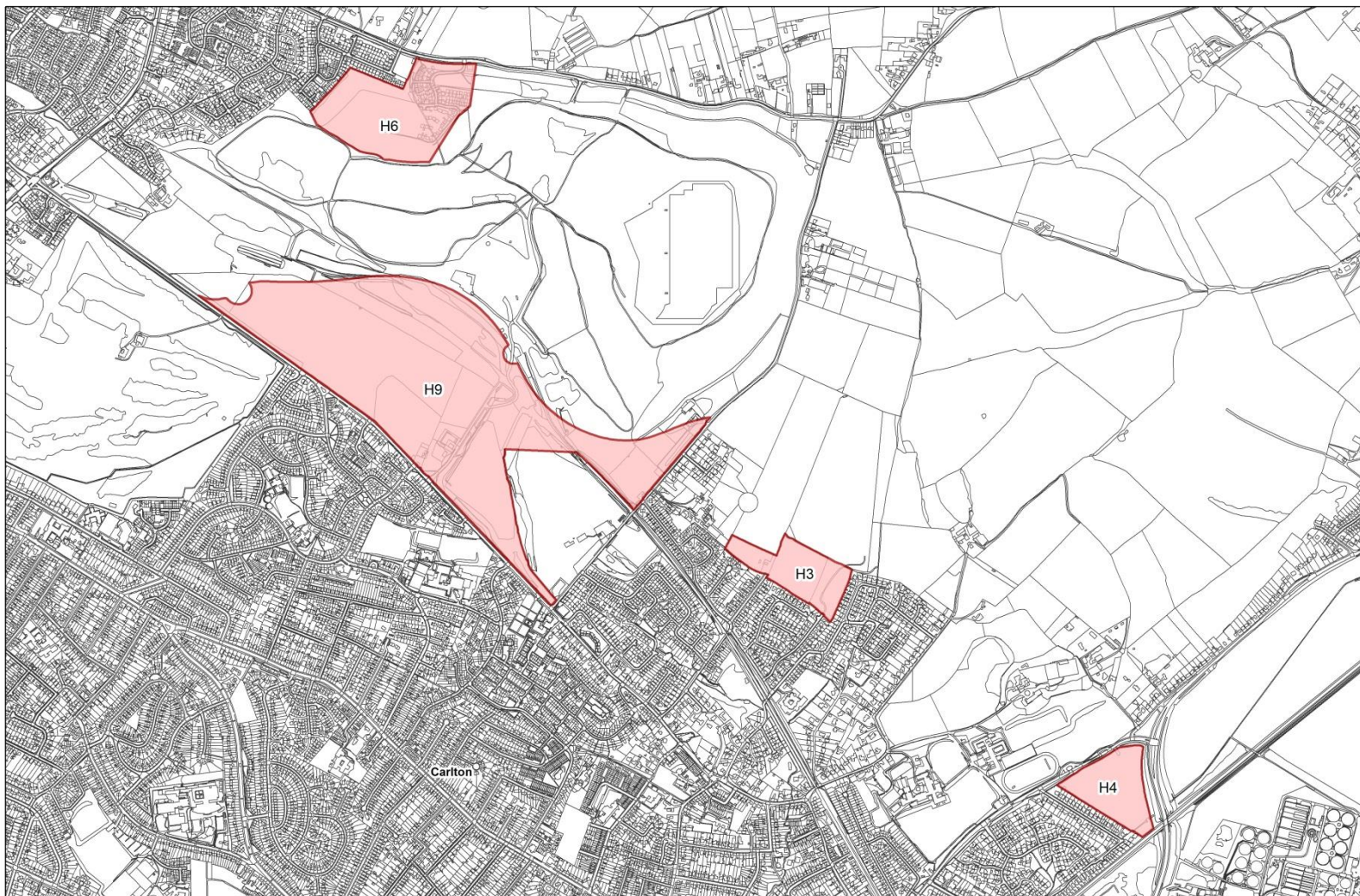
- ACS Policy 2: The Spatial Strategy
- ACS Policy 4: Employment provision and Economic Development
- ACS Policy 7: Regeneration
- LPD Policy 16: Safeguarded Land
- LPD Policy 44: Retention of Employment and Employment Uses
- LPD Policy 63: Housing Distribution

Monitoring Information

Indicator	Target	Collection
Progress on the delivery of the sites allocated in Policy LPD 64	All sites delivered by 2028. The Council will closely monitor progress on all allocated sites to identify any significant slippage or risk of no delivery and should this occur the Council will consider whether this warrants an early review of the Local Plan.	Monitoring of site status



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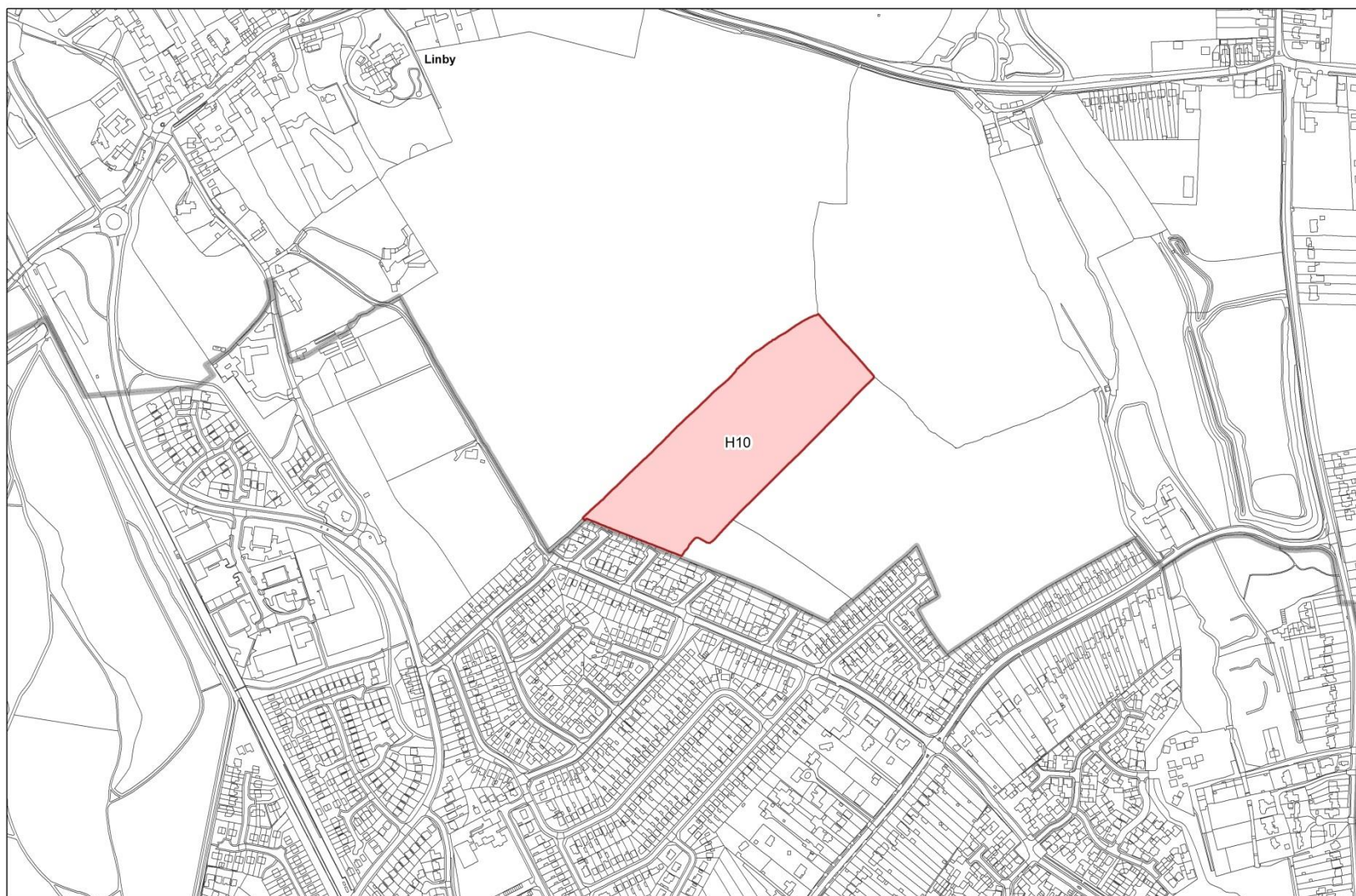
Gedling
Borough Council

Civic Centre, Arnot Hill Park, Arnold,
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Policy LPD 64
Urban Area - Carlton

 Housing Sites







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Policy LPD 64
Urban Area - Edge of Hucknall

-  Housing Sites
-  Borough Boundary



Policy LPD 65 Housing Allocations - Bestwood Village

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

- H11 - The Sycamores – 25 homes #
- H12 - Westhouse Farm – 210 homes
- H13 - Bestwood Business Park – 220 homes #

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

Notes:

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

4.1 Policy 2 (The Spatial Strategy) of the Aligned Core Strategy sets out the broad spatial distribution of new homes around Gedling Borough. It adopts a strategy of urban concentration with regeneration. This means that development will be directed to locations within or adjacent to the main urban areas of Arnold and Carlton, followed by locations on the edge of the sub-regional centre of Hucknall and then locations at three settlements identified as key settlements for growth. Finally, growth at 'other villages'⁴⁷ will be provided to meet local need only.

4.2 Bestwood Village is a key settlement for growth in the Aligned Core Strategy and is located on the northern edge of the City of Nottingham between Bestwood and the Leen Valley Country Park. The village is a former mining settlement with the central part of the village comprising of terraced homes for former mine workers laid out in a traditional grid-iron fashion. These older terraced homes characterise the centre of the village which is a designated Conservation Area. To the north of the Conservation Area is more modern housing including both semi and detached suburban type housing. To the south of the Conservation Area is the former Bestwood Business Park which is part of the former colliery site part of which has recently been developed for housing. The village has good access to both Nottingham City and Hucknall with an hourly bus service and a tram stop within walking distance. The following services and facilities are located within the village:-

- general store;
- primary school;
- community centre; and
- social club, formerly the Miner's Welfare Club.

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

⁴⁷ Burton Joyce, Lambley, Linby, Newstead, Papplewick, Stoke Bardolph and Woodborough.

urban area including a mix of brownfield and greenfield sites. In some cases, it has been considered that there were the exceptional circumstances required to amend the boundary of the Green Belt allowing residential development.

The Sycamores

4.4 The site is located on the eastern side of the village adjacent Moor Road. The site was formerly garden land and although greenfield is located within the settlement. The site has planning permission for 25 homes.

Westhouse Farm

4.5 Westhouse Farm is currently agricultural land and located on the northern edge of Bestwood Village. Access to the site is expected from Moor Road. Based on the Affordable Housing SPD (adopted 2009) the site would be expected to provide 63 affordable homes. A new primary school facility on a 1.5 ha plot is required on this site which should be located in a central position within the allocation and adjoin the existing settlement of Bestwood Village. Financial contributions towards primary and secondary school places are also required based on the pupil numbers generated by the development. There is no GP surgery in the village and patients currently use GP practices at Bestwood Rise Park and in Hucknall. It is anticipated that financial contributions will be required towards primary health care provision based on the standard multiplier.

4.6 Part of the site immediately adjacent Moor Road is designated Safeguarded Land under the provisions of the Gedling Borough Replacement Local Plan (2005). This area is subject to a planning application for 101 homes which the Borough is minded to approve. The remainder of the housing allocation is located to the east so that it would be adjacent the existing urban edge and also adjoin the proposed school in the centre.

4.7 Masterplanning work for Bestwood Village recommends that the area to the north along Moor Road is the preferred option for future development at Bestwood Village. In order to provide for possible longer term development needs beyond the plan period and due to the need to define the boundaries of the Green Belt using defensible boundaries the area immediately north of the housing allocation and adjacent to Moor Road will be removed from the Green Belt and designated Safeguarded Land. In respect of the land to the north east of the allocation, the Landscape and Visual Analysis 2015 recommends that this land which rises up to the ridgeline should form a landscape buffer. Consequently, the land to the north east should remain open and is not being removed from Green Belt.

Bestwood Business Park

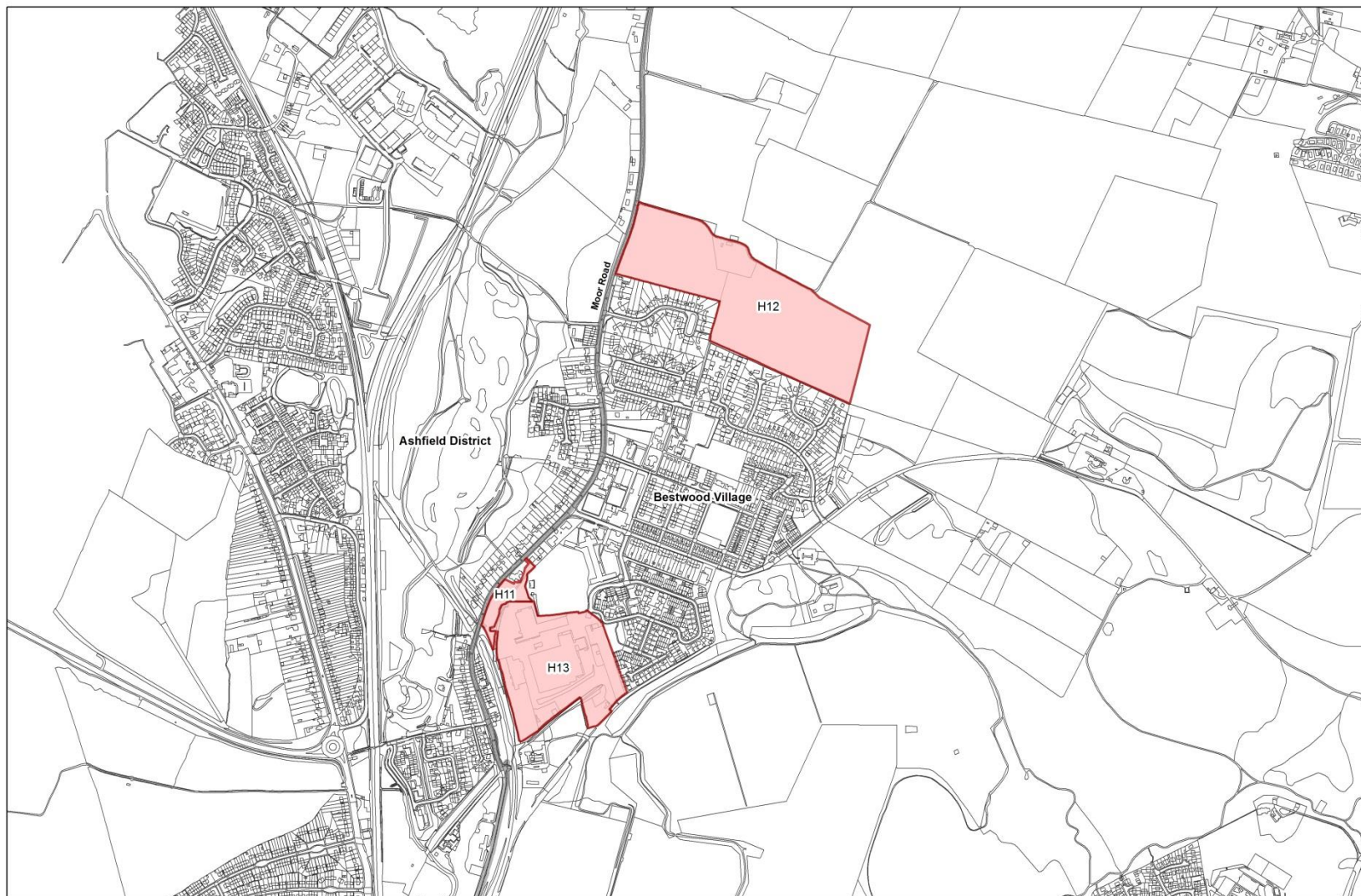
4.8 Located within settlement boundaries of the village this brownfield site was formerly in employment use. The site was granted planning permission for 220 homes. Developer contributions towards primary school provision and health care have been secured through a Section 106 agreement.

Key Related Policies

- ACS Policy 2: The Spatial Strategy
- LPD Policy 63: Housing Distribution

Monitoring Information

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





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Policy LPD 65 Bestwood Village

 Housing Sites
 Borough Boundary



Policy LPD 66 Housing Allocations - Calverton

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

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

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

Notes:

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

5.1 Policy 2 (The Spatial Strategy) of the Aligned Core Strategy sets out the broad spatial distribution of new homes around Gedling Borough. It adopts a strategy of urban concentration with regeneration. This means that development will be directed to locations within or adjacent to the main urban areas of Arnold and Carlton, followed by locations on the edge of the sub-regional centre of Hucknall and then locations at three settlements identified as key settlements for growth. Finally, growth at 'other villages'⁴⁸ will be provided to meet local need only.

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

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

5.3 The sites identified in the policy have been allocated following a site selection process. This process considered a number of sites both within and adjacent to Calverton. It has been considered that there were the exceptional circumstances required to amend the boundary of the Green Belt at Main Street and at Park Road

⁴⁸ Burton Joyce, Lambley, Linby, Newstead, Papplewick, Stoke Bardolph and Woodborough.

to allow residential development and provide Safeguarded Land for future development beyond the plan period (see Policy LPD 16: Safeguarded Land).

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

Dark Lane

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

Main Street

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

Park Road

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

Flatts Lane

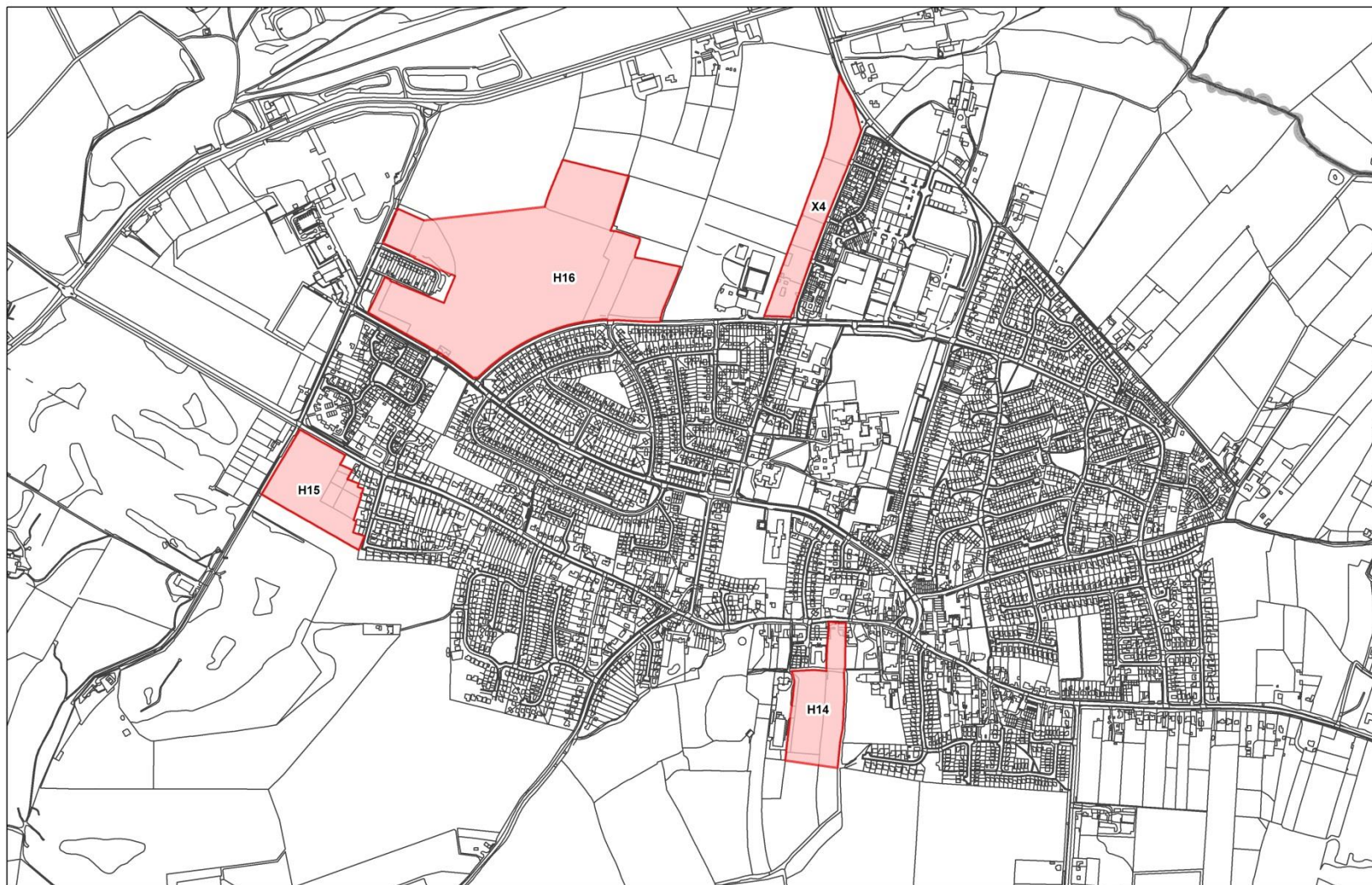
5.8 This site is located to the north-west of Calverton and is currently agricultural land. Access to the site can be achieved at the southernmost junction of Flatts Lane and James Drive. The northern field of the allocation, aligning with the northernmost junction of James Drive, should be left open as a landscape buffer in order to minimise landscape and visual impact. Based on the Affordable Housing SPD (adopted 2009), the site would be expected to deliver 12 affordable homes. Contributions would be expected towards education, health and open space.

Key Related Policies

- ACS Policy 2: The Spatial Strategy
- ACS Policy 4: Employment Provision and Economic Development
- LPD Policy 16: Safeguarded Land
- LPD Policy 44: Retention of Employment and Employment Uses
- LPD Policy 63: Housing Distribution

Monitoring Information

Indicator	Target	Collection
Progress on the delivery of the sites allocated in Policy LPD 66	All sites delivered by 2028	Monitoring of site status



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Policy LPD 66
Calverton

 Housing Sites
 Borough Boundary



Policy LPD 67 Housing Allocations - Ravenshead

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

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

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

Notes:

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

6.1 Policy 2 (The Spatial Strategy) of the Aligned Core Strategy sets out the broad spatial distribution of new homes around Gedling Borough. It adopts a strategy of urban concentration with regeneration. This means that development will be directed to locations within or adjacent to the main urban areas of Arnold and Carlton, followed by locations on the edge of the sub-regional centre of Hucknall and then locations at three settlements identified as key settlements for growth. Finally, growth at 'other villages'⁴⁹ will be provided to meet local need only.

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

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

6.3 The sites identified in the policy have been allocated following a site selection process. This process considered a number of sites both within and adjacent to Ravenshead. In some cases, it has been considered that there were the exceptional

⁴⁹ Burton Joyce, Lambley, Linby, Newstead, Papplewick, Stoke Bardolph and Woodborough.

circumstances required to amend the boundary of the Green Belt allowing residential development.

Longdale Lane A

6.4 Located to the south east edge of Ravenshead, Longdale Lane site A comprises 1.36 ha and forms part of an area of land that was designated as Safeguarded Land in the Gedling Borough Replacement Local Plan (2005). As Safeguarded Land the site is sequentially preferable to Green Belt land under the requirements of Aligned Core Strategy Policy 2 which sets out a sequential approach to site selection, firstly land within built up areas followed by other land not within Green Belt including Safeguarded Land and finally Green Belt land on the edge of settlements. The site is currently semi improved grassland and scrub. Access to Longdale Lane will be through the adjoining site - Longdale Lane C which has planning permission. Based on the Affordable Housing SPD (adopted 2009) the site would be expected to provide nine affordable homes. Financial contributions towards primary and secondary school places based on the number of pupil places generated by the development is likely to be required. Contributions may also be required towards primary health care.

Longdale Lane B

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

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

Longdale Lane C

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

Kighill Lane A

6.8 This site is located to the south of Ravenshead and currently comprises residential garden land. Access to the site would come from Kighill Lane and there potentially may be scope to achieve access through the adjoining housing allocation H18. It may be that part of this site comes forward for self-build and custom-build residential development. Based on the Affordable Housing SPD (adopted 2009), the site would be expected to deliver six affordable homes. Contributions would be expected towards education, health and open space.

Kighill Lane B

6.9 This site is located to the south of Ravenshead and currently comprises residential garden land. Access to the site would come from Kighill Lane and there potentially may be scope to achieve access through the adjoining housing allocation H17. It may be that part of this site comes forward for self-build and custom-build residential development. Based on the Affordable Housing SPD (adopted 2009), the site would be expected to deliver nine affordable homes. Contributions would be expected towards education, health and open space.

Key Related Policies

- ACS Policy 2: The Spatial Strategy
- LPD Policy 63: Housing Distribution

Monitoring Information



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



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Policy LPD 67
 Ravenshead

 Housing Sites
 Borough Boundary



Policy LPD 68 Housing Allocations - Burton Joyce

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

- H20 - Mill Field Close – 20 homes [#]
- H21 - Orchard Close – 15 homes

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

Notes:

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

7.1 Policy 2 (The Spatial Strategy) of the Aligned Core Strategy sets out the broad spatial distribution of new homes around Gedling Borough. It adopts a strategy of urban concentration with regeneration. This means that development will be directed to locations within or adjacent to the main urban areas of Arnold and Carlton, followed by locations on the edge of the sub-regional centre of Hucknall and then locations at three settlements identified as key settlements for growth. Finally, growth at 'other villages'⁵⁰ will be provided to meet local need only.

7.2 Burton Joyce is identified as an 'other village' in the Aligned Core Strategy where housing is to meet local need only. At the 2011 Census the Parish of Burton Joyce had a population of 3,389 people and 1,512 households. Over time Burton Joyce has spread along the A612 and valleys to the north; ribbon development has caused significant issues with coalescence with the urban area. Burton Joyce adjoins the borough boundary with Newark & Sherwood District and the village of Bulcote functionally forms part of the settlement. There are a range of facilities in Burton Joyce including a local centre, primary school and train station with trains to Nottingham and Lincoln.

7.3 The sites identified in the policy have been allocated following a site selection process. This process considered a number of sites both within and adjacent to Burton Joyce. In some cases, it has been considered that there were the exceptional circumstances required to amend the boundary of the Green Belt allowing residential development.

Mill Field Close

7.4 The site is located between Nottingham Road (A612) and the railway line to the south. The site was removed from the Green Belt in 2005 and safeguarded for future

⁵⁰ Burton Joyce, Lambley, Linby, Newstead, Papplewick, Stoke Bardolph and Woodborough.

development. The site was granted planning permission for 23 homes in March 2017.

Orchard Close

7.5 The site is located to the east of Burton Joyce and will extend Orchard Close. The site is currently used for grazing. Given the topography, development of the site would be required to ensure that surface water runoff is carefully managed. It is expected that the site would provide four affordable homes. Contributions would also be expected towards education, health and open space. The site forms part of a relatively steep sloping catchment and problems with surface water flooding have been associated with Orchard Close. A site specific flood risk assessment focusing on surface water flooding is required at the detailed planning stage to ensure the development does not increase the risk of flooding elsewhere.

Key Related Policies

- ACS Policy 2: The Spatial Strategy
- LPD Policy 63: Housing Distribution

Monitoring Information

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





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Policy LPD 68
 Burton Joyce

 Housing Sites
 Borough Boundary



Policy LPD 69 Housing Allocations - Newstead

The following site is allocated for residential development, as shown on the Policies Map:

- H22 - Station Road – 40 homes

Notes:

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

8.1 Policy 2 (The Spatial Strategy) of the Aligned Core Strategy sets out the broad spatial distribution of new homes around Gedling Borough. It adopts a strategy of urban concentration with regeneration. This means that development will be directed to locations within or adjacent to the main urban areas of Arnold and Carlton, followed by locations on the edge of the sub-regional centre of Hucknall and then locations at three settlements identified as key settlements for growth. Finally, growth at 'other villages'⁵¹ will be provided to meet local need only.

8.2 Newstead is one of the settlements identified by the Aligned Core Strategy as an 'Other Village' where new homes will be provided to meet local need only. As of the 2011 Census, the parish of Newstead had a population of 1312 people and 548 households. Newstead has a limited range of facilities but includes a train station and primary school together with the community facilities located on Tilford Road. A community run country park is located to the north east of Newstead on the former colliery spoil heap and provides a range of activities.

8.3 The site identified in Policy LPD 70 has been allocated following a site selection process. This process considered a number of sites both within and adjacent to Newstead. The Station Road site is located to the east of Newstead adjacent to the train station. It has been an allocated housing site for a number of years having previously been sports fields. It is expected that the site will provide 4 affordable homes and 0.16 ha of open space. Contributions would also be expected towards education and health.

8.4 Access to the site is, at present, unclear but it is considered that the need for homes and regeneration in Newstead means that the site should be allocated. However, the homes allocated on site will not count towards achieving the objectively assessed housing need for the Borough as set out in Policy LPD 63 (Housing Distribution).

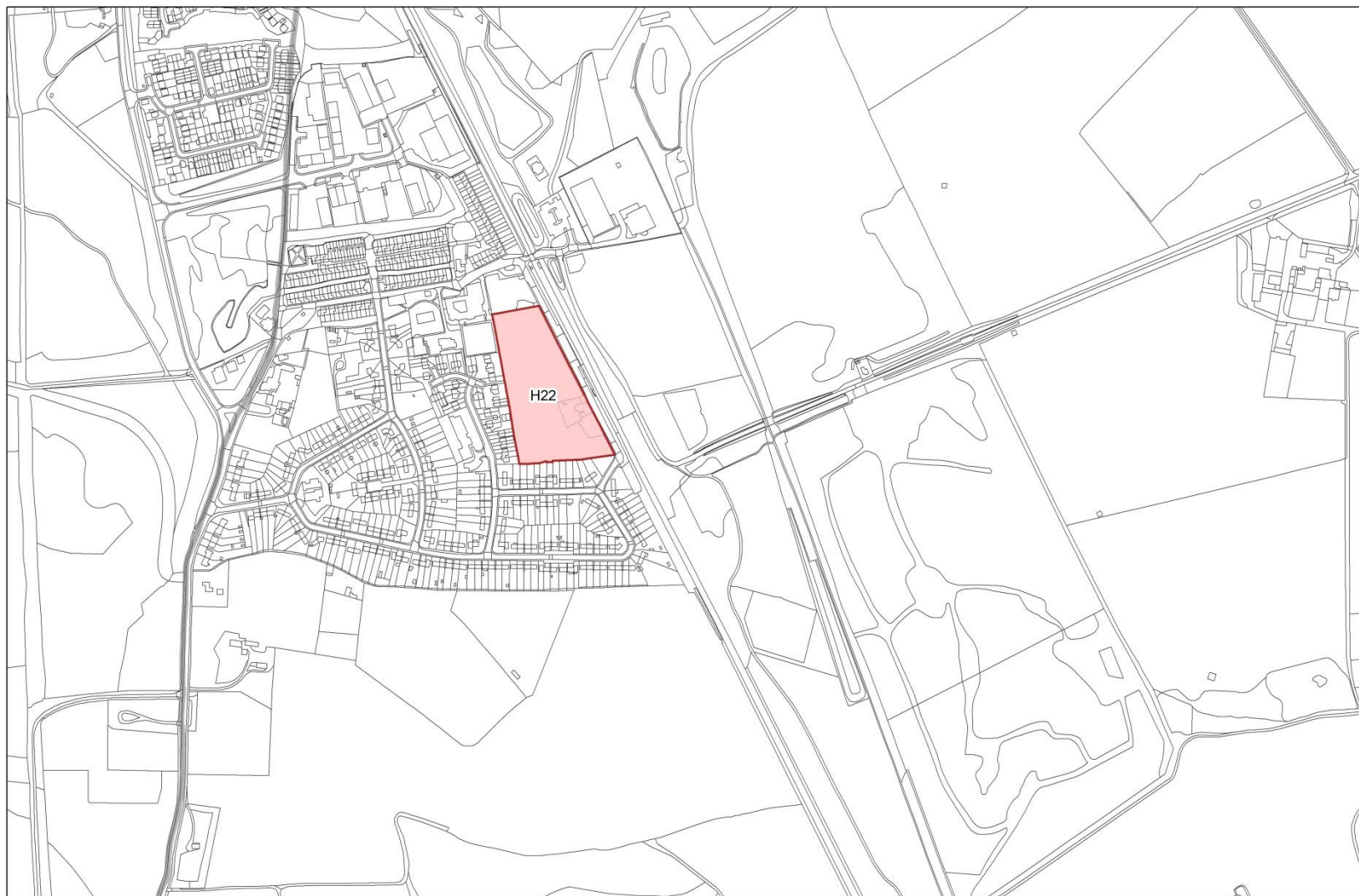
⁵¹ Burton Joyce, Lambley, Linby, Newstead, Papplewick, Stoke Bardolph and Woodborough.

Key Related Policies

- ACS Policy 2: The Spatial Strategy
- LPD Policy 63: Housing Distribution

Monitoring Information

Indicator	Target	Collection
Progress on the delivery of the site allocated in Policy LPD 69	Site delivered by 2028	Monitoring of site status





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Policy LPD 69
Newstead

 Housing Sites
 Borough Boundary



Policy LPD 70 Housing Allocations - Woodborough

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

- H23 - Ash Grove – 10 homes #
- H24 - Broad Close – 15 homes

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

Notes:

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

9.1 Policy 2 (The Spatial Strategy) of the Aligned Core Strategy sets out the broad spatial distribution of new homes around Gedling Borough. It adopts a strategy of urban concentration with regeneration. This means that development will be directed to locations within or adjacent to the main urban areas of Arnold and Carlton, followed by locations on the edge of the sub-regional centre of Hucknall and then locations at three settlements identified as key settlements for growth. Finally, growth at 'other villages'⁵² will be provided to meet local need only.

9.2 Aligned Core Strategy Policy 2.3 d) provides for up to 260 homes to be located within the 'other villages' which includes Woodborough which is a large village located to the east of the Borough about 1.5 miles south of Calverton. Woodborough has a population of almost 1,900 people and 900 households. Community facilities include:-

- a primary school; and
- village hall.

9.3 The village developed along the valley bottoms with the older part of the village having a traditional linear form much of which is located within the Conservation Area that runs broadly east west along Main Street. More modern housing estates surround this traditional linear form. The eastern end of the village has a more compact built up form with the western part of the village being more open in character.

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

⁵² Burton Joyce, Lambley, Linby, Newstead, Papplewick, Stoke Bardolph and Woodborough.

Ash Grove

9.5 Located off Roe Hill on the northern side of Woodborough this 0.89 ha site has planning permission for 12 dwellings which has been rounded down to 10 for the purposes of site allocation. The site is accessed from Ash Grove leading onto Roe Hill.

Broad Close

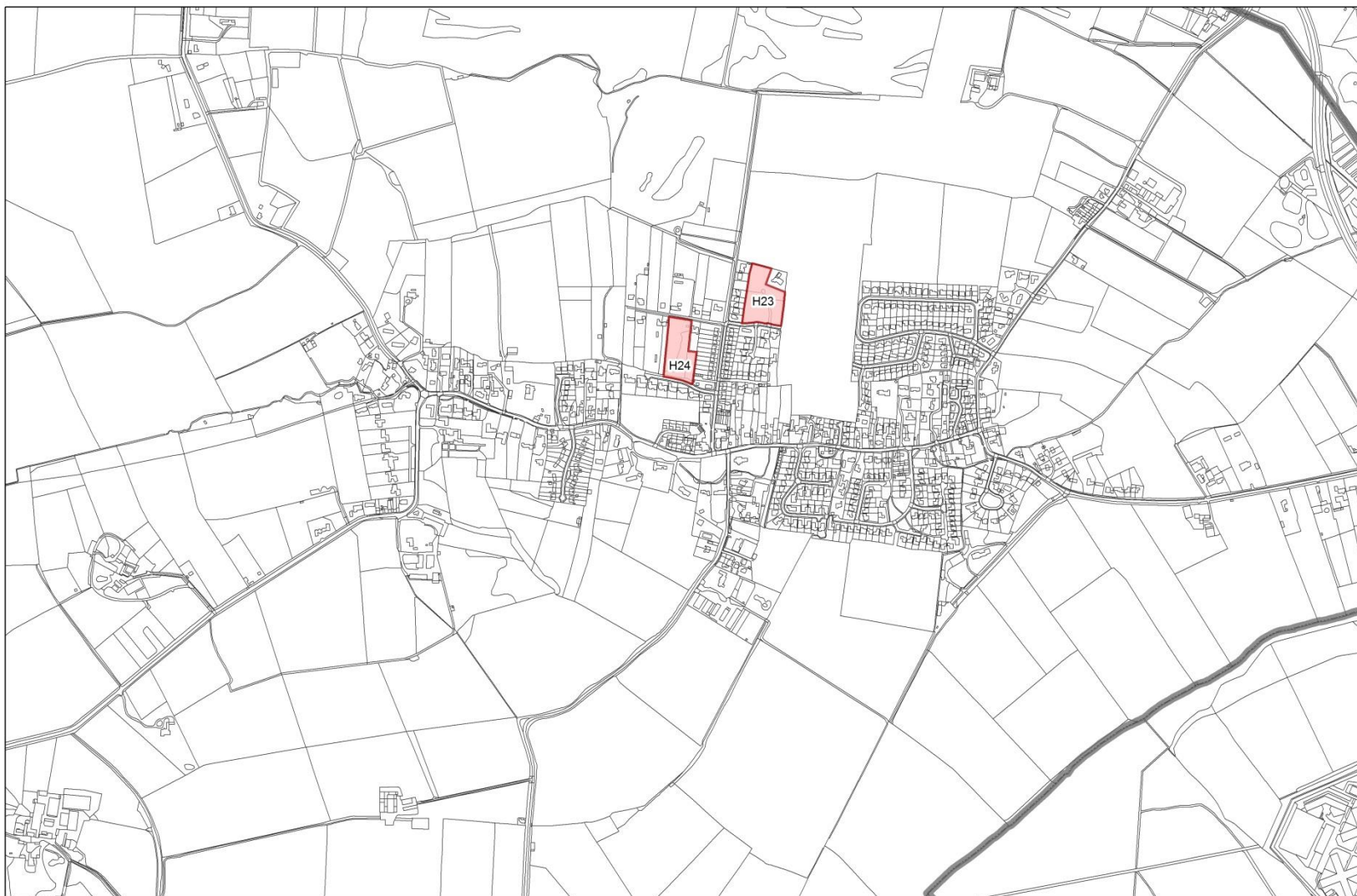
9.6 This site is located on the northern side of Woodborough and is 0.75 ha in size and allocated for 15 dwellings and anticipated to deliver from 2017/18. Based on the Affordable Housing SPD the site would be expected to provide five affordable homes. The site has access to Roe Hill via Broad Close. The site will need to incorporate appropriate sustainable drainage systems to limit any surface water runoff. Contributions towards primary and secondary school provision based on the pupil numbers generated by the development are likely to be required. Contributions to primary health care facilities elsewhere in the Borough may also be sought. Given the small scale nature of the site an offsite contribution towards public open space in the village is likely to be required.

Key Related Policies

- ACS Policy 2: The Spatial Strategy
- LPD Policy 63: Housing Distribution

Monitoring Information

Indicator	Target	Collection
Progress on the delivery of the sites allocated in Policy LPD 70	All sites delivered by 2028	Monitoring of site status





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Policy LPD 70
 Woodborough

 Housing Sites
 Borough Boundary



Policy LPD 71 Employment Allocations

The following site is allocated for employment-led mixed use development as shown on the Policies Map:

- E1 - Gedling Colliery – 5 hectares

The following sites are allocated for employment development (B1, B2, and B8 Uses) as shown on the Policies Map:

- E2 - Hillcrest Park – 1 hectare;
- E3 - Top Wighay Farm – 8.5 hectares; and
- E4 - Teal Close – 7 hectares *.

* site has outline planning permission for B1, B2 and B8 uses.

10.1 As explained in paragraph 12.1.2 of the Employment section in the Part A: Development Management Policies, the Borough Council is working to employment land and office floorspace targets which are to provide a minimum of 19 ha of industrial/warehousing land and a minimum of 10,000 sq. m of office space over the plan period to 2028. Policy LPD 71 allocates employment sites and in combination these four sites amount to about 21.5 hectares, which is sufficient to meet the employment targets.

Gedling Colliery

10.2 The Gedling Colliery/Chase Farm site is identified as a strategic location in the Aligned Core Strategy and required by Policy 4 of the Aligned Core Strategy to include significant economic development. Outline planning consent has been granted for up to 1,050 homes, a local centre and a primary school on the majority of this site; however, the former pit head part of the site allocated for employment uses in the Gedling Borough Replacement Local Plan (2005) is not included within this outline planning permission.

10.3 The land to the north of the Gedling Access Road is allocated for 5 hectares of employment-led mixed use development. This is in recognition that a wider range of employment uses is required to help facilitate the development of this former colliery through an element of “pump priming” as the site has remained undeveloped for a number of years. It also recognises that the site’s location adjoining the newly opened Gedling Country Park presents new opportunities for visitor related facilities that could provide significant levels of employment. The types of employment led mixed uses that the Borough Council would consider acceptable include an element of food and drink, such as pub/diner and coffee shop or other facilities connected with the Country Park. It is considered that the amount of pump priming development can be determined through the detailed planning process taking into account site viability. The site would be developed predominantly for suitable business (B1), storage and distribution (B8) and general industry (B2) uses, subject to the latter being appropriate in this location (which may require the imposition of suitable conditions on any planning permission).

10.4 The employment allocation will provide sustainable employment opportunities close to the new housing provision and also contribute towards meeting the overall employment requirements for Gedling Borough. This site will have direct access to the new road making the site highly accessible.

10.5 A Local Wildlife Site is located on the employment land but the need for employment and the aim of supporting regeneration by providing jobs on the Gedling Colliery/Chase Farm site are, on balance, considered to outweigh any adverse impact on the Local Wildlife Site. This position is subject to mitigation and the scope to compensate any loss through translocation of habitat to the adjoining Gedling County Park.

Hillcrest Park

10.6 The site was allocated in the Gedling Borough Replacement Local Plan (2005) for employment uses. The site is located within an existing employment area off Flatts Lane. Access to the site is to the B6386 Oxtan Road via Flatts Lane. This allocation will help support additional economic development at the Key Settlement of Calverton where significant housing growth is planned and also contribute towards meeting the Borough Council's overall employment land requirements.

Top Wighay Farm

10.7 The Aligned Core Strategy allocates a strategic site at Top Wighay Farm which includes significant economic development in line with Policy 4 of the Aligned Core Strategy. Economic development, as defined in the glossary, includes uses within the B Use Classes, public and community uses and main town centre uses which are to be accommodated on the strategic sites. Appendix A of the Aligned Core Strategy sets out the type and quantity of uses to be accommodated on the strategic allocations.

10.8 The Top Wighay Farm Development Brief Supplementary Planning Document (2017) provides more policy detail for the site and identifies an area of land for 8.5 hectares of employment land (B1, B2, B8 uses) with frontage to the A611 which reflects the strategic site schedule and plan included in Appendix A of the Aligned Core Strategy. Policy LPD 71 allocates site E3 at Top Wighay Farm amounting to 8.5 hectares for employment development. The site with its attractive frontage to the A611 has good accessibility to the M1 motorway and is considered to be an attractive location for significant amounts of B1 a) office and other B Class uses.

Teal Close

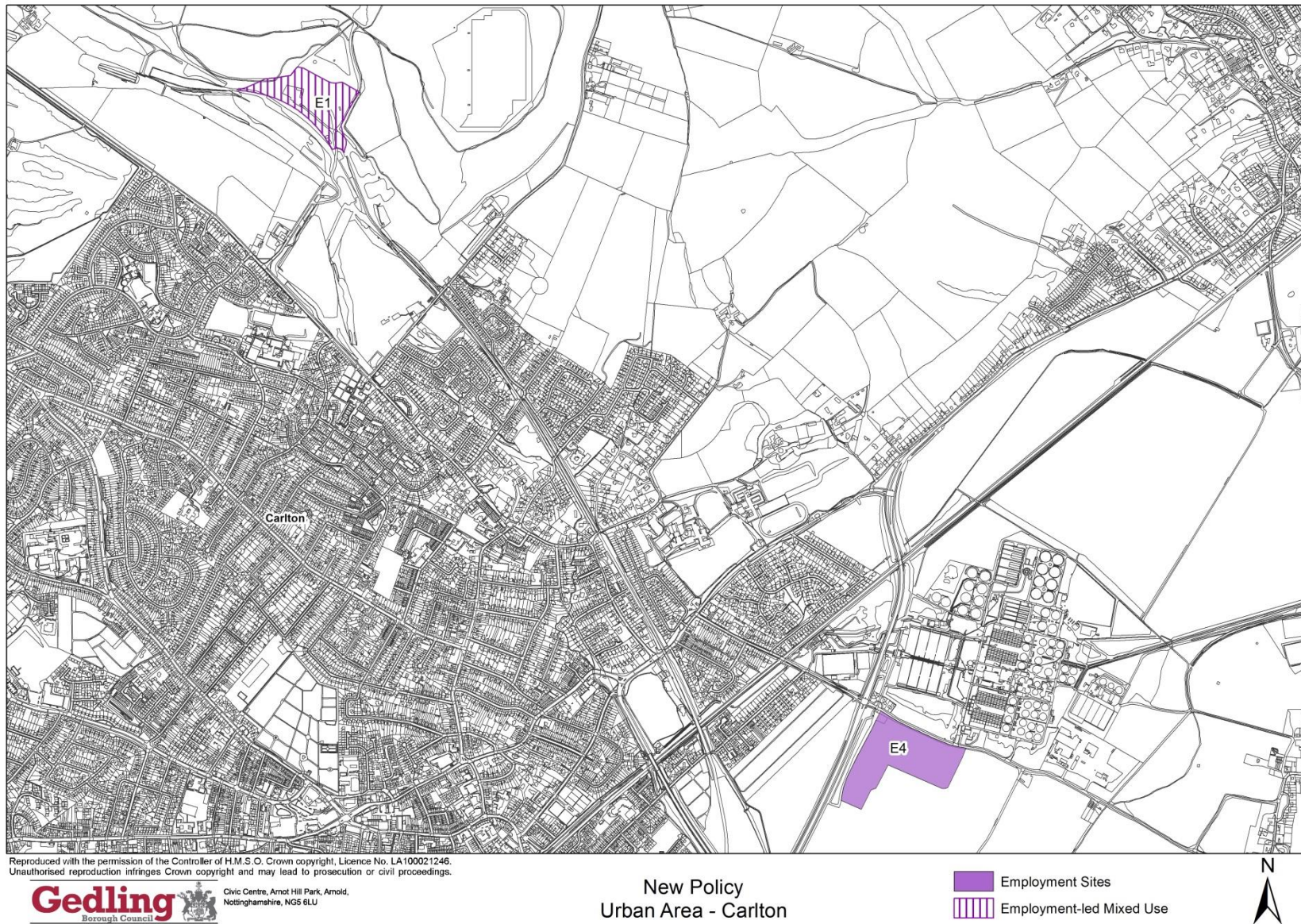
10.9 The Aligned Core Strategy allocates a strategic site at Teal Close which includes significant economic development in line with Policy 4 of the Aligned Core Strategy. Teal Close has outline planning permission for a local centre and primary school within the housing allocation and permission for B1 a) office, B2 and B8 uses on a separate part of the site. Policy LPD 71 allocates site E4 at Teal Close amounting to 7 hectares for employment development.

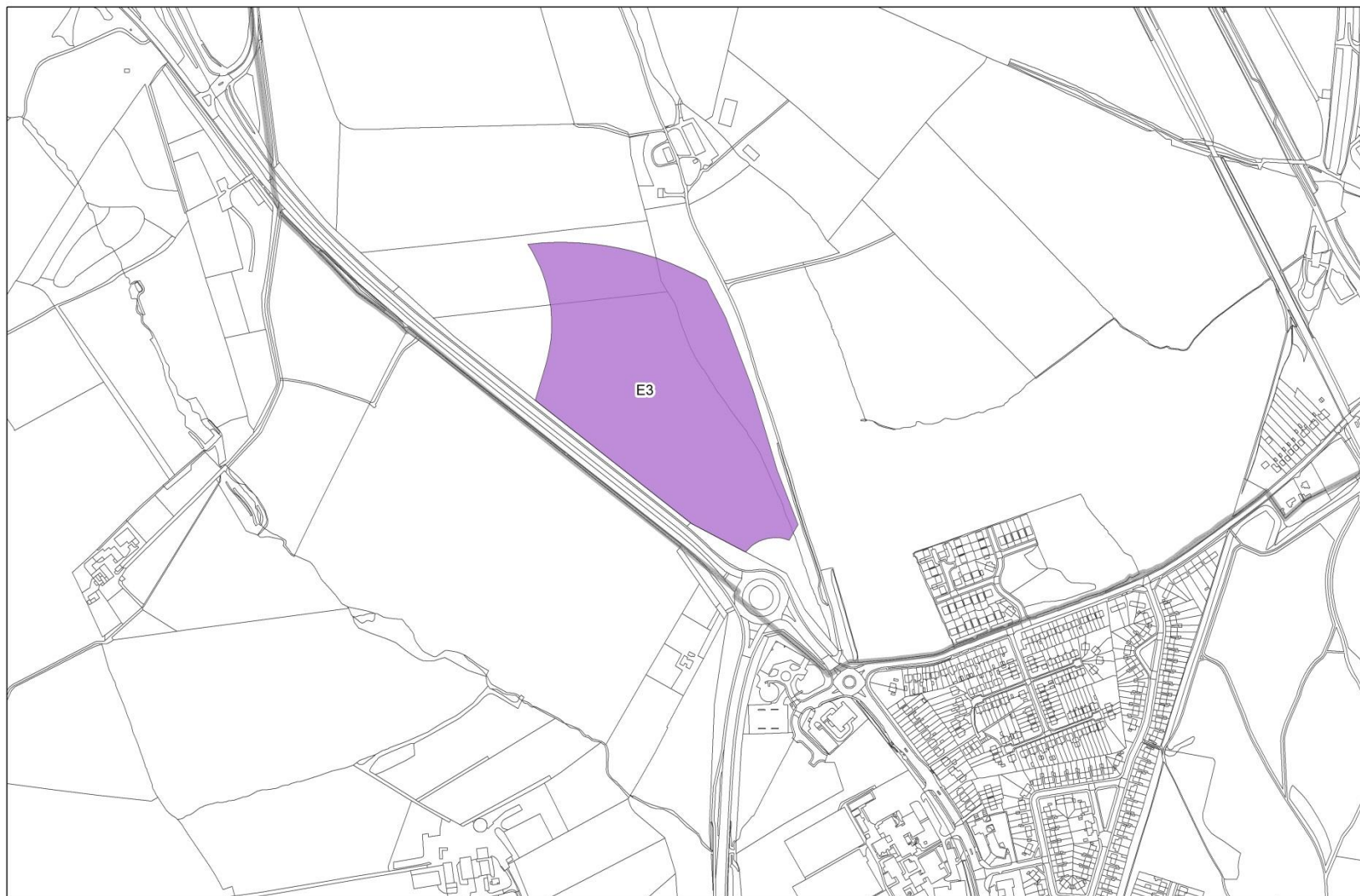
Key Related Policies

- ACS Policy 2: The Spatial Strategy
- ACS Policy 4: Employment Provision and Economic Development

Monitoring Information

Indicator	Target	Collection
Progress on the delivery of the sites allocated in Policy LPD 71	All sites delivered by 2028	Monitoring of site status







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New Policy
Urban Area - Edge of Hucknall

-  Employment Sites
-  Borough Boundary







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New Policy
Calverton

 Employment Sites
 Borough Boundary



Part C: Policies Map

The Policies Map shows site allocations and the areas to which site specific policies apply.

See paper copy provided.

Part D: Appendices

Appendix A – Local Planning Document 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
Urban area - planning permissions							183	91	54	48	24	3						403
Urban area - ACS and LPD allocations							91	285	409	507	575	428	340	285	178	155	55	3308
Urban area - sites below threshold							5	5	18	23	21							72
Edge of Hucknall - planning permissions																		0
Edge of Hucknall - ACS and LPD allocations							2	60	90	165	192	120	100	100	100	100	100	1129
Edge of Hucknall - sites below threshold																		0
Bestwood Village - planning permissions							6	3		7								16
Bestwood Village - LPD allocations								33	33	35	25	60	62	62	71	37	37	455
Bestwood Village - sites below threshold																		0
Calverton - planning permissions							31	22	3	3	1	1	2					63
Calverton - LPD allocations								68	123	123	68	50	50	50	50	15		597
Calverton - sites below threshold																		0
Ravenshead - planning permissions							12	5	5	1								23
Ravenshead - LPD allocations								66	50	35	10							161
Ravenshead - sites below threshold																		0
Other villages - planning permissions							7	22	15	8	9							61
Other villages - LPD allocations							1	36	18				2	2	2	2	2	65
Other villages - sites below threshold																		0
Windfall allowance												40	40	40	40	40	40	240
Total Projected Completions (net)							338	696	818	955	925	702	596	539	441	349	234	6593
Cumulative Completions	275	502	823	1134	1308	1506	1844	2540	3358	4313	5238	5940	6536	7075	7516	7865	8099	8099
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	-856	-640	-302	173	618	840	1006	1115	1126	1045	849	
MANAGE - Annual housing target taking account of past/projected completions	426	436	450	459	470	495	522	541	523	487	420	335	262	179	58	-133	-615	-849
Remaining Years	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	

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

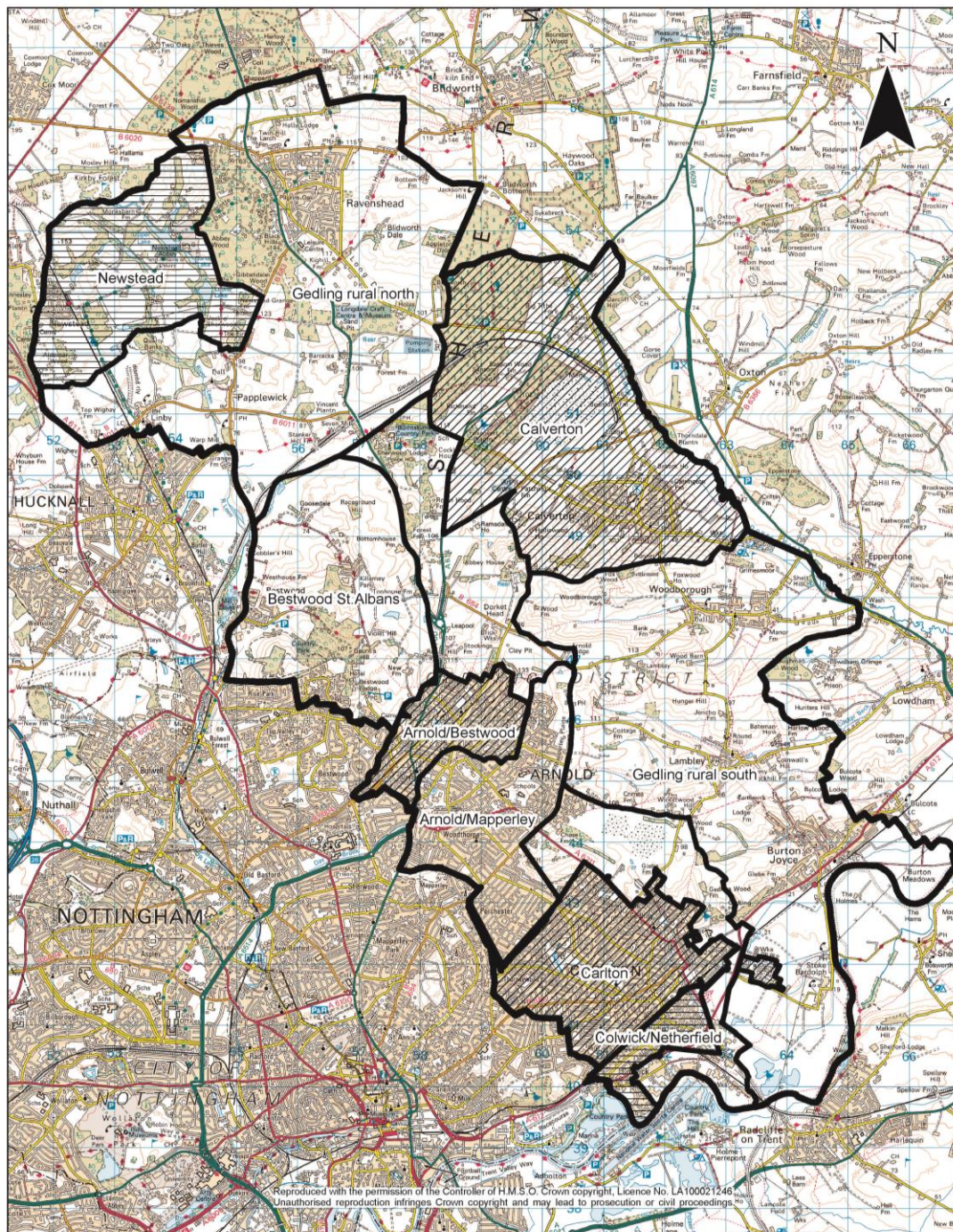
Appendix B – Mature Landscape Areas and Landscape Character Areas

This table lists out the formerly designated Mature Landscape Areas, the Landscape Character Areas and the policy zones within which they fall.

Former MLA	Location	Landscape Character Area	Policy Zone	Landscape Analysis		Landscape strategy
				Landscape Condition	Landscape Character	
Bestwood	Covers a large part of Bestwood Country Park	Sherwood	Bestwood Wooded Farmlands (SH41)	Moderate	Low	Create and reinforce
Blidworth	Only part within Gedling Borough between Ravenshead and Blidworth.	Sherwood	Blidworth Wooded Estate Lands (SH46)	Very good	Moderate	Conserve
Burnstump	Located between A60 and A614 north of Leapool Island	Sherwood	Papplewick Wooded Estate Lands (SH03)	Good	Moderate	Conserve and reinforce
Calverton East	East of Calverton	Sherwood	Calverton Village Farmlands (SH42)	Moderate	Moderate	Conserve and create
Dorket Head Fields	East of Dorket Head	Mid-Nottingham shire Farmlands	Dumbles Rolling Farmland (MN45)	Good	Strong	Conserve
Epperstone and Lowdham	Straddles Dover Beck part in Gedling Borough.	Mid-Nottingham shire Farmlands	Woodborough Sloping Farmland (MN44)	Good	Strong to moderate	Conserve and enhance
Kirkby Forest Golf Course	Predominantly within Ashfield District encompassing Hollinwell Golf course	Sherwood	Kirkby Forest Wooded Farmland (SH45)	Very good	Moderate sensitivity	Conserve
Lambley Burton Joyce	East of Mapperley Plains to East of Lambley plus north of Nottingham Road, West of Burton Joyce	Mid-Nottingham shire Farmlands	Dumbles Rolling Farmland (MN45)	Good	Strong	Conserve
Newstead	Centred around Newstead Abbey	Sherwood	Newstead Abbey Wooded Estates (SH44)	Very good	High sensitivity	Conserve

Former MLA	Location	Landscape Character Area	Policy Zone	Landscape Analysis		Landscape strategy
				Landscape Condition	Landscape Character	
Oxton Bogs	Narrow Valley feature with a linear series of ponds along Dover Beck between Oxton Bypass and Calverton.	Sherwood	Oxton Bogs River Meadowland (SH01)	Moderate	Moderate	Restore and create
Papplewick	From Strawberry Hill Plantation to Grange Farm, including Papplewick Hall, St James Church and Castle Mill Farm	Part Sherwood and part Magnesium Limestone	Papplewick Wooded Estate Lands (SH03), Linby Wooded Farmland (ML18) and River Leen Corridor (ML17)	SH03 – Good ML18 - Moderate ML17 - Moderate	SH03 - Moderate ML18 - Moderate ML17 - Moderate	SH03 - Conserve and Reinforce ML18 and ML17 - Enhance

Appendix C – Map Showing Requirement for Affordable Housing



	Colwick/Netherfield 10%		Arnold/Bestwood 20%		Bestwood St. Albans 30%
	Newstead 10%		Calverton 20%		Gedling rural north 30%
	Carlton 20%		Arnold/Mapperley 30%		Gedling rural south 30%

Requirements for Affordable Housing Provision

Appendix D – Requirement for Parking Provision in Residential and Non-Residential Development

Requirement for Parking Provision - Residential Standards

The first two tables refer to houses (development of less than and more than 5 dwellings) and the third table refers to flats.

The parking standards for smaller and larger developments are presented separately. Smaller developments of up to and including 5 dwellings take account of only allocated parking provision. The reason for this is that no more than 5 dwellings can be accessed from an unadopted road, and there is therefore less control over the design of any unallocated parking. It can also be argued that it's the larger developments that create an additional parking requirement arising from the broader range of car ownership levels. For larger developments (comprising 6 and more dwellings) and developments of flats, account should be taken of any unallocated parking provision.

Development of up to and including 5 dwellings (NB no unallocated element)

	Number of allocated spaces	
	Built up	Rural
Up to 2 bedrooms	1	1
3 bedrooms	2	2
4 or more bedrooms	2	3

Development of 6 or more dwellings

	Built up		Rural	
	Allocated	Unallocated*	Allocated	Unallocated*
Up to 2 bedrooms	0	1.1	0	1.1
	1	0.5	1	0.5
	2	0.2	2	0.2
3 bedrooms	0	1.4	0	1.6
	1	0.7	1	0.9
	2	0.3	2	0.3
4 or more bedrooms	0	1.7	0	2
	1	1	1	1.2
	2	0.5	2	0.6
	3	0	3	0

Flats

	Allocated	Unallocated
1 bedroom	0	0.8
	1	0.4
2 bedrooms	0	0.8
	1	0.4
	2	0.2

*NB the allocated element should be rounded up at the end of the calculation only.

The above standards are presented as minimum parking standards, since dwellings are predominantly journey origins and it is widely recognised that limiting parking provision at the journey origin does little to limit car ownership. In addition, under provision can be unattractive to potential occupiers and can, over time, result in the conversion of front gardens to parking areas, or result in parking in inappropriate and potentially unsafe locations. Therefore, parking provision should seek to meet the demand at the journey origin to avoid these undesirable effects.

Where the 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.

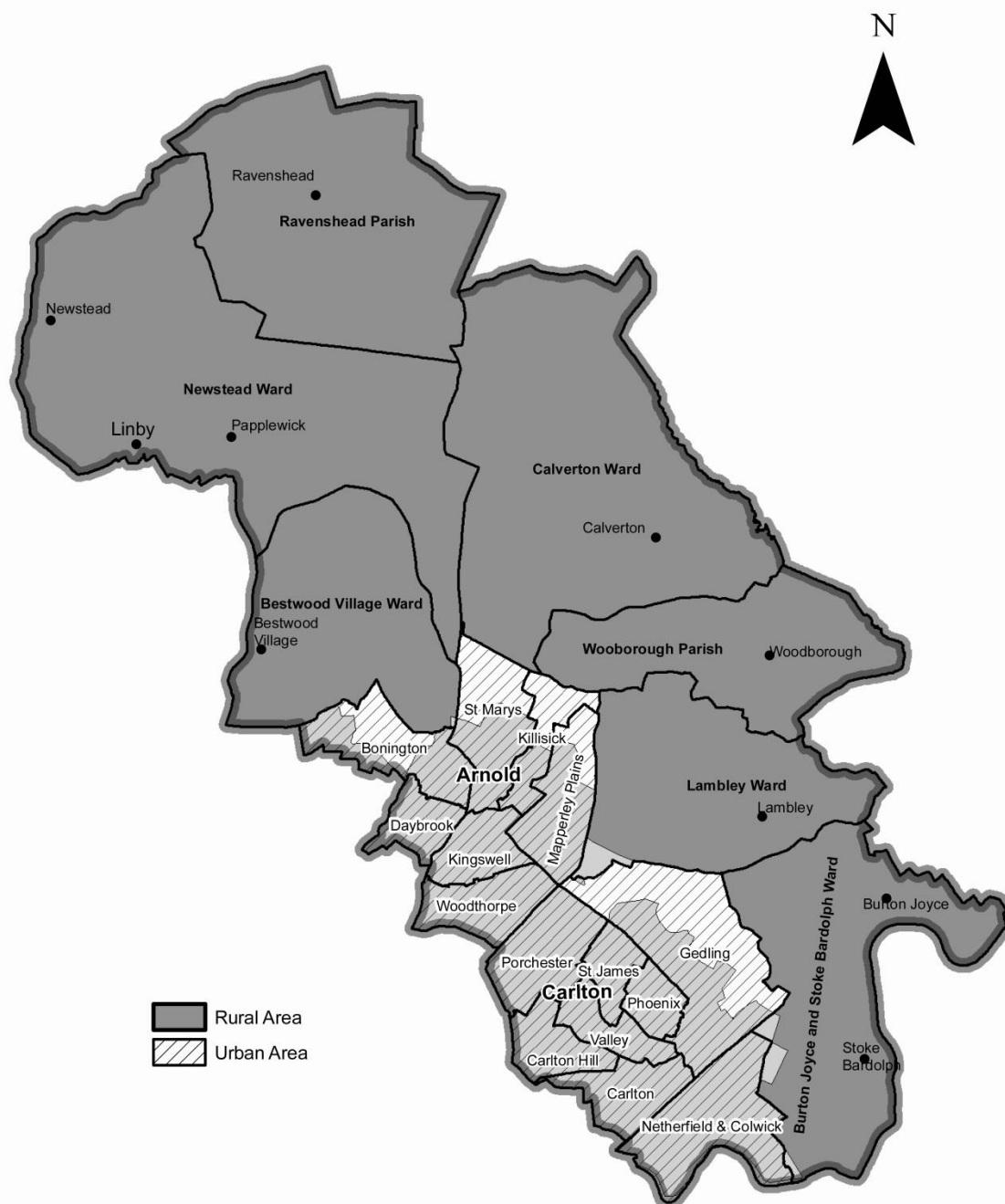
It is not intended that the guidance given is regarded as definitive; it is recognised that there are circumstances that require a departure and this will be addressed through negotiations involving the planning authority and the highway authority. For example where:-

- Infill development is proposed in a road comprising predominantly Victorian terraced properties.
- All on-street parking is controlled by Controlled Parking Zones.
- Residential uses are provided above an existing shop in a shopping centre.

The standards apply specifically to new residential developments. Wherever possible, changes of use should reflect the appropriate level of provision. For example, whilst in some cases this may mean the provision of additional parking, in other cases it may well mean a reduction in that currently available.

Extensions to dwellings that result in an increase in the number of bedrooms should take account of the parking requirement for the increased number of bedrooms. However, in any event, planning permission should not be granted for extensions that result in a loss of parking provision for that property through the construction of the extension below that set out in this document.

Definition of Urban and Rural Areas (for purpose of applying parking standards)



GEDLING
BOROUGH COUNCIL

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Requirement for Parking Provision - Non Residential Standards

(Part 4 of the Leicestershire County Council design standard 'Highway Requirement for Development' which forms part of the 6C's Design Guide. Highway Requirements Part 4)

Introduction

Almost half of all pedestrian accidents and a quarter of all vehicular accidents involve the presence of a parked vehicle. Stationary vehicles can cause hazards by masking pedestrians, particularly small children, from drivers and by masking moving vehicles from each other. The aim of adopting these standards for development is to minimise the use of carriageways for parking and to prevent on-street loading or off-loading of service vehicles. The standards set out in this document will be the minimum requirements for off-street parking. Any land uses or types of development which are not specifically mentioned will be subject to consideration on an individual and site-specific basis, as will combinations of types of developments which are treated individually in this document. Where adequate and readily available free public car parking is situated close to the development, the public car parking standards may be slightly reduced at the discretion of the highway authority. Operational parking requirements will not be reduced in such circumstances. As far as possible, the following parking standards have been related to the land uses in the Use Classes Order 1988. All areas are gross floor areas unless otherwise stated.

CLASS A1 – SHOPS

Small shops and supermarkets below 3,000 m²

Staff and operational parking, one car space per 50 sq. metres gross floor area up to 100 sq. metres. Additional spaces at the rate of one per 100 sq. metres. A minimum provision of two spaces.

In the case of shops and supermarkets exceeding 300 sq. metres, customer parking will be required in addition to staff and operational parking at the same rate. These facilities for customers need not necessarily be provided at the development site itself. In all cases, provision shall be made within the site for deliveries and unloading.

Superstores

One car space per 9 sq. metres. One goods bay or space per 750 sq. metres for stores between 3,000 and 5,000 sq. metres. One goods bay or space per 1,000 sq. metres for stores in excess of 5,000 sq. metres.

Retail warehouses

DIY stores – one car space per 16 sq. metres. Garden Centres – one car space per 16 sq. metres total display area. Other – one car space per 25 sq. metres. Retail Parks – one car space per 20 sq. metres. In addition to all the above – one lorry space per 500 sq. metres.

CLASS A2 – FINANCIAL AND PROFESSIONAL SERVICES

Offices

One car space per 35 sq. metres. Minimum provision of two spaces.

CLASS A3 – FOOD AND DRINK

Restaurants

If the layout is defined, one customer car space per 4 sq. metres public area plus one staff car space per 10 tables or 40 sq. metres. Space shall be provided for loading and unloading of service and delivery vehicles clear of the public highway.

Public Houses and licensed clubs

There shall be 1 customer car space per 3 sq. metres of public area (excluding services, lobbies, toilets, cloakrooms, etc.). In addition, staff parking will be required at the rate of 1 car space for each residential member of staff, plus 1 car space per 40 sq. metres of public area for non-residential staff. There shall be an absolute minimum provision of 20 car spaces. Space shall be provided for loading and unloading of service and delivery vehicles clear of the public highway.

CLASS B1 – BUSINESS

Offices

One car space per 25 sq. metres. Minimum provision of two spaces.

Research and development

One car space per 30 sq. metres. One lorry space per 500 sq. metres. Provision should be made within the site for the possibility of future conversion to offices, with their consequently higher parking requirements.

Light Industry

One car space per 50 sq. metres. Where there is a substantial element of offices this shall be considered separately. One lorry space per 200 sq. metres. Provision should be made within the site for the possibility of future conversion to offices, with their consequently higher parking requirements. If such provision cannot be made then restrictions on future changes of use will be required.

CLASSES B2 TO B7 – GENERAL AND SPECIAL INDUSTRIAL

Industry

One car space per 50 sq. metres and one lorry space per 200 sq. metres. Where there is a substantial element of offices this shall be considered separately.

CLASS B8 – STORAGE OR DISTRIBUTION

Warehouses

One car space per 100 sq. metres and one lorry space per 400 sq. metres. For smaller units, provision should be made within the site for the possibility of future conversion to offices, with their consequently higher parking requirements. If such provision cannot be made then restrictions on future changes of use will be required.

CLASS C1 – HOTELS

Hotels

One car space per bedroom. Additional parking shall be provided in respect of restaurants and public bar areas in accordance with the standards in section 4, and where conference facilities are provided there shall be additional provision in accordance with section 11. Staff parking shall be provided in accordance with the standards in section 4.

CLASS C2 – RESIDENTIAL INSTITUTIONS

Nursing Homes

One car space per three bedrooms plus one car space for each staff member on site. Restrictions on future change of use to schools will be required.

Residential homes for the elderly with communal facilities

One car space per four bedrooms, plus one car space for each staff member on site. Restrictions on future change of use to schools will be required.

CLASS C3 – DWELLING HOUSES

Retirement dwellings for occupation by over 55's and dwellings with off-site warden assistance

One car space per dwelling plus one visitor space per four dwellings.

On-site warden controlled

Communal parking of one car space per two bedrooms plus wardens accommodation parking as per dwellings above.

CLASS D1 – NON-RESIDENTIAL INSTITUTIONS

Surgeries and clinics (doctors, dentists, vets, etc.)

One car space per member of staff employed plus two car spaces per consulting room/surgery.

Conference Centres

Two car spaces per three seats where there is fixed seating. Where there is a flexible layout there shall be one car space per 3 sq. metres of conference area. Areas over 100 sq. metres shall be considered on an individual basis.

Exhibition Halls

One car space per 6 sq. metres.

Libraries

One car space per each member of staff plus one car space per 25 sq. metres.

Schools

One car space per member of teaching staff plus three additional spaces. Where a community wing is to be provided for daytime use a minimum of 5 additional spaces shall be provided. Provision for access to hard surfaced play areas will be required to provide additional parking for "out of hours" functions.

Day Nurseries

One car space per member of staff plus one additional space to allow for shift changes.

CLASS D2 – ASSEMBLY AND LEISURE

Sports grounds and clubs

Parking will be required to cater in full for the maximum expected usage of the facility assuming an occupancy rate of 2 persons/car. Also, in the case of football, cricket, hockey pitches etc., parking and manoeuvring areas will be required for coaches at the rate of one coach per two pitches (minimum provision to be made for one coach). Thus the following examples may be used:-

1 cricket pitch – 22 plays + 2 umpires = 12 cars spaces – 1 coach. Tennis/Squash courts – 2 car spaces per court. Rugby club with 3 pitches – 36 players, coaches, referees, substitutes, etc., per pitch, therefore 54 car spaces plus two coach spaces. Two soccer pitches – 30 players, coaches, referees, substitutes, etc., per pitch, therefore 30 car spaces plus one coach space.

Golf courses

Minimum of 100 spaces per 18 hole course. Other sizes of course will be considered on their merits, not pro-rata to the above.

NOTE:-

Licensed club facilities within sport grounds (including golf clubhouses) will require additional parking spaces in accordance with the standards given in section 4.

SIZE OF PARKING SPACES

The minimum acceptable dimensions for a car parking space will be:-

Length	5.0 metres
Width	2.4 metres
Headroom	2.0 metres

Lorry parking spaces shall be a minimum of 18 metres by 5 metres.

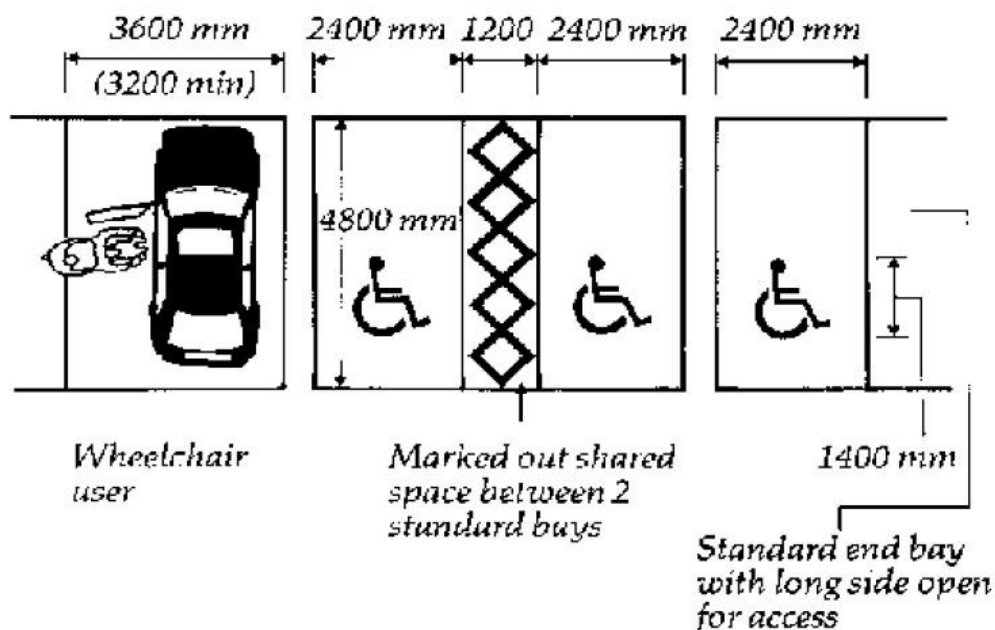
Where 50 or more car parking spaces are to be provided, a reduction in length to 4 metres may be permitted in up to 10% of parking bays which will then be for the use of small cars only.

Where parking spaces are laid out at right angles to the access aisles a minimum aisle width of 6 metres will be required. Non rectilinear layouts will be assessed individually.

Car parking areas will be laid out so that no vehicle has to be reversed for a distance exceeding 25 metres.

PARKING FOR DISABLED PEOPLE

For many disabled people and others with limited mobility, the private car is their only means of travel. It is very important therefore that adequate provision is made both in terms of the type and position of parking spaces. Any parking provision should be made within 50 metres of the destination. Spaces should be 3.6 metres wide or have a transfer area of 1.2 metres to one side of a standard size space. 3.2 metre wide spaces may be acceptable where space is limited. Parking spaces should be clearly marked with the British Standard "Disabled" symbol in accordance with B.S. 3262 Part 1, and any parking fee concessions should be stated clearly at the parking space.



CYCLE PARKING STANDARDS

These standards of cycle parking will be required for new development proposals, in addition to the vehicle parking standards:

LAND USE CLASS	STANDARD
Classes A1 and A3 (Shops, food and drink)	<p>1 space for every 500 sq. metres up to 4,000 sq. metres gross to be under cover and secure for staff and operational use.</p> <p>1 space for every 1,000 sq. metres gross for customer use to be in the form of Sheffield racks (or similar) and in a prominent and convenient location.</p>
Classes A2 and B1 (Financial and professional services, light industry and offices)	1 space for every 400 sq. metres gross to be under cover and secure. Customer parking to be provided on merit.
Classes B2 to B8 (General and Special Industry)	1 space for every 400 sq. metres gross to be under cover and secure.
Class C3 (Dwelling Houses) High density development, e.g. flats with common facilities	1 space per 5 dwellings to be under cover and secure.
Classes D1 and D2 (Non-residential institutions, assembly and leisure)	Enough Sheffield racks (or similar) should be provided in a prominent and convenient location to park the cycles of 5% of the maximum number of people expected to use the facility at any one time. Secure and covered parking for staff to be provided on merit.

Appendix E – Local Interest Buildings

The table below shows the list of Local Interest Buildings as identified in the Gedling Borough Replacement Local Plan (2005). In the period prior to the review of locally important heritage assets the heritage assets on this list will be treated as such and Policy LPD 31 (Locally Important Heritage Assets) used to determine planning applications. In some cases, however, the significance of these assets may have reduced over time to a level which means they no longer warrant protection. Whether this is the case will be assessed on a case by case basis.

Locally Important Heritage Asset	Location	In Conservation Area?
18 Calverton Road	Arnold	No
Daybrook Laundry, Mansfield Road	Arnold	No
Arnot Hill Lodge, Nottingham Road	Arnold	No
Walled Garden, Ramsdale Park	Arnold	No
Bestwood Hotel, Park Road	Bestwood	Yes
British Coal Offices, Park Road	Bestwood	Yes
St. Marks Church and adjoining cemetery, The Mount	Bestwood	Yes
Commemoration Cross, Bestwood Lodge	Bestwood	No
Dukes Cottages, Mansfield Road	Bestwood	No
21-56 Park Road	Bestwood	Yes
1-4 St Albans Road	Bestwood	Yes
2-20 The Square	Bestwood	Yes
35-37 Crifftin Road	Burton Joyce	No
28 Lambley Lane	Burton Joyce	No
Dumble Cottage, 74 Lambley Lane	Burton Joyce	No
Beaconsfield House, 2 Main Street	Burton Joyce	No
4 Main Street	Burton Joyce	No
57 Main Street	Burton Joyce	No
Old School, Main Street	Burton Joyce	No
Carnarvon Reading Rooms, Main Street	Burton Joyce	No
Woodlands, 145 Main Street	Burton Joyce	No
GP Mills Store, 97 Main Street	Burton Joyce	No
Waterworks House, Shaftsbury Avenue	Burton Joyce	No
Waterworks, Shaftsbury Avenue	Burton Joyce	No
5 St. Helens Grove	Burton Joyce	No
United Reform Church, Lambley Lane	Burton Joyce	No
Beanford Farm Barns, Beanford Lane	Calverton	No
Borrowside Farm Barns, Bonner Hill	Calverton	No
Old Church School, Burnor Pool	Calverton	Yes
20 Burnor Pool	Calverton	Yes
24 Burnor Pool	Calverton	Yes
71-75 Crookdole Lane	Calverton	No
Weavers Cottage, 5 Main Street	Calverton	Yes
6 Main Street	Calverton	Yes
Barns, rear 18 Main Street	Calverton	Yes

Locally Important Heritage Asset	Location	In Conservation Area?
Yew Tree Cottage, 41 Main Street	Calverton	Yes
133 Main Street/4 Woods Lane	Calverton	Yes
Barns at 145 Main Street	Calverton	Yes
Old Labray School, Main Street	Calverton	Yes
Old School House, Main Street	Calverton	Yes
The Pines, 166 Main Street	Calverton	Yes
Baptist Chapel, The Nook	Calverton	Yes
Calverton Pinfold, Main Street	Calverton	Yes
3 Chandos Street, Netherfield	Carlton	No
St. James Church, Marshall Hill Drive	Carlton	No
Railway Air Shaft, Arnold Lane/Mapperley Plains	Carlton	No
Riverside Road/ 28 Mile End Road	Carlton	No
Drinking Fountain, Arnold Lane/Main Road	Carlton	No
Brook Cottage, 26 Arnold Lane	Carlton	No
The Nook, Blackhill Drive	Carlton	No
Horse Troughs, Main Road	Carlton	No
Glebe Farm, Lambley	Carlton	No
38 Shearing Hill	Carlton	No
Dovecote, Dovecote Farm, 2 Willow Lane	Carlton	No
Farmhouse, Willow Lane	Carlton	No
Gedling Manor, Wood Lane	Carlton	No
Railway Crossing House, Stoke Lane	Carlton	No
24 Church Street	Lambley	Yes
School room, Church Street	Lambley	Yes
Woodlark Inn, Church Street	Lambley	Yes
45 Main Street	Lambley	Yes
Little Dumble, 62 Main Street	Lambley	Yes
Methodist Church, Main Street	Lambley	Yes
88 Main Street	Lambley	Yes
98/100 Main Street (Brandreth's shop)	Lambley	Yes
Village Scene, Main Street	Lambley	Yes
Pill Box, Corner of Nottingham Road/Mapperley Plains	Lambley	No
23-29 Main Street	Lambley	Yes
28 Church Lane	Linby	Yes
Outbuildings and cottage to Sherwood House, Main Street	Linby	Yes
Cottages adjacent Papplewick Pumping Station	Papplewick	No
Dovecote, Forest Farm	Papplewick	No
Gateway to Papplewick Hall, Blidworth Way	Papplewick	Yes
Wheelwrights Cottage, 30 Main Street	Papplewick	Yes
Westview farmhouse and adjoining outbuildings, 46 Main Street	Papplewick	Yes
4,5,6,7 St. Lukes Way	Stoke Bardolph	No

Locally Important Heritage Asset	Location	In Conservation Area?
21 Stoke Lane and outbuildings	Stoke Bardolph	No
22 Stoke Lane	Stoke Bardolph	No
27 and 28 Stoke Lane	Stoke Bardolph	No
35 and 36 Stoke Lane	Stoke Bardolph	No
Stoke House, Stoke Lane	Stoke Bardolph	No
St. Lukes Church, Stoke Lane	Stoke Bardolph	No
Ferry Boat Inn	Stoke Bardolph	No
18-30 Bank Hill	Woodborough	Yes
Old School, Lingwood Lane	Woodborough	Yes
Old Vicarage and outbuildings, Lingwood Lane	Woodborough	Yes
Woodborough Manor, Main Street	Woodborough	Yes
The Old Post House, 101 Main Street	Woodborough	Yes
Punch Bowl House, 111 Main Street	Woodborough	Yes
143-145 Main Street	Woodborough	Yes
153 Main Street	Woodborough	Yes
161 Main Street and adjacent barns	Woodborough	Yes
173,175,179,181, 185 Main Street	Woodborough	Yes
Bank Farm, Bank Hill	Woodborough	No

Appendix F – Glossary of Terms and Abbreviations

Adoption: The formal approval by a Council of the final version of a Development Plan Document once the Inspector has found it sound.

Affordable Housing: Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

- Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.
- Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).
- Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.
- Homes that do not meet the above definition of affordable housing, such as 'low cost market' housing, may not be considered as affordable housing for planning purposes.

Aligned Core Strategy: The key Development Plan Document, setting out the long term spatial vision for the area, the spatial objectives and strategic policies to deliver that vision.

Appropriate Assessment: A stage in a Habitats Regulations Assessment (see definition below) required when screening cannot rule out the possibility of a significant effect on a European nature conservation site. The Appropriate Appraisal will determine whether there is a significant effect, if there is, its nature, and whether it can be mitigated.

Article 4 Direction: A direction which withdraws automatic planning permission granted by the General Permitted Development Order. Article 4 directions are usually used when the character of an area of acknowledged importance could be threatened without this additional control. They are most common in Conservation Areas but are also being used in areas where there is concentration of Houses in Multiple Occupation

(HMOs).

Authority Monitoring Report (AMR): A report produced by local planning authorities assessing progress with and the effectiveness of the Local Plan.

Biodiversity: The range of life forms which constitute the living world, from microscopic organisms to the largest tree or animal, and the habitat and ecosystem in which they live.

Biodiversity Action Plan: An internationally recognised programme addressing threatened species and habitats and is designed to protect and restore biological systems.

Biodiversity Offsetting: Biodiversity Offsetting is a process by which conservation activities designated to deliver biodiversity benefits in compensation for losses are delivered. Using the Biodiversity Offsetting approach means that a developer employs a standardised formula to calculate the number of “biodiversity units” to be lost as a result of development, based on the habitat(s) affected, the condition and the extent. The developer then provides an offset (whether themselves or through payment to a third party offset provider) to deliver an equivalent number of biodiversity units on land elsewhere.

Brownfield Land: A general term used to describe land which has been previously developed or built upon (See Previously Developed Land).

Building for Life: Sets out a national standard for well-designed homes and neighbourhoods.

Building Regulations: Building Regulations ensure the health and safety of all people in and around buildings by providing functional requirements for building design and construction, as well as promoting energy efficiency in buildings.

Census of Population: A survey of the entire population of the United Kingdom, undertaken on a ten-yearly basis.

Change of Use: A change of use occurs when the use of land or premises changes from one Use Class to another (eg shop to residential).

City Centre: This is the highest level of centre identified in development plans. In terms of hierarchies, it will often be a regional centre and will serve a wide catchment. The centre may be very large, embracing a wide range of activities and may be distinguished by areas which may perform different main functions. For Greater Nottingham this equates to Nottingham City Centre.

Clean Air Zone: Where certain types of vehicles cannot enter without meeting set emission standards or facing a penalty charge.

Climate Change: Long term changes in temperature, precipitation, wind and all other aspects of the earth’s climate. It is often regarded as a result of human activity and fossil fuel consumption.

Coalescence: The merging or coming together of separate towns or villages to form a single entity.

Code for Sustainable Homes: Former National standard for the sustainable design and construction of new homes. The Code aims to reduce carbon emissions and create homes that are more sustainable. The Code has now been replaced by the National Housing Standards.

Community Infrastructure Levy (CIL): A standard charge levied by Councils on developers towards the cost of local and strategic infrastructure to support development (including transport, social and environmental infrastructure, schools and parks). Introduction of CIL is not mandatory but CIL is expected to substantially replace the use of S106 agreements by April 2015 (see Section 106 Agreement).

Comparison Goods: Items not obtained on a frequent basis and include clothing, footwear, household and recreational goods.

Compulsory Purchase Order (CPO): Compulsory purchase powers enable acquiring authorities to compulsorily purchase land to carry out a function which is in the public interest. Anyone who has land acquired is generally entitled to compensation.

Conservation: (for heritage policy). The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

Conservation Area: An area designated by a Local Planning Authority under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act, 1990, regarded as being an area of special architectural or historic interest, the character or appearance of which is desirable to preserve or enhance.

Conurbation: A large densely populated urban area formed by the coalescence of individual town and cities.

Convenience Goods: Everyday essential items, including food, drinks, newspapers/magazines and confectionery.

Conversion: where a change takes place within a Use Class. For example, converting a house to flats. (For clarification, the term 'barn conversion' is a change of use for planning purposes).

Custom Build Housing: Custom build housing is housing commissioned and built by individuals or groups of individuals for their own use, either by building the home on their own or working with a specialist developer.

Demand Management: Encouraging people to travel less and use sustainable means of travel where possible when they do need to make journeys, sometimes known as 'Smarter Choices'. Uses techniques for influencing people's travel

behaviour towards more sustainable options such as encouraging school, workplace and individualised or personal travel planning. Also aims to improve public transport and marketing services such as travel awareness campaigns, setting up websites for car share schemes, supporting car clubs and encouraging teleworking.

Density: The intensity of development in a given area. Usually measured as net dwelling density, calculated by including only those site areas which will be developed for housing and directly associated uses.

Department for Transport (DfT): The Government department responsible for the English transport network and a limited number of transport matters in Scotland, Wales and Northern Ireland which are not devolved.

Derby Derbyshire Nottingham Nottinghamshire Local Enterprise Partnership (D2N2 LEP): The Local Enterprise Partnership that covers Greater Nottingham as well as the administrative areas of Derby, Derbyshire and Nottinghamshire. See also Local Enterprise Partnership.

Designated Heritage Asset: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated as such under the relevant legislation.

Development Management: Development management describes the range of activities and interactions that together transform the “control of development and the use of land” into a more positive and proactive process.

Development Plan: This includes adopted Local Plans and Neighbourhood Plans, and is defined in section 38 of the Planning and Compulsory Purchase Act 2004.

Development Plan Document: A spatial planning document which is part of the Local Plan, subject to extensive consultation and independent examination.

District Centres: These will usually comprise groups of shops often containing at least one supermarket or superstore, and a range of non-retail services, such as banks, building societies and restaurants, as well as local public facilities such as a library.

District Heating: A system for distributing heat generated in a central location for residential and commercial heating requirements, such as space heating and water heating.

Economic Development: Development, including that within the B Use Classes, public and community uses and main town centre uses (but excluding housing development).

Edge of Centre: (As defined within the NPPF) For retail purposes, a location that is well connected and up to 300 metres from the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500

metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances.

Employment Land / Use / Development: Encompasses B1, B2 and B8 Use classes (B1 Business, B2 General industrial Use, B8 Storage or distribution), together with 'sui generis' uses of a similar nature which are suitably located on employment sites. Examples of sui generis uses which may be appropriate include motor workshops, sorting offices, waste management development etc. The nature of the site, whether office or industrial and warehouse orientated, will determine the appropriateness of the particular sui generis use.

Employment Sector: One of four subdivisions of the economy which are primary (mining of raw materials), secondary (processing and production), tertiary (service provision) and quaternary (high technology industries).

Enabling Development: Development that would usually be considered harmful to the historic environment but may be deemed acceptable because the resulting benefits outweigh the harm.

Enterprise Zones: An area of high growth potential where simpler planning and discounted business rates can be used to boost the local economy.

Environmental Assets: Physical features and conditions of notable value occurring within the plan area.

Environmental Infrastructure: Physical features and natural resources of the environment that provide services or support to society, encompasses Green Infrastructure (see definition below).

Equality Impact Assessment (EqIA): A management tool that makes sure that policies and working practices do not discriminate against certain groups and that opportunities are taken to promote equality.

Evidence Base: The information and data that have informed the development of policies. To be sound a document needs to be founded on a robust and credible evidence base.

Exception Test: Is applied only where the Sequential Test (see definition below) has concluded that it is not possible, or consistent with wider sustainability objectives, for the development to be located in flood risk zones with a lower probability of flooding. It can be applied if appropriate to show that development provides wider sustainability benefits and development will be safe (more explanation of the Exception Test is set out in national planning guidance).

Flood Plains: Generally low lying areas adjacent to a watercourse, where water flows in times of flood or would flow but for the presence of flood defences.

Greater Nottingham: Is made up of the administrative areas of Broxtowe, Erewash, Gedling, Nottingham City and Rushcliffe Councils and the Hucknall part of

Ashfield Council.

Green Belt: An area of land around a City having five distinct purposes:-

- i. to check the unrestricted sprawl of large built up areas;
- ii. to prevent neighbouring towns merging into one another;
- iii. to assist in safeguarding the countryside from encroachment;
- iv. to preserve the setting and special character of historic towns; and
- v. to assist in urban regeneration by encouraging the recycling of derelict and other urban land.

As set out in the National Planning Policy Framework.

Green Infrastructure: A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits and can include includes parks, open spaces, playing fields, woodlands, wetlands, grasslands, river and canal corridors, allotments and private gardens.

Gypsies and Travellers: Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.

Habitats Regulations Assessment (HRA): Required under the European Directive 92/43/EEC on the 'conservation of natural habitats and wild fauna and flora for plans' that may have an impact of a European nature conservation site, such as a Special Protection Area (see definition below). It is an assessment of the impacts of implementing a plan or policy on a European nature conservation site with the purpose to consider the impacts of a land-use plan against conservation objectives of the site and to ascertain whether it would adversely affect the integrity of the site, including if necessary by an Appropriate Assessment (see definition above). Where significant negative effects are identified, alternative options should be examined to avoid any potential damaging effects.

Hectare (ha): An area 10,000 square metres or 2.471 acres.

Heritage Asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset include designated heritage assets and assets identified by the local planning authority (including local listing).

High Technology Industry: Industry that involves highly advanced or specialised systems or devices.

Historic Environment: All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora. Those elements of the historic environment that hold significance are called heritage assets.

Historic Parks and Gardens: Designated Parks and gardens considered to have features and qualities worthy of legal safeguarding under the 1983 National Heritage Act.

Home Builders Federation (HBF): A federation representing the national and regional member interests of house builders in England and Wales.

Homes and Communities Agency: The national housing and regeneration delivery agency for England, enabling local authorities and communities to meet the ambition they have for their areas.

Houses in Multiple Occupation (HMOs): Use Class C4 and larger 'sui generis' residential units with 7 or more occupiers sharing basic amenities.

Housing Market Area (HMA): Geographical area defined by household demand and preferences for housing. They reflect the key functional linkages between places where people live and work. The Nottingham Core Housing Market Area consists of the whole council areas of Broxtowe, Erewash, Gedling, Nottingham City and Rushcliffe, together with the Hucknall part of Ashfield.

Housing Strategy: A Housing Strategy is produced by every council and sets out the key housing priorities that the council feels need to be addressed in order to meet the housing needs and aspirations of the local population.

Infrastructure: Term describing the basic structure of systems and services such as utilities (gas, electricity, water) drainage, flood defences, transportation, roads, healthcare, education and other community facilities.

Infrastructure Delivery Plan (IDP): Sets out the range of infrastructure required to support the Core Strategies and wider Local Plan.

Joint Planning Advisory Board: Board made up of planning and transport lead councillors from all the Greater Nottingham local authorities, established to oversee the preparation of the Aligned Core Strategies and the implementation of the New Growth Point.

Key Settlements for Growth: Settlements which will experience growth in line with the spatial strategy set out in Policy 2 of the Aligned Core Strategy.

Legal Compliance: As part of the process of preparing a development plan document, the document is examined by the Planning Inspectorate to make sure that it is legal and sound. A plan is considered legal when it complies with the various regulations that govern how it should be prepared. Key issues the Inspector will look at include:-

- Whether it is in the Local Development Scheme;
- Whether community consultation was carried out in accordance with the Statement of Community Involvement;
- Whether the requirements of the relevant Regulations have been followed;
- Whether the appropriate notifications have been made;

- Whether a Sustainability Appraisal assessing social, environmental and economic factors has been done and made public;
- Whether the Aligned Core Strategies has regard to the Sustainable Community Strategies for the areas it covers; and
- Whether the requirements of the Duty to Cooperate have been met.

Lifetime Homes: Standard to help house builders produce flexible, adaptable and accessible homes that can respond to changes in individual circumstances.

Listed Building: A building of special architectural or historic interest. Listed buildings are graded I, II* or II with grade I being the highest. Listing includes the interior as well as the exterior of the building, and any buildings or permanent structures (e.g. wells within its curtilage). Historic England is responsible for designating buildings for listing in England.

Local Centres: These include a range of small shops of a local nature, serving a small catchment. Typically, local centres might include, amongst other shops, a small supermarket, a newsagent, a sub-post office and a pharmacy. In rural areas, large villages may perform the role of a local centre.

Local Development Document (LDD): A Document that forms part of the Local Plan and can be either a Development Plan Document or a Supplementary Planning Document. LDDs collectively deliver the spatial planning strategy for the local planning authority's area.

Local Development Framework (LDF): A portfolio of Local Development Documents which set out the spatial strategy for the development of the local authority area. The term Local Plan is now used.

Local Development Scheme (LDS): A project plan setting out the timescales for the preparation of planning documents to be prepared by local planning authorities.

Local Enterprise Partnership (LEP): A body, designated by the Secretary of State for Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area. D2N2 has been formed which covers the administrative geographical areas of Derby City, Derbyshire County Council, Nottingham City and Nottinghamshire County Council.

Local Geological Site: A site with a non-statutory designation that is of local importance for its geological interest. Sites showing special geological features and/ or representing the variation in the rock types within the county. Formerly known as Regionally Important Geological Sites (RIGS).

Local Green Space: Local Green Space designation is a way to provide special protection against development for green areas of particular importance to local communities.

Local Nature Reserve (LNR): Non-statutory habitat of local significance

designated by a local authority where protection and public understanding of nature conservation is encouraged. Established under the powers of the National Parks and Access to the Countryside Act 1949.

Local Plan: The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. For Gedling Borough Council, the Aligned Core Strategy (adopted in September 2014) forms part 1 of the Local Plan and the Local Planning Document forms part 2 of the Local Plan.

Local Strategic Partnership: An overall partnership that brings together organisations from the public, private, community and voluntary sectors within a local authority area, with the objective of improving people's quality of life.

Local Transport Plan (LTP): A plan setting out the development of local, integrated transport, supported by a programme of transport improvements and are used to bid for Government funding towards transport improvements. They are prepared by upper tier authorities. For Greater Nottingham there are two Local Transport Plans; one prepared by Derbyshire County Council covering Erewash and a second prepared by Nottingham City and Nottinghamshire County Councils jointly covering the rest of Greater Nottingham.

Local Wildlife Sites: (Formerly known as Site of Importance for Nature Conservation (SINCs)). A non statutory designation used to identify high quality wildlife sites in the plan area. They include semi-natural habitats such as ancient woodland and flower-rich grassland.

Localism Act (2011): An act of parliament seeking to shift power from the centralised state to local communities.

Locally Important Heritage Assets: Heritage Assets of more local value which are identified by the local planning authority.

Main Built Up Area of Nottingham: Includes West Bridgford (Rushcliffe), Clifton, Beeston, Stapleford, Long Eaton (Erewash), Bulwell, Arnold and Carlton (same as Principal Urban Area).

Main Town Centre Uses: Defined in the NPPF as Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

Manual for Streets: Design guidance produced by the DfT for the development of residential and other lightly trafficked streets.

Minerals Consultation Areas: Identify the areas within Nottinghamshire where the District and Borough authorities are required to consult the Minerals Planning Authority over non-minerals development.

Minerals Local Plan: Prepared jointly by the County and City Councils acting as the authorities responsible for minerals related issues with the County.

Minerals Safeguarding Areas: Identify the mineral resources which are worthy of safeguarding.

Ministry of Housing, Communities and Local Government (MHCLG): (formerly the Department for Communities and Local Government). The Government department responsible for housing, planning and local government.

Mixed Use: Provision of a mix of complementary uses such as residential, community and leisure uses on a single site or within a particular area.

National Housing Standards: A range of mandatory and optional technical standards for house building which came into force on 1st October 2015 relating to space, energy performance, accessibility, water consumption and security. The standard replaces all other local standards (such as the Code for Sustainable Homes).

National Planning Policy Framework (NPPF): The NPPF replaces other national planning policy documents (PPG/PPS) and many circulars, streamlining them all into one document. It sets out the Government's planning policies for England and how these are expected to be applied. It provides a framework within which Local Plans and Neighbourhood Plans can be produced reflecting the needs and priorities of the local area.

National Planning Practice Guidance (NPPG): An online tool providing guidance on the application and interpretation of national planning policy.

Neighbourhood Plan: A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the 1990 Town & Country Planning Act, as amended by the 2011 Localism Act and the Planning and Compulsory Purchase Act 2004).

Nottingham Express Transit (NET): The light rail (tram) system for Greater Nottingham.

Open Space: All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

Pitch and Plot (Gypsy and Traveller): 'Pitch' means a pitch on a 'gypsy and traveller' site and 'plot' means a pitch on a 'travelling showpeople' site (often called a 'yard'). This terminology differentiates between residential pitches for 'gypsies and

travellers' and mixed-use plots for 'travelling showpeople', which may/will need to incorporate space or to be split to allow for the storage of equipment.

Planning Condition: A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.

Planning Inspectorate (PINS): Independent agency which examines Core Strategies (and other Development Plan Documents) to ensure they are sound. Also decides planning appeals for individual planning applications.

Planning Obligation: A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

Policies Map: A document within the Local Plan which shows the spatial definition of the site allocations and includes policy areas designated by the Core Strategy and Development Control policies document (previously referred to as Proposals Map).

Previously Developed Land (PDL): Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

Principal Urban Area (PUA): See Main Built Up Area of Nottingham.

Priority Habitats and Species: Species and Habitats of Principle Importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006.

Prospective Special Protection Area (prospective SPA): A site which is undergoing consideration for designation as a Special Protection Area. May be formally proposed as a possible Special Protection Area in due course. The area is centred on Sherwood Forest and includes land within Gedling's administrative area.

Regeneration: Development which delivers wider benefits such as economic prosperity, improved environmental conditions and enhanced wellbeing. This may be in the context of urban and brownfield sites but also applies to development which helps to sustain and revitalise rural areas and villages.

Regional Spatial Strategies (RSS): Plans providing regional level planning

frameworks for the regions of England outside London. The revocation of RSS's was announced by the Government on 6 July 2010.

Registered Social Landlords (RSLs): Government funded not-for-profit organisations that provide affordable housing.

Renewable and Low Carbon Energy: Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

Retail Impact Assessments: An assessment of the likely impacts of additional retail floor space upon the vitality and viability of existing town centres and designated shopping areas. These must also demonstrate the need for additional floorspace.

Robin Hood Line: The passenger railway line developed to connect Nottingham, Hucknall, Kirkby-in-Ashfield, Mansfield and Worksop.

Rural Areas: Those parts of Greater Nottingham identified as Green Belt or Countryside. For the purposes of affordable housing provision, rural areas include small rural settlements. These are defined as villages/parishes with a population of 3,000 or less and are specifically designated under Section 17 of the Housing Act 1996.

Rural Exception Sites: Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

Safeguarded Land: Land outside of main built up areas of Nottingham and settlements specifically excluded from the Green Belt but safeguarded from development unless a future local plan is adopted that allocates it for development.

Saved Policies: Policies that are retained as adopted policy until they are replaced by the adoption of new Development Plan Documents.

Scheduled Monument: Nationally important monument usually archaeological remains that enjoy greater protection against inappropriate development through the Ancient Monuments and Archaeological Areas Act 1979.

Section 106 Agreement (S106): Section 106 of the Town and Country Planning Act 1990 allows a Local Planning Authority to enter into a legally binding agreement or planning obligation with a landowner in association with the grant of planning permission. This agreement is a way of addressing matters that are necessary to

make a development acceptable in planning terms and secures the provision of essential services and infrastructure, such as highways, recreational facilities, education, health and affordable housing.

Secured by Design: A crime prevention scheme focussing on crime prevention at the design, layout and construction stages of homes and commercial premises, promoting the use of security standards for a wide range of applications and products.

Self Build Housing: Where an individual is directly involved in organising the design and construction of their own home.

Sequential Test/Approach: A systematic test or approach to planning decisions which requires certain sites or locations to be fully considered for development before consideration then moves on to other sites or locations. This test or approach is used for retail development, the use of previously developed land or the use of land at risk of flooding.

Service Sector: Sector of the economy made up of financial services, real estate and public administration that are normally office-based.

Setting of a Heritage Asset: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Site of Importance for Nature Conservation (SINCs): (Now known as Local Wildlife Sites). A non statutory designation used to identify high quality wildlife sites in the plan area. They include semi-natural habitats such as ancient woodland and flower-rich grassland.

Site of Special Scientific Interest (SSSI): A site designated by Natural England under the Wildlife and Countryside Act 1981.

Soundness: As part of the process of preparing development plan documents, the document is examined by the Planning Inspectorate to make sure it is legal and sound. There are four 'tests of soundness' as explained in paragraph 182 of the National Planning Policy Framework:-

- **Positively prepared** - the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;
- **Justified** - the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
- **Effective** - the plan should be deliverable over its period and based on effective

- joint working on cross-boundary strategic priorities; and
- **Consistent with national policy** - the plan should enable the delivery of sustainable development in accordance with the policies in the Framework.

Spatial Objectives: Principles by which the Spatial Vision will be delivered.

Spatial Planning: Spatial planning goes beyond traditional land use planning to bring together and integrate policies for the development and use of land with other policies and programmes which influence the nature of places and how they function. This will include policies which can impact on land use by influencing the demands on, or needs for, development, but which are not capable of being delivered solely or mainly through the granting or refusal of planning permission and which may be implemented by other means.

Spatial Portrait: A description of the social, economic and environmental characteristics of a local authority's area.

Spatial Vision: A brief description of how an area will be changed by the end of a plan period.

Special Protection Area (SPA): An area which has been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the Birds Directive.

Starter Homes: Homes reserved for first time buyers under the age of 40 and sold with a discount of at least 20% of open market value.

Statement of Consultation: (Formerly known as Statement of Community Involvement). A document which informs how a council will involve the community on all major planning applications and in the preparation of documents making up the Local Plan.

Strategic Allocations: Strategic sites identified in the Aligned Core Strategy which are expected to commence delivery within the first five years of adoption.

Strategic Environmental Assessment (SEA): A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

Strategic Flood Risk Assessment (SFRA): Assessment used to refine information on areas that may flood, taking into account all sources of flooding and the impacts of climate change. Used to determine the variations in flood risk from all sources of flooding across and from their area. SFRAs should form the basis for preparing appropriate policies for flood risk management.

Strategic Housing Land Availability Assessment (SHLAA): Document with the role of identifying sites with potential for housing, assessing their housing potential

and assessing when they are likely to be developed.

Strategic Housing Market Assessment (SHMA): A high level assessment of the likely profile of future household needs for a local authority.

Strategic Locations: Strategic sites which are expected to commence delivery more than five years after adoption of the Aligned Core Strategy and for which further details are to be set out within documents such as masterplans, Neighbourhood Plans and part 2 Local Plans.

Strategic Sites: Strategically important employment or housing sites identified in the Aligned Core Strategy which consist of both 'Strategic Allocations', which are expected to commence within the first five years of adoption, and 'Strategic Locations', which are expected to commence after five years from adoption.

Sub Regional Centres: Towns which are large enough to contain a critical mass of services and employment, for example Hucknall.

Supplementary Planning Document (SPD): A document which adds further detail to the policies in the Local Plan. Can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but do not form part of the development plan.

Sustainability Appraisal (SA): Examines the social, environmental and economic effects of strategies and policies in a Local Development Document from the outset of its preparation.

Sustainable Communities: Places in which people want to live, now and in the future. They embody the principles of sustainable development at the local level. This means they improve quality of life for all whilst safeguarding the environment for future generations.

Sustainable Community Strategy (SCS): A joint plan agreed by the Local Strategic Partnerships covering a local authority area. Coordinates the actions of local public, private, voluntary and community sectors with the aim of enhancing economic, social and environmental wellbeing.

Sustainable Development: The National Planning Policy Framework refers to Resolution 42/187 of the United Nations General Assembly which defined sustainable development as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Sustainable Drainage Systems (SuDS): The system of control of surface water run-off, designed to reduce the potential impact of new and existing developments with respect to surface water drainage discharges.

Sustainable Urban Extension (SUE): An extension to the built up area of a town or city, built in line with sustainable development principles, aimed at creating a mixed

and balanced community, integrating the extension with the existing urban fabric, including the provision of necessary infrastructure such as public transport, parks and open spaces etc, whilst also providing for the needs of the new community in terms of jobs and social infrastructure such as education.

Town Centre (within retail hierarchy): Area defined on the local authority's Policies Map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in Local Plans, existing out of centre developments, comprising or including main town centre uses, do not constitute town centres.

Transport Assessment (TA): A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies what measures will be required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as public transport, walking and cycling and what measures will need to be taken to deal with the anticipated transport impacts of the development.

Travel Plan: A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives through action and is articulated in a document that is regularly reviewed.

Travelling Showpeople: Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily or permanently, but excludes Gypsies and Travellers.

Use Classes Order: The Town & Country Planning (Use Classes Order) 1987 (as amended) specifies various classes of use for buildings or land. Within each class the use for another purpose of the same class does not require planning permission.

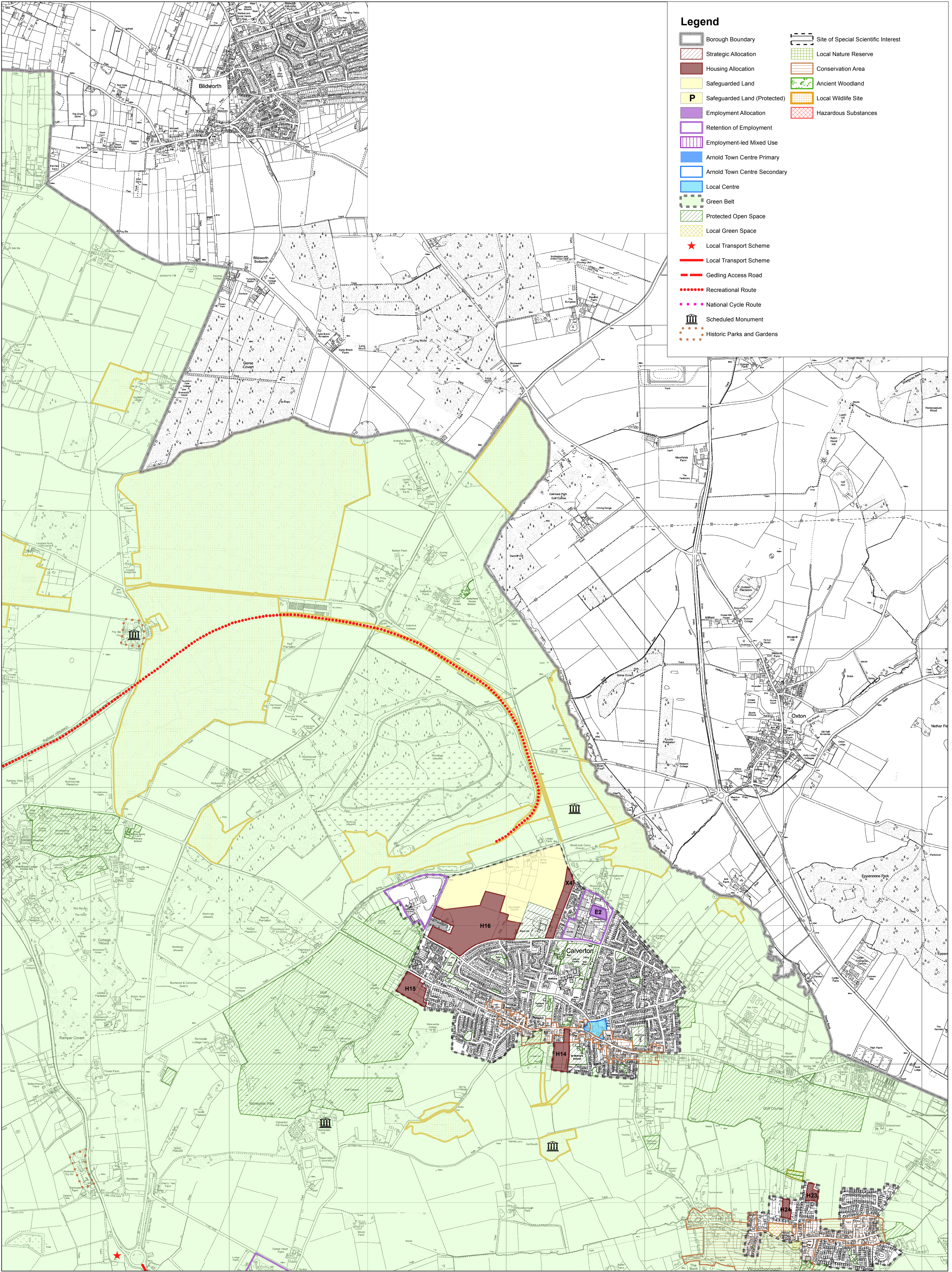
Viability (of a retail centre): A measure of a centre's commercial wellbeing.

Vitality (of a retail centre): A measure of how active and buoyant a centre is.

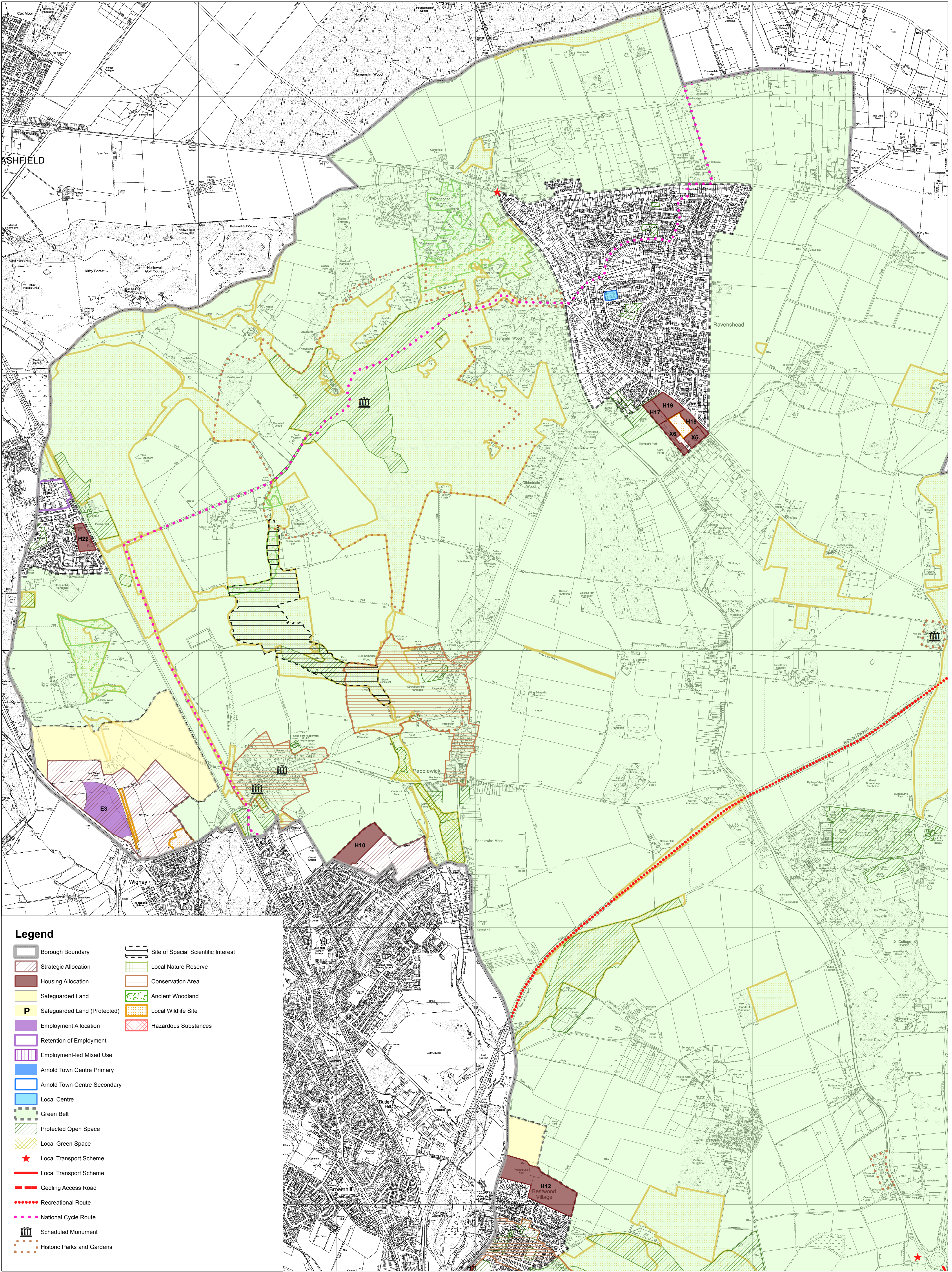
Waste Local Plan: Prepared jointly by the County and City Councils acting as the authorities responsible for waste related issues including disposal, treatment, transfer and recycling within the County.

Windfall Allowance: An assumption about unallocated sites that are not currently known about. Development on residential gardens should not form part of this assumption.

Zero Carbon: High standards of energy efficiency for the fabric of new buildings to reduce regulated emissions so when coupled with other carbon reduction measures, including the provision of renewable energy generation ideally on site (or off site) to reduce carbon emissions to zero. The definition excludes a requirement to mitigate emissions from energy-using equipment inside the home, such as televisions and washing machines collectively known as unregulated emissions.



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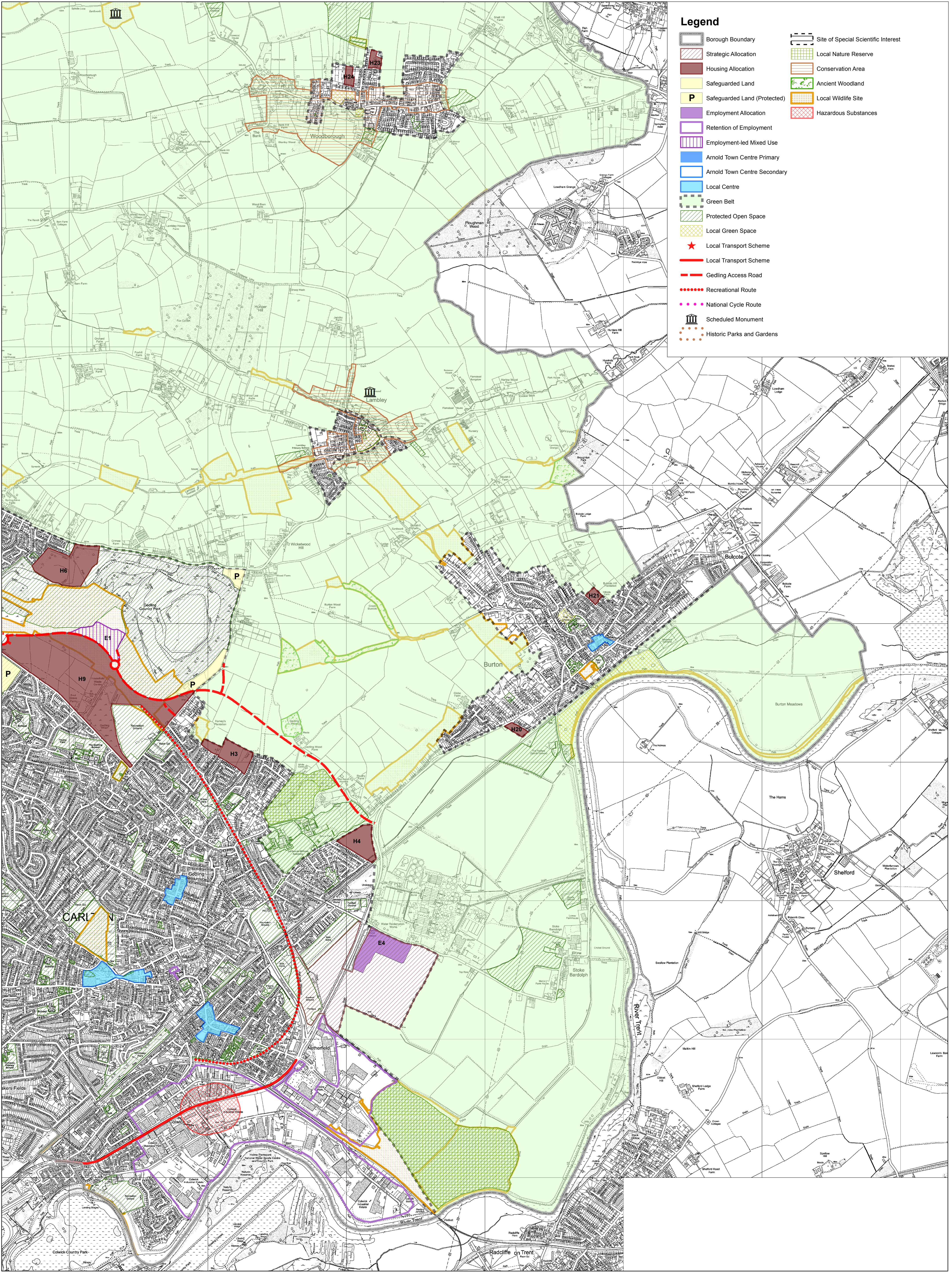
Civic Centre, Arnot Hill Park, Arnold,
Nottinghamshire, NG5 6LU

Local Planning Document - Part C: Policies Map (final version)

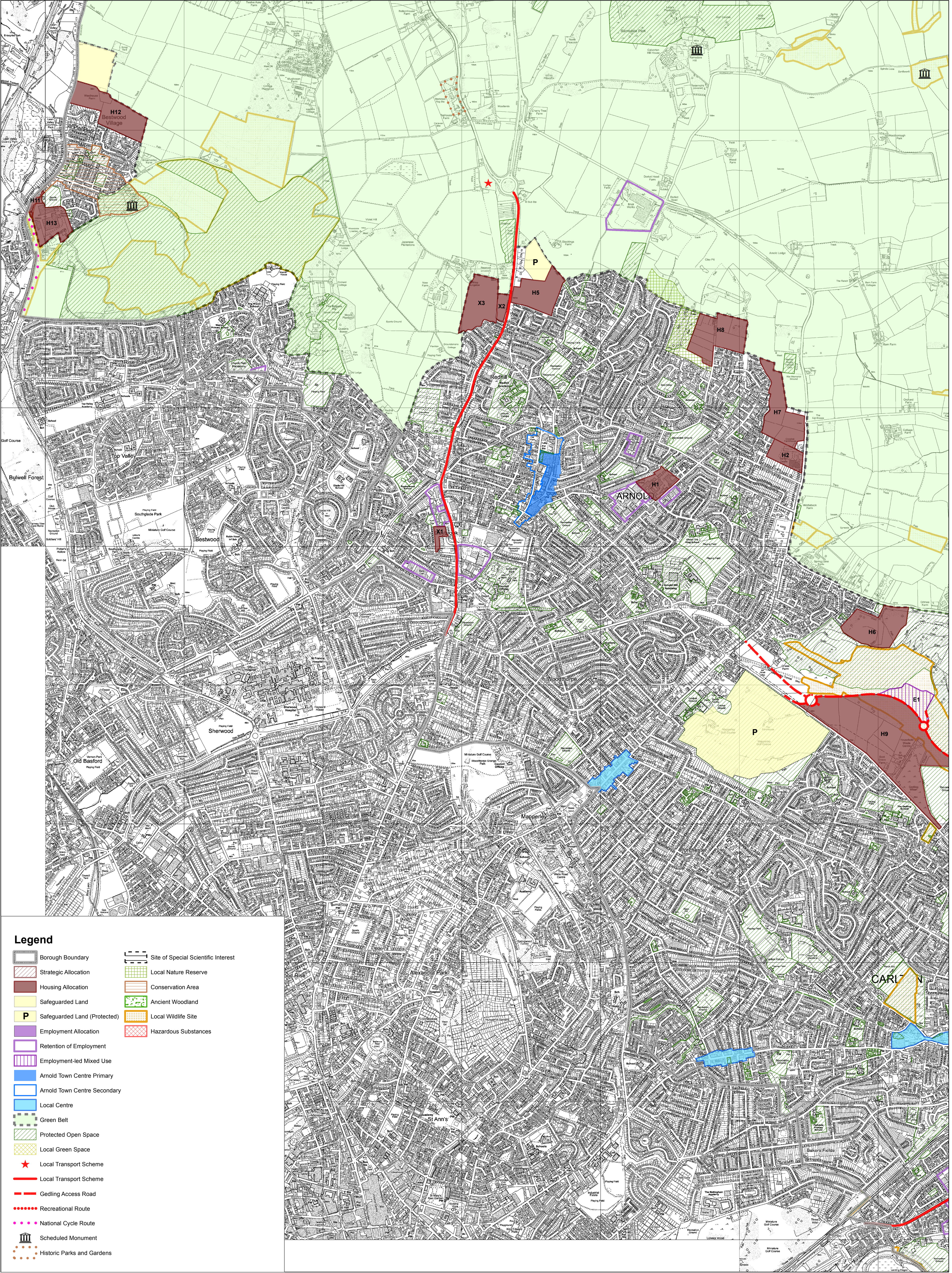
North West Map



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Sustainability Appraisal Adoption Statement

**Gedling Borough Local Planning Document
July 2018**



Introduction

1. The Local Planning Document was adopted by Gedling Borough Council on 18 July 2018.
2. The Planning and Compulsory Purchase Act 2004 introduced the requirement to carry out Sustainability Appraisals as an integral part of the preparation of new plans.
3. Paragraph 165 of the National Planning Policy Framework states “A sustainability appraisal which meets the requirements of the European Directive on strategic environmental assessment should be an integral part of the plan preparation process, and should consider all the likely significant effects on the environment, economic and social factors”. The European Directive 2001/42/EC is commonly referred to as Strategic Environmental Assessment or SEA.
4. The Borough Council has produced this adoption statement in accordance with Regulation 16 (4) (a) to (f) of the Environmental Assessment of Plans and Programmes Regulations 2004, which incorporates European Directive 2001/42/EC into UK legislation.
5. As required by regulation 16 (4), this statement sets out:-
 - (a) how environmental considerations have been integrated into the plan or programme;
 - (b) how the environmental report has been taken into account;
 - (c) how opinions expressed in response to the public consultation have been taken into account;
 - (d) how the results of any consultations involving other Member States have been taken into account;
 - (e) the reasons for choosing the plan or programme as adopted, in the light of other reasonable alternatives dealt with; and
 - (f) the measures that are to be taken to monitor the significant environmental effects of the implementation of the plan or programme.

(a) How environmental considerations have been integrated into the plan (i.e. the Local Planning Document)

6. The first stage of the Sustainability Appraisal was to identify its scope i.e. the sustainability issues and problems facing the Borough; other policies, plans or programmes that were relevant to the Local Planning Document; and the Borough's baseline information.

7. The Sustainability Appraisal Scoping Report (2013) sets out the review of all documents and strategies considered relevant to the Local Planning Document. It establishes the environmental, social and economic situation and allows opportunities and synergies between the plans and the Local Planning Document to be identified, as well as any potential conflicts. It contains issues and objectives, targets, the implications for the Local Planning Document and the implications for the Sustainability Appraisal. Responses from the consultation on the Scoping Report highlight a number of documents missing from the list of plans, policies and programmes. The review of the plans, policies and programmes and the table identifying the key messages have been updated in 2016 and are included in the Sustainability Appraisal Publication Draft Appendix A: Scoping Report Update (May 2016).
8. The Scoping Report describes the characteristics of the Borough based on the baseline data (as of 2013). Where available, the baseline data has been updated to 31 March 2015 and included in the Sustainability Appraisal Publication Draft Appendix A: Scoping Report Update (May 2016).
9. Through the analysis of the baseline data and officer knowledge, a number of sustainability issues facing the Borough have been identified and reported in the Scoping Report. It is considered that the amended list of plans, policies and programmes in the light of the responses from the consultation on the Scoping Report and the updated baseline information to 2015 do not change the sustainability issues identified in the Scoping Report.
10. An SA Framework, which is based on the review of plans, policies and programmes, the analysis of the baseline data and the identification of sustainability issues, was established for the Aligned Core Strategy. As the issues have not changed significantly since the Aligned Core Strategy, it was viewed appropriate to use the same SA Framework to test the sustainability of the Local Planning Document. However, the SA Framework has been amended as the result of the consultation comments on the Scoping Report, the comments received on the Sustainability Appraisal of the publication version of the Aligned Core Strategy and the SA group.
11. The SA Framework contains a list of 15 SA objectives covering environmental, social and economic issues and was used to assess the reasonable alternative options for the development management policies and the development management policies.
12. The SA Matrix (which covers the same 15 SA objectives) was created and used for the assessment of the reasonable alternative sites and the site allocations for consistency purposes.
13. The Local Planning Document was also screened to identify any likely significant effects on European sites and, where necessary, to consider potential mitigation measures. The Habitats Regulations Assessment was carried out in accordance with the Conservation of Habitats and Species Regulations 2010.

14. The Sustainability Appraisal has been used to guide and inform the decision-making process when developing the Local Planning Document. The SA Framework has been used during the appraisal process and the findings have been published at each stage of the Local Planning Document.
15. The key stages of the preparation of the Local Planning Document and the Sustainability Appraisal as well as the Habitats Regulations Assessment and Equality Impact Assessment are set out in Table 2.

Table 2: Key Stages of the Local Planning Document, Sustainability Appraisal, Habitats Regulations Assessment and Equality Impact Assessment

Date	Stage
October 2013	Public consultation on Local Planning Document Issues and Options document and the Sustainability Appraisal Scoping Report (which is the first stage of the SA process).
2013 - 2015	A series of workshops on potential development sites in Bestwood Village, Calverton, Ravenshead, Burton Joyce, Lambley and Woodborough.
November 2014	SA assessment of the reasonable alternative options for the development management policies was undertaken.
December 2014	SA assessment of the reasonable alternative options for the site allocations for housing was undertaken.
Early 2015	SA assessment of the reasonable alternative options for the site allocations for employment was undertaken.
2015	A series of workshops on a range of issues including design, climate change, transport and retail and employment.
December 2015	SA assessment of the draft development management policies was undertaken.
December 2015	SA assessment of the draft site allocations was undertaken.
May 2016	Public consultation on Local Planning Document Publication Draft document, the Sustainability Appraisal Publication Draft Main Report including Appendices A to H (which sets out the findings of the SA assessment of the reasonable alternative options and the proposed policies and site allocations), the Habitats Regulations Assessment and the Equality Impact Assessment .
October 2016	Submission of the Local Planning Document and the Sustainability Appraisal to the Planning Inspectorate, including the Sustainability Appraisal Publication Draft Addendum: Alternative Sites to the Site Allocations for Housing (which looked at the findings of the SA assessment of the three additional reasonable alternative sites that had not been assessed previously and required further consideration).
December 2016	Sustainability Appraisal Publication Draft Addendum 2: Appraisal of Housing Distribution for Key Settlements and Policies LPD 62 and LPD 63 (which looked at the findings of the SA assessment of the options for the apportioning the remaining oversupply between the three key settlements and the policies on comprehensive development and housing distribution contained in Part B of the Local Planning Document) was published in response to the Inspector's Initial Questions for the Council.

Date	Stage
February 2017	Sustainability Appraisal Publication Draft Addendum 3: Review of SA Assessment on Reasonable Alternative Sites and Allocation Sites based on Second Heritage Assessment (which reviewed the SA assessment of the reasonable alternative sites and site allocations using information from the Assessment of Impact of LPD Development Sites on Scheduled Monuments to inform SA objective 3: heritage and design) was published.
February, March and May 2017	Public hearing sessions of the Local Planning Document. The hearing session on the Sustainability Appraisal took place on Tuesday 7 February 2017.
June 2017	The Inspector suspended the hearings and invited the Council to propose additional housing allocations and for them to be consulted upon.
September 2017	Public consultation on the Local Planning Document Additional Housing Allocations, the Sustainability Appraisal Publication Draft Addendum 4: Review of SA Assessment on Policy LPD 63 (now LPD 64) and Additional Site Allocations for Housing (which provided a SA assessment of the revision to the housing distribution policy and the additional six site allocations for housing in the Arnold part of the urban area, Calverton and Ravenshead), the Addendum to the Habitats Regulations Assessment – Additional Housing Allocations and the Addendum to the Equality Impact Assessment – Additional Housing Allocations . Comments were also invited on the previous Sustainability Appraisal Addendums 1, 2 and 3 .
November and December 2017	Continuation of the public hearing sessions of the Local Planning Document.
February 2018	Public consultation on the Local Planning Document Main Modifications, the Sustainability Appraisal Publication Draft Main Modifications (which provided a SA assessment of the development management and site allocations policies as amended by the proposed modifications) and the Habitats Regulations Assessment and Equality Impact Assessment – Main Modifications .
26 June 2018	Inspector's Report received on the Local Planning Document.
18 July 2018	Gedling Borough Local Planning Document adopted.

(b) How the environmental report (i.e. the Sustainability Appraisal report) has been taken into account

16. At each stage of preparing the Local Planning Document, the findings of the Sustainability Appraisal, including the Habitats Regulations Assessment, were taken into account to inform the development of the development management policies and site allocations policies.

Scoping Report / Issues and Options / Workshops

17. Public consultation on the Local Planning Document Issues and Options document and the Sustainability Appraisal Scoping Report took place in October

2013. Changes were made to the list of plans, policies and programmes, baseline data, sustainability issues table and the SA Framework in the light of the consultation responses. The baseline data, sustainability issues and SA Framework were used to inform the SA assessment on the reasonable alternative options.

18. After the consultation responses on the Local Planning Document Issues and Options had been taken into account and all reasonable alternative options identified, the process to appraise the reasonable alternative options in a workshop format started in November and December 2014. Paragraph 2.20 of A Practice Guide to the Strategic Environmental Assessment Directive (2005) states that the Directive does not prescribe who is to carry out an SEA, but normally it is the task of the Responsible Authority i.e. the body which prepares and/or adopts the plan. In the light of the comments received on the Sustainability Appraisal of the Aligned Core Strategy, an SA group was set up to undertake the SA assessment of the Local Planning Document. The SA group consisted of:

- Officers from Planning Policy, Housing Strategy, Economic Development, Public Protection and Parks and Street Care at Gedling Borough Council;
- Officers from Nature Conservation, Historic Environment and Highways at Nottinghamshire County Council;
- Representative from Natural England;
- Representative from Historic England¹; and
- Representative from Environment Agency.

19. In November 2014, the SA group undertook the SA assessment of the reasonable alternative options for the development management policies, using the SA Framework. Following the SA workshop, additional policy options came forward as the result of the Employment Land Forecasting Study and the Retail Study which were published in 2015. The SA assessment was undertaken using the same approach used at the SA workshop. The Sustainability Appraisal Publication Draft Main Report (May 2016) provides the summaries of the appraisals and the accompanying Appendix B: Reasonable Alternative Options for Policy Topics provides the full findings of the appraisals and recommendations.

20. The findings of the SA assessment fed into the Local Planning Document process to inform the development management policies for the Local Planning Document. As part of the policy preparation process, a series of topic based workshop sessions were held during 2015 involving parish councils, adjoining local authorities, people with specialist knowledge, community representatives, community groups and organisations with particular interests to assist in identifying policy options for inclusion in the Local Planning Document. Policies were drafted and shared with technical experts for their initial comments. All of the responses received through this process were used to inform the development management policies for the Local Planning Document.

¹ Previously known as English Heritage.

21. In December 2014, the SA group undertook the SA assessment of the reasonable options for the site allocations for housing, using the SA Matrix. Following the SA workshop, additional sites came forward for housing and the SA assessment was undertaken using the same approach used at the SA workshop. As the employment requirements were unknown at the time of the SA workshop in December 2014, the SA assessment of the reasonable options for the site allocations for employment was undertaken in 2015 using the same approach used at the SA workshop.
22. The findings of the SA assessment fed into the site selection process. The Site Selection Document - Main Report (May 2016) including the appendices and the Employment Background and Site Selection Paper (May 2016) explained how the allocated housing and employment sites were chosen from the reasonable alternative sites.
23. The findings of the SA assessment and other evidence were used to inform the site allocations for the Local Planning Document.

Publication Draft

24. The Sustainability Appraisal Publication Draft Main Report (May 2016) provides a detailed account on how the Sustainability Appraisal process informed the Local Planning Document since the scoping stage.
25. Consultation on the Local Planning Document Publication Draft and its accompanying Sustainability Appraisal was held between May and July 2016. A number of alternative sites to the proposed site allocations were put forward. These included reasonable alternative sites that had already been considered through the site selection process, variations on sites that had been previously considered and new sites not previously considered. The Sustainability Appraisal Publication Draft Addendum: Alternative Sites to the Site Allocations for Housing (October 2016) looked at the findings of the SA assessment of the three additional reasonable alternative sites that had not been assessed previously and required further consideration. The Site Selection Document Addendum (October 2016) explained the outcome of the additional reasonable alternative sites.

Submission / Examination

26. Following the submission of the Local Planning Document and its accompanying documents including the Sustainability Appraisal to the Planning Inspectorate in October 2016, the Inspector produced Initial Questions for the Council including questions regarding the Sustainability Appraisal. The Sustainability Appraisal Publication Draft Addendum 2: Appraisal of Housing Distribution for Key Settlements and Policies LPD62 and LPD63 (December 2016) looked at the findings of the SA assessment of the options for apportioning the oversupply between the three key settlements and the policies on comprehensive development and housing distribution contained in Part B of the Local Planning Document.

27. During the examination, Calverton Parish Council raised concerns regarding certain evidence documents, including the Landscape and Visual Analysis of Potential Development Sites and The Impact of Possible Development Sites on Heritage Assets. The Sustainability Appraisal Publication Draft Addendum 3: Review of SA Assessment on Reasonable Alternative Sites and Allocation Sites based on the second heritage assessment (February 2017) reviewed the SA assessment of the reasonable alternative sites and site allocations using information from the Assessment of Impact of LPD Development Sites on Scheduled Monuments (February 2017) to inform SA objective 3: heritage and design.

Additional Housing Allocations

28. In June 2017, the Inspector made it known that she had significant concerns about the soundness of one of the housing allocations and postponed the hearing session to allow the Council to undertake a public consultation exercise on proposed new housing allocations and on the Council's amended five year supply and housing trajectory for the plan period. The Site Selection Document Addendum 3 – Consideration of Additional Housing Allocations (September 2017) explained how the additional six allocated housing allocations had been chosen from the reserve sites drawn from the Site Selection Document. The Sustainability Appraisal Publication Draft Addendum 4: Review of SA Assessment on Policy LPD63 (now LPD64) and Additional Site Allocations for Housing (September 2017) provided a SA assessment of the revision to the housing distribution policy and the additional six site allocations for housing in the Arnold part of the urban area, Calverton and Ravenshead.

Main Modifications

29. Further appraisal was undertaken to assess the impact of the proposed Main Modifications to the Local Planning Document. The Sustainability Appraisal Publication Draft Main Modifications (February 2018) concluded that the overall outcomes did not change the overall conclusions of the SA assessment as reported in the Sustainability Appraisal Publication Draft Main Report (May 2016).

30. The final assessment of the development management policies and site allocations are set out in the following documents:-

- Sustainability Appraisal Publication Draft Main Report (May 2016) and its accompanying appendices; and
- Sustainability Appraisal Publication Draft Main Modifications (February 2018) (including appendices).

Inspector's Report

31. The Inspector's Report concludes that the SA has been undertaken at each stage of the preparation of the Local Planning Document. Paragraph 32 of the Inspector's Report acknowledges that the SA is an iterative process, with further SA carried out to address any deficiencies identified or where new information or

assessments have been presented or changes to the plan's policies and proposals are put forward.

Habitats Regulations Assessment

32. The Local Planning Document was also screened to identify any likely significant effects on European sites and, where necessary, to consider potential mitigation measures. The Sustainability Appraisal Publication Draft Main Report (May 2016) describes the Habitats Regulations Assessment process.
33. During the Aligned Core Strategy process, a potential significant effect on an area of land that may be designated in the future as a European site was identified. It found that there could potentially be significant effects of the Aligned Core Strategy on the prospective Sherwood Forest Special Protection Area. (The screening process followed a precautionary approach, as advised by Natural England, and assumed the prospective Sherwood Forest Special Protection Area is progressed through the normal classification process, via potential Special Protection Area and classified Special Protection Area status, but it has not been confirmed when a decision on its final status is expected).
34. Since the adoption of the Aligned Core Strategy, work has been ongoing with the development of the Local Planning Document which confirms that there has not been any significant change in policy to housing distribution. The screening exercise as it relates to the prospective Sherwood Forest Special Protection Area is effectively a 'shadow' HRA given that the area is not a designated site. However, as the Local Planning Document is in general conformity with the Aligned Core Strategy no significant impact has been revealed. The majority of the policies have been ruled out as they will not have a likely significant effect on the prospective Sherwood Forest SPA (or other European sites) and therefore will not need to be taken forward to the next stage of assessment.
35. A review of the proposed site allocations for housing and employment in the Local Planning Document also confirms that there are no significant effects. The proposed housing distribution in the Local Planning Document highlights that in the more sensitive areas with respect to prospective Sherwood Forest SPA the actual numbers have been reduced. However, mitigation measures will still be required including green infrastructure and visitor management which should help avoid the likelihood of a significant effect on the prospective Sherwood Forest SPA. The need for a further assessment of potential effects has been included within policy.
36. A further Habitats Regulation Appraisal was undertaken to assess whether the proposed additional housing allocations would result in potential significant effects on the prospective Sherwood Forest Special Protection Area. The Addendum to Habitats Regulations Assessment (September 2017) concluded there would be no significant impact arising from the additional housing allocations.
37. For the Main Modifications to the Local Planning Document, a further Habitats Regulation Appraisal was undertaken and the Habitats Regulations Assessment

and Equality Impact Assessment – Main Modifications (February 2018) concluded that it was considered that there would be no significant effects upon the prospective Sherwood Forest Special Protection Area as a result of the proposed Main Modifications to the Local Planning Document.

38. Following the examination of the Local Planning Document, paragraph 37 of the Inspector's Report concluded that the Habitats Regulations Assessments undertaken confirm that there would be no significant effects upon the prospective SPA.

(c) How opinions expressed in response to the public consultation have been taken into account

Scoping Report / Issues and Options / Workshops

39. In October 2013, the Sustainability Appraisal Scoping Report was consulted on alongside the Issues and Options stage of the Local Planning Document during 8 week consultation. The three statutory consultation bodies (Natural England, Historic England² and Environment Agency) were invited to comment on the Scoping Report. Specific questions were included in the Scoping Report to assist consultees with their responses.
40. The key issues raised in the consultation on the Scoping Report and the Council response are summarised in Appendix A1 of the Sustainability Appraisal Publication Draft (May 2016). Changes were made to the list of plans, policies and programmes, baseline data, sustainability issues table and the SA Framework in the light of the consultation responses.
41. The comments on the Issues and Options document informed the preparation of the Local Planning Document. Further details can be found in the Local Planning Document Issues and Options Report of Consultations – Sites (May 2014) and Local Planning Document Issues and Options Report of Consultations – Topics (May 2014).
42. Between 2013 and 2015, the Borough Council held a series of workshops in order to understand the views of local residents in relation to potential development sites in Bestwood Village, Calverton, Ravenshead, Burton Joyce, Lambley and Woodborough. A series of workshops were also held in 2015 on a range of issues including design, climate change, transport and retail and employment, in order to inform the preparation of the Local Planning Document.
43. The resulting masterplanning reports for Bestwood Village, Calverton and Ravenshead and a summary of the feedback from each of the community workshops in Burton Joyce, Lambley and Woodborough and details of the discussion at the topic workshops are summarised in the following documents:-
- Masterplanning for Key Settlements – Bestwood Village (June 2015)

² Previously known as English Heritage.

- Masterplanning for Key Settlements – Calverton (April 2014)
- Masterplanning for Key Settlements – Ravenshead (April 2014)
- Local Planning Document Workshops – Burton Joyce, Lambley and Woodborough (April 2015)
- Local Planning Document Workshops – Topic Schedules of Options and Notes (May 2016)

Publication Draft

44. After the consultation on the publication draft of the Local Planning Document, the Borough Council published the Report of Responses (October 2016) and Report of Responses Addendum: Comments received from Nottinghamshire CPRE (January 2017). The Council's response to the issues raised is also included in the Reports of Responses.
45. Comments on the Sustainability Appraisal Publication Draft are included in the Report of Responses, which recommends no change to the Sustainability Appraisal Main Report or SA assessment in light of the comments received.
46. Comments on the Habitats Regulations Assessment are included in the Report of Responses and no further action was required to the Habitats Regulations Assessment in light of the comments received.

Additional Housing Allocations

47. In September 2017, public consultation took place on the additional housing allocations to the Local Planning Document. In addition to consultation on Sustainability Appraisal Addendum 4 (which provided a SA assessment of the revision to the housing distribution policy and the additional six site allocations for housing) the previous Sustainability Appraisal Addendums since the submission of the Local Planning Document were also made available for comment.
48. The Borough Council published the Additional Housing Allocations Report of Responses (November 2017) which summarised the comments received on the additional housing allocations, including the Council's response.
49. All comments on the Addendums³ to the Sustainability Appraisal are included in the Report of Responses and no change was recommended to the Sustainability Appraisal Addendum, Addendum 2 and Addendum 3 in light of the comments received.
50. All comments on the Habitats Regulations Assessment are included in the Report of Responses and no further action was required to the Habitats Regulations Assessment in light of the comments received.

³ Addendum, Addendum 2, Addendum 3 and Addendum 4.

Proposed Main Modifications

51. In February 2018, public consultation took place on the Main Modifications on the Local Planning Document. The Sustainability Appraisal for the Main Modifications included the SA assessment on all site allocations, including the additional housing allocations, which has been amended to reflect the comments made previously.
52. After the Main Modifications consultation, the Borough Council published the Report of Summaries (March 2018). Comments received on the Sustainability Appraisal Main Modifications regarding the SA assessment on one of the housing allocations and the SA matrix. These comments are included in the Report of Summaries.

Inspector's Report

53. Paragraph 28 of the Inspector's Report acknowledges that the Borough Council has amended the SA Framework as a result of consultation responses on the Scoping Report and comments received on the SA of the publication version of the Aligned Core Strategy. Paragraph 31 of the Inspector's Report notes that there have been some criticisms of the SA, including the alternatives considered, decisions made regarding the site allocations and the review of the Green Belt, along with the Council's approach and confirms that the SA carried out by the Council conforms to the Planning Practice Guidance which states that a SA does not need to be done in any more detail, or using more resources, than is considered to be appropriate for the content and level of detail in the plan.

(d) How the results of any consultations involving other Member States have been taken into account

54. It has been confirmed that there have been no European transboundary issues associated with the Local Planning Document.

(e) The reasons for choosing the plan (i.e. the Local Planning Document) as adopted, in the light of other reasonable alternatives dealt with

55. The Sustainability Appraisal has been a key element in the preparation of the Local Planning Document.
56. For the development management policies, Section 8 of the Sustainability Appraisal Publication Draft Main Report (May 2016) describes the reasonable alternative options that were appraised for the development management policies. The section describes the options considered for the development management policies, the findings of the SA assessment and the outcome of the Local Planning Document process.

57. For the site allocations policies, Section 10 of the Sustainability Appraisal Publication Draft Main Report (May 2016) includes Table 18 and 19 which contain lists of the reasonable alternative sites that were appraised for the site allocations for housing and employment. The section describes the findings of the SA assessment and referred to the Site Selection Document - Main Report (May 2016) and the Employment Background and Site Selection Paper (May 2016) which explained how the allocated housing and employment sites had been chosen from the reasonable alternative sites.
58. Following consultation on the Local Planning Document Publication Draft, a further SA assessment (Addendum to the Sustainability Appraisal Publication Draft) was carried out due to a number of alternative sites not previously considered to the proposed site allocations being put forward. The Site Selection Document Addendum (October 2016) explained the outcome of the three additional reasonable alternative sites.
59. Following the submission of the Local Planning Document and its accompanying documents including the Sustainability Appraisal to the Planning Inspectorate in October 2016, the Inspector's Initial Questions for the Council included two questions regarding the Sustainability Appraisal. The two questions were (i) whether Policy LPD63 contained in Part B of the Local Planning Document had been subject to a Sustainability Appraisal, and (ii), whether the approach taken to the reduced housing in the key settlements of Bestwood Village, Calverton and Ravenshead had been subject to a Sustainability Appraisal.
60. The Inspector noted that the distribution of housing between the key settlements of Bestwood Village, Calverton and Ravenshead differed in the Local Planning Document Plan to that set out in the Aligned Core Strategy. The Housing Background Paper explained the approach taken to the distribution of housing in the Local Planning Document and referred to an 'oversupply' of housing in the urban area and land adjoining Hucknall area which could be used to reduce the amount of housing at other locations. The approach taken to the distribution of homes between the key settlements had not been subject to a Sustainability Appraisal because it had been considered that there were no reasonable alternative options to apportioning the remaining oversupply between the three key settlements. The Council's response to the Inspector's Initial Questions explains in more detail. Options had been identified (but dismissed as not being reasonable options for Sustainability Appraisal purposes) as follows:-
- The reduction of all 430 homes from either one of the three key settlements;
 - Splitting the reduction of 430 homes equally between the three key settlements; and
 - Splitting the 430 homes proportionately between the three key settlements based on their share of the housing figure identified in the Aligned Core Strategy.
61. A second addendum to the Sustainability Appraisal Publication Draft was published in December 2016 which looked at the findings of the SA assessment of the options for the apportioning the remaining oversupply between the three

key settlements and the policies on comprehensive development and housing distribution contained in Part B of the Local Planning Document.

62. During the examination, Calverton Parish Council raised some concerns regarding the supporting documents, including the Landscape and Visual Analysis of Potential Development Sites and The Impact of Possible Development Sites on Heritage Assets. Specifically, it was considered that the landscape assessment did not take account of the views of local residents and that the Impact of Possible Development Sites on Heritage Assets in Gedling Borough Council (2015) did not include Scheduled Monuments in the assessment and an officer judgement was made as to the potential impact of development sites. The Council commissioned a second independent heritage assessment. In response to the Inspector's questions on this matter, the Assessment of Impact of LPD Development Sites on Scheduled Monuments (2017) was used to review the SA assessment and did not supersede the Impact of Possible Development Sites on Heritage Assets in Gedling Borough Council (2015) which had informed SA objective 3 (heritage and design) in the SA assessment.
63. A third addendum to the Sustainability Appraisal Publication Draft was published in February 2017 which reviewed the SA assessment of the reasonable alternative sites and site allocations using information from the Assessment of Impact of LPD Development Sites on Scheduled Monuments to inform SA objective 3: heritage and design.
64. In June 2017, the Inspector made it known that she had significant concerns about the soundness of one of the housing allocations and postponed the hearing session to allow the Council to undertake a public consultation exercise on the proposed new housing allocations and on the Council's amended five year supply and housing trajectory for the plan period. The Site Selection Document Addendum 3 – Consideration of Additional Housing Allocations (September 2017) explained how the additional six allocated housing allocations had been chosen from the reserve sites drawn from the Site Selection Document.
65. A fourth addendum to the Sustainability Appraisal Publication Draft was published in September 2017 which provided a SA assessment of the revision to the housing distribution policy and the additional six site allocations for housing.
66. Paragraph 33 of the Inspector's Report notes that there has been some criticism about the nature and extent of the Reasonable Alternatives assessed and questions about the Council's approach. The Inspector confirms that the Borough Council has carried out an adequate SA of the Local Planning Document and reasonable alternatives have been considered to a sufficient degree. It represents the most appropriate strategy in the circumstances.

(f) The measures that are to be taken to monitor the significant environmental effects of the implementation of the plan (i.e. the Local Planning Document)

67. Paragraph 12.4 of the Sustainability Appraisal Publication Draft Main Report (May 2016) states that a monitoring framework had been created for use post adoption of the Aligned Core Strategy. The Aligned Core Strategy and its accompanying Sustainability Appraisal contain monitoring arrangements which set out targets, indicators and delivery requirements for each policy in the Aligned Core Strategy and also to test the sustainability of the policies.
68. The monitoring framework has been amended to include new indicators to monitor the sustainability of the policies in the Local Planning Document.
69. The information monitored will be published in the Borough Councils' Authority Monitoring Reports at least yearly and the information will be made available on the website.
70. The Aligned Core Strategy and the Local Planning Document policies will be reviewed in the light of the results of monitoring and any other significant changes.

Further Information

71. To access the Sustainability Appraisal and other Local Planning Document related documents mentioned in this statement, please visit the Local Planning Document examination pages at the following web link:-

<http://www.gedling.gov.uk/lpdexamination>

72. To access the Authority Monitoring Report, please visit the following address:-

<http://www.gedling.gov.uk/resident/planningandbuildingcontrol/planningpolicy/amr andfiveyearhousinglandsupply>

Appendix 1 – Sustainability Appraisal Monitoring Framework

Extract of Table 21 from the Sustainability Appraisal Publication Draft Main Report (May 2016) which has been amended to reflect the renumbering of the policies and new policies.

SA objectives	Local Planning Document Policies	Indicators
1. Housing To monitor effects on ensuring that the housing stock meets the housing needs	LPD 17 – Homes for Rural Workers LPD 36 – Affordable Housing LPD 37 – Housing Type, Size and Tenure LPD 38 – Gypsy and Traveller Provision LPD 39 – Specialist Accommodation LPD 40 – Housing Development on Unallocated Sites LPD 41 – Live Work Units LPD 42 – Self Build and Custom Homes LPD 51 – Upper Floors LPD 63 – Housing Distribution LPD 64 to LPD70 – Housing Allocations	<ul style="list-style-type: none"> Population – by group Housing completions – affordable homes, dwelling types, density, location House prices Number of homelessness acceptances Number of empty homes Number of pitches for gypsy and traveller communities
2. Health To monitor effects on improving health and reducing health inequalities	LPD 20 – Protection of Open Space LPD 21 – Provision of New Open Space LPD 22 – Local Green Space LPD 56 – Protection of Community Facilities	<ul style="list-style-type: none"> Number of GP practices, community centres and leisure centres Net change in Country Parks Net change in open space Net change in Local Green Space
3. Heritage and Design To monitor effects on providing better opportunities for people to value and enjoy the area's heritage including the preservation, enhancement and promotion of the cultural and built environment (including archaeological assets)	LPD 26 – Heritage Assets LPD 27 – Listed Buildings LPD 28 – Conservation Areas LPD 29 – Historic Landscapes, Parks and Gardens LPD 30 – Archaeology LPD 31 – Locally Important Heritage Assets	<ul style="list-style-type: none"> Number of heritage assets – Listed Buildings, Scheduled Ancient Monument and Parks and Gardens Number of heritage assets at risk - – Listed Buildings, Scheduled Ancient Monument, Parks and Gardens and Conservation Areas Number of Conservation Areas Number of Locally Important Heritage Assets Number of Locally Important Heritage Assets at risk Number of planning applications approved against Historic England advice
4. Crime To monitor effects on improving community safety, reducing crime and the fear of crime	LPD 35 – Safe, Accessible and Inclusive Development	<ul style="list-style-type: none"> Number of crime – by type

SA objectives	Local Planning Document Policies	Indicators
5. Social To monitor effects on promoting and supporting the development and growth of social capital	LPD 50 – Development within Town and Local Centres LPD 53 – Markets LPD 56 – Protection of Community Facilities	<ul style="list-style-type: none"> Number of community centres, leisure centres and libraries
6. Environment, Biodiversity and Green Infrastructure To monitor effects on increasing biodiversity levels and protecting and enhancing Green Infrastructure and the natural environment 7. Landscape To monitor effects on protecting and enhancing the landscape character, including heritage and its setting	LPD 18 – Protecting and Enhancing Biodiversity LPD 19 – Landscape Character and Visual Impact LPD 20 – Protection of Open Space LPD 21 – Provision of New Open Space LPD 22 – Local Green Space LPD 23 – Greenwood Community Forest and Sherwood Forest Regional Park	<ul style="list-style-type: none"> Net change in Sites of Special Scientific Interest Net change in Local Nature Reserves Net change in Local Wildlife Sites Number and percentages of Local Wildlife Sites under positive management Net change in Local Geological Sites Net change in Woodland and Ancient Woodland Net change in Country Parks Net change in open space Net change in Local Green Space Area of new open space Amount of greenfield land lost to housing and other uses
8. Natural Resources To monitor effects on prudently managing the natural resources including water, air quality, soils and minerals 9. Flooding To monitor effects on minimising the risk of flooding and steering development away from areas at highest flood risk	LPD 3 – Managing Flood Risk LPD 4 – Surface Water Management LPD 5 – Managing Water Quality LPD 6 – Aquifer Protection LPD 7 – Contaminated Land LPD 8 – Unstable Land LPD 9 – Hazardous Substances LPD 10 – Pollution LPD 11 – Air Quality	<ul style="list-style-type: none"> Number of planning applications in flood risk areas approved against Environment Agency advice Number of planning applications approved against the Environment Agency advice on water quality Number of planning applications approved against the Lead Local Flood Authority advice Area in Flood Zones 2 or 3 Number of households in Flood Zones 2 or 3 Number of Sustainable Drainage Systems Air Quality Management

SA objectives	Local Planning Document Policies	Indicators
10. Waste To monitor effects on minimising waste and increasing the re-use and recycling of waste materials 11. Energy and Climate Change To monitor effects on minimising energy usage and developing renewable energy resource, reducing dependency on non-renewable sources	LPD 1 – Wind Turbines LPD 2 – Other Renewable Energy Schemes	<ul style="list-style-type: none"> Carbon dioxide emissions per capita total Energy per meter – by type Energy consumed – by type Renewable development – by type New waste management facilities – by type
12. Transport To monitor effects on making efficient use of the existing transport infrastructure, helping reduce the need to travel by car, improving accessibility to jobs and services for all and ensuring that all journeys are undertaken by the most sustainable mode available	LPD 57 – Parking Standards LPD 58 – Cycle Routes, Recreational Routes and Public Rights of Way LPD 59 – Park and Ride LPD 60 – Local Transport Schemes LPD 61 – Highway Safety	<ul style="list-style-type: none"> Traffic growth Number of cycle trips Travel to work Number of new homes with access to key community facilities and services – by walking, cycling and public transport
13. Employment To monitor effects on creating high quality employment opportunities 14. Innovation To monitor effects on developing a strong culture of enterprise and innovation 15. Economic Structure To monitor effects on providing the physical conditions for a modern economic structure including infrastructure to support the use of new technologies	LPD 44 – Retention of Employment and Employment Uses LPD 45 – Employment Development on Unallocated Sites LPD 46 – Expansion of Existing Employment Uses Not in the Green Belt LPD 50 – Development within Town and Local Centres LPD 53 – Markets LPD 54 – Development within Small Parades	<ul style="list-style-type: none"> New office development New industrial and warehouse development Supply of employment land – by type Area of employment land lost to housing or other uses Labour supply Unemployment rate Skill levels of the working age population Planning permissions for retail and other town centre uses New retail development Diversity of uses in centres Proportion of vacant units



Report to Council

Subject: Transitional arrangements relating to the post of Chief Executive

Date: 18 July 2018

Author: Director of Organisational Development & Democratic Services

Purpose of the Report

- 1.1 To seek approval for transitional arrangements following the departure of the Chief Executive to take up a new position.

Background

- 2.1 Members are aware that John Robinson gave notice of resignation from the post of Chief Executive to take up a new position as Chief Executive of Newark & Sherwood District Council. His last day in office will be Sunday 22 July 2018 and last day in work was Friday 6 July 2018.

Interim Arrangements

- 2.2 Notwithstanding the need to put in place permanent arrangements for the post of Chief Executive, transitional arrangements will need to be in place to ensure the smooth running of the organisation. Given the fact that John Robinson holds a number of statutory roles in addition to the post of Chief Executive, consideration also needs to be given to interim appointments to the role of Head of Paid Service, Returning Officer and Electoral Registration Officer. The Chief Executive is also appointed as 'Proper Officer' in respect of a number of elections, democratic services and building control functions and carries certain functions delegated from Council, Committees and the Executive.
- 2.3 Arrangements are already in place to enable other members of the Senior Leadership Team to deputise: General delegations are in place and more specifically Mike Hill is appointed as Deputy Chief Executive and is expected to deputise in the absence of the Chief Executive. In addition, Helen Barrington is appointed as the Deputy Electoral Registration Officer.
- 2.4 Under S.4(1) Local Government and Housing Act 1989, the Council is under a duty to designate one of its officers as Head of Paid Service. The statutory role of Head of Paid Service cannot be held by the Monitoring

Officer but may be held by the Chief Financial Officer.

- 2.5 The Chief Executive and Head of Paid Service can only be appointed by Full Council. The Constitution provides that the Appointments and Conditions of Service Committee would deal with the recruitment process, including interviewing candidates, and make a recommendation to Council on the appointment. The recruitment process must be conducted in accordance with the Council's Standing Orders Relating to Staff. This recruitment process has already commenced with interviews scheduled to take place the week commencing 23 July 2018.

Proposal

- 3.1 In order to ensure the smooth running of the Council it is proposed that the following transitional arrangements are put in place from Monday 23 July 2018 until a new Chief Executive takes up office ("the transitional period"):
- The Deputy Chief Executive and Director of Finance, Mike Hill, will take on the role of acting Chief Executive and be designated as Head of Paid Service; appointed as Returning Officer for local elections (Borough and Parish) and Parish Polls and Electoral Registration Officer; and appointed as a Proper Officer in respect of all those functions where the Chief Executive is designated as the Proper Officer.
- 3.2 Whilst the Deputy Chief Executive and Director of Finance currently deputises on behalf of the Chief Executive, it is recognised that during the transitional period he will need to perform a wider range of functions usually discharged by the Chief Executive on a more frequent basis. In order to acknowledge these additional responsibilities, it is proposed that Mike Hill, be paid an honorarium taking his salary to the bottom of the current Chief Executive salary scale during this transitional period.
- 3.3 It is also necessary to put in place other transitional arrangements to ensure strategic management of all service areas, the following interim arrangements have been agreed by the Senior Leadership Team.

Deputy Chief Executive & Director of Finance will be responsible for the following functions:

- Financial Services
- Revenues and Welfare support
- Property
- Economic Growth and Regeneration
- Development Services
- Planning Policy

Director of Health & Community Wellbeing will be responsible for the following functions:

- Leisure
- Public Protection
- Community Relations
- Parks & Street Care
- Transport and Waste

Director of Organisational Development & Democratic Services will be responsible for the following functions:

- Legal
- Democratic Services
- Organisational Development
- Customer Services, IT & Communications
- Health & Safety & Emergency Planning
- Marketing

- 3.4 Members will be aware that previous amendments to the Constitution included flexibility for members of Senior Leadership Team to exercise delegated powers in the absence of others, as follows:

“For the avoidance of doubt, it is confirmed that the Chief Executive has authority to deal with all matters delegated to Directors. Furthermore, in the absence of a Director, it is confirmed that all other Directors have authority to deal with all matters delegated to them.

In the absence of the Chief Executive, the Directors shall have authority to exercise all functions and delegations of the Chief Executive”.

Similar provisions exist in relation to delegations from Cabinet members. As a result, no further delegations are required from Council or Cabinet to enable decisions to be made during the transitional period.

- 3.5 Whilst the transitional arrangements will enable the Council to operate in the short term, it is not a long term solution and the Appointments and Conditions of Service Committee has approved the recruitment of a new Chief Executive through an external competitive process.

Resource Implications

- 4.1 The cost of these arrangements can be contained within savings from the Chief Executive’s salary whilst the post is vacant.

Recommendations

It is recommended that:

5.1 For the transitional period:

- Mike Hill, will take on the role of acting Chief Executive, be designated as Head of Paid Service; appointed as Returning Officer for local elections (Borough and Parish) and Parish Polls and Electoral Registration Officer; and appointed as Proper Officer for all those functions where the Chief Executive is designated as the Proper Officer;

5.2 Mike Hill be paid an honorarium to take his salary to the bottom of the current Chief Executive salary scale for the transitional period to reflect the additional responsibilities in carrying out those functions usually discharged by the Chief Executive and Head of Paid Service;

5.3 Council notes that steps are being taken to appoint a permanent replacement to the post of Chief Executive through the Appointments and Conditions of Service Committee.

Appendices

6.1 None.



Report to Cabinet

Subject: Provision of a Pet Cremation Service

Date: 28 June 2018

Author: Service Manager – Parks and Street Care (PASC) Services

1. Wards Affected

All Borough wards are affected

2. Purpose

This report sets out proposals to approve the establishment of a new Pet Cremation service within the PASC Service area, and to agree an increase in the capital budget and refer it to Council for approval. Additionally it seeks to authorise the Deputy Chief Executive and Director of Finance to obtain any necessary consents, approvals and licences required to operate the Pet Cremation Service.

3. Key Decision

This is not a key decision.

4. Background

In March 2017 full council approved an updated Gedling Plan for 2017/19 which included a new action to *“explore the feasibility of implementing a new pet cremation and ashes burial service, if financially viable.”*

Market research has found that the East Midlands has one of the highest instances of dog and cat ownership in the country, with 31% of households owning a dog (with an average of 1.5 dogs per dog-owning household), and 20% of households owning a cat (with an average of 1.8 cats per cat-owning household).

It is reported that there are approximately 1.1 million dogs in the East Midlands, and by applying the regional trends to Gedling Borough it can be calculated that there are approximately 22,947 dogs in the borough. Similarly, it is reported that there are approximately 854,000 cats in the region, and by applying the regional trends to Gedling Borough it can be calculated that there are approximately

17,766 cats in the borough.

A Populus survey conducted in 2017 also found that people in the East Midlands are the most likely in the UK to hold a memorial event when their pet dies (35%).

Based on this research and the fact that the Council is seeking to become more innovative and commercial, PASC Services have identified a business case for a Pet Cremation Service to be delivered from Gedling Borough Council's Jubilee Road depot site. This will be distinct from a pet crematorium service offered by other businesses as no public access will be allowed. Instead it will be a collection and return service.

There are 9 veterinary practices (including multiple sites) listed on the vet directory within Gedling, and around 40 in the wider Nottingham area. Preliminary market research indicates that these veterinary practices use hazardous waste collection and cremation services at locations that are outside of the district or even Nottinghamshire, which indicates that there is a readily available market within Gedling and its immediate environs for a locally run service.

Early discussions with local veterinary practices have indicated that there would be support for such a service as it is perceived that there are currently only the larger national providers or small local independent family run businesses operating in this field. No mid-range organisations are currently supplying to this potential market, and PASC Services aims to fill this gap.

If proven to be successful, it is envisaged that the Pet Cremation Service may operate both inside and outside of the Borough. Initially though, the target market would be the 9 local veterinary practices, plus offering a service to householders within the Borough.

The service would involve the collection of pet cadavers from veterinary surgeries and from households. The cadavers would then be transported to the depot to be burnt individually, guaranteeing that the correct ashes are returned back to the veterinary surgery for collection, or to the household direct if requested by the pet owner.

It is envisaged that the Council will contract directly with the vets for removal of clinical and hazardous waste, including the pet cadavers, and the pet owning customers directly for the provision of the casket containing the pet ashes. Caskets will range from a basic model made from biodegradable cardboard, through wood, to brass and pewter with plaques placed on them with words of remembrance and the name of the pet depending on customers' requirements.

The Council can rely on powers under section 1 of the Localism Act 2011 to operate the cremation service and the Environmental Protection Act 1990 ("the EPA") and the regulations made thereunder, namely the Controlled Waste (England and Wales) Regulations 2012 ("the Regulations"), to charge for the

collection and disposal of waste. The EPA gives collection authorities like Gedling the discretion to collect industrial waste, if requested to do so, **within their area** and dispose of it for a reasonable charge. The Regulations also give the power to charge for the collection of dead domestic pets from households.

Outside the Borough, any collection of industrial waste would be on a cost recovery basis under the Localism Act as the EPA only provides the power to charge for collection within the Borough.

In order to dispose of the collected industrial waste, the collection authority (Gedling) will need approvals from the waste disposal authority for the area, in this case that is the County Council.

Having sought guidance from GBC Planning Department, GBC Environmental Health Officers and the Environmental Agency the depot location, subject to licence approval and permit authorisation, has been confirmed as suitable for housing a pet cremator.

An area of unused space in the yard will be fenced off to use as a waste transfer station, and three bays in the existing storage sheds will be allocated for the installation of a suitable model of cremator and to allow ancillary space for vehicle storage, refrigeration units and administrative accommodation.

Cremator Licences & Permits

As the operation will be incinerating animal carcasses it will require Animal and Plant Health Agency (APHA) approval as a low capacity incinerator site.

However it has been confirmed that the Council will not require a waste permit from the Environment Agency as the Pet Cremator has been approved by DEFRA as only cremating under 50kg of materials, (domestic animals/pets), per hour. As an industrial unit that has the potential to cause pollution to air, the installation is required to have a pollution permit from the local authority before it can operate.

The process classification required in this case is an environmental permit 'Part B' from Gedling Borough Council, to ensure the equipment conforms to the latest standards with regards emissions and pollutants.

Waste Transfer Station Authorisation and Licencing

As part of the service being offered the Council will be required to remove hazardous and non-hazardous waste from veterinary surgeries along with any pet cadavers. In order to do this the Council will need to establish and register a Waste Transfer station in Jubilee Road Depot.

This will involve creating a fenced off compound area that is bunded with a tank

for drainage, in a corner of the depot. The area will be used to securely store the waste streams that come into the transfer station from the veterinary surgeries in separate identifiable containers, before they are collected and removed by hazardous waste contractors from site. The cost of this disposal will be recovered from the veterinary surgeries and is being introduced to encourage the surgeries to take up the overall service.

As a result the Council are required to register as a waste carrier and apply for a Standard Rules SR2015 No 9 - household commercial and industrial waste transfer station with asbestos storage (no building) permit from the Environment Agency. This process will require formal consent from Nottinghamshire County Council prior to the submission of the application to the Agency.

5. Proposal

To recommend the addition of a Pet Cremation Service to PASC Services to be fully operational by 1 April 2019 to ensure that it is able to provide and deliver an appropriate and effective service on behalf of the Council and local residents. Initially, the target market would be within the Borough, although this may be extended to include addresses that sit along our boundary.

As part of the Dynamic Council commercialisation agenda, the PASC Service is adopting a more commercial and entrepreneurial-led business model. The Pet Cremation Service will initially make contributions towards the cost of service overheads. Whilst the Council is able to make reasonable charges associated with the collection of waste within the Borough as detailed within this report, if the business proves successful over the short to medium term, then a new approach may need to be considered which would involve the creation of a local authority company.

It is also proposed that authorisation be given to the Deputy Chief Executive and Director of Finance to obtain all necessary consents, licences and approvals to enable the Pet Cremation Service to operate.

This will enable the new Pet Cremation service to be introduced, subject to the granting of the necessary authorisations, permits and licences. This Service is not intended to be a crematorium site and as such no members of the public will be coming into the depot. Where a domestic service is offered, our unique selling point (USP) will be that we collect from and return to their dwellings.

It is proposed to establish two new staff posts to form a 'Pet Cremation Service' team to provide all aspects of the cremation and waste disposal work for external customers. This will consist of a skilled operative and an administrative assistant.

6. Alternative Options

An alternative option would be to not commence the commercial initiative. This option is not recommended as the Council would miss out on what is potentially a good income stream, and would not fulfil a Gedling Plan objective. There is also an option to concentrate on only one income stream i.e. the veterinary surgeries or the householders, but this would not make commercial sense to do so.

7. Financial Implications.

In March 2018 Council approved a provision of £65,400 within the capital programme for the acquisition of a pet cremator and vehicle. Since approval of that budget an increased budget requirement has been identified due to an increased vehicle specification and additional building conversion costs. The revised capital programme requirement is now £89,000, an increase of £23,600. It is proposed that Cabinet agree the increase in the capital programme and refer it Council for approval.

The 2018/19 budget contained a revenue provision of £59,800 as part of its budget reduction programme on the basis that the business would start in September. This start date has now been moved to 1 April 2019 and the contribution to overheads of £59,800 will not be achieved in the current financial year – this will be reported in the Q1 budget monitoring report to Cabinet.

The pet cremation service is budgeted to generate a contribution to overheads of £88,800 during 2019/20 financial year. This was based on a fully developed business case utilising an assumed number of cat and dog cremations per year, casket sales and an indicative charging mechanism.

The worst case scenario would be a lack of business, in which case the estimated contribution to overheads would not be achieved but the capital equipment purchased for the pet cremation service could be re-sold, with the two staff being redeployed or made redundant.

The final fees and charges for pet cremations and associated products will be formally agreed with the portfolio holder prior to going live in April 2019.

8. Appendices

None.

9. Background Papers.

None.

10. Recommendation(s)

Cabinet members are recommended to:

- (a) Agree to increase the capital budget by £23,600 and refer to Council for approval.
- (b) Subject to the approval of the capital budget, approve the establishment of a new Pet Cremation Service within PASC which will become fully operational on 1 April 2019.
- (c) Authorise the Deputy Chief Executive and Director of Finance to obtain any necessary consents, approvals and licences required to operate the Pet Cremation Service.
- (d) Authorise the Portfolio Holder for Environment to determine any future proposals for the Pet Cremation service to be provided to residents and businesses outside the Borough.

11. Reasons for Recommendations

This project will bring additional revenue income into the Council which can be used to directly support the general costs of services provided by the Council to its residents.

It will also assist the Council in becoming more innovative and commercial by operating in the local market and gaining valuable experience that can translate into other service areas if required.

Report to Cabinet

Subject: Gedling Plan and Budget Outturn and Budget Carry Forwards 2017/18

Date: 24 May 2018

Author: Senior Leadership Team

Wards Affected

Borough-wide

Purpose

This report presents the Gedling Plan and Budget Outturn and Budget Carry Forwards for 2017/18.

Cabinet is asked to note the final outturn position for 2017/18 and:

- a) Approve the movements on earmarked reserves and provisions;
- b) Note the capital carry-forward budgets approved by the Chief Financial Officer in accordance with Financial Regulations;
- c) Approve the carry forward of non-committed capital budgets from 2017/18 as additions to the 2018/19 budget for referral to Council, in accordance with Financial Regulations;
- d) Recommend that Council approve the method of financing the 2017/18 capital expenditure which includes making the Capital Determinations required by the Local Government and Housing Act 1989.

Key Decision

This is a key decision

Background

- 1.1 The Gedling Plan 2017-19 was approved by Council on 1 March 2017. The Plan set out the priorities, objectives and top actions for the Council along with the associated budgets.
 - 1.2 This report highlights continued good management of the Revenue and Capital budgets and overall Council performance.
-

- 1.3 During 2017/18 Cabinet received the usual Gedling Plan quarterly monitoring reports and approved a number of budget amendments to align resources to meet identified budget pressures, managing within the overall maximum revenue budget of £12,481,100 approved by Council. The current revenue estimate approved by Cabinet as part of the quarterly monitoring process in February is £12,371,300 representing a £109,800 saving against the maximum budget approved by Council. Capital budgets have also been monitored by Cabinet to ensure schemes are appropriately profiled, with the current estimate for 2017/18 being approved at £5,566,000.
- 1.4 The Council's Financial Regulations allow for the carry forward of capital and revenue budgets to the new financial year where there is an underspend against the approved budget. Approval of full Council is required for schemes, which are not contractually committed, with a value over £50,000 for Capital and £10,000 for Revenue. There are four capital schemes that require Council approval. The Chief Financial Officer has delegated authority to approve all other carry forwards subject to reporting the source of the underspend and the subsequent use of the carry forward to the Portfolio Holder.
- 1.5 A full overview of our performance is shown on our website which can be accessed via the following link:
- <http://www.gedling.gov.uk/aboutus/howwework/prioritiesplansperformance/howisgedlingdoing/>
- Members are recommended to view these reports which provide valuable background detail to this summary paper. This provides a more in-depth review of indicators, actions and outcomes for quarter 4 and year end. A full set of papers that appear on the website have been printed and these reports are available in the Members' Room.
- 1.6 These reports contain explanations of variances from expected performance together with trend arrows for all the performance indicators within the Gedling Plan (note that an upward arrow indicates improved performance, irrespective of whether improvement is represented by a higher or lower value) and progress bars for all Gedling Plan actions showing progress made against project milestones.
- 1.7 The assessment criteria used for actions and indicators is based on red amber and green traffic light symbols. To be assessed as green performance indicators must be in line with their expected performance at the end of the year, whilst actions must be on target against the "completed" or "in progress" milestones determined within Pentenna.

Proposal

2. Financial Performance and Budget Outturn 2017/18

2.1 General Fund Revenue Outturn 2017/18

2.1.1 The actual net revenue expenditure for each Portfolio during 2017/18 is detailed in Appendix 1, together with explanations of major variances in expenditure and income.

2.1.2 The table below summarises the actual net expenditure for each Portfolio in 2017/18 compared to the current estimate. The current estimate is that approved by Cabinet in February 2018, adjusted by budget virements in the fourth quarter. During the financial year Cabinet approved a number of budget amendments as part of the quarterly monitoring process approving an estimate of £12,371,300 in February, a £109,800 saving against the overall maximum budget approved by Council of £12,481,100 (including budget carry forwards from 2016/17).

2.1.3 The table shows an overall General Fund underspend of **£42,645**, against the current estimate, equating to **0.3%**. Previous years have seen officers requesting carry forwards of underspends, however given the financial constraints that the Council is working under, no revenue carry forwards are being considered this year.

2.1.4 Given the extent of financial challenges facing the Council this represents a robust outturn position for the Council which leaves reserve balances above the estimated position. The outturn position will be analysed to identify any further underspends which can be removed from the future budget.

2.1.5 General Fund Revenue Outturn 2017/18

	Current Estimate 2017/18 £	Actual 2017/18 £	Variance to Current Estimate £
Community Development	1,627,600	1,436,293	(191,307)
Health & Housing	2,448,100	1,834,108	(613,992)
Public Protection	1,653,500	1,653,673	173
Environment	4,742,400	4,400,523	(341,877)
Growth & Regeneration	1,028,700	904,603	(124,097)
Resources & Reputation	2,012,400	881,528	(1,130,872)
Net Portfolio Budget	13,512,700	11,110,728	(2,401,972)
Transfers to/(from) Earmarked Reserves	(1,141,400)	1,217,927	2,359,327
Net Council Budget	12,371,300	12,328,655	(42,645)

Less Financing:			
Revenue Support Grant	(780,600)	(787,330)	(6,730)
Business Rates (net of Coll. Fund Deficit)	(4,074,900)	(4,241,389)	(166,489)
Council Tax	(5,738,900)	(5,738,900)	0
Council Tax Collection Fund Surplus	148,200	148,200	0
New Homes Bonus	(1,659,800)	(1,659,829)	(29)
Transfer to/(from)General Fund Balance	(265,300)	(49,407)	(215,893)

2.1.6 **General Fund Balance at 31 March 2018**

The General Fund Balance at 31 March 2018 is £5,927,600, £215,900 higher than the current estimate of £5,711,700. After accounting for the commitment to fund an addition of £134,000 in the 2017/18 Business Rates Collection Fund deficit, this leaves £81,900 more in balances than the current estimate which can be used to support the future budget and MTFP. This level of balances remains above the minimum required in the Council's Medium Term Financial Plan.

The £215,900 variance from the estimated closing General Fund Balance is analysed as follows:

- a) Additional Business Rates Income and Revenue Support Grant enable a contribution to balances of £166,500. £134,000 of this will be required to fund the addition to the Business Rates Collection Fund deficit.
- b) The Revenue Budget underspend enables a reduced contribution from balances of £42,600.
- c) Additional RSG Grants enable a contribution to balances of £6,700.

Details of the total reserves held at 31 March 2018 are shown at Appendix 2.

Major General Fund Revenue Variances from Current Estimate

2.1.7 **Financing Variances 2017/18**

Reasons for the variances in General Fund financing budgets are explained in the paragraphs below:

- **Revenue Support Grant (RSG) Funding**

During 2017/18 the Government top-sliced part of the RSG for allocation as New Homes Bonus effectively earmarking resources based on an estimate of the funds that would be required for that scheme. The actual resources distributed under that scheme was evidently finalised at an amount under

the original estimate and the residual sums have been redistributed across Local Government on the basis of original funding allocations. This has resulted in additional grant funding of **£6,700** being allocated to Gedling.

- Business Rates Retention

Under the business rates retention scheme the portion of a local authority's income that comes from retained business rates will change according to movements in its local business rates income (which could move up or down) to provide an incentive for supporting local business growth.

The 2017/18 local government finance settlement provided each local authority with its baseline funding level against which movements in income will be measured. For Gedling this is £2,872,992.

Business Rates income in 2017/18 is based on the estimates provided to central government in January 2017 in the required statutory returns. Growth recognised in the accounts for 2017/18 is determined by a complex model in which it is initially recognised as income based on the estimated position, and is then adjusted in the following year, as required by regulation, via the Collection Fund surplus/deficit calculation which is based on actual outturn figures.

2017/18 Business Rates Outturn

	Current Estimate 2017/18	Actual 2017/18	Variance
	£	£	£
Baseline Funding Level	(2,873,000)	(2,872,992)	8
Retained Growth Above Baseline (incl. S31 Grants)	(894,100)	(1,051,903)	(157,803)
Renewables (100% Gedling)	(74,500)	(83,101)	(8,601)
Total Income 2017/18	(3,841,600)	(4,007,996)	(166,396)
Collection Fund Deficit/(Surplus)	(233,300)	(233,393)	(93)
Net Business Rates Income	(4,074,900)	(4,241,389)	(166,489)

Business Rates Pooling

Gedling is a partner in a pooling arrangement with the other Nottinghamshire authorities (excluding the City). Under this arrangement each member makes the levy payments, if applicable, into the Pool that would ordinarily have been required to be paid to central government had the Pool not been in operation. The Pool funds are then distributed by Nottinghamshire County Council (as lead authority) to Pool Members on the basis of a Memorandum of Understanding. This ensures no Member is worse off by being in the Pool, by offering an equivalent "safety net

mechanism” to that offered by central government for authorities not in a Pool, and then sharing any remaining surplus.

The Memorandum of Understanding requires that 50% of any Pool surplus be retained for use by the Combined Authority (or equivalent) for delivery of ‘N2’ projects and 50% would be distributed to individual Pool Members for local investment in economic development activity. This arrangement is continuing for 2017/18.

The Pool outturn figures for 2017/18 have been finalised with a sum of **£182,561** identified for redistribution to Gedling. In addition a sum of £4,279 was received in respect of a late adjustment made to the 2016/17 pool figures. This income is recognised in the Portfolio outturn figures and it is proposed that it be transferred to earmarked reserves for spend on economic development projects. The equivalent sum will be held by the County Council on behalf of the Pool for use by the Combined Authority.

2.1.8 **Net Council Budget Variances 2017/18**

The underspend against the Current Net Portfolio Current Budget 2017/18 is £2,401,972 which is largely offset by a net variance on Earmarked Reserve contributions of £2,359,327 to give a net Council Budget underspend of £42,645. The underspend variances can be split between general variances and those relating specifically to proposed movements in Earmarked Reserves as detailed below:

a) General Variances in Excess of £10,000

Additional expenditure has arisen in the following services:

- Increase in Debtors bad debt provision £97,000.

Reductions in expenditure include:

- Employee Expenses – net saving of £167,000 against the current estimate (this is fully offset by a proposed transfer to earmarked reserves for specific projects and a reduced contribution from the Transformation fund that has not been required for redundancy costs due to the underspend);
- Utilities – net saving of £17,400 against current estimate mainly on gas and water charges, partly offset by an increase in electricity costs;
- Car Allowances - £12,200 mainly due to reduced mileage;
- Legal professional fees - £16,000 mainly due to work being carried out in house;
- Waste disposal costs - £58,000 mainly due to a reduction in trade waste disposal tonnages;

- Printing, stationery and postages - £57,600 due to a reduction in postages and reduced printing and stationery requirements;
- Consultancy - £12,100 mainly due to savings in communications and audit fees
- External Contractor - £19,300 mainly due to savings in public protection and parks maintenance.
- Rent Allowance – Underspend of £37,500 net of bad debts provision.

Reductions in income include:

- Planning Pre-application advice - £19,000;
- Reduction in Fleet scrappage income due to a delay in replacement vehicle purchase £21,200;

Additional income includes:

- CIL Administration £23,800;
- Additional Investment interest £21,600;
- Trade Waste additional income £36,500 due to an increase in customers;
- Additional rental income £38,600 from various properties.

b) **Movement in Earmarked Reserves**

Reserves requirements have been reviewed and transactions completed within the portfolio analysis. Earmarked Reserves are sums of money set aside to provide financing for future service expenditure plans and include specific external grants and contributions received.

The balance on Earmarked Reserves at 31 March 2018 is £5,722,000, £2,359,300 higher than the current estimate of £3,362,700. A full list of movements on Earmarked Revenue Reserves is included in Appendix 3 and these are proposed to Cabinet for approval. Reasons for the variance between the estimated and actual earmarked reserves are included in the portfolio analysis at Appendix 1 and include: new contributions to reserves due to new grants and additional income or underspends identified in Portfolio Budgets during 2017/18 for which specific projects have been identified for future delivery; and variances on planned contributions from reserves mainly due to projects that have been deferred to 2018/19.

New Contributions to Earmarked Reserves

Included in the Earmarked Reserves proposed for approval are new contributions to reserves totalling £1,425,600 made up of:

Increases Due to Receipt of New Grants and Additional Income

- Business Rates Pool Reserve addition 2017/18 £186,800 – contributions from the Nottinghamshire Business Rates Pool in 2017/18 for economic development projects as detailed in para 2.1.7;
- S106 Revenue Reserve - £99,500 – new grants received to fund future maintenance and project commitments;
- Earmarked Grants addition - £181,600 – new grants received for specific projects;
- Joint Use reserve £36,100 - balance of joint use contributions not spent in 2017/18;
- Local Development Framework Reserve - £20,000 additional neighbourhood planning grant received;
- Leisure Strategy Reserve £45,500 – contribution from leisure centre additional income in 2017/18.

Increases For Futures Projects Arising from Service Underspends

- Asset Management Revenue Reserve addition - £91,500 - various asset related service underspends to meet emerging maintenance pressures;
- Economic Development Fund addition - £42,300 – underspend in Economic Regeneration to provide for future project work;
- Community and Crime Reserve addition - £36,800 - from service underspends to provide for the interim cost of the market operation and the temporary Empty Homes Officer;
- Efficiency and Innovation Reserve addition - £52,000 - underspend in Financial Services to provide for procurement review and systems development;
- Risk Management Reserve addition - £36,000 - underspend on 2017/18 budget reduction risk budget to manage risks of the future programme delivery;
- Transformation Fund addition - £341,100 – underspend on approved transformation fund budget 2017/18 and additional contribution from general underspends detailed at section (a) to support implementation of budget reduction and Dynamic Council programmes;
- IT Replacement Reserve £175,500 addition – underspend on digital projects and software, together with general underspends detailed at section (a), to provide for future upgrades and agile working;
- Property Fund - £64,000 – to provide for changes in market valuations.
- Other minor movements - £16,900

Variances in Planned Usage of Earmarked Reserve

Contributions from reserves have reduced by £933,700 compared to current estimate analysed as follows:

Reduced Contributions From Reserves – Underspent Projects Deferred to 2018/19

- IT Replacement fund – £164,100 reduced contribution due to a temporary pause in the replacement programme expenditure to allow for agile working to be established;
- Earmarked Grants – £108,100 reduced contributions due to delay in delivery of specific project to be funded by grants;
- NNDR Pool Reserve – £304,100 reduced contribution to capital expenditure due to the delay in the purchase of Arnold Market;
- Economic Development Fund – £393,400 reduced contribution mainly to capital expenditure due to the delay in the purchase of Arnold Market;
- Transformation Fund – £55,600 reduced contribution mainly due to redundancy costs being funded by salary underspends.

Additional Contributions From Reserves

- S106 Reserve – (£16,100) additional usage for revenue maintenance;
- Local Development Framework – (£20,700) for the Local Plan inspection costs;
- Land Charges Reserve – (£25,000) reserve no longer required as land charge claims now finalised;
- Insurance Reserve – (£27,900) required to cover excess payments.

2.1.9 Movement In Provisions

Provision requirements have been reviewed and transactions completed within the outturn analysis. Provisions are made when an event has taken place that gives the Council an obligation that probably requires settlement but where the timing and precise amounts are uncertain. The table below details the movements in Provisions for 2017/18 which are now proposed to Cabinet for approval.

Description	Balance B/fwd 01/04/17	Movement in Year	Actual Balance 31/3/18
	£	£	£
Business Rates Appeals	1,038,000	(210,900)	827,100
Transferred Housing Stock – Environment Warranties	50,000	0	50,000
Transferred Stock Repairs	50,000	0	50,000
Total	1,138,000	(210,900)	927,100

Business Rate Appeals - The Business Rate Retention regime places a liability on the Council to refund ratepayers who successfully appeal against the rateable value of their properties on the rating list. A provision of £827,100 has been made, representing the Council's estimated share of such liabilities at 31 March 2018.

Transferred Stock Environmental Warranties - to provide for the payment of excesses under the Environmental Warranty provided to Gedling Homes under the Large Scale Voluntary Transfer (LSVT) arrangement. An excess of £25,000 makes it likely that the Council will be required to meet certain expenses over the life of the policy.

Transferred Stock Repairs - to provide for work required under warranties on the transferred properties referred to above.

Provisions for Bad Debts

Bad debts provisions are an estimate of the amount that will remain uncollectable after a certain time period and will require write off in the future accounts of the Council. They are calculated on the age and amounts of debt owed to the Council based on a hierarchical percentage i.e. the older the debt the greater the likelihood of non-collection. The table below details the movements in Bad Debts Provisions for 2017/18 which are now proposed to Cabinet for approval.

Description	Balance B/fwd 01/04/17	Movement in Year	Actual Balance 31/3/18
	£	£	£
Sundry Debts	156,800	97,100	253,900
Housing Benefit Debts	1,755,800	167,200	1,923,000
Business Rates Debts (GBC Share)	76,400	22,700	99,100
Council Tax Court Costs	119,000	7,000	126,000
Total	2,108,000	294,000	2,402,000

The increase in the bad debt provision for Housing Benefit is due to an increasing level of overpayments being recovered via sundry debtors as opposed to deductions from benefits as cases transfer to Universal Credit. The increase in the bad debt provision for Sundry Debts is mainly due to an overall increase in debtors and an increase in the age of bad debts.

2.2 Support Service Recharges and Capital Financing Variations (Non-Controllable)

- 2.2.1 Detailed explanations of major variations at individual portfolio holder level are included at Appendix 1. Global changes in respect of the treatment of support services and capital financing can mask the detail of performance in individual

areas and these 'non controllable costs' are also highlighted separately (see paragraphs below).

2.2.2 Support Service Recharges

The budgets of all central support, service administration and fleet providers have been monitored and updated as part of the quarterly budget monitoring process. Reallocation of support costs has been undertaken as part of the accounts closedown process based on actual outturn figures and therefore variances between the central support budgets and actual recharges have occurred as a result of this reappraisal. Variances resulting from the reappraisal of central support and service administration have occurred across the board, but the entries themselves do not impact on the budget requirement or the amount to be raised by Council Tax. **Overall, support services have underspent compared to the current estimate by £415,007 in 2017/18.** This variance is mainly due to the temporary pause on the IT Replacement programme and various underspends transferred to reserves for future projects.

2.2.3 Capital Financing Charges

Capital financing charges reflected in the Council's service department budgets include amortisation and depreciation.

Amortisation charges relate to the cost of Capital schemes where no asset is created and the capital expenditure is therefore charged to revenue in the year it occurs. Budget variances may occur because of capital scheme under and overspends and carry forwards/slippage. Depreciation reflects the usage of capital assets within the services and budget variances can occur due to the revaluation of assets.

The entries themselves do not impact on the budget requirement or the amount to be raised by Council Tax. The net cost to the General Fund is nil, as there is a corresponding credit within the Resources and Reputation Portfolio.

2.3 Building Control Fee Earning Trading Account

There is a statutory requirement to break even on the Building Control Fee Earning account to ensure the service is not subsidised by the council tax payer.

Following several difficult years the outstanding deficit has now been cleared leaving a surplus at 31 March 2018 of £30,467 in the Building Control Reserve for use on future service improvements.

2.4 Community Infrastructure Levy

In 2017/18 the Council raised 42 liability notices totalling £1,320,577 of which £1,277,244 has been invoiced for payment and £864,668 is still to be collected. Of the £1,277,244 invoices raised £1,021,796 is to be spent on strategic infrastructure projects that are identified on the Regulation 123 list, £191,587 is to be spent on the locality it has been collected via Neighbourhood funding and

£63,862 is to fund administration costs as permitted under the regulations.

2.5 **Members Pot Outturn 2017/18 and Community Grants**

In 2017/18 the Members Pot budget was £61,500 of which £61,390 has been spent on grants to third parties as detailed in Appendix 4.

Despite ongoing financial pressures the Council still provided financial support to voluntary and charitable organisations through the Borough Wide Pot £12,500, Parish Council grants £33,500, Citizens Advice Bureau £40,000, Womens Aid £20,000, We R Here £10,000 and the Nottingham Playhouse £2,500.

2.6 **Capital Outturn 2017/18**

2.6.1 A summary of the capital outturn is presented in the table below. The current estimate is that approved by Cabinet in February 2018. Capital outturn totals £3,514,156 compared to an approved budget of £5,566,000 a net under spend of £2,051,844. After accounting for carry forward requests of £2,025,000 the final underspend and reduced financing requirement on the capital programme is £26,844. The underspend of £26,844 is mainly due to efficiencies achieved in vehicle procurement.

2.6.2 The details of the outturn for individual schemes by Portfolio area are included at Appendix 5.

2.6.3 **Capital Outturn and Proposed Carry Forwards 2017/18**

Portfolio	Current Estimate 2017/18	Actual Expenditure 2017/18	Variance	Proposed Carry Forward
	£	£	£	£
Community Development	18,100	10,458	(7,642)	7,600
Housing, Health & Wellbeing	508,000	531,597	23,597	0
Public Protection	1,132,500	1,070,323	(62,177)	62,100
Environment	2,408,900	1,850,633	(558,267)	507,400
Growth and Regeneration	0	0	0	0
Resources & Reputation	1,498,500	51,145	(1,447,355)	1,447,900
TOTAL	5,566,000	3,514,156	2,051,844	2,025,000

2.6.4 **Proposed Capital Carry Forwards**

The capital carry forward requests total £2,025,000 against the current approved capital programme of £5,566,000 which represents 36% slippage for 2017/18. The level of funding available to finance the carry forwards is projected to be sufficient. The majority of the capital slippage is in relation to the

delay in the purchase of Arnold Market (£1,367,200), delays in the delivery of vehicles (£210,900) and delay in the installation of new play areas (£197,100).

Attached at Appendix 6 are details of the schemes which the Chief Financial Officer has authorised to carry forward in line with the delegation arrangements, totalling £1,761,700. There is a further carry forward request of £263,300 for a non-committed scheme in excess of £50,000, which requires Council approval. This is for Disabled Facilities Grants, the Cinder Path Project, a replacement Street Sweeper; and the remaining Asset Management Fund where schemes are still to be identified.

2.6.5 Capital Financing 2017/18

The proposed method of financing the £3,514,156 capital expenditure incurred in 2017/18 is summarised below and full details are included in Appendix 7.

	£
Capital Receipts	828,677
Capital Grants and Contributions	1,206,026
General Fund Revenue Contributions	418,880
Borrowing	1,060,573
Total Capital Financing	3,514,156

2.6.6 Usable Capital Reserves

A reserve is created for a specific purpose or to cover contingencies. In accordance with the accounting code, these usable reserves must be separately identified between those that are retained for Capital purposes, and those that are retained for Revenue purposes.

Capital reserves are used to fund the capital programme within the year and the position as at 31 March 2018 is as follows:

Description	Balance Bfwd 01/04/17	Received In Year	Use In Year	Balance 31/03/18
	£	£	£	£
Usable Capital Receipts	0	828,700	(828,700)	0
Capital Grants Unapplied	273,200	1,053,300	(1,206,000)	120,500
Revenue Contributions to Capital Schemes	188,500	230,400	(418,900)	0
Community Infrastructure Levy	85,600	1,021,800	0	1,107,400
Total	547,300	3,134,200	(2,453,600)	1,227,900

2.6.7 Capital Determinations 2017/18

The Local Government and Housing Act 1989 requires each Local Authority to determine how its capital expenditure has been financed together with the amounts set aside from revenue as a provision for repayment of debt:

- (i) Section 42(2)(g) of the Local Government and Housing Act 1989 requires the Authority to determine the amount of expenditure which has been met out of money provided by other persons. This is:

	£
Capital grants receivable	1,168,757
Capital contributions	37,269

- (ii) Section 60(2) of the Act requires the Authority to determine the amount of usable capital receipts to be applied to meet expenditure incurred for capital purposes for 2017/18. This figure is £828,677.
- (iii) Section 63(1) of the Act requires the Authority to determine the amounts set aside from revenue accounts as provision for repayment of debt, known as the minimum revenue provision (MRP). This is calculated in accordance with the MRP policy for 2017/18 as approved by Council on 1 March 2017 and equates to £575,960.

2.7 Statement of Accounts

2.7.1 Technical Adjustments to Revenue

The Council is required to comply with International Financial Reporting Standards (IFRS) in the production of its Statement of Accounts which requires a number of technical adjustments to be made to portfolio totals. The adjusted totals are then presented in the Comprehensive Income and Expenditure Statement within the Statement of Accounts.

Adjustments will be made in respect of Employee Benefits i.e. holiday pay and pensions, and impairments arising from asset revaluations and further details are provided below. The adjustments themselves do not impact on the budget requirement or the amount to be raised by Council Tax and therefore do not affect the General Fund balance. No budgets are set for them and managers do not have direct control of the costs. They are therefore not included within the Outturn Portfolio balances at paragraph 2.1.5.

Pension Benefits

IFRS reporting standards require recognition in the Accounts of the benefit entitlements earned by employees during the period rather than the actual amount of employer's pension contributions payable upon which charges to council tax are based. Adjustments will be made to the service revenue accounts Net Costs of Services to remove the actual pension contributions

payable and replace them with the benefit entitlements earned as provided by the Actuary. For 2017/18 this adjustment adds £1,959,300 to the Net Cost of Services.

Asset Impairment

A capital asset impairment review is undertaken each year end by the Council's valuer. An assessment is made of whether the asset values currently held in the Council's Balance Sheet reflect both the current physical and market conditions and determine if an adjustment is required. If an asset is impaired i.e. the value is assessed to be lower than that currently held, then the asset value is written down with the accounting loss being charged to the Comprehensive Income and Expenditure Statement. In 2017/18 operational land and building asset have been impaired to the value of £160,900 of which £91,800 relates to car parks and £69,100 relates to the Gedling Country Park Visitor centre. Impairment of investment assets of £12,100 has been recognised due to 2 sites being changed to community use and 5 sites declining in market value.

2.7.2 Pensions

The details regarding the Council's share of the Nottinghamshire County Council Pension Fund are provided for Members consideration at Appendix 8.

Barnett Waddingham are the Pension Fund's appointed Actuary, and their report sets out the assumptions used to prepare the IAS19 pension figures which are reported in Gedling's accounts. It is required that these assumptions are reviewed prior to agreeing their use and inclusion in the Statement of Accounts, and this review has been completed by the Deputy Chief Executive and Director of Finance.

2.7.3 Balance Sheet at 31 March 2018

Consideration of the Council's Balance Sheet does not feature significantly in the budget setting and monitoring, and yet if not managed and reviewed correctly, a number of balances may be hidden that could have a major impact on the revenue outturn in any one year. Balance sheet valuation and management is at the heart of changes being driven by International Financial Reporting Standards, and it is therefore important that in reviewing the Final Accounts, due consideration is given to the main features of the Balance Sheet and year to year changes as follows:

- Property, Plant and Equipment has increased by £1.3m to £30.2m due to capital expenditure e.g. Leisure Centres and Gedling Country Park and increases in the values of existing property;
- Pension Liability has decreased by £3.8m to £48.6m mainly due to a change in the discount rate assumptions made by the Actuary.

3. Performance Information

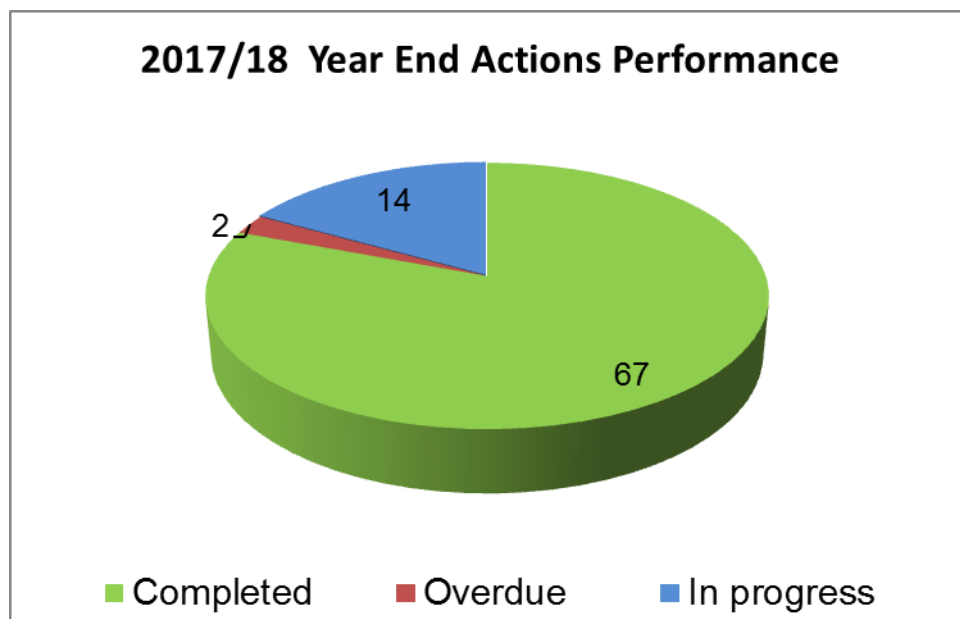
Year End Performance Report

Performance Information

- 3.1 Attached at Appendix 9 is summary of overall progress against priorities and objectives within the 2017-19 Gedling Plan at the end of the 2017/18.
- 3.2 A comprehensive presentation on year end performance will be provided at the Cabinet meeting.

Actions

- 3.3 During 2017/18, progress has been made as expected on 81 of the actions, with only 2 actions which did not progress as expected during the year.



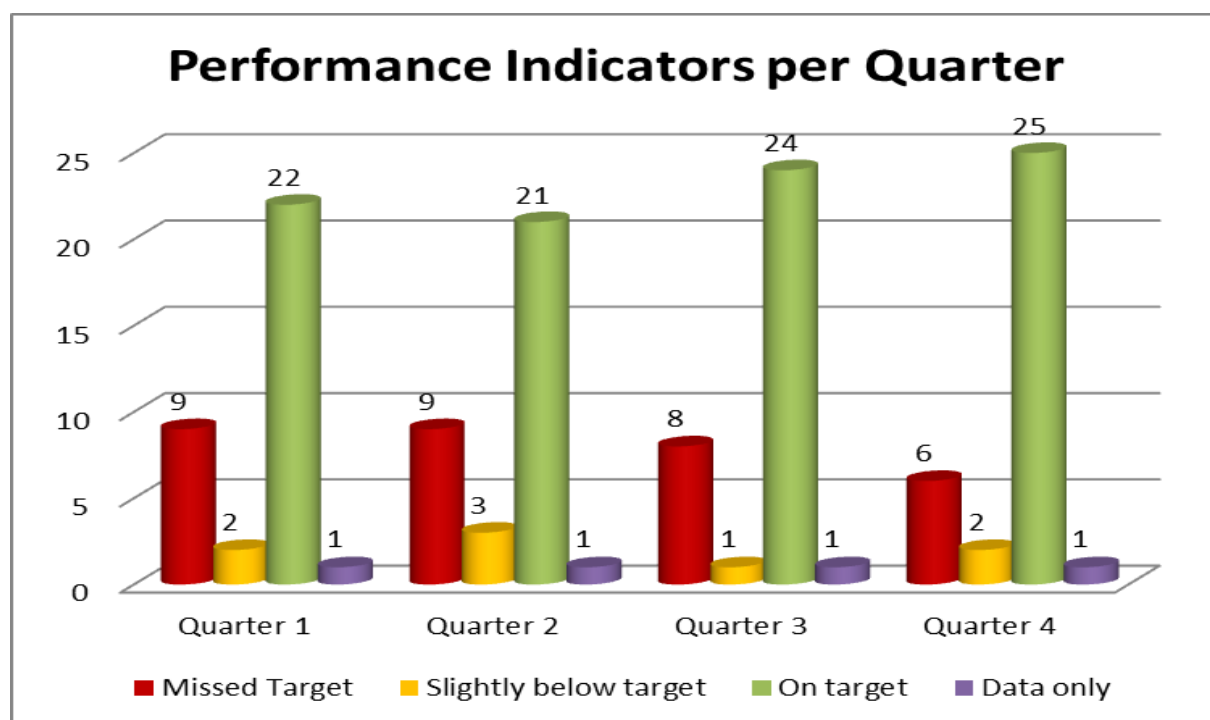
The two actions which did not progress as expected during the year are:

- Improve Civic Centre face to face reception facilities - It has been agreed that this action will be progressed as part of the wider Agile working project. In particular consideration will be given to reception facilities which not only satisfy the Council's requirements, but also the needs of the partners who share the building.
- Gedling Borough Council to continue to offer a minimum of 16 pre-employment work experience placements a year - DWP ceased recording the numbers placed with the council for the year 2017/18 as this action had been removed from their performance indicators. For the year 2018/19 onwards, DWP have confirmed that they will monitor levels of placement to report to the council even though they will not be working to PI targets themselves.

Indicators

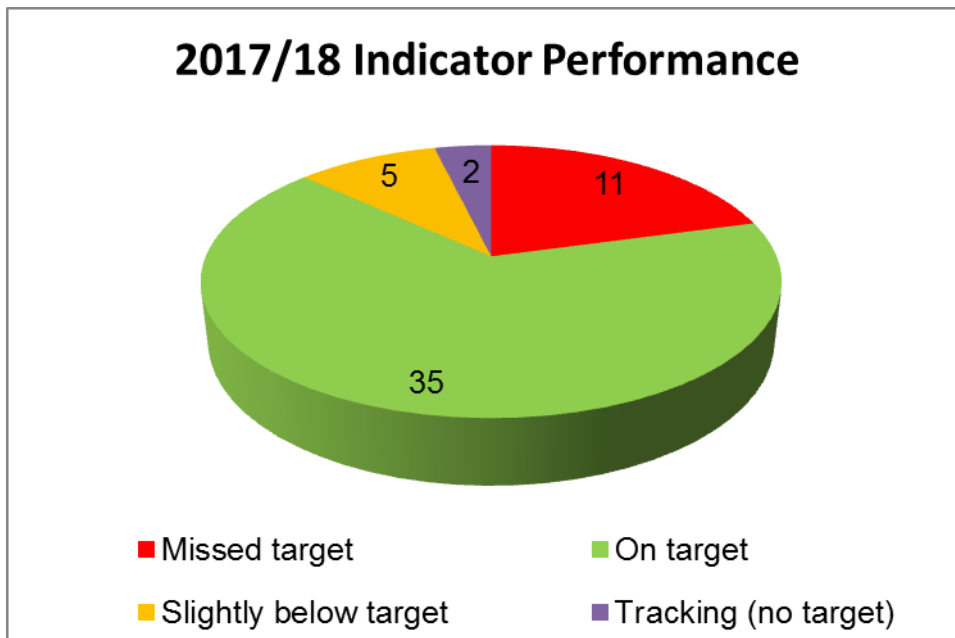
3.4 Quarter 4

The following table shows the status of performance indicators appropriate for quarterly monitoring for each quarter throughout the year. During quarter 4, 25 of the 34 performance indicators that are appropriate for quarterly monitoring met the target and of those remaining, 6 are red, 2 are amber and 1 indicator is for tracking purposes only.



3.5 Year end

In addition to the performance indicators which are monitored on a quarterly basis, there are a number of indicators which are reported on an annual basis. The diagram below shows the performance position at the end of the year in respect of all 53 indicators included in the Gedling Plan. Overall performance is strong, with 40 of the indicators on target or slightly below target and 11 behind target.



Performance review

3.6 Examples of particularly positive performance/notable achievements include:-

- Disabled Facilities Grants -The performance in delivering Disabled Facilities Grants has been record breaking. Never before has Gedling Borough Council installed £1,000,000 of adaption to help those with disabilities to stay in their own homes. These adaptations range from stair lifts and ramps to walk in showers and wet rooms. This significantly improves people's quality of life as well as saving the public purse, by stopping people from having to leave their houses and enter full time care.
- Increased attendances at Leisure Centres - Attendances across all Leisure Facilities hit 1,000,000 for the first time since 2012/13; delivering 85,000 more than target, representing 9% growth.

Bonington Theatre has significantly increased the range and number of its productions and events, resulting in an increase in attendances from 28,194 to 37,297.

- Historically, we've really struggled to bring empty homes back into use. Over the past twelve months, the number of empty homes returned to use has increased from 5 to 40.
- The introduction of a new Attendance Management Policy and balanced focus on health and wellbeing and management action have contributed to reducing sickness absence from 11.73 days to 8.4 days, significantly below the 10 day target.
- Processing of Housing Benefit and Council Tax Benefit claims continues to be top performing, with further improvements from 5.2 to 4.6 days to deal with new claims and change of events.

- Gedling continues to lead on the Syrian Re-settlement scheme across the City and County, not only accommodating more families but developing Refugee Befriending hubs in Arnold and Carlton. Working with the Nottingham City Council Refugee Resettlement Programme and Hope Nottingham, has resulted in the establishment of two International Cafés: one at the Methodist Church, Carlton Hill and one at The Beacon.
- Gedling's garden waste scheme is increasingly popular, with more residents joining the scheme, taking the total up to 14,548 from 12,989.
- Customer services continues to deal with an increasing volume and variety of demand, yet satisfaction with the overall customer service achieved 96.7%, exceeding the target of 85%.

3.7 Whilst overall performance is positive, particular attention needs to be directed towards the following:-

Crime

In keeping with other areas, the level of crime has increased over the past year, in part due to changes in reporting arrangements. Gedling has excellent local relationships with Nottinghamshire Police and other partners and this will continue to be crucial to address the trend of rising crime.

Homelessness

While the average time to process homeless applications has improved, we'd still want to cut the current average of 17 days. Sometimes, delays are unavoidable due to gathering information from and about applicants and we will need to maintain a close watching brief on the impact of the new Homelessness Reduction Act.

Recycling

Gedling's recycling performance has plateaued, remaining where it is for some years. This is not untypical, as it has been some years since new recycling products/initiatives were introduced to domestic waste collection. Over the coming year and in keeping with the Council's 'Plastic Clever' commitment, it is proposed to make a concerted effort to maximise recycling rates, especially in those parts of the Borough where performance is weaker.

Housing Delivery

Across the year as a whole, housing delivery has been slow, with an additional 237 new homes provided. However, there are very encouraging signs, with a significant upturn in recent housing starts and an influx of new planning applications. With the Inspector's report on the Local Plan due imminently, it is hoped that 2018/19 will see a significant increase in house building.

Alternative Options

- 4 This report provides a statement of the actual performance against the Gedling Plan for 2017/18 and as such there are no alternative options. The proposals for budget carry forwards are in accordance with the requirements of Financial Regulations and are submitted for Member consideration.

The approval of the capital financing method and determinations are statutorily required and as resources available for capital financing are severely restricted there are no alternative options available.

Financial Implications

- 5 As detailed in the report.

Appendices

- 6
- Appendix 1 General Fund Revenue Outturn 2017/18 Variance Analysis
 - Appendix 2 Summary General Fund Balances & Earmarked Reserves 2017/18
 - Appendix 3 Movement in Earmarked Reserves 2017/18
 - Appendix 4 Members Pot 2017/18
 - Appendix 5 Capital Outturn 2017/18
 - Appendix 6 Capital Budget Carry Forward Summary 2017/18
 - Appendix 7 Capital Financing Summary 2017/18
 - Appendix 8 Pension Fund Accounting Disclosures
 - Appendix 9 Gedling Plan High Level Summary of Performance Outcomes 2017/18
 - Appendix 10 Examples of Achievements and Activities 2017/18

Background Papers

- 7 Gedling Plan 2017/18 and Quarterly Performance Monitoring Reports

Recommendations

- 8 **Members are recommended:**
- (a) **To note the Gedling Plan Performance and Budget Outturn figures for 2017/18;**
 - (b) **To approve the movements in Reserves and Provisions as detailed in paragraphs 2.1.8 and 2.1.9;**
 - (c) **To note the capital carry forwards approved by the Chief Financial Officer of £1,761,700 included in Appendix 6, being amounts not in excess of £50,000 and committed schemes above £50,000.**

(d) To refer to Council for approval:

- i) The capital carry forwards of £263,300 included in Appendix 6 for non-committed schemes in excess of £50,000;**
- ii) The overall method of financing of the 2017/18 capital expenditure as set out in paragraph 2.6.5;**
- iii) The capital determinations regarding financing and debt provisions as set out in paragraph 2.6.7.**

Reasons for Recommendations

- 9 To ensure Members are informed of the performance against the Gedling Plan for 2017/18 and to comply with statutory requirements for capital financing.

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Community Development Portfolio. Outturn Summary 2017/18

	Current Approved Estimate 2017/18 £	Actual Expenditure £	Variation to Estimate £	Analysis of Variance	
				Controllable Budget Variance £	Non Controllable Recharge Variance £
Community Development					
Democratic Mgt & Representation	714,900	623,050	(91,850)	(2,657)	(89,193)
Committee Services	0	0	0	0	0
Localities	163,000	160,064	(2,936)	3,740	(6,676)
Community Grants	274,200	246,890	(27,310)	(21,785)	(5,526)
The Arts & Tourism	51,200	48,425	(2,775)	(795)	(1,980)
Sports Development	25,200	15,694	(9,506)	(19,449)	9,943
Community Centres	260,900	213,633	(47,267)	(30,263)	(17,003)
Events & Play	138,200	128,537	(9,663)	2,025	(11,689)
Community Development	1,627,600	1,436,293	(191,307)	(69,183)	(122,124)

Transfer to/from Earmarked Reserves	(30,600)	40,464	71,064	71,064	0
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Total	1,597,000	1,476,757	(120,243)	1,881	(122,124)
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Total Controllable Variance for Portfolio of (£69K) underspend**Democratic Mgt & Representation - £2.7K Underspend**

Underspend in civic expenses partly offset by additional staffing costs.

Localities - £3.7K Overspend

Variances mainly due to lower funding than expected on Killisick Fun Day.

Community Grants - £21.8K Underspend

Variances mainly due to Heritage grant received offset by transfer to reserves, contribution to WW1 memorial and a saving on salary.

The Arts & Tourism - £0.8K Underspend

No major variances

Sports Development - £19.4K Underspend

Variance mainly due to savings on project costs caused by a temporary delay in delivery of a community project, underspend being used to match fund future project and additional funding for sports project offset with transfers to and from reserves.

Community Centres - £30.2K Underspend

Variance due to underspend on maintenance works on a Community Centre offset by reduced use of reserves. Underspends on employee expenses due to vacancies being covered by casual staff and an increase in income on private bookings.

Events & Play - £2.0K Overspend

No major variance.

Transfer To/(From) Earmarked Reserves Analysis - £71k

Major variances due to additional contributions to reserves for Heritage Brought Alive Grant £37.5k; Haywood Road maintenance £15.7k; Changing Lifestyles Grant £8.8k; Twinning £6k and a reduced contribution from reserves for the Doorstep Club project £20.5k; partly offset by additional contributions from S106 reserve for the Bestwood Project (£15.5k).

Housing, Health & Well-being Portfolio. Outturn Summary 2017/18

	Current Approved Estimate 2017/18		Actual Expenditure	Variation to Estimate	Analysis of Variance	
					Controllable Budget Variance	Non Controllable Recharge Variance
	£	£			£	£
Housing, Health & Well-being						
Housing Needs	390,100	266,656	(123,444)	(93,648)	(29,796)	
Leisure Services Division	0	3	3	3	0	
Calverton Leisure Centre	268,100	232,203	(35,897)	(30,960)	(4,937)	
Carlton Forum Leisure Centre	162,200	45,710	(116,490)	(60,187)	(56,302)	
Redhill Leisure Centre	189,500	125,772	(63,728)	(46,494)	(17,234)	
Arnold Theatre	104,200	84,674	(19,526)	(11,196)	(8,330)	
Arnold Leisure Centre	541,700	524,164	(17,536)	(24,819)	7,283	
Richard Herrod Centre	356,700	323,729	(32,971)	(13,975)	(18,996)	
Health & Exercise	3,200	(0)	(3,200)	0	(3,200)	
Council Tax Benefits	(15,000)	(19,984)	(4,984)	(4,984)	0	
Rent Allowances	(102,800)	(140,289)	(37,489)	(37,489)	0	
Housing Benefit Administration	550,700	391,441	(159,259)	(23,930)	(135,329)	
Rent Rebates	(500)	29	529	529	0	
Housing, Health & Well-being	2,448,100	1,834,108	(613,992)	(347,149)	(266,843)	
Transfer to/from Earmarked Reserves	29,000	240,477	211,477	211,477	0	
Total	2,477,100	2,074,584	(402,516)	(135,672)	(266,843)	

Total Controllable Variance for Portfolio of (£347K) underspend

Housing Needs - £93.6K Underspend

Variance due to unspent balance of Homelessness Reduction Grant transferred to reserves, increased rent from Council properties, partly offset by an overspend on B&B accommodation.

Calverton Leisure Centre - £31.0K Underspend

Variance mainly due to additional income from swimming lessons, DNA memberships and parties, transferred to Leisure Strategy reserve. Employee savings due to vacancies offset with transfer to transformation reserve, savings on Criminal Records Bureau checks due to lower recruitment offset with an increase in Fuel Oil during the last quarter.

Carlton Forum Leisure Centre - £61.9K Underspend

Variance on joint use maintenance offset by a movement to reserve. Employee savings due to vacancies being covered by casuals offset with transfer to transformation reserve. Increase in Income from DNA memberships partially offset by a reduction in casual use. Increase in Swimming lesson income offset against a reduction in squash income and transfer to Leisure reserve. Water recharges lower than anticipated.

Redhill Leisure Centre - £46.5K Underspend

Variance due to a delay in the changing room refurbishment, salary savings due to vacant posts offset with transfer to transformation reserve. Saving on joint use maintenance offset by a movement to reserve. Income lower than expected on the all weather pitch due to fewer bookings and lower income from casual members partially offset by increased income from DNA members.

Arnold Theatre - £11.2K Underspend

Increase in income and users of the cinema and associated increase in the cost of the productions offset by transfer to Leisure reserve.

Arnold Leisure Centre - £58.3K Underspend

Increase in income from DNA & swimming lessons offset against revenue contribution to capital for roofing works. Employee savings due to vacancies offset with a transfer to the transformation reserve.

Richard Herrod Centre - £14.0K Underspend

Variance mainly due to staff vacancy offset against reduction in bar & machine income.

Council Tax Benefits - £4.9K Underspend

Variance due to reduced level of liability changes arising from the run off the CTB scheme, which was abolished in 2013.

Rent Allowances - £37.5k Underspend

Variance due to all liability charges now falling to the General Fund. Claims must be paid, however valid overpayments are not refundable to the DWP.

Housing Benefit Administration - £23.9K Underspend

Variance due to the net of additional overpayments and overpayment recoveries, partly offset by additional contributions to the bad debt provision.

Rent Rebates - £0.5K Overspend

No major variance.

Transfer To/(From) Earmarked Reserves Analysis - £211K

Variance mainly due to additions to reserves for, contribution to Homelessness Reduction Reserve of £72.6K for housing needs, additional leisure income of £45.5k transferred to Leisure Strategy Reserve, contribution to the Transformation Reserve for £37.4k for the leisure transformation project, a transfer of £36.2k to Joint Use Maintenance Reserves for Leisure Centres and a contribution of £23.9k to the Asset Management Reserve to fund the changing rooms at Redhill. Offset with a (£2.9k) transfer from reserves for the Theatre intern and (£1.2k) from the Risk Management Reserve for Air-conditioning at the Theatre.

Public Protection Portfolio. Outturn Summary 2017/18

	Current Approved Estimate 2017/18 £	Actual Expenditure £	Variation to Estimate £	Analysis of Variance	
				Controllable Budget Variance £	Non Controllable Recharge Variance £
Public Protection					
Licencing & Hackney Carriages	252,600	96,371	(156,229)	(12,717)	(143,513)
Environmental Protection	292,800	313,251	20,451	(3,226)	23,677
Food, Health & Safety	231,500	215,686	(15,814)	(3,154)	(12,661)
Comm Protection & Dog Control	709,200	662,428	(46,772)	1,248	(48,020)
Public Sector Housing	167,400	365,938	198,538	(35,184)	233,721
Public Protection	1,653,500	1,653,673	173	(53,032)	53,205
Transfer to/from Earmarked Reserves	(15,700)	9,208	24,908	24,908	0
Total	1,637,800	1,662,881	25,081	(28,124)	53,205

Total Controllable Variance for Portfolio of (£53K) underspend

Licencing and Hackney Carriages - £12.7k Underspend

Variance due to staff vacancies.

Environmental Protection - £3.2K Underspend

Variance due to lower than expected expenditure on operational equipment & chemicals.

Food, Health and Safety - £3.1K Underspend

Underspend due to revised salary splits offset with Pubic Sector Housing.

Community Protection and Dog Control - £1.2k Overspend

No major variance

Public Sector Housing - £35k Underspend

Variance due to a delay in Hospital to Home project and the Empty Homes officer recruitment both transferred to reserves and additional Improvement grant income offset by a revenue contribution to capital.

Transfers To/(From) Earmarked Reserves Analysis - £24.9k

Major variance due to additional contributions to reserves for Hospital to Home Grant £29.6k: Empty Homes Officer Scheme £8k, partly offset by additional contributions from reserves for CCTV maintenance £5k.

Environment Portfolio. Outturn Summary 2017/18

	Current Approved Estimate		Variation to Estimate	Analysis of Variance	
	2017/18	Actual Expenditure		Controllable Budget Variance	Non Controllable Recharge Variance
	£	£	£	£	£
Environment					
Waste Management	2,301,600	2,157,516	(144,084)	26,281	(170,366)
Trade Waste	(94,600)	(168,728)	(74,128)	(87,885)	13,758
Street Care	972,000	870,460	(101,540)	(57,945)	(43,596)
Public Conveniences	23,800	18,747	(5,053)	(3,308)	(1,745)
Direct Services Service Support	1,400	1,534	134	14,746	(14,612)
Building Services	(62,300)	1,487	63,787	(3,388)	67,175
Car Parks	90,400	92,011	1,611	5,493	(3,882)
Fleet Management	(25,900)	0	25,900	18,190	7,710
Parks	1,669,000	1,533,800	(135,200)	(121,176)	(14,024)
Parks - External Works	(44,500)	(16,777)	27,723	(6,611)	34,334
Cemeteries	(88,500)	(89,525)	(1,025)	2,592	(3,617)
Environment	4,742,400	4,400,523	(341,877)	(213,011)	(128,866)

Transfer to/from Earmarked Reserves	(51,300)	121,455	172,755	172,755	0
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Total	4,691,100	4,521,978	(169,122)	(40,256)	(128,866)
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Total Controllable Variance for Portfolio of (£213K) underspend

Waste Management - £26.3K Overspend

Variance mainly due to additional expenditure on sick pay and related overtime cover.

Trade Waste - £87.9K Underspend

Variance mainly due to reduced waste disposal costs and additional income from an increase in customers.

Street Care - £57.9K Underspend

Variance due to an underspend on the Arnold Drainage scheme, offset by transfer to reserves.

Public Conveniences - £3.3K Underspend

No major variances

Direct Services Service Support - £14.7K Overspend

Variance due to additional temporary staff.

Building Services - £3.3K Underspend

No major variance.

Car Parks - £5.5K Overspend

Variance mainly due to backdated NNDR and increased maintenance expenditure, offset by reduced stationery costs and slight increase in income.

Fleet Management - £18.1K Overspend

Variance mainly due to the slippage of vehicle sales resulting in reduced scrappage income.

Parks - £121.2K Underspend

Variance due to additional S106 contributions, savings on Gedling Country Park Visitor Centre offset by transfer to reserve, and rental income. Income from Football, Cricket and Bowls was less than budgeted and there were overspends on Utilities and Repairs and Maintenance. An additional contribution was received from NCC.

Parks - External Works £6.6K Underspend

Variance due to income from additional works.

Cemeteries - £2.6K Overspend

Variance due to underachieved income partly offset by underspend on External Works and Utilities.

Transfer to/(From) Earmarked Reserves - £172.7K

Major variances due to additional contributions to reserves for new S106 maintenance grant £99.5k; Gedling Country Park Visitor Centre future maintenance fund £20k and a reduced contribution from reserves for Drainage works £65k, partly offset by a reduced contribution to reserves for Car Park maintenance (£12.6k).

Growth & Regeneration Portfolio. Outturn Summary 2017/18

	Current Approved Estimate 2017/18 £	Actual Expenditure £	Variation to Estimate £	Analysis of Variance	
				Controllable Budget Variance £	Non Controllable Recharge Variance £
Growth & Regeneration					
Development Service Support	(42,100)	1,492	43,592	(180)	43,771
Development Management	345,600	231,590	(114,010)	(42,525)	(71,485)
Planning Policy	311,500	280,483	(31,017)	(36,140)	5,123
Building Control Account	54,000	43,904	(10,096)	(7,330)	(2,765)
Building Control Fee Earning Account	16,700	(1,230)	(17,930)	(27,996)	10,065
Land Charges	(24,300)	(7,578)	16,722	5,439	11,283
Economic Development	254,000	234,198	(19,802)	(30,095)	10,293
Housing Strategy	113,300	121,744	8,444	(1,964)	10,408
Growth & Regeneration	1,028,700	904,603	(124,097)	(140,791)	16,693
Transfer to/from Earmarked Reserves	(84,600)	2,519	87,119	87,119	0
Total	944,100	907,121	(36,979)	(53,672)	16,693

Total Controllable Variance for Portfolio of - £141K Underspend

Development Service Support - £0.2K Underspend

No major variances.

Development Management - £42.5K Underspend

Variance mainly due to HCA project work underspend offset by reduced contribution from reserve, partly offset by an overspend on staffing for maternity cover.

Planning Policy - £36.1K Underspend

Variance due mainly to Neighbourhood, Custom Build and Brownfield Sites grants transferred to reserves and consultancy fees (re: Local Plan) offset by contribution from reserves.

Building Control Account - £7.3K Underspend

Variance mainly due to additional costs relating to dangerous structures offset by insurance claim plus lower than expected employee pay and mileage costs.

Building Control Fee Earning Account - £28K Underspend

Variance mainly due to additional income as a result of an increase in volume of work.

Land Charges - £5.4K Overspend

Variance due to a reduction in the volume of land charges partly offset by vacancies.

Economic Development - £30K Underspend

Variance mainly due to vacancies and Erasmus grant funding, partly offset by net transfer to reserves.

Housing Strategy - £2k Underspend

No major variance.

Transfers To/(From) Earmarked Reserves Analysis - £87.1K

Major variance due to additional contributions to reserves for Economic Development project work £42.3k; Custom Build and Brownfield site grants £35.5k; a new Neighbourhood Planning Grant £20k and a reduced contribution from reserve for HCA Housing Zone funding £57k, partly offset by additional contributions from reserves for the Local Plan (£20.7k); Economic Development (£23.2k) and the release of the Land Charges reserve following settlement of the claim (£25k).

Resources & Reputation Portfolio. Outturn Summary 2017/18

	Current		Variation to	Analysis of Variance	
	Approved Estimate 2017/18	Actual Expenditure		Controllable Budget Variance	Non Controllable Recharge Variance
	£	£	£	£	£
Resources & Reputation					
Organisational Development	5,600	3,283	(2,317)	(25,792)	23,474
Corporate Management	1,016,900	986,819	(30,081)	1,931	(32,011)
Health & Safety and Emergency Planning	15,300	8,256	(7,044)	(767)	(6,277)
Legal Services	(15,500)	3,564	19,064	(18,276)	37,341
Central Print Room	(8,000)	71	8,071	(4,883)	12,955
Postages	(15,000)	0	15,000	(6,578)	21,578
Registration Of Electors	154,800	148,419	(6,381)	(2,700)	(3,680)
Elections	3,000	(12,629)	(15,629)	(18,351)	2,722
Estates & Valuation	42,000	1,070	(40,930)	(28,495)	(12,434)
Public Land & Buildings	(5,900)	(25,215)	(19,315)	18,441	(37,757)
Information Technology	(37,900)	9,883	47,783	(246,348)	294,131
Communications & Publicity	0	1,997	1,997	(9,886)	11,883
Sales & Marketing	14,300	0	(14,300)	959	(15,259)
Business Units	(11,500)	(14,859)	(3,359)	960	(4,318)
Public Offices	(32,500)	24,651	57,151	(13,602)	70,754
Corporate Administration	1,200	834	(366)	4,274	(4,640)
Financial Services	(31,200)	3,804	35,004	(57,067)	92,071
Customer Services	(32,700)	10,073	42,773	(32,000)	74,773
Insurance Premiums	(92,800)	17,041	109,841	21,278	88,563
Revenues-Local Taxation	448,100	266,235	(181,865)	(199,160)	17,295
Central Provisions Account	257,200	97,116	(160,084)	(160,084)	0
Non Distributed Costs	185,600	191,330	5,730	5,730	(0)
Corporate Income & Expenditure	302,000	13,368	(288,632)	(87,090)	(201,542)
Movement in Reserves (MiRs)	(150,600)	(853,583)	(702,983)	(720,798)	17,815
Resources & Reputation	2,012,400	881,528	(1,130,872)	(1,578,307)	447,435

Transfer to/from Earmarked Reserves	(988,200)	803,805	1,792,005	1,792,005	0
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Total	1,024,200	1,685,333	661,133	213,698	447,435
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Total Controllable Variance for Portfolio of (£1578K) underspend

Organisational Development - £25.8K Underspend

Variance due to additional income and salary savings.

Corporate Management - £1.9K Overspend

No Major variances

Health & Safety and Emergency Planning - £0.7K

No major variance.

Legal Services - £18.3K Underspend

Variance due mainly to underspends in supplies and services , salary savings and increased income.

Central Print Room - £4.9K Underspend

Variance due to savings on printing and stationery.

Postages - £6.6K Underspend

Variance due to savings on postages as a result of a reduction in volume.

Registration of Electors - £2.7K Underspend

No major variance.

Elections - £18.3K Underspend

Underspend in postage costs offset slightly by overspend in staffing costs.

Estates & Valuation - £28.5K Underspend

Variance mainly due to an underspend on the Strategic Intervention Fund which has been transferred to the Community & Crime Reserve and an underspend on consultancy which has been transferred to the Asset Management Reserve in respect of ongoing works.

Public Land & Buildings - £18.4K

Variance mainly due to a revenue contribution to capital for works at Jubilee House funded from the Transformation Fund Reserve, partly offset by additional income from the sale of small areas of land and RPI increases on rental income.

Information Technology - £246.3K Underspend

Variance due to savings on software licences, deferral of IT Replacement programme, lower than budgeted redundancy costs and vacancy savings.

Communications & Publicity - £9.9K Underspend

Variance mainly due to savings on Corporate Consultancy and the contacts magazine.

Sales & Marketing - £1K Overspend

No major variances.

Business Units - £1K Overspend

No major variances.

Public Offices - £13.6K Underspend

Variance due to an underspend on repairs transferred to the Asset Management Fund Reserve and a staff vacancy, partly offset by increased NNDR charges from the revaluation of Jubilee House.

Corporate Administration - £4.2K Overspend

No major variance.

Financial Services - £57.1K Underspend

Variance mainly due to the delayed implementation of the procurement service, salary savings due to staff vacancies and savings on Internal Audit charges. These underspends have been transferred to the Efficiency & Innovation Fund Reserve.

Customer Services - £32K Underspend

Variance mainly due to vacancies and saving in equipment purchases/employee mileage.

Insurance Premiums - £21.3K Overspend

Variance due to the amount paid on insurance claims offset by income from settlements, the difference has been met by a contribution from the Insurance Reserve. There has also been a slight increase in Insurance Premium Tax.

Revenues - Local Taxation - £199.6K Underspend

Variance mainly due to additional NNDR Pool Surplus transferred to reserve, salary savings and reduced court costs.

Central Provisions Account - £160.1K Underspend

Variance mainly due to underspend on the Budget Reduction Risk budget & Transformation Fund transferred to reserves partly offset by an increase in Civica Bad Debt Provision.

Non Distributed Costs - £5.7K Overspend

Variance due to additional redundancy costs

Corporate Income & Expenditure - £87.1K Underspend

Variance due to additional interest from investments.

Movement in Reserves (MiRs) - £720.8K Underspend

Variance mainly due to an underspend on Direct Revenue Financing due to the delay in the purchase of Arnold Market.

Transfers To/From Earmarked Reserves - £1,792.0k

Major variances due to additional contributions to reserves for Transformation Fund underspend £198.5k; additional NNDR Pool Surplus £186.8k; general underspends to IT Replacement Fund £100k; general underspends to Transformation Fund £100k; Property Management Fund £64k; software underspends to IT Replacement fund £36.5k; underspend on Budget Reduction Risk Budget £36k; delay in Procurement service £31.5k; underspend on maintenance to the Asset Mgmt Fund £33.6k; underspend on Digital Agenda £28.9k; underspend on Strategic Intervention £20k and underspend on consultancy fees £10.9k and reduced contribution from reserve for Arnold Market purchase £726.6k, IT Replacement Fund programme deferral £164.2k and redundancy costs funded through salary savings £87.3k partly offset by additional contributions from reserves for capital works on Jubilee House (£31k); additional draw down to cover insurance claims (£27.8k) and Holiday Pay reserve no longer required (£20k).

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GENERAL FUND BALANCE AND EARMARKED RESERVES 2017/18

	Current Estimate 2017/18 £000	Actual Outturn 2017/18 £000	Variance 2017/18 £000
General Fund Balance at 1 April 2017	5,977	5,977	0
<u>Plus:</u>			
GBC Council Tax Requirement from Collection Fund	5,739	5,739	0
GBC share of declared previous year Collection Fund surplus	(148)	(148)	0
Business Rates	4,075	4,241	166
New Homes Bonus	1,660	1,660	0
RSG & Other grants	780	787	7
Parish Levy	634	634	0
<u>Less:</u>			
Committee Expenditure	(12,371)	(12,328)	43
Parish Precept	(634)	(634)	0
General Fund Balance at 31 March 2018	5,712	5,928	216
<i>Movement in General Fund Balance</i>	<i>(265)</i>	<i>(49)</i>	<i>216</i>
Earmarked Reserves (see Appendix 4 for detail)			
Opening Balance 1 April 2017	4,504	4,504	0
Closing Balance 31 March 2018	3,363	5,722	2,359
<i>Movement in Earmarked Reserves</i>	<i>(1,141)</i>	<i>1,218</i>	<i>2,359</i>
Grand Total Reserves at 31 March 2018	9,075	11,650	2,575

Memorandum - Actual Movement on Balances 2017/18	
	£000's
<i>Reduction in General Fund Balance</i>	<i>(49)</i>
<i>Increase in Earmarked Reserves</i>	<i>1,218</i>
Actual INCREASE in Total Reserves 2017/18	1,169

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Movement on Earmarked Reserves

Reserve	Original Estimate 2017/18				Revised Estimate 2017/18				Out-turn 2017/18			
	Opening Balance 01/04/17	Transfer to Reserve	Transfer from Reserve	Balance 31/03/18	Opening Balance 01/04/17	Transfer to Reserve	Transfer from Reserve	Balance 31/03/18	Opening Balance 01/04/17	Transfer to Reserve	Transfer from Reserve	Balance 31/03/18
	£	£	£	£	£	£	£	£	£	£	£	£
Leisure Strategy Reserve	(141,500)			(141,500)	(141,500)			(141,500)	(141,500)	(45,500)		(187,000)
Joint Use & Base Maintenance Reserve	(32,122)			(32,122)	(32,122)			(32,122)	(32,122)	(36,140)		(68,261)
Pub/Shop Radio Replacement Reserve	(19,961)	(3,500)		(23,461)	(19,961)	(3,500)		(23,461)	(19,961)	(3,500)		(23,461)
Building Control Reserve	(29,237)			(29,237)	(29,237)			(29,237)	(29,237)	(1,230)		(30,467)
Shops & Garages Repairs Reserve	0	(10,000)		(10,000)	0	0		0	0			0
Community & Crime Reserves	(33,400)		11,900	(21,500)	(33,400)			(33,400)	(33,400)	(36,800)	2,500	(67,700)
IT Replacement Reserve	(427,728)	(91,900)	170,700	(348,928)	(427,728)	(91,900)	170,700	(348,928)	(427,728)	(267,436)	6,532	(688,632)
Disabled Adaptations Reserve	(22,001)			(22,001)	(22,001)			(22,001)	(22,001)			(22,001)
Risk Mgmt Reserve/Budget Redn Risk Reserve	(320,701)		104,000	(216,701)	(320,701)		144,000	(176,701)	(320,701)	(36,000)	144,363	(212,338)
S106 Revenue Reserve	(161,223)			(161,223)	(161,223)		17,300	(143,923)	(161,223)	(99,518)	33,415	(227,326)
Housing & Housing Benefits Reserve	(445,703)		15,000	(430,703)	(445,703)		15,000	(430,703)	(445,703)		15,000	(430,703)
Insurance Reserve	(262,503)			(262,503)	(262,503)	(35,000)		(297,503)	(262,503)	(45,849)	27,889	(280,463)
Efficiency & Innovation Reserve	(161,343)			(161,343)	(161,343)			(161,343)	(161,343)	(52,050)		(213,393)
Asset Management Reserve	(365,457)	(73,000)		(438,457)	(365,457)	(91,000)	53,500	(402,957)	(365,457)	(182,458)	52,950	(494,965)
Local Development Framework Reserve	(132,041)		8,600	(123,441)	(132,041)		10,600	(121,441)	(132,041)	(20,000)	31,327	(120,714)
Earmarked Grants Reserve	(547,200)	(8,000)	186,900	(368,300)	(547,200)	(124,400)	249,300	(422,300)	(547,200)	(305,994)	141,204	(711,990)
CCTV Reserve	(279,723)	(40,800)	50,000	(270,523)	(279,723)	(40,800)	60,000	(260,523)	(279,723)	(40,800)	65,000	(255,523)
LA Mortgage Scheme Reserve (LAMS)	(110,593)			(110,593)	(110,593)			(110,593)	(110,593)			(110,593)
Apprenticeship Reserve	(76,008)		16,800	(59,208)	(76,008)		31,800	(44,208)	(76,008)	(4,700)	25,408	(55,300)
Land Charges	(25,000)			(25,000)	(25,000)			(25,000)	(25,000)		25,000	0
NNDR Pool Reserve	(199,998)		98700	(101,298)	(199,998)	(105,400)	304100	(1,298)	(199,998)	(292,221)		(492,219)
Transformation Fund Reserve	(265,890)		139500	(126,390)	(265,890)		142600	(123,290)	(265,890)	(341,100)	88,008	(518,982)
Economic Development Fund Reserve	(444,737)		100000	(344,737)	(444,737)		434500	(10,237)	(444,737)	(42,300)	41,072	(445,965)
Property Management Fund	0			0	0			0	0	(64,000)		(64,000)
Total Reserves	(4,504,067)	(227,200)	902,100	(3,829,167)	(4,504,067)	(492,000)	1,633,400	(3,362,667)	(4,504,067)	(1,917,595)	699,667	(5,721,995)

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MEMBERS POT**OUTTURN SUMMARY****Members Pot Expenditure 2017/18**

Budget 2017/18	£ 61,500	No. of Councillors:	41
		Spending their full allocation	40
		Part spending their allocation	1
		Not spending their allocation	0
Less Total Expenditure	61,390		
Balance Unspent	<u>110</u>		
		Number of Boroughwide grants awarded	15

Breakdown of Grants/Contributions

Name	£ Amount	Name	£ Amount
1st A Porchester Rainbows	100	HEAT	200
1st Burton Joyce Guides	380	HEAT Brickyard Youth Club	100
1st Burton Joyce Rainbows	105	HOPE	250
1st Burton Joyce Scout Group	150	Inspire Culture	48
1st Calverton Girl Guides	300	International Women's Day	1,300
1st Netherfield Brownie Group	100	Lambley Parish Council	800
1st Porchester Scouts, Cubs & Beavers	200	Leapool Allotment Association	650
2nd Burton Joyce Rainbows	300	Ley Street Choir	200
37th Nottingham Company Boys Brigade	200	Linby Parish Council	200
4th Nottingham Girls Brigade	650	Mapperley All Stars Coaching	400
Age Concern Carlton & District	285	Mapperley Golf Club	400
Age UK Men in Sheds	280	Mapperley Junior Netball Club	200
All Hallows Church	198	Mapperley, Porchester & District Royal British Legion	600
Arnold Methodist Church Lighthouse Youth Group	300	Netherfield & Colwick Senior Citizen's Club	500
Arnbrook Parents Forum	650	Netherfield Boys & Girls Football Club	610
Arnold Association Neighbourhood Watch Scheme	200	Netherfield Parents Forum	100
Arnold Eagles Girls & Ladies FC	600	Netherfield Senior Citizen Line Dancing Association	50
Arnold in Bloom	600	New Writers UK	350
Arnold Local Area Forum	700	Newstead Community Events Group	300
Arnold Local History Group	300	Newstead Miners Welfare Trust	750
Arnold Methodist Church Mental Health Group	700	Nottinghamshire Hospice	300
Arnold Swimming Club	250	Page Whelan (leaflet for charity wrestling evening)	45
Bestwood Village Christmas Tree Appeal	100	Papplewick & Linby Cricket Club	300
Bethesda Ministries	100	Papplewick Parish Council	450
Bonington Players	300	Papplewick Pumping Station	100
Breatheasy Gedling	350	Park Run Gedling	831
Britannia Court Residents	100	Parkinsons	300
Burton Joyce & Bulcote WI	240	PDSA Hospital Dunkirk	100
Burton Joyce Primary School	400	Phoenix Farm Open Door Project (The Ark)	400
Calverton & Gedling Art Society	475	Poets Corner Neighbourhood Watch Scheme	100
Calverton Baptist Church	200	Porchester Festival Committee	600
Calverton Bowls Club	900	Porchester Guides, Brownies & Rainbows	200
Calverton Community Toy Library	90	Quantum Theatre	200
Calverton Parents Forum	100	Railway Children Playgroup	50
Calverton Play Day	700	Ravenshead Garden Society	300
Calverton Preservation Society	300	Ravenshead Parish Council	1,050
Calverton Working Mens Club	300	Redhill Young People's Centre	350
Caribbean Elders Lunch Club	730	Richard Herrod Centre Community Account	300
Carlton Town Football Club	485	Rushcliffe Avenue Community Centre	240
Carlton War Memorial	850	Rushcliffe & Gedling Community Voluntary Transport Sch	0
Colwick Tots	200	St John the Baptist Church, Colwick	50
Cornwater Evergreens	300	St John's Church of England Primary School	200
Daybrook Baptist Church	200	St Pauls Church Carlton	1,900
Daybrook Baptist Church Foodbank	150	St. Helen's Baby & Toddler Group	400
Eagles Nest Church	500	St. Marks Church Woodthorpe	250
Flying High Expressive Arts Company	550	St. Marys Arnold	250
Foxhill Court Residents	250	St. Marys PCC, Newstead	225
Framework	800	St. Paul's Church	100
Friends of Arnot Hill Park	200	St. Timothy's Church	400
Friends of Bailey Court Social Club	200	St. Wilfrid's CE Primary School	450
Friends of Good Shepherd School PTA	140	The Daybrook Crew	200
Friends of Onchan Park	490	The Railway Children Pre-School	200
GBC - Bonington Theatre	100	The Society of St Vincents De Paul (Good Shepherd)	100
GBC - Corporate Management	500	The Village Lunch	440
GBC - Events & Play	1,700	Village Vision	1,500
GBC - Events & Play Skate Jam	1,400	Volunteer Outreach Working	400
GBC - Killisick Locality	200	WAIS	650
GBC - Localities Netherfield	825	Warren Action Group	1,400
GBC - Parks & Street Care	4,935	WE R HERE	3,450
GBC - Property Department	325	Woodborough in Bloom	300
GBC - Richard Herrod Centre	89	Woodborough Parish Council	300
GBC Public Protection	225		
Gedling Asian Elders Association	100		
Gedling Borough Arts Association	400		
Gedling Horticultural Society	250		
Gedling Play Forum	3,204		
Gedling Southbank FC Girls Division	550		
Gedling Southbank Under 9/10 Rovers	300		
Gedling Women's Institute	100		
Haywood Community Association	350		
Haywood Road Pre-School Playgroup	200		

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CAPITAL OUTTURN 2017/18

PORTFOLIO	SCHEME	2017/18 APPROVED BUDGET £	2017/18 FINAL OUTTURN £	VARIANCE £	PROPOSED CARRY FORWARDS £
COMMUNITY RELATIONS	Aid to Parishes	18,100	10,458	(7,642)	7,600
		18,100	10,458	(7,642)	7,600
HOUSING, HEALTH & WELLBEING	CF/RLC Spin Bike Replacement	48,000	48,575	575	0
	CF/RLC - Interactive Cycling Simulator	20,000	22,679	2,679	0
	ALC Refurbishment 2013	0	17,500	17,500	0
	ALC Boiler/Plant Room Upgrade	68,700	63,958	(4,742)	0
	ALC Flat Roof Replacement	186,700	193,111	6,411	0
	ALC Suspended Ceiling	184,600	185,774	1,174	0
		508,000	531,597	23,597	0
PUBLIC PROTECTION	Disabled Facilities Grants	1,032,500	963,627	(68,873)	62,100
	DFG staff salaries	100,000	106,696	6,696	0
		1,132,500	1,070,323	(62,177)	62,100
ENVIRONMENT	Depot Offices and Welfare Facility	0	872	872	0
	Civic Centre Alterations 2017	25,000	26,430	1,430	0
	Jubilee House Alteration	80,000	68,318	(11,682)	0
	Land Sales Fees	89,400	0	(89,400)	89,400
	Gedling Country Park Visitor Centre	694,600	694,361	(239)	0
	Replace Mercedes Econic FN07 BVG	5,100	5,370	270	0
	Replace VW Light Van FE57FHJ	42,000	33,539	(8,461)	0
	Replace Swingo Sweeper AE60DYV	70,000	70,180	180	0
	Replace Lewis Badger Loading Shovel FJ58KYN	35,000	48,300	13,300	0
	Replace Ford Transit/Tipper FN58UER	32,000	33,901	1,901	0
	Replace 7.5kg Iveco Dog Bin FJ09HNC	38,000	31,167	(6,833)	0
	Bestwood CP Vehicle	47,000	22,500	(24,500)	24,500
	Replace TORO 5 Gang Mower YX60FNN	44,000	0	(44,000)	44,000
	Replace Dennis Elite VU60KGJ	175,000	165,401	(9,599)	0
	Replace Glass Topsider VK58JFY	165,000	149,660	(15,340)	4,100
	Replace Ford Transit 350LWB High Roof FL60VA	22,000	0	(22,000)	22,000
	Replace Ford Transit Connect FL10WWD	16,000	13,964	(2,036)	0
	Replace Johnson Iveco RX59BTB	145,000	135,560	(9,440)	0
	Replace Scarab Minor GN12EKG	74,000	0	(74,000)	74,000
	Replace Fiesta Van FL10WWE	0	0	0	0
	Replace Exhaust Fans	20,000	5,248	(14,752)	10,300
	Replace Rolling Road	32,000	0	(32,000)	32,000
	King George V Climbing Frame	35,000	30,221	(4,779)	0
	Muirfield Rec Ground - MUGA	48,500	48,435	(65)	0
	Valeside Gardens Colwick - MUGA	50,000	49,999	(1)	0
	Arnot Hill Park Play Area	124,800	0	(124,800)	124,800
	Cinder Path Netherfield	56,000	0	(56,000)	56,000
	King George V CCTV Equipment	10,000	0	(10,000)	10,000
	Carlton Cemetery - Expansion/Car Park	233,500	217,207	(16,293)	16,300
		2,408,900	1,850,633	(558,267)	507,400
RESOURCES & REPUTATION	Strategic Intervention	1,372,500	5,346	(1,367,154)	1,367,200
	Carlton Square Development	10,000	496	(9,504)	9,500
	Asset Management Fund	71,200	0	(71,200)	71,200
	AMF - ALC BMS System	0	962	962	0
	AMF - Footpath Resurfacing	44,800	44,341	(459)	0
		1,498,500	51,145	(1,447,355)	1,447,900
TOTAL		5,566,000	3,514,156	(2,051,844)	2,025,000

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ALL COMMITTED CAPITAL CARRY FORWARD REQUESTS, PLUS UNCOMMITTED CAPITAL REQUESTS UNDER £50,000
2017/18 to 2018/19

APPENDIX 6

Schemes Approved by the Chief Financial Officer

Department: All

Ref's

- A Work Committed (Ordered/Contract Agreed)
- B Not Committed but affected by Policy Decision/
significant impact on Service Provision

Scheme	Approved Budget £	2017/18 Actual					
		Actual Exp 2017/18 £	Reserved Creditors 2017/18 £	Total 2017/18 Actual £	Carry Forward Requested £		
						Ref A/B	Reason for Carry Forward Details
Aid to Parishes	18,100	10,458	-	10,458	7,600	A	Awaiting claim from Parish
Land Sales Fees	89,400	-	-	-	89,400	A	Delay on sale of Teal Close
Arnot Hill Park Play Area	124,800	-	-	-	124,800	A	Due for completion June 2018
King George V CCTV	10,000	-	-	-	10,000	A	Delay due to planning permission - expected completion April 2018
Toro Gang Mower	44,000	-	-	-	44,000	A	Delay in delivery of replacement vehicle from supplier
Dennis Elite/Glass Topsider	175,000	165,401	-	165,401	4,100	A	Awaiting signage on vehicles
Ford Transit High Roof	22,000	-	-	-	22,000	A	Vehicle delivered on 03/04/18
Bestwood Country Park Vehicles	47,000	22,500	-	-	24,500	A	Awaiting delivery of 2 vehicles April 18
Exhaust Fans/Workshop	20,000	5,724	-	-	10,300	A	Delay in replacing the lighting in the workshop due to electrician availability
Rolling Road	32,000	-	-	-	32,000	B	Delay in procurement of replacement rolling road.
Cemetery Extension	233,500	217,207		217,207	16,300	A	Capital set aside for Phase 2 works - Development and layout of the Carlton Remembrance Garden
Strategic Intervention Fund	1,372,500	5,346	-	5,346	1,367,200	A	Delay in purchase of Arnold Market following condition surveys
Carlton Square Development	10,000	496	-	496	9,500	A	Delay in development of scheme whilst waiting for confirmation of grant funding.
TOTAL	2,198,300	427,131	-	398,907	1,761,700		

NON-COMMITTED CAPITAL CARRY FORWARD REQUESTS OVER £50,000

2017/18 to 2018/19

APPENDIX 6

Schemes for approval by Council

Department: All

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Scheme	Approved Budget £	2017/18 Actual				Reason for Carry Forward Details
		Actual Exp 2017/18 £	Reserved Creditors 2017/18 £	Total 2017/18 Actual £	Carry Forward Requested £	
Disabled Facilities Grant	1,132,500	999,320	64,708	1,070,323	62,100	Unspent grant allocation, grant approved for carry forward by Notts County Council.
Scarab Minor Street Sweeper	74,000	-	-	-	74,000	Delay in procurement process
Cinder Path Netherfield	56,000	-	-	-	56,000	Delay in project - now due to commence Sept 18 subject to reapproval of WREN funding.
Asset Management Fund	71,200	-	-	-	71,200	Asset schemes to be identified

CAPITAL FINANCING SUMMARY 2017/18

	£	£	£
<u>CAPITAL EXPENDITURE 2017/18 REQUIRING FINANCING</u>			<u>3,514,156</u>
<u>RESOURCES APPLIED</u>			
<u>Money Provided by Other Persons</u>			
Capital Grants Receivable:			
WREN - Muirfield MUGA	48,435		
WREN - Valeside Gardens	49,999		
DFG	1,070,323		
		<u>1,168,757</u>	
 Contributions:			
PCC Contribution to Jubilee House Alterations	37,269		
		<u>37,269</u>	
 Total Money Provided by Other Persons			1,206,026
 Revenue Contributions			418,880
 Total Usable Capital Receipts Applied			828,677
 Total Prudential Borrowing Applied			1,060,573
 <u>TOTAL RESOURCES APPLIED 2017/18</u>			<u>3,514,156</u>

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Gedling Borough Council

Nottinghamshire County Council

Pension Fund

Pension accounting disclosure as at 31 March 2018
Prepared in accordance with IAS19

Barnett Waddingham LLP

13 April 2018

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Introduction

We have been instructed by Nottinghamshire County Council, the administering authority to the Nottinghamshire County Council Pension Fund (the Fund), to undertake pension expense calculations in respect of pension benefits provided by the Local Government Pension Scheme (the LGPS) to employees of Gedling Borough Council (the Employer) as at 31 March 2018.

This report is addressed to the Employer and its advisers; in particular, this report is likely to be of relevance to the Employer's auditor.

These figures are prepared in accordance with our understanding of International Accounting Standard 19 (IAS19).

This advice complies with Technical Actuarial Standard 100: Principles for Technical Actuarial Work (TAS 100).

The figures quoted will form the basis of the balance sheet and funding status disclosures to be made by the Employer as at 31 March 2018 in respect of its pension obligations under the LGPS. The projected pension expense calculations for the year to 31 March 2019 may be used for the purpose of any interim financial reporting during the year to 31 March 2019. However, it may subsequently be necessary to adjust these projections following the occurrence of any material events such as curtailments, settlements or the discontinuance of the Employer's participation in the Fund.

Please note we have not made any allowance for IFRIC14 in our calculations. We would be happy to speak to the Employer or their auditor if more information is required.

IAS19 also requires the disclosure of any other employer provided pension benefits which are not paid from the Fund itself: examples include additional pensions paid on retirement under the Discretionary Payment Regulations. We have only valued such additional liabilities, which would not be covered in the formal LGPS valuation, to the extent that they have been notified to us and are as disclosed in the Valuation data section of this report.

Characteristics of defined benefit plans and associated risks

The LGPS is a defined benefit statutory scheme administered in accordance with the Local Government Pension Scheme Regulations 2013 and currently provides benefits based on career average revalued earnings.

The administering authority for the Fund is Nottinghamshire County Council. The Pension Fund Committee oversees the management of the Fund whilst the day to day fund administration is undertaken by a team within the administering authority. Where appropriate some functions are delegated to the Fund's professional advisers.

As administering authority to the Fund, Nottinghamshire County Council, after consultation with the Fund Actuary and other relevant parties, is responsible for the preparation and maintenance of the Funding Strategy Statement and the Investment Strategy Statement. These should be amended when appropriate based on the Fund's performance and funding.

Contributions are set every three years as a result of the actuarial valuation of the Fund required by the Regulations. The next actuarial valuation of the Fund will be carried out as at 31 March 2019 and will set contributions for the period from 1 April 2020 to 31 March 2023. There are no minimum funding requirements in the LGPS but the contributions are generally set to target a funding level of 100% using the actuarial valuation assumptions.

On the Employer's withdrawal from the Fund, a cessation valuation will be carried out in accordance with Regulation 64 of the LGPS Regulations 2013 which will determine the termination contribution due by the Employer, on a set of assumptions deemed appropriate by the Fund Actuary.

In general, participating in a defined benefit pension scheme means that the Employer is exposed to a number of risks:

- Investment risk. The Fund holds investment in asset classes, such as equities, which have volatile market values and while these assets are expected to provide real returns over the long-term, the short-term volatility can cause additional funding to be required if a deficit emerges;
- Interest rate risk. The Fund's liabilities are assessed using market yields on high quality corporate bonds to discount future liability cashflows. As the Fund holds assets such as equities the value of the assets and liabilities may not move in the same way;
- Inflation risk. All of the benefits under the Fund are linked to inflation and so deficits may emerge to the extent that the assets are not linked to inflation; and
- Longevity risk. In the event that the members live longer than assumed a deficit will emerge in the Fund. There are also other demographic risks.

In addition, as many unrelated employers participate in the Nottinghamshire County Council Pension Fund, there is an orphan liability risk where employers leave the Fund but with insufficient assets to cover their pension obligations so that the difference may fall on the remaining employers.

All of the risks above may also benefit the Employer e.g. higher than expected investment returns or employers leaving the Fund with excess assets which eventually get inherited by the remaining employers.

Valuation data

Data sources

In completing our calculations for pension accounting purposes we have used the following items of data, which we received from Nottinghamshire County Council:

- The results of the valuation as at 31 March 2016 which was carried out for funding purposes and the results of the 31 March 2017 IAS19 report which was carried out for accounting purposes;
- Estimated whole Fund income and expenditure items for the period to 31 March 2018;
- Estimated Fund returns based on Fund asset statements provided (or estimated where necessary) as at 31 March 2016, 31 March 2017 and 31 December 2017, Fund income and expenditure as noted above, and estimated market returns thereafter for the period to 31 March 2018;
- Estimated Fund income and expenditure in respect of the Employer for the period to 31 March 2018; and
- Details of any new early retirements for the period to 31 March 2018 that have been paid out on an unreduced basis, which are not anticipated in the normal employer service cost.

Although some of these data items have been estimated, we do not believe that they are likely to have a material effect on the results of this report. Further, we are not aware of any material changes or events since we received the data. The data has been checked for reasonableness and we are happy that the data is sufficient for the purposes of this advice.

Employer membership statistics

The table below summarises the membership data, as at 31 March 2016 for members receiving funded benefits, and as at 31 March 2016 for any members receiving unfunded benefits.

Member data summary	Number	Salaries/Pensions	Average age
		£000s	
Actives	439	7,965	47
Deferred pensioners	525	863	44
Pensioners	530	2,444	73
Unfunded pensioners	95	136	78

The service cost for the year ending 31 March 2018 is calculated using an estimate of the total pensionable payroll during the year. The estimated total pensionable payroll during the year is £8,742,000, as advised by the Employer. The projected service cost for the year ending 31 March 2019 has been calculated assuming the payroll remains at this level over the year.

Scheduled contributions

The table below summarises the minimum employer contributions due from Gedling Borough Council to the Fund over this inter-valuation period. The calculated cost of accrual of future benefits is 15.1% of payroll p.a.

Minimum employer contributions due for the period beginning	1 Apr 2017	1 Apr 2018	1 Apr 2019
Percent of payroll	15.1%	15.1%	15.1%
plus monetary amount (£000s)	575	588	602

However, Gedling Borough Council have agreed with the Administering Authority that they will prepay their monetary contributions for the three years to 31 March 2020 by making a single lump sum payment of £1,674,767 by 30 April 2017. This lump sum payment has received an actuarially equivalent discount to the monetary rates above and Gedling Borough Council have been notified separately of this amount. If they don't make this lump sum payment by 30 April 2017, the contribution rates set out above will apply as normal.

Gedling Borough Council may pay further amounts at any time and future periodic contributions, or the timing of contributions may be adjusted on a basis approved by us.

Early retirements

We requested data on any early retirements in respect of the Employer from the administering authority for the year ending 31 March 2018.

We have been notified of six new early retirements during the year which were not allowed for at the previous accounting date. The total annual pension that came into payment was £35,700.

Assets

The return on the Fund (on a bid value to bid value basis) for the year to 31 March 2018 is estimated to be 3%. The actual return on Fund assets over the year may be different.

The estimated asset allocation for Gedling Borough Council as at 31 March 2018 is as follows:

Asset breakdown	31 Mar 2018		31 Mar 2017	
	£000s	%	£000s	%
Equities	49,220	66%	50,479	70%
Gilts	1,715	2%	2,206	3%
Other bonds	8,744	12%	4,354	6%
Property	9,403	13%	8,024	11%
Cash	1,479	2%	3,631	5%
Inflation-linked pooled fund	1,852	2%	1,802	2%
Infrastructure	2,442	3%	1,677	2%
Total	74,855	100%	72,173	100%

We have estimated the bid values where necessary. Please note that the individual percentages shown are to the nearest percentage point for each asset class and may not sum to 100%. The final asset allocation of the Fund assets as at 31 March 2018 is likely to be different from that shown due to estimation techniques.

Based on the above, the Employer's share of the assets of the Fund is approximately 1%.

We received the following information from the administering authority regarding the detail of their assets as at 31 December 2017, representing the percentages of the total Fund held in each asset class (split by those that have a quoted market price in an active market, and those that do not).

Asset breakdown		31 Dec 2017	
		% Quoted	% Unquoted
Fixed Interest Government Securities			
	UK	2.3%	-
Corporate Bonds			
	UK	11.2%	-
	Overseas	0.5%	-
Equities			
	UK	24.7%	0.1%
	Overseas	39.4%	-
Property			
	All	-	12.6%
Others			
	Private Equity	-	1.6%
	Infrastructure	-	3.3%
	Inflation Linked	-	2.5%
	Cash/Temporary Investments	-	2.0%
Total		78.0%	22.0%

We do not have any further detail on the current asset allocation of the Fund; we suggest that if further information is required the administering authority is contacted in the first instance. Please note that as above, no adjustments for presentational purposes have been made to the percentages shown.

Actuarial methods and assumptions

Valuation approach

To assess the value of the Employer's liabilities at 31 March 2018, we have rolled forward the value of the Employer's liabilities calculated for the funding valuation as at 31 March 2016, using financial assumptions that comply with IAS19.

The full actuarial valuation involved projecting future cashflows to be paid from the Fund and placing a value on them. These cashflows include pensions currently being paid to members of the Fund as well as pensions (and lump sums) that may be payable in future to members of the Fund or their dependants. These pensions are linked to inflation and will normally be payable on retirement for the life of the member or a dependant following a member's death.

It is not possible to assess the accuracy of the estimated value of liabilities as at 31 March 2018 without completing a full valuation. However, we are satisfied that the approach of rolling forward the previous valuation data to 31 March 2018 should not introduce any material distortions in the results provided that the actual experience of the Employer and the Fund has been broadly in line with the underlying assumptions, and that the structure of the liabilities is substantially the same as at the latest formal valuation. From the information we have received there appears to be no evidence that this approach is inappropriate.

To calculate the asset share we have rolled forward the assets allocated to the Employer at 31 March 2016 allowing for investment returns (estimated where necessary), contributions paid into, and estimated benefits paid from, the Fund by and in respect of the Employer and its employees.

Demographic/Statistical assumptions

We have adopted a set of demographic assumptions that are consistent with those used for the most recent Fund valuation, which was carried out as at 31 March 2016. The post retirement mortality tables adopted are the S2PA tables with a multiplier of 100% for males and 90% for females. These base tables are then projected using the CMI 2015 Model, allowing for a long-term rate of improvement of 1.5% p.a.

The assumed life expectations from age 65 are:

Life expectancy from age 65 (years)		31 Mar 2018	31 Mar 2017
Retiring today			
	Males	22.6	22.5
	Females	25.6	25.5
Retiring in 20 years			
	Males	24.8	24.7
	Females	27.9	27.8

We have also assumed that:

- Members will exchange half of their commutable pension for cash at retirement;
- Members will retire at one retirement age for all tranches of benefit, which will be the pension weighted average tranche retirement age; and
- The proportion of the membership that had taken up the 50:50 option at the previous valuation date will remain the same.

Financial assumptions

The financial assumptions used to calculate the results are as follows:

Assumptions as at	31 Mar 2018	31 Mar 2017	31 Mar 2016
	% p.a.	% p.a.	% p.a.
Discount rate	2.55%	2.70%	3.60%
Pension increases	2.30%	2.70%	2.30%
Salary increases	3.80%	4.20%	4.10%

These assumptions are set with reference to market conditions at 31 March 2018.

Our estimate of the Employer's past service liability duration is 19 years.

An estimate of the Employer's future cashflows is made using notional cashflows based on the estimated duration above. These estimated cashflows are then used to derive a Single Equivalent Discount Rate (SEDR). The discount rate derived is such that the net present value of the notional cashflows, discounted at this single rate, equates to the net present value of the cashflows, discounted using the annualised Merrill Lynch AA rated corporate bond yield curve (where the spot curve is assumed to be flat beyond the 30 year point). The approach has changed from the "spot rate" approach adopted at the previous accounting date to reflect national auditor preferences.

Similarly to the approach used to derive the discount rate, the Retail Prices Index (RPI) increase assumption is set using a Single Equivalent Inflation Rate (SEIR) approach, using the notional cashflows described above. The single inflation rate derived is that which gives the same net present value of the cashflows, discounted using the annualised Merrill Lynch AA rated corporate bond yield curve, as applying the BoE implied inflation curve. As above, the Merrill Lynch AA rated corporate bond yield spot curve is assumed to be flat beyond the 30 year point and the BoE implied inflation spot curve is assumed to be flat beyond the 40 year point. The approach has changed from the "spot rate" approach adopted at the previous accounting date to reflect national auditor preferences.

As future pension increases are expected to be based on the Consumer Prices Index (CPI) rather than RPI, we have made a further assumption about CPI which is that it will be 1.0% p.a. below RPI i.e. 2.3% p.a. We believe that this is a reasonable estimate for the future differences in the indices, based on the different calculation methods and recent independent forecasts. This is a slightly higher deduction than at the last accounting date where we assumed that CPI was 0.9% lower than RPI.

Salaries are assumed to increase at 1.5% p.a. above CPI in addition to a promotional scale. However, we have allowed for a short-term overlay from 31 March 2016 to 31 March 2020 for salaries to rise in line with CPI.

Past service costs/gains

Past service costs/gains arise as a result of introduction or withdrawal of, or changes to, member benefits. For example, an award of additional discretionary benefits to a member such as added years by a member would be considered a past service cost.

We are not aware of any additional benefits which were granted over the year ending 31 March 2018.

Curtailments

We have calculated the cost of curtailments arising as a result of the payment of unreduced pensions on early retirement. The Employer may also have to account for non-pension related costs (e.g. lump sum payments on redundancy) but for the avoidance of doubt, we have only calculated the cost of curtailments which affect the Employer's LGPS pension liabilities.

We calculate the cost of curtailments at the point of exit, with interest applied to the accounting date accounted for separately.

Over the year, we understand that six former employees became entitled to unreduced early retirement benefits.

The capitalised cost of the additional benefits on IAS19 compliant assumptions is calculated at £171,000. This figure has been included within the service cost in the statement of profit or loss.

Settlements

As a result of some members transferring into / out of the Employer over the year liabilities have been settled at a cost different to the accounting reserve. The capitalised loss of this settlement is £347,000.

A summary of the transfers into/out of the Employer over the year is set out below. This includes the value of assets transferred to/from the Employer in respect of any transfers and the value of the transferred defined benefit obligation (as calculated on a basis consistent with the start of the year). Where applicable, we have also provided the date of the report provided to the Administering Authority in relation to the transfer which includes a summary of the membership data used to calculate the value of assets and liabilities transferred.

Settlements in	Transfer date	Assets transferred	Liabilities transferred	Report date
Employer transferred from		£000s	£000s	
Nottinghamshire County Council	1 October 2017	280	627	n/a
Total		280	627	

Results and disclosures

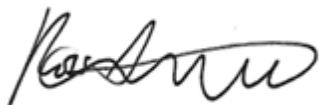
We estimate that the value of the net liability as at 31 March 2018 is a liability of £48,608,000.

The results of our calculations for the year ended 31 March 2018 are set out in the appendices below:

- Appendix 1 sets out the Statement of financial position as at 31 March 2018;
- Appendix 2 sets out the Statement of profit and loss for the year ended 31 March 2018;
- Appendix 3 details a reconciliation of assets and liabilities during the year;
- Appendix 4 shows a sensitivity analysis on the major assumptions;
- Appendix 5 shows the Re-measurements in other comprehensive income for the year;
- Appendix 6 contains our estimates of the projected profit and loss account costs for the year ending 31 March 2019. Please note that no allowance has been made for the costs of any early retirements or augmentations which may occur over the year and whose additional capitalised costs would be included in the value of liabilities. It is only an estimate so actual experience over the year is likely to differ. We have not provided balance sheet projections on the basis that they will depend upon market conditions and the asset value of the Fund at the end of the following year.

The figures presented in this report are prepared only for the purposes of IAS19. In particular, they are not relevant for calculations undertaken for funding purposes or for other statutory purposes under UK pensions legislation.

We would be pleased to answer any questions arising from this report.



Ross Anderson FFA
Actuary

Appendix 1 **Statement of financial position as at 31 March 2018**

Net pension asset as at	31 Mar 2018	31 Mar 2017	31 Mar 2016
	£000s	£000s	£000s
Present value of the defined benefit obligation	121,554	122,512	98,144
Fair value of Fund assets (bid value)	74,855	72,173	59,327
Deficit / (Surplus)	46,699	50,339	38,817
Present value of unfunded obligation	1,909	2,027	1,851
Unrecognised past service cost	-	-	-
Impact of asset ceiling	-	-	-
Net defined benefit liability / (asset)	48,608	52,366	40,668

Appendix 2 **Statement of profit and loss for the year to 31 March 2018**

The amounts recognised in the profit and loss statement are:	Year to	Year to
	31 Mar 2018	31 Mar 2017
	£000s	£000s
Service cost	4,039	2,491
Net interest on the defined liability (asset)	1,379	1,429
Administration expenses	28	21
Total loss (profit)	5,446	3,941

Appendix 3 **Asset and benefit obligation reconciliation for the year to 31 March 2018**

Reconciliation of opening & closing balances of the present value of the defined benefit obligation	Year to	Year to
	31 Mar 2018	31 Mar 2017
	£000s	£000s
Opening defined benefit obligation	124,539	99,995
Current service cost	3,521	2,165
Interest cost	3,338	3,558
Change in financial assumptions	(6,039)	24,839
Change in demographic assumptions	-	414
Experience loss/(gain) on defined benefit obligation	-	(4,406)
Liabilities assumed / (extinguished) on settlements	627	-
Estimated benefits paid net of transfers in	(3,131)	(2,769)
Past service costs, including curtailments	171	326
Contributions by Scheme participants and other employers	562	541
Unfunded pension payments	(125)	(124)
Closing defined benefit obligation	123,463	124,539

Reconciliation of opening & closing balances of the fair value of Fund assets	Year to	Year to
	31 Mar 2018	31 Mar 2017
	£000s	£000s
Opening fair value of Fund assets	72,173	59,327
Interest on assets	1,959	2,129
Return on assets less interest	(22)	11,452
Other actuarial gains/(losses)	-	(308)
Administration expenses	(28)	(21)
Contributions by employer including unfunded	3,187	1,946
Contributions by Scheme participants and other employers	562	541
Estimated benefits paid plus unfunded net of transfers in	(3,256)	(2,893)
Settlement prices received / (paid)	280	-
Closing Fair value of Fund assets	74,855	72,173

The total return on the fund assets for the year to 31 March 2018 is £1,937,000.

Appendix 4 Sensitivity analysis

Sensitivity analysis	£000s	£000s	£000s
Adjustment to discount rate	+0.1%	0.0%	-0.1%
Present value of total obligation	121,177	123,463	125,794
Projected service cost	3,194	3,274	3,356
Adjustment to long term salary increase	+0.1%	0.0%	-0.1%
Present value of total obligation	123,712	123,463	123,216
Projected service cost	3,274	3,274	3,274
Adjustment to pension increases and deferred revaluation	+0.1%	0.0%	-0.1%
Present value of total obligation	125,549	123,463	121,417
Projected service cost	3,356	3,274	3,194
Adjustment to life expectancy assumptions	+1 Year	None	- 1 Year
Present value of total obligation	128,093	123,463	119,006
Projected service cost	3,378	3,274	3,173

Appendix 5 Re-measurements in other comprehensive income

Remeasurement of the net assets / (defined liability)	Year to	Year to
	31 Mar 2018	31 Mar 2017
	£000s	£000s
Return on Fund assets in excess of interest	(22)	11,452
Other actuarial gains/(losses) on assets	-	(308)
Change in financial assumptions	6,039	(24,839)
Change in demographic assumptions	-	(414)
Experience gain/(loss) on defined benefit obligation	-	4,406
Changes in effect of asset ceiling	-	-
Remeasurement of the net assets / (defined liability)	6,017	(9,703)

Appendix 6 **Projected pension expense for the year to 31 March 2019**

Projections for the year to 31 March 2019	Year to
	31 Mar 2019
	£000s
Service cost	3,274
Net interest on the defined liability (asset)	1,221
Administration expenses	29
Total loss (profit)	4,524
Employer contributions	1,320

Note that these figures exclude the capitalised cost of any early retirements or augmentations which may occur after 31 March 2018. These projections are based on the assumptions as at 31 March 2018, as described in the main body of this report.

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**Overall
Status**
Gedling Plan 2017/18


Th	People	
Ob	Improve health and wellbeing	
Ob	Promote and encourage pride, good citizenship and participation in the local area	
Ob	Reduce antisocial behaviour, crime and the fear of crime	
Ob	Reduce hardship and provide support to the most vulnerable	
Th	Performance	
Ob	Give tax payers value for money	
Ob	Improve the customer experience of dealing with the Council	
Ob	Maintain a positive and productive working environment and strong staff morale	
Th	Place	
Ob	Create more jobs and better access to them	
Ob	Ensure local people are well prepared and able to compete for jobs	



Provide an attractive and sustainable local environment that local people can enjoy and appreciate



Provide more homes



Examples of Achievements and Activities

During

Quarter 4 2017/18

PEOPLE

Reduce anti-social behaviour, crime and the fear of crime

Newstead Sports Club - The club continues to attract good numbers and has excellent participation from the young people. A range of sporting activities take place both indoors and outdoors throughout the year. We encourage young people who don't usually take part in such activities and have helped to build the confidence of several young people this year.

Funding Obtained for New Community Satellite Sports Clubs - Funding has been received from Active Notts to deliver Satellite Clubs within community settings. The sessions will take place in Redhill Leisure Centre and Newstead Village. The sessions will work similarly to the Club 1 sessions being run for young people at Leisure Centres and will be designed to promote individual fitness activities such as running, swimming, circuits and fitness classes.

Reduce hardship and provide support to the most vulnerable

Disabled Facilities Grants -The performance in delivering Disabled Facilities Grants has been record breaking. Never before has Gedling Borough Council installed £1,000,000 of adaptations to help those with disabilities to stay in their own homes. These adaptations range from stair lifts and ramps to walk in showers and wet rooms. This significantly improves people's quality of life as well as saving the public purse, by stopping people from having to leave their houses and enter full time care.

Refugee Befriending in Gedling - Work has been underway for the last six months to develop Refugee Befriending hubs in Arnold and Carlton. Working with the Nottingham City Council Refugee Resettlement Programme and Hope Nottingham which has resulted in the establishment of two International Café's: one at the Methodist Church, Carlton Hill and one at The Beacon.

Refugee befriending recruitment meetings held in both areas have been equally successful in generating interest and support from the wider community in anticipation of Refugee resettlements in both areas.

Direct Housing and Advice - Working with Housing Services, the provision of a free housing related legal advice service from Direct Help and Advice (DHA) has been introduced into the Civic Centre. Over 80 clients have been seen and DHA is currently looking to extend the service. Services from Disability Nottinghamshire and Mansfield CAB have also been brought in.

Homelessness Strategy - Gedling has led the development of the South Nottinghamshire Homelessness Strategy meeting a statutory requirement that a strategy is produced at least every 5 years.

Disability Football Sessions at Redhill 3G - The first Disability Football Holiday session has been delivered on Redhill 3G in partnership with Nottingham Forest Community Trust and Nottinghamshire FA. Eight young people attended the first session in February half-term and with a further session run in the Easter school holidays.

Promote and encourage pride, good citizenship and participation in the local area

Youth Council - Gedling Youth Council held a meeting on 26th February to plan and launch the Youth Council Election process 2018 – 2020. Current members ran awareness campaigns in their individual schools, and as a result 28 nominations were received and accepted on the closing date of 22nd March, representing Schools and Youth Clubs across the Borough. All have been invited to an inaugural meeting hosted by the Mayor of Gedling on Monday 23rd April.

Seniors Council - The Gedling Seniors Council met on Friday 16th February and received presentations from Mark Towlson, GBC Community Safety Officer and Amanda Siddle of the Tomorrows Together consultancy (Working with the Alzheimer's Society) about Dementia Friendly work in the Borough and Caroline Perry, Chief Executive of Rushcliffe CVS, to hear about the Gedling Voluntary Transport Scheme and upcoming new project 'Help at Home'. A working group has been appointed to advise on the production of an online and paper Gedling Older Persons Services directory.

Members Community Initiatives Fund - The Members Community Initiatives 17/18 fund closed on 15th March and final outturn reported. Initial analysis shows that around 135 groups have benefitted from funding this year.

Caribbean Elders Lunch Club - Working developmentally with the Caribbean Elders – leading to their participation in successful TV Series 'Caribbean Conversations', engaging in story sharing workshops, leading to Catherine Ross of Museum and the Caribbean Heritage Museum presenting members of the group with copies of the final published book at their March session. Also engaged Community Accounting Plus to help the group to set up their accounts, and a Local Improvement Scheme Grant application completed on the group's behalf for circa £10,000 over three years towards sustainability and development.

COMMUNITY E-Newsletter - Following its launch in late summer 2018, at least 5 editions of the new Community E-Newsletter have been distributed to over 300 representatives of voluntary and community organisations in the Borough, providing information about VCS Support initiatives, events, volunteering and funding available in Gedling.

New benches unveiled at Gedling Country Park - Following the installation of a new sculpture in the Memorial Garden at the end of 2017, the same artist, Richard Janes worked with year 9 students from Christ the King Catholic Voluntary Academy to design and create two decorative benches. The benches, which are made from stainless steel and resin, feature designs commemorating the former Gedling Colliery. The benches were unveiled at a short event of reflection and remembrance where former miners who worked at the colliery attended with the school children and staff involved. An interpretation panel describing the development of the Memorial Garden was also unveiled at the same time for visitors to the park to learn more about the significance of the art work in the garden.

Bid submitted to Heritage Lottery Fund with Flying High

The Council have supported Flying High Expressive Arts Company to submit a bid to the Heritage Lottery Fund 'First World War: Then and Now' fund. The application, which is also supported by Inspire Cultural Trust, will allow Flying High to develop a piece of semi-professional theatre which they will perform locally and at the Edinburgh Festival Fringe. The project will also include a number of workshops with local schools and community groups to research the impact of WW1 on families and communities and specifically its impact on women. A summer school will also be delivered to children aged 8-16 as part of the project.

Positive Fire Safety in Netherfield - The council has been coordinating a partnership project that has commenced in Netherfield between the Nottinghamshire County Council Youth Service and Nottinghamshire Fire and Rescue Service. Two taster sessions have taken place within the youth centre to raise awareness around fire safety with practical activities. The project will now look to see if it can engage 12 young people in a series of sessions to take place at Carlton Fire Station at the end of April/early May 2018.

Events at Newstead Centre - The Locality Co-ordinator has supported the Centre to put on a number of craft fairs and indoor car boots to increase use of the Centre, especially at the weekend. The café has been opened which the community had asked for. In March, a Spring Fair was organised with free craft activities, supported by Gedling Play Forum providing resources.

The Council supports the WW1 Roll of Honour Memorial - The Council has made a £10,000 contribution to WW1 Memorial Roll of Honour Memorial project. The Service Manager Community Relations has been appointed as a member of Project Board working with Nottingham City Council, Nottinghamshire County Council, other district councils and Armed Forces representatives.

The Council to lead 100 year WW1 Commemorations - The Council will be organising a community event on 10 November 2018 at the Civic Centre and Arnot Hill Park to commemorate those who lost their lives during WW1. The 11 November will mark the 100 year anniversary since the end of the Great War and planning is underway with local Royal British Legions to support Remembrance Day Parades in Arnold and Gedling on the day. There will also be two beacon lightings in the Borough that evening; one at Gedling Country Park and one at Arnot Hill Park.

WW1 Youth Arts Project - The Council has been working with Flying High Expressive Arts Academy to develop a project that includes workshops with local schools and community groups to research the impact of WW1 on families and communities and specifically its impact on women. A summer school will also be delivered to children aged 8-16 as part of the project. A bid has been submitted to the Heritage Lottery Fund 'First World War: Then and Now' fund to secure funding for the proposed project.

Improve health and wellbeing

Food outlets inspections - The food health and safety section has achieved 100% of their programme to inspect food outlets including restaurants and take aways. This programme is extremely important to ensure that the consumers of Gedling are protected from the risk of food borne illness. This is a significant achievement by the staff involved as resources given over to this function have reduced by 50% over the last few years as resources have had to be moved elsewhere due to increasing demands in those areas.

Social Prescription - A successful application was made to New Charter / Great Neighbourhoods Fund to deliver an older persons Social Prescription Pilot in partnership with Gedling Homes; awarding £40,000 and including match funding provided by a combination of the remaining Seniors Council budget 17/18, remaining Changing Lifestyles budget 17/18 and a grant from the Boroughwide Fund. A management Steering Group has been appointed comprising of GBC Community Relations, Housing Strategy, Hospital Discharge project and Gedling Homes staff, with strategic input from NHS Nottinghamshire, and 2 Coordinator posts have been created, one based at GBC and one within Gedling Homes. The Gedling Seniors Council will act as an advisory group for the project, which includes a growth fund for community groups providing older services to apply into and the intended creation of a pool of Community Navigators and Befrienders, drawn from the Seniors Council network.

Nottingham Puppet Festival Workshop - City Arts delivered a workshop for children aged 3-9 in Arnot Hill Park's Bowls Pavilion. This event was part of the first Nottingham Puppet Festival which took place at venues across the city.

Dementia Friendly Swimming - Partnership work has taken place with Gedling Homes and Arnold Leisure Centre to introduce weekly Dementia Friendly Swimming sessions, which commenced in March 2018.

Increased attendances at Leisure Centres - Attendances across all Leisure Facilities hit 1,000,000 for the first time since 2012/13; delivering 85,000 more than target, representing 9% growth.

New training equipment at Calverton - One of Calverton's squash courts has been converted into a functional free weight training area. With new training equipment (power rack, Smith Machine, Olympic Bench Press, Dual Pulley, adjustable benches, Preacher Curl and a Decline Abdominal Bench, Dumbbells and an Olympic Lifting Platform, weight plates and Olympic bars) and redecoration this fitness suite extension will help deal with the increasing demand of users at Calverton and drive membership sales.

Carlton Forum's gym refurbishment - The £200k investment included new energy efficient cardiovascular and resistance equipment, extension to the free weight training area, additional multi-functional and workout space, new innovative and advanced training tools and fresh decoration and lighting. This project was completed to ensure the facility was fit to compete with local competition and to drive growth in DNA memberships

Bar refurbishment at Richard Herrod - a small scale refurbishment of the bar (carpet, painting, reupholstering seats) and installation of new audio visual equipment and pool table.

3G pitch at Redhill Leisure Centre - The new 3G pitch opened in October 17 and has already had 32,008 attendances.

Exceptional Quarter for Cinema - The final quarter proved exceptional for the cinema – which included the school half term holiday week in February – with 105 film screenings and an average audience of 70 per screening. This has shown the potential in screening four times a day. There were three live broadcasts in this quarter - Tosca, A Winter's Tale and Carmen - with an average attendance of 96 per broadcast.

Chinese New Year Event - In February 2018 the Council, with support from Gedling Play Forum, delivered a family arts and crafts event offering Chinese New Year inspired activities. Around 160 children attended with their parents and they took part in lantern making and storytelling workshops. The event also hosted the popular traditional Lion Dance outside the Civic Centre.

Gedling Borough's Heritage Brought Alive - Following its successful application to Heritage Lottery Fund to deliver a heritage interpretation project for the Borough, the Council has commenced the £74,900 funded project. The funding will be used to create a website dedicated to the history of the borough and permanent displays at Gedling Country Park and Café 1899. Volunteers from local history groups, wildlife groups, park volunteers and local heritage and conversation groups have been recruited to support the project

Café 1899 will be used as the main destination to display the borough's heritage with mural, film, touch screen information points, while there will be interpretation panels, compass point panels and a natural history trail across the Country Park.

Other products of the project to complement the website will include a Heritage Festival in the Summer 2018, a published heritage booklet about the borough, a borough heritage trail leaflet, historic film footage, creative competitions for local people and oral history accounts.

Coach Education and Youth Activities at Redhill 3G - A Redhill 3G Steering Group meeting took place to update partners of the progress of the project and programme. Partner football clubs are happy with the provision, service and support provided by the Leisure Centre. Successful delivery of a Coach Education course (Level 2 Coaching) has taken place with the view to run another course later in the year. A Redhill Youth Club project currently being delivered on a Friday evening is engaging on average 25 young people a week.

Create more jobs and better access to them

Erasmus+ Project – ‘Increasing Small to Medium Enterprises Apprenticeship Engagement’

- The Gedling element of the Erasmus+ funded project was peer reviewed by European partners from Bulgaria, Germany and Poland in late February. The week consisted of a number of activities to demonstrate work undertaken within the project to help remove barriers for small to medium enterprises (SMEs) recruiting into apprenticeships and promoting the benefits apprenticeships bring to schools, parents and students as well as the live vacancies created through the programme.

European partners interviewed five SMEs; four skills providers and three apprentices as part of their visit to ask about their experiences of being involved in the programme. They came in to contact with more employers and providers at the **Gedling Apprenticeship Fair**, delivered on Tuesday 27 February at Arnold Methodist Church from 3.30pm-7pm. 21 employers/providers exhibited at the event to promote live and planned apprenticeship vacancies, 265 individuals visited during the three and a half hour event.

The Peer Review team presented their findings to the Leader of the Council and members of the senior management team at the end of their visit. The feedback was very positive and they provided some areas to focus on in the final six months of the project.

To date the project has supported 64 businesses and secured 65 apprenticeship starts.

Provide more homes

Community Land Trust - The team has worked with Lincolnshire CLT to win funding to bolster support for local Community Land Trusts to deliver affordable housing and to access forthcoming £600m Government funding to support CLT.

Temporary Accommodation - Supported engagement with YMCA regarding extending use of temporary accommodation in Mansfield and Nottingham City for Gedling residents.

Ensure local people are well prepared and able to complete for jobs

Secondary Schools Employability Programme - Between January-March 2018 the Economic Growth Team delivered three events within the Gedling secondary schools. Two of these were combined speed networking and ‘have a go’ events; one at Carlton Academy for 150 year 10 students and the other at Colonel Frank Seely for 258 years 8 and 9 students. The third event was an interview skills day at Carlton le Willows for 240 year 10 students. 70 employers supported the delivery of these events.

Carlton le Willows Academy submitted a case study on the interview skills day to the National Careers Week Competition that showcase superb careers education in action and were awarded second place. The case study will be published in September.

Dates are in the place for three remaining speed networking and ‘have a go’ events which will be delivered before the end of the academic year.

Apprenticeship mentoring training workshops - A member of the Training and Development Team delivered the fourth set of training; attended by six businesses who have all gone on to complete assignments to gain accreditation in coaching, mentoring and performance management.

Provide an attractive and sustainable local environment that local people can enjoy and appreciate

Arnold Market - Significant progress has been made towards the acquisition of Arnold Market to deliver improvements to the image and offer of the town centre.

Local Planning Document - The Local Planning Document is currently being examined by an independent inspector to assess whether the plan is 'sound'. As part of the examination process, a series of public hearing sessions have taken place and these have now concluded. A consultation exercise has taken place on the proposed modifications to the Local Planning Document and this consultation exercise ended on 26th March 2018. The Inspector's report is now awaited.

Calverton Neighbourhood Plan - Gedling Borough Council on 31st January 2018 decided to 'make' the Calverton Neighbourhood Plan. The Calverton Neighbourhood Plan therefore now forms part of the Development Plan for Gedling Borough and will be used to help determine planning applications in Calverton parish. The making of the Neighbourhood Plan follows an independent examination of the plan to confirm that the plan met the Basic Conditions and its preparation process was compliant with legal and procedural requirements. The Calverton Neighbourhood Plan was approved by parish referendum on 30th November 2017 by a 'YES' vote of 94.63%.

PERFORMANCE

Improve the customer experience of dealing with the Council

Improvements in customer service - The Acumen Mystery Visit Programme has shown improvements in our customer service; in 2016/17 our average score was 78% and in 2017/18 it increased to 82%. In 2018/19 we are extending the Acumen visits to include the Theatre and Gedling Country Park.

Events: Carnival booking processes moved successfully to online - From December 2018, all Arnold Carnival stallholder and food provider booking processes have been successfully moved to an online facility, in line with the Council's digitalisation agenda.

High levels of Direct Debits for swimming lessons - 77% of parents paying for swimming lessons by direct debit against a target of 75%; good achievement considering it's only been running for a year.

Maintain a positive and productive working environment and strong staff morale

Employee Assistance programme launched - From 1 January our new Attendance Management Policies was introduced. As part of these changes we will be promoting the opportunity for any contracted employee to be able to access our employee assistance programme which means free access to trained counselling; in essence people can self-refer to take part in “talking therapies” 24/7. The service also provides advice and support to help deal with other problems such as money or family worries.

Give taxpayers value for money

Community Asset Transfer - The Community Asset Transfer Community Partners Group met on 6th February and 27th March. Workshops were delivered respectively by Mick McGrath of Locality dealing with Visioning and Community Engagement and by John Obrien of Community Accounting Plus dealing with Business and Financial Planning, roles and responsibilities of trustees. The £850 Locality Community Champions grant reported in Q3 was used to fund these workshops, and also enabled the upcoming delivery of Legionella monitoring training to community representatives looking to take on management of facilities. In addition to the partnership meetings, one to one support including support with funding applications is also being provided to Haywood Road CC Committee, Stoke Bardolph Heritage Association, Netherfield Forum (Awards For All application for £10,000 submitted on the group's behalf), Gedling Borough Arts Association, Carlton Brass Band, Gedling Play Forum and the Phoenix Boxing Club.

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Report to Cabinet

Subject: Annual Treasury Activity Report 2017/18
Date: 24 May 2018
Author: Deputy Chief Executive and Director of Finance

Wards Affected

All

Purpose

To inform Members of the outturn in respect of the 2017/18 Prudential Code Indicators, and to advise Members of the outturn on treasury activity, both as required by the Treasury Management Strategy.

Key Decision

This is not a key decision.

Background

- 1.1 The Council is required by regulations issued under the Local Government Act 2003 to produce an annual treasury review of its activities, and the actual Prudential and Treasury Indicators for 2017/18. This report meets the requirements of both the CIPFA Code of Practice on Treasury Management (the Code) and the CIPFA Prudential Code for Capital Finance in Local Authorities (the Prudential Code).
- 1.2 For 2017/18 the minimum reporting requirements were that the Full Council should receive the following reports:
 - An Annual Treasury Management Strategy Statement (TMSS) in advance of the year. This was considered by Cabinet on 16 February 2017 and subsequently approved by Full Council on 1 March 2017.
 - A Mid-Year Treasury Update report (In accordance with best practice, Members will note that, as in previous years and in accordance with best practice, quarterly monitoring reports for treasury activity have been provided, and that this exceeds the minimum requirements).

- An Annual Review following the end of the year describing the activity compared to the strategy (this report).
- 1.3 The regulatory environment places responsibility on Members for the review and scrutiny of treasury management policy and activities. The Annual Treasury Activity Report provides details of the outturn position for treasury activities during the year, and highlights compliance with the Council's policies, previously approved by Members.
 - 1.4 The Council has complied with the requirement under the Code to give prior scrutiny to all the above treasury management reports by submitting them to Cabinet before they are reported to Full Council.
 - 1.5 Member training on treasury management issues is undertaken by the Chief Financial Officer as it is needed in order to support Members' scrutiny role. In addition, the Council's treasury advisers, Link Asset Services (LAS) periodically deliver more detailed training sessions for Members.

Proposal

2.1 The economy and interest rates in 2017/18

- 2.1.1 During 2017 there was a major shift in expectations in financial markets of how soon Bank Rate would start to rise. After the UK economy surprised with strong growth in the second half of 2016, growth in 2017 was disappointingly weak in the first half of the year, meaning that growth was the slowest for the first half of any year since 2012. The main reason for this was the sharp increase in inflation caused by the devaluation of sterling after the EU referendum, feeding increases in the cost of imports into the UK economy. This caused a reduction in consumer disposable income and spending power as inflation exceeded average wage increases. Consequently, the services sector of the economy, which accounts for around 75% of GDP, saw weak growth as consumers responded by cutting back on their expenditure.
- 2.1.2 Growth picked up modestly in the second half of 2017 and market expectations grew significantly during the autumn that Bank Rate may rise imminently. The minutes of the September Monetary Policy Committee (MPC) meeting indicated that this might soon be the case, and the November meeting duly delivered a rise of 0.25% to 0.5%, reversing the emergency cut after the Brexit vote. The February MPC minutes revealed another hardening of more imminent and faster paced increases in Bank Rate than had previously been expected.
- 2.1.3 As late as February 2018, financial markets were viewing a May Bank Rate increase as a certainty, however a sharp downturn in data since February led the MPC to leave it unchanged. The Council's treasury

advisors, Link Asset Services (LAS), are now predicting the next rise to be in November 2018. It is considered unlikely that a further rise would come in February 2019 as this would be just ahead of the March deadline for leaving the EU, and LAS therefore currently predict a further rise in September 2019, followed by two more in June and November of 2020.

- 2.1.4 The landmark UK event of 2017 was the inconclusive result of the general election on 8 June, however this had relatively little impact on the financial markets.

2.2 The overall treasury position 31 March 2018

The Council's debt and investment position is organised to ensure adequate liquidity for revenue and capital activities, security of investment, and to manage risks within all treasury management activities. At the beginning and end of 2017/18, the treasury position was as follows:

	1 April 2017 £000s	31 March 2018 £000s
Total external debt	6,812	6,812
Capital Financing Requirement (CFR)	11,777	11,262
Over/(under) borrowing to CFR	(4,965)	(4,450)
Total external debt	6,812	6,812
Total investments	(8,790)	(8,290)
Net debt/(investment)	(1,978)	(1,478)

2.3 The treasury strategy for 2017/18

- 2.3.1 The expectation for interest rates within the strategy for 2017/18 (the TMSS) was that the Monetary Policy Committee (MPC) would be unlikely to raise rates during the Brexit negotiation period, and accordingly that a first rise would come in Q2 of 2019 - unless strong domestically generated inflation was to emerge. There was even an acknowledgement that a further cut was possible should economic growth dip. Medium and longer term fixed rates were expected to rise gradually during the year and variable or short term rates were expected to be the cheaper form of borrowing over the period. Continued uncertainty in the aftermath of the financial crisis promoted a cautious approach, whereby investments would continue to be dominated by low counterparty risk considerations, resulting in relatively low returns compared to borrowing rates. In this scenario, the treasury strategy was to postpone borrowing to avoid the cost of holding higher levels of investments, and to reduce counterparty risk.

2.3.2 In the event, growth in 2017 was 1.8% and CPI inflation peaked at 3.1% in November 2017, therefore it was unsurprising that in November the MPC reversed the emergency cut in Bank Rate following the Brexit vote in June 2016, and increased it to end the year at 0.5%.

2.3.3 During 2017/18 there was considerable volatility in longer term PWLB rates with little consistent trend. Shorter term rates were on a rising trend through the second half of the year.

2.4 The Council's Borrowing Requirement

The Council's underlying need to borrow for capital expenditure is termed the capital financing requirement (CFR), and is a gauge of the Council's indebtedness.

The CFR results from the Council's capital activity, and the resources it uses to pay for that capital spending, and represents unfinanced expenditure that has not yet been paid for from revenue or other resources.

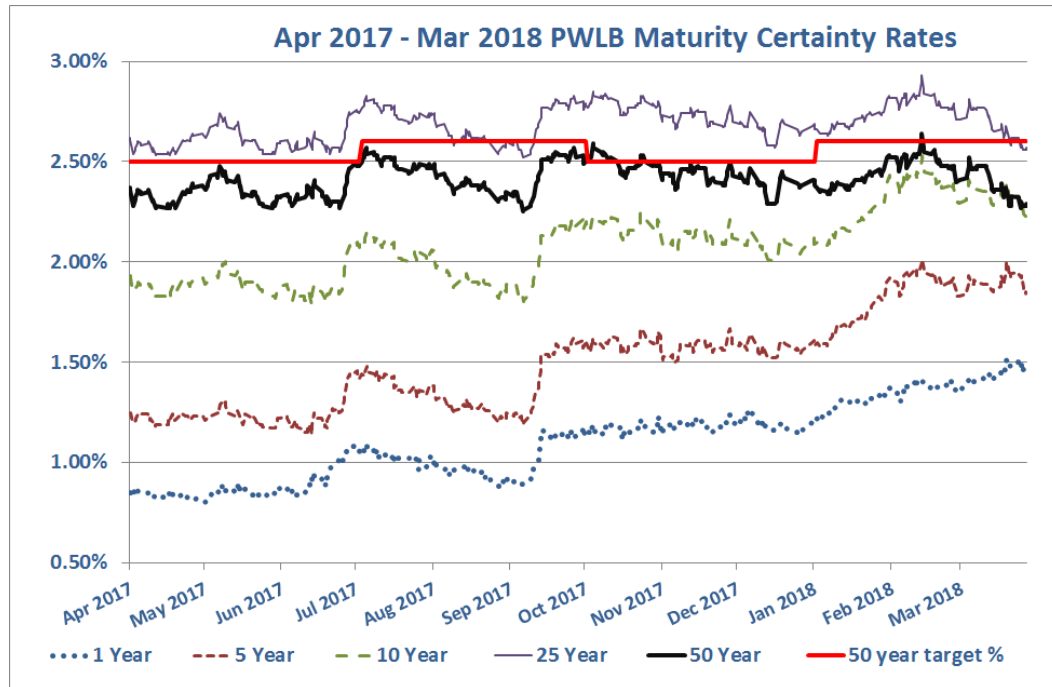
	1 April 2017 (Actual) £000s	31 March 2018 (Orig. Est) £000s	31 March 2018 (Actual) £000s
Capital Financing Requirement	11,777	13,160	11,262

The 2017/18 variance is due to slippage and savings on the 2016/17 capital programme which together with additional capital receipts reduced the borrowing requirement in that year, and to amendments to the capital programme during 2017/18, including the slippage of schemes to 2018/19.

2.5 Borrowing rates in 2017/18

PWLB 25 and 50 year rates were volatile during 2017/18, with little consistent trend, however shorter rates were on a rising trend during the second half of the year, reaching peaks in February and March.

The graph below has been provided by the Council's treasury advisers.



The table below shows the LAS forecasts for interest rates as at 11 May 2018.

Link Asset Services Interest Rate View												
	Jun-18	Sep-18	Dec-18	Mar-19	Jun-19	Sep-19	Dec-19	Mar-20	Jun-20	Sep-20	Dec-20	Mar-21
Bank Rate View	0.50%	0.50%	0.75%	0.75%	0.75%	1.00%	1.00%	1.00%	1.25%	1.25%	1.50%	1.50%
3 Month LIBID	0.60%	0.70%	0.90%	0.90%	0.90%	1.10%	1.20%	1.30%	1.40%	1.50%	1.60%	1.60%
6 Month LIBID	0.70%	0.80%	1.00%	1.00%	1.00%	1.20%	1.20%	1.30%	1.50%	1.60%	1.70%	1.70%
12 Month LIBID	0.80%	0.90%	1.10%	1.10%	1.20%	1.30%	1.40%	1.40%	1.60%	1.70%	1.80%	1.80%
5yr PWLB Rate	1.90%	2.00%	2.00%	2.10%	2.20%	2.20%	2.30%	2.30%	2.40%	2.40%	2.50%	2.50%
10yr PWLB Rate	2.40%	2.40%	2.50%	2.60%	2.60%	2.70%	2.80%	2.80%	2.90%	2.90%	3.00%	3.00%
25yr PWLB Rate	2.70%	2.80%	2.90%	3.00%	3.10%	3.20%	3.30%	3.30%	3.40%	3.40%	3.50%	3.50%
50yr PWLB Rate	2.40%	2.50%	2.60%	2.70%	2.80%	2.90%	3.00%	3.00%	3.10%	3.10%	3.20%	3.20%

2.6 The borrowing outturn for 2017/18

2.6.1 No loans were redeemed during 2017/18, and no new long term debt was taken during the year.

The Council has embarked upon a commercialisation programme aimed at the generation of funding to replace central government support, which is scheduled to be withdrawn by 2020. Significant additional borrowing may be required to support this commercial programme, which will be supported by individual business case assessments to demonstrate that each project generates a return sufficient to cover any borrowing costs.

Advice will be taken from LAS with regard to the amount and timing of any additional borrowing, and should conditions become advantageous, some borrowing in advance of need will also be considered by the Chief Financial Officer.

2.6.2 Total outstanding debt at 31 March 2018 was £6.812m. All loans held are repayable on maturity, and are at fixed rates.

2.6.3 There was no rescheduling of PWLB debt undertaken during the year, as the average 1% differential between PWLB new borrowing rates and premature repayment rates made such action unviable.

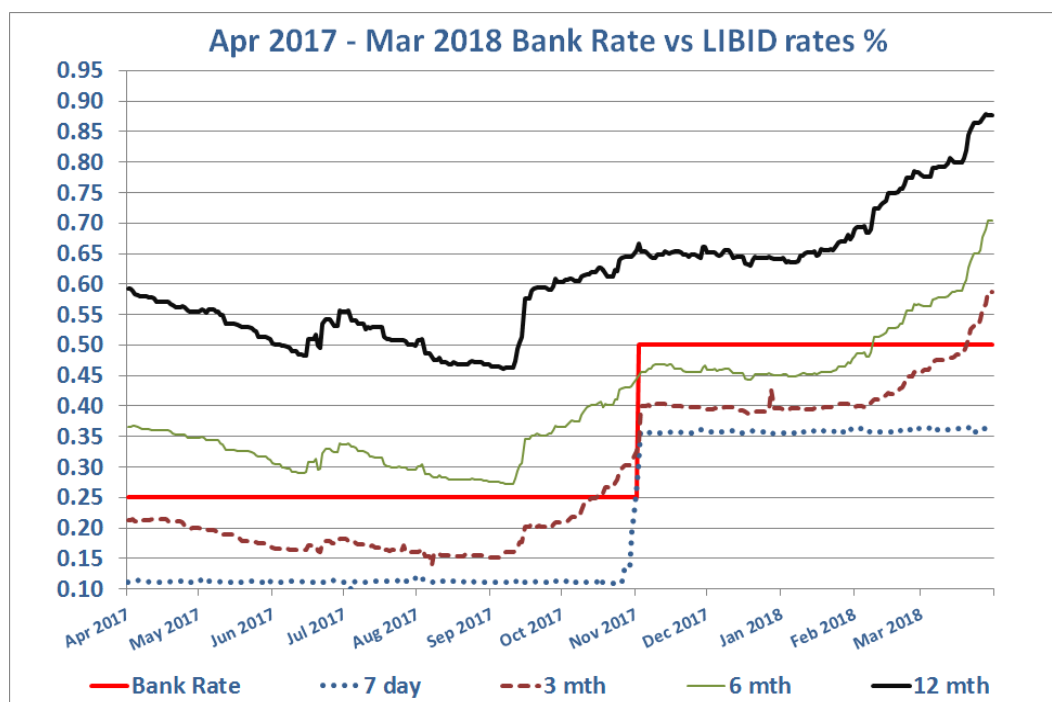
2.6.4 Two temporary loans were arranged for cashflow purposes during 2017/18, however the maximum duration of these was only seven days, and the average rate paid was 0.18%. Interest paid totalled £136.

2.7 Investment rates in 2017/18

Deposit rates continued into 2017/18 at the previous depressed levels, due in part to a large tranche of cheap financing made available to the banking sector by the Bank of England under the Term Funding Scheme. This facility ended at the end of February 2018.

Investment rates for periods of 3 months and longer were on a rising trend during the second half of 2017/18, on the expectation of an increase in Bank Rate which was duly delivered in November.

The graph below has been provided by the Council's treasury advisers.



2.8 Investment outturn for 2017/18

- 2.8.1 The Council's investment policy is governed by MHCLG guidance and implemented by the Annual Investment Strategy, which formed part of the TMSS approved on 1 March 2017. This policy sets out the approach for selecting investment counterparties. For 2017/18 the Chief Financial Officer adopted the Link Asset Services (LAS) credit rating methodology, a sophisticated modelling approach utilising credit ratings from all three of the main rating agencies to give a suggested maximum duration for investments. Accordingly it does not place undue reliance on any one agency's ratings. The methodology subsequently applies an "overlay" to take account of positive and negative credit watches and/or credit outlook information, which may increase or decrease the suggested duration of investments. It then applies a second overlay based on the credit default swap spreads for institutions, the monitoring of which has been shown to give an early warning of likely changes in credit ratings. The methodology also incorporates sovereign ratings to ensure selection of counterparties from only the most creditworthy countries. The current Treasury Strategy permits the use of any UK counterparties, subject to their individual credit ratings under the LAS methodology. It also permits the use of counterparties from other countries with a minimum sovereign rating of AA. For information, at 31 March 2018 the UK currently had a rating of AA.
- 2.8.2 Whilst credit ratings advice is taken from the treasury advisers, the ultimate decision on what is prudent and manageable for the Council is taken by the Chief Financial Officer under the approved scheme of delegation.
- 2.8.3 The TMSS for 2017/18 was approved by Council on 1 March 2017. At Cabinet on 2 November 2017, Members agreed an amendment to Appendix 3 of the TMSS to add the use of Property Funds to the list of approved investment instruments, and referred the amendment to Full Council for approval as required by the regulations. Approval was confirmed on 15 November 2017.
- 2.8.4 The Council's investment priorities in 2017/18 remained the security of capital and good liquidity. Whilst the Council always seeks to obtain the optimum return (yield) on its investments, this is at all times commensurate with proper levels of security and liquidity. In the current economic climate it has remained appropriate either to keep investments short-term to cover cashflow needs, or to take advantage of fixed period up to six months with a small number of selected counterparties.
- 2.8.5 During 2017/18, significant use was made of two money market funds, currently achieving around 0.4%. These funds are AAA rated investment

vehicles which allows the pooling of many billions of pounds worth of assets into highly diversified funds, thus reducing risk.

- 2.8.6 Following approval for the use of Property Funds (see 2.8.3 above), an investment of £1m was made in the CCLA Local Authority Property Fund (LAPF) on 30 November 2017. The LAPF is a local government investment scheme approved by the Treasury under the Trustee Investments Act 1961 (section 11). Dividends are currently averaging around 4.5% per annum and are treated as revenue income. This investment has allowed the Council to introduce a property element into its investment portfolio without the risks associated with the direct purchase of assets. The main risk around Property Funds is the preservation of the capital sum; however evidence from recent years shows that over time the property market has been a positive long-term investment. It is accordingly anticipated that this investment will be held for at least five years to minimise any risk.

The property fund investment purchased a number of units, determined by the unit price on the entry date. This valued the initial investment of £1m at £936,770, setting the implied entry fee at £63,230, or 6.32%. The certified value of the property fund investment at 31 March 2018 was £956,242, and the difference of £43,758 has been transferred to an Available for Sale Financial Instruments Reserve in accordance with accounting requirements.

- 2.8.7 Investment interest of £65,684 (including dividends on the property fund totalling £14,083) was generated in the year, representing an equated rate of 0.54%. This outperforms the benchmark average 7 day LIBID rate, which ended the year at 0.21%, and in cash terms represents additional income to the General Fund of £40,100. This was achieved as a result of positive investment management, together with dividends on the new Property Fund. Performance in respect of the longer average 3 month LIBID rate, which ended the year at 0.28%, still represents additional income of £31,600.
- 2.8.8 Investment activity during the year conformed to the approved strategy and the Council had no liquidity difficulties. The investment counterparty limit of £3m was exceeded by £90k on a single occasion during Q3 of 2017/18 for operational reasons, however the Chief Financial Officer has delegated authority to vary the limit as appropriate, and the matter was reported to Cabinet at its next meeting in February 2018, as required by the TMSS.
- 2.8.9 The Treasury Activity Report for the year ended 31 March 2018 is attached at Appendix 1 in accordance with the TMSS. For reference, definitions of LIBOR and LIBID are given at Appendix 2.

2.8.10 Under the cash-backed Local Authority Mortgage Scheme, launched in April 2012, the Council made two advances of £1m each to Lloyds Banking Group, each for a period of five years to match the life of the indemnities. The first advance matured in April 2017 but the other remains active, and is due to mature on 11 June 2018. This advance is classified as service investment, rather than a treasury management investment and is therefore outside the specified/non-specified categories.

2.9 Compliance with Prudential and treasury indicators

2.9.1 It is a statutory duty for the Council to determine and keep under review the affordable borrowing limit. The Council's approved Prudential and Treasury Indicators (affordability limits) are included in the Treasury Management Strategy Statement (TMSS) approved by Council on 1 March 2017.

2.9.2 During the financial year 2017/18 the Council has at all times operated within the Prudential and Treasury Management Indicators set out in the Council's TMSS, and in compliance with the Council's Treasury Management Practices. A summary of the outturn position at 31 March in respect of each of the 2017/18 Prudential and Treasury Management Indicators is shown at Appendix 3.

a) Prudential Indicators:

i) Capital Expenditure

Capital expenditure for 2017/18 totalled £3,514,156. This differs to the approved indicator of £4,967,900 due to the inclusion of approved carry forward requests from 2016/17, and to the approved variations to the capital programme during 2017/18, which include the slippage of schemes to 2018/19.

ii) Capital Financing Requirement (CFR)

The CFR represents the Council's underlying need to borrow and totalled £11,261,803 at 31 March 2018. This is lower than the approved indicator of £13,160,400 due to savings on the 2016/17 capital programme, slippage of schemes from 2016/17 to 2017/18, and additional capital receipts, all of which reduced the borrowing requirement in 2016/17. There have also been amendments to the capital programme during 2017/18, including the slippage of schemes to 2018/19.

iii) Ratio of Financing Costs to Net Revenue Stream

The outturn of 8.05% represents a decrease on the approved indicator of

11.00%. This is due to a reduction in MRP arising from savings and slippage on the capital programme in 2016/17, a saving in PWLB interest because planned new borrowing was not undertaken, additional investment interest, and lower than expected revenue contributions to capital due to delays with the Arnold Market scheme.

iv) Maximum gross debt

The Council must ensure that its gross debt does not, except in the short term, exceed the opening capital financing requirement, plus estimates of any additional CFR for 2017/18 and the following two financial years. This allows flexibility for early borrowing for future years, but ensures that borrowing is not undertaken for revenue purposes. Gross debt at 31 March 2018 was £6.812m which was well within the approved indicator.

(b) Treasury Management Indicators:

The Treasury Management indicators are based on limits, beyond which activities should not pass without management action, and the Council has operated within these limits at all times during 2017/18. They include two key indicators of affordability and four key indicators of prudence and Appendix 3 demonstrates the outturn position compared to each limit.

Affordability

i) Operational boundary for external debt

This is the limit above which external debt is not “normally” expected to pass. In most cases this would be a similar figure to the CFR but may be lower or higher depending on the level of actual debt.

ii) Authorised limit for external debt

This limit represents a control on the “maximum” level of borrowing and is the statutory limit determined under s3(1) of the Local Government Act 2003. It represents the limit beyond which external debt is prohibited.

The Authorised limit must be set, and revised if necessary, by Full Council. It reflects a level of external debt which, whilst neither desirable nor sustainable in the longer term, could be afforded in the short term. The Government retains an option to control either the total of all Councils’ plans, or a specific Council, although this power has not yet been exercised.

Prudence

- iii) Upper limit for fixed interest exposure – represented by the maximum permitted net outstanding principal sum borrowed at fixed rates. Please note that a negative indicator represents a position of net investment.
- iv) Upper limit for variable interest rate exposure – represented by the maximum permitted net outstanding principal sum borrowed at variable rates. Please note that a negative indicator represents a position of net investment.
- v) Maximum new principal sums to be invested during 2017/18 for periods in excess of 364 days - such investments are classified as a “non-specified”. This indicator is subject to the overall limit for non-specified investments set in the TMSS.
- vi) Upper limits for the maturity structure of borrowing - set to reduce the Council’s exposure to large fixed rate sums falling due for refinancing.

2.10 Other Issues

2.10.1 Revised Cipfa Codes of Practice

Revised editions of the Prudential Code and the Treasury Management Code and Cross Sectoral Guidance Notes were published in December 2017. Changes, whilst not wide ranging, will be effective from 2018/19. A particular focus of the revised guidance was how to deal with local authority investments which are not “treasury investments”, eg. property purchases, in order to generate income for the authority at a higher level than can be attained by treasury investments.

The most significant change in the revised Prudential Code is the explicit requirement for the preparation of a Capital Strategy, setting out the long term context in which capital expenditure and investment decisions are made. The strategy must give due consideration to both risks and rewards, as well as any impact on the achievement of the Council’s priority outcomes. The Council already produces a Capital Programme and Capital Investment Strategy and this will be reviewed to ensure that any additional requirements of the revised Code are incorporated.

The revised Codes acknowledge the drive for income generation and the use of non-treasury related investment instruments, such as investment property, but they reiterate the need for risk management - including proportionality in respect of overall resources.

2.10.2 Revised Investment and MRP Guidance

The Ministry of Housing, Communities and Local Government (MHCLG) issued revised Investment Guidance and Minimum Revenue Provision (MRP) Guidance in February 2018, again for implementation in 2018/19. Noteworthy is the change in the definition of “investment” to include expenditure driven activity, eg. commercial property, as well as simple treasury cash. Such activity would represent “non-treasury investments”, ie investments in “non-financial assets”.

The effective definition in the 2010 guidance of short term investment being that repayable “within 12 months” has been removed from the 2018 guidance. A long term investment now is therefore one in excess of 365 days (previously 364 days).

The revised MRP guidance also focused on expenditure on non-financial investments, eg. property, making it clear that the duty to make MRP extends to investment property where its acquisition has been partially or fully funded by an increase in borrowing. The guidance also confirms that borrowing may only be undertaken for strategic purposes and not purely for financial return.

2.10.3 MiFID II

The Markets in Financial Instruments Directive (MiFID II) regulations came into effect on 3 January 2018 and govern the relationship between financial institutions conducting lending and borrowing transactions and local authorities from that date. Local authorities are now classed as “retail clients” unless they opt up to “professional status”, which is done by the completion of a form for each individual institution (investment counterparties and advisers etc) to confirm that a minimum investment portfolio of £10m is held at the opt-up date, and that **either** a minimum number of transactions are conducted with that institution in a year, **or** that the authority (effectively the CFO) has at least one year’s experience in a professional position in financial markets which require knowledge of the transactions or services envisaged.

Most of Gedling’s treasury investment instruments are straightforward cash deposits with banks and building societies, which are not affected, therefore there should be no major impact on the Council, since remaining a retail client in these circumstances should cause no difficulty. Most Money Market Funds and Property Funds **are** however covered by the new regulations and during the year the CFO has completed the opt-up procedure to be recognised as a professional client where appropriate. Opt-ups have also been made to maintain current relationships with the Council’s treasury advisers (LAS) and brokers for the arrangement of

temporary borrowing (ICAP).

Alternative Options

There are no alternative options, this report being a requirement of the Council's Treasury Management Strategy Statement (TMSS).

Financial Implications

No specific financial implications are attributable to this report.

Appendices

1. Annual Treasury Activity Report 2017/18.
2. Definitions of LIBOR and LIBID
3. Outturn Prudential and Treasury Management Indicators for 2017/18.

Background Papers

None identified.

Recommendation

That:

Members approve the Annual Treasury Activity Report and refer it to Full Council for approval as required by the regulations.

Reasons for Recommendations

To comply with the requirements of the Council's Treasury Management Strategy Statement.

For more information, please contact:

Alison Ball, Financial Services Manager, on 0115 901 3980.

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TREASURY ACTIVITY REPORT 2017/18

Year ended 31 March 2018

	<u>Position @</u> <u>1 April 2017</u>	<u>Loans Made</u> <u>During 1718</u>	<u>Loans Repaid</u> <u>During 1718</u>	<u>Position @</u> <u>31 March 2018</u>
	£	£	£	£
Long Term Borrowing				
PWLB	6,811,577	0	0	6,811,577
Total Long Term Borrowing	6,811,577	0	0	6,811,577
Temporary Borrowing				
Local Authorities	0	4,000,000	(4,000,000)	0
Public Corporations	0	0	0	0
Central Government	0	0	0	0
Banks & Other Institutions	0	0	0	0
Total Temporary Borrowing	0	4,000,000	(4,000,000)	0
TOTAL BORROWING	6,811,577	4,000,000	(4,000,000)	6,811,577
Long Term Investment				
CCLA LAPF Property Fund	0	(1,000,000)	0	(1,000,000)
Total Long Term Investment	0	(1,000,000)	0	(1,000,000)
Temporary Investment				
Bank of Scotland	(3,000,000)	(3,000,000)	6,000,000	0
Barclays	0	(2,000,000)	2,000,000	0
Blackrock Money Market Fund	(790,000)	(33,510,000)	34,300,000	0
Goldman Sachs	0	(5,000,000)	2,000,000	(3,000,000)
HSBC Treasury	0	(50,030,000)	50,030,000	0
Ignis Money Market Fund (Std Life)	0	(45,265,000)	43,975,000	(1,290,000)
Royal Bank of Scotland	0	0	0	0
Santander	(3,000,000)	(7,000,000)	7,000,000	(3,000,000)
Total Banks	(6,790,000)	(145,805,000)	145,305,000	(7,290,000)
Building Societies	(1,000,000)	(1,000,000)	2,000,000	0
Debt Management Office	0	(2,800,000)	2,800,000	0
Local Authorities & Other	(1,000,000)	0	1,000,000	0
Total Temporary Investment	(8,790,000)	(149,605,000)	151,105,000	(7,290,000)
TOTAL INVESTMENT (See below)	(8,790,000)	(150,605,000)	151,105,000	(8,290,000)
NET BORROWING / (INVESTMENT)	(1,978,423)	(146,605,000)	147,105,000	(1,478,423)

Temporary Borrowing & Investment Statistics at 31 March 2018

Investment:

Fixed Rate Investment	(5,000,000)	(67,830,000)	68,830,000	(4,000,000)
Variable Rate Investment	(3,790,000)	(82,775,000)	82,275,000	(4,290,000)
TOTAL INVESTMENT	(8,790,000)	(150,605,000)	151,105,000	(8,290,000)

Proportion of Fixed Rate Investment (Long and Short Term)	48.25%
Proportion of Variable Rate Investment (Long and Short Term)	51.75%
Investment Interest Receivable	£ 65,684
Equated Investment	£ 12,122,768
Weighted Average Interest Rate Received (Interest Receivable / Equated Investment)	0.54%
7 Day LIBID (Benchmark)	0.21%
3 Month LIBID	0.28%

Borrowing:

Temporary Borrowing Interest Payable	£ 136
Equated Temporary Borrowing	£ 73,972
Weighted Average Interest Rate Paid (Interest Payable / Equated Borrowing)	0.18%
7 Day LIBOR (Benchmark)	0.34%

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LIBOR - the London Interbank Offered Rate

LIBOR is the interest rate at which the London banks are willing to offer funds in the inter-bank market. It is the average of rates which five major London banks are willing to lend £10 million for a period of three or six months, and is the benchmark rate for setting interest rates for adjustable-rate loans and financial instruments.

ie. the London banks are LENDING to each other, which affects the rate at which the banks will lend to other parties eg. local authorities, ie. Gedling are BORROWING money

LIBID - the Interbank BID (LIBID) rate

LIBID is the interest rate at which London banks are willing to borrow from one another in the inter-bank market. It is the average of rates which five major London banks willing to bid for a £10 million deposit for a period of three or six months.

ie. the London banks are BORROWING from each other, which affects the rates at which they will borrow from other parties eg. local authorities, ie. Gedling are LENDING money.

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Prudential Indicators for 2017/18
1 April to 31 March 2018

Appendix 3

1. Prudential Indicators

Affordability:

- a) Capital Expenditure
- b) Capital Financing Requirement
- c) Ratio of Financing Costs to Net Revenue Stream
- d) Incremental Impact of new 2017/18 Capital

Investment Decisions:

- e) Maximum Gross Debt

2. Treasury Management Indicators

- a) Operational Boundary for External Debt:

Borrowing

Other Long Term Liabilities

Total Operational Boundary

- b) Authorised Limit for External Debt:

Borrowing

Other Long Term Liabilities

Total Authorised Limit

- c) Upper limit for fixed interest rate exposure:

(Maximum outstanding net BORROWING)

Additional Local Indicator - Investment Only

Additional Local Indicator - Borrowing Only

- d) Upper limit for variable interest rate exposure:

(Maximum outstanding net BORROWING)

Additional Local Indicator - Investment Only

Additional Local Indicator - Borrowing Only

- e) Upper & Lower limits for the maturity structure of outstanding Borrowing during 2017/18:

Under 1 Year

1 Year to 2 Years

2 Years to 5 Years

5 Years to 10 Years

Over 10 Years

- f) Investment Treasury Indicator and limit:

Max. NEW principal sums invested in-year for periods OVER 364 days (ie. non-specified), subject to maximum non specified per counterparty of £3m AND to the prevailing overall counterparty limit AND to the the TOTAL non specified limit of £5m.

	2017/18 Original Estimate	2017/18 Position at 31-Mar-18
(Council 1/3/17)		
£ 4,967,900	£ 3,514,156	
£ 13,160,400	£ 11,261,803	
11.00%	8.05%	
£12.92	Not Applicable	
£ 13,160,400	£ 6,811,577	
£ 14,200,000	£ 6,811,577	
£ 1,500,000	£ -	
£ 15,700,000	£ 6,811,577	
£ 15,200,000	£ 6,811,577	
£ 1,500,000	£ -	
£ 16,700,000	£ 6,811,577	
£ 13,200,000	£ 2,811,577	
100.00%	48.25%	
100.00%	100.00%	
£ 2,000,000	£ 4,290,000	
100.00%	51.75%	
50.00%	0.00%	
U 40%, L 0%	0%	
U 40%, L 0%	0%	
U 50%, L 0%	0%	
U 50%, L 0%	0%	
U 100%, L 0%	100%	
£ 3,000,000	£ 1,000,000	

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Report to Audit Committee

Subject: KPMG 2017-2018 External Audit Plan

Date: 20 March 2018

Author: Deputy Chief Executive and Director of Finance

1. Purpose of the Report

The attached report prepared by KPMG, the Council's External Auditor, sets out the External Audit Plan and associated key deliverables in respect of the audit/review and report on the 2017/18 Financial Statements (including the Annual Governance Statement) and the Value for Money Arrangements of the Council.

2. Recommendation

That the Audit Committee receive and accept the KPMG External Audit Plan for 2017/18 and recommends the report to full Council.

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An aerial photograph showing a large, vibrant green field on the left, separated from a residential area on the right by a narrow road. The field has visible diagonal lines, possibly from mowing or plowing. The residential area features several houses with white walls and dark roofs, some with red roofs, and lush green lawns. A few cars are parked along the road.

External Audit Plan 2017/2018

**Gedling Borough
Council**

March 2018

Summary for Audit Committee

Financial statements

There are no significant changes to the Code of Practice on Local Authority Accounting ("the Code") in 2017/18, which provides stability in terms of the accounting standards the Authority need to comply with. Despite this, the deadline for the production and signing of the financial statements has been significantly advanced in comparison to year ended 31 March 2017.

Whilst the Authority chose to advance its own accounts production timetable last year, further advances will be required this in order to ensure that deadlines are met. As a result we have recognised a significant risk in relation to this matter.

In order to meet the revised deadlines it will be essential that the draft financial statements and all prepared by client documentation is available in line with agreed timetables. Where this is not achieved there is a significant likelihood that the audit report will not be issued by 31 July 2018.

Materiality

Materiality for planning purposes has been set at **£800,000**.

We are obliged to report uncorrected omissions or misstatements other than those which are 'clearly trivial' to those charged with governance and this has been set at **£40,000**.

Significant risks

Those risks requiring specific audit attention and procedures to address the likelihood of a material financial statement error have been identified as:

- **Valuation of PPE** – Whilst the Authority operates a cyclical revaluation approach, the Code requires that all land and buildings be held at fair value. We will consider the way in which the Authority ensures that assets not subject to in-year revaluation are not materially misstated;
- **Pension Liabilities** – The valuation of the Authority's pension liability, as calculated by the Actuary, is dependent upon both the accuracy and completeness of the data provided and the assumptions adopted. We will review the processes in place to ensure accuracy of data provided to the Actuary and consider the assumptions used in determining the valuation; and
- **Faster Close** – As set out above, the timetable for the production of the financial statements has been significantly advanced with draft accounts having to be prepared by 31 May (2017: 30 June) and the final accounts signed by 31 July (2017: 30 September). There are a number of logistical challenges that will need to be managed, one of which is ensuring any third parties involved in the production of the accounts are aware of revised deadline. We will work with the Authority in advance of our audit to understand the steps being taken to meet these deadline and the impact on our work.

Summary for Audit Committee (cont.)

Value for Money Arrangements work

Our risk assessment regarding your arrangements to secure value for money has identified the following VFM significant risk to date:

- **Delivery of Budgets** – As a result of reductions in central government funding, and other pressures, the Authority is having to make additional savings beyond those from prior years and also pursue income generation strategies. We will consider the way in which the Authority identifies, approves, and monitors both savings plans and income generation projects and how budgets are monitored throughout the year.

See pages 10 to 14 for more details

Logistics

Our team is:

- Andrew Bush – Director
- Thomas Tandy – Manager
- Arvinder Khela – Assistant manager

More details are in **Appendix 2**.

Our work will be completed in four phases from December to July and our key deliverables are this Audit Plan and a Report to Those Charged With Governance as outlined on **page 17**.

Our fee for the 2017/18 audit is £42,570 (£42,570 2016/2017) see **page 16**.

Acknowledgements

We would like to take this opportunity to thank officers and Members for their continuing help and co-operation throughout our audit work.

Introduction

Background and Statutory responsibilities

This document supplements our Audit Fee Letter 2017/18 presented to you in April 2017, which also sets out details of our appointment by Public Sector Audit Appointments Ltd (PSAA).

Our statutory responsibilities and powers are set out in the Local Audit and Accountability Act 2014, the National Audit Office’s Code of Audit Practice and the PSAA Statement of Responsibilities.

Our audit has two key objectives, requiring us to audit/review and report on your:

- 01 | **Financial statements :**
Providing an opinion on your accounts. We also review the Annual Governance Statement and Narrative Report and report by exception on these; and
- 02 | **Use of resources:**
Concluding on the arrangements in place for securing economy, efficiency and effectiveness in your use of resources (the value for money conclusion).

The audit planning process and risk assessment is an on-going process and the assessment and fees in this plan will be kept under review and updated if necessary. Any change to our identified risks will be reporting to the Audit Committee.

Financial Statements Audit

Our financial statements audit work follows a four stage audit process which is identified below. Appendix 1 provides more detail on the activities that this includes. This report concentrates on the Financial Statements Audit Planning stage of the Financial Statements Audit.



Value for Money Arrangements Work

Our Value for Money (VFM) Arrangements Work follows a five stage process which is identified below. Page 9 provides more detail on the activities that this includes. This report concentrates on explaining the VFM approach for 2017/18 and the findings of our VFM risk assessment.



Financial statements audit planning

Financial Statements Audit Planning

Our planning work takes place during December 2017 to February 2018. This involves the following key aspects:

- Determining our materiality level;
- Risk assessment;
- Identification of significant risks;
- Consideration of potential fraud risks;
- Identification of key account balances in the financial statements and related assertions, estimates and disclosures;
- Consideration of management's use of experts; and
- Issuing this audit plan to communicate our audit strategy.

Risk assessment

Auditing standards require us to consider two standard risks for all organisations. We are not elaborating on these standard risks in this plan but consider them as a matter of course in our audit and will include any findings arising from our work in our ISA 260 Report.

01

Management override of controls

Management is typically in a powerful position to perpetrate fraud owing to its ability to manipulate accounting records and prepare fraudulent financial statements by overriding controls that otherwise appear to be operating effectively. Our audit methodology incorporates the risk of management override as a default significant risk. In line with our methodology, we carry out appropriate controls testing and substantive procedures, including over journal entries, accounting estimates and significant transactions that are outside the normal course of business, or are otherwise unusual.

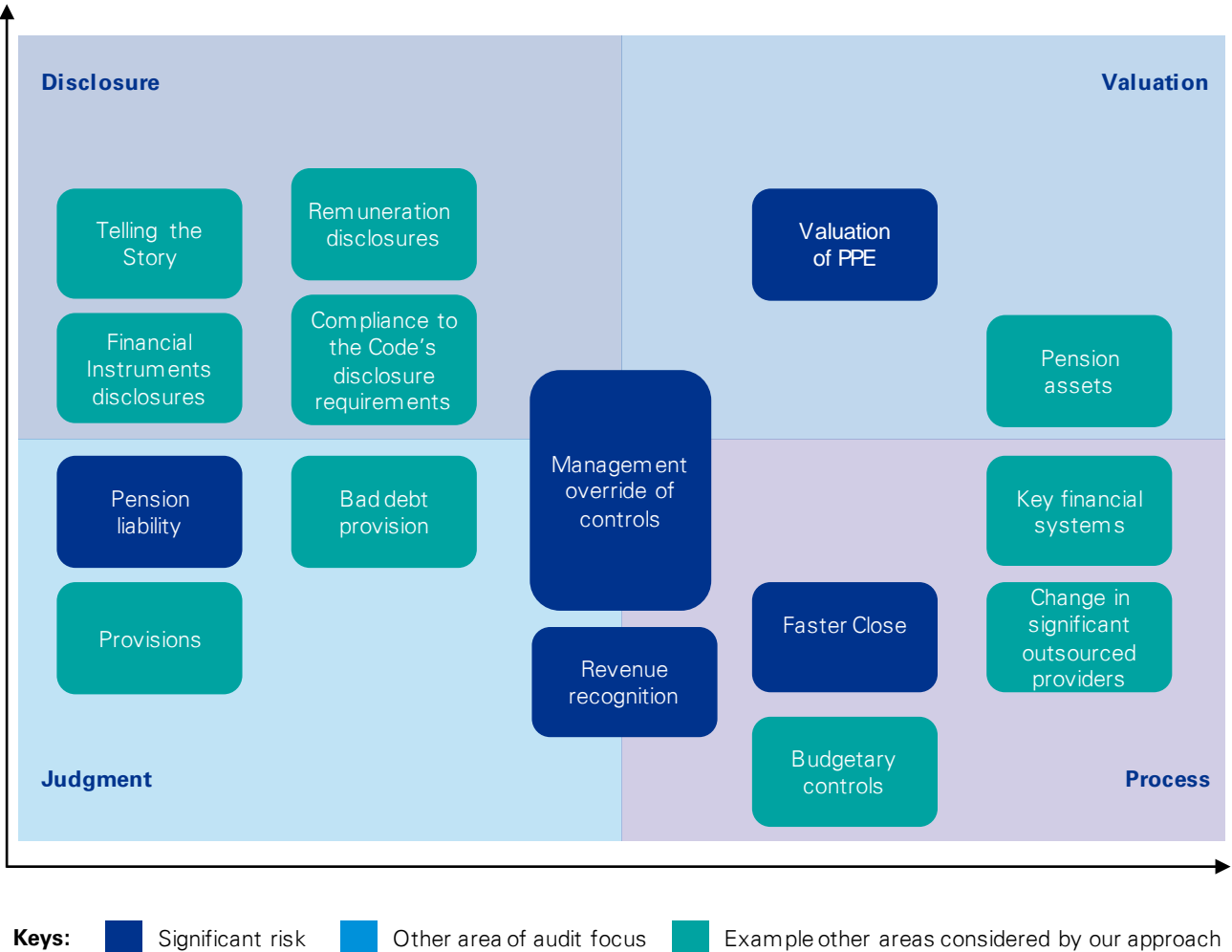
02

Fraudulent revenue recognition

We do not consider this to be a significant risk for local authorities as there are limited incentives and opportunities to manipulate the way income is recognised. We therefore rebut this risk and do not incorporate specific work into our audit plan in this area over and above our standard fraud procedures.

Financial statements audit planning (cont.)

The diagram below identifies significant risks and other areas of audit focus, which we expand on overleaf. The diagram also identifies a range of other areas considered by our audit approach.



Financial statements audit planning (cont.)

Significant Audit Risks

Those risks requiring specific audit attention and procedures to address the likelihood of a material financial statement error in relation to the Authority.

Risk:	<p>Valuation of PPE</p> <p>The Code requires that where assets are subject to revaluation, their year end carrying value should reflect the appropriate fair value at that date. The Authority has adopted a rolling revaluation model which sees all land and buildings revalued over a two year cycle. As a result of this, however, individual assets may not be revalued for four years.</p> <p>This creates a risk that the carrying value of those assets not revalued in year differs materially from the year end fair value. In addition, as the valuation is undertaken as at 1 April, there is a risk that the fair value is different at the year end.</p>
Approach:	<p>We will review the approach that the Authority has adopted to assess the risk that assets not subject to valuation are materially misstated and consider the robustness of that approach. We will also assess the risk of the valuation changing materially during the year.</p> <p>In addition, we will consider movement in market indices between revaluation dates and the year end in order to determine whether these indicate that fair values have moved materially over that time. We will utilise a valuation specialist to assess this.</p> <p>In relation to those assets which have been revalued during the year we will assess the valuer’s qualifications, objectivity and independence to carry out such valuations and review the methodology used (including testing the underlying data and assumptions).</p>

Financial statements audit planning (cont.)

Significant Audit Risks (cont.)

Risk:	<p>Pension Liabilities</p> <p>The net pension liability represents a material element of the Authority’s balance sheet. The Authority is an admitted body of Nottinghamshire Pension Fund, which had its last triennial valuation completed as at 31 March 2016. This forms an integral basis of the valuation as at 31 March 2018.</p> <p>The valuation of the Local Government Pension Scheme relies on a number of assumptions, most notably around the actuarial assumptions, and actuarial methodology which results in the Authority’s overall valuation.</p> <p>There are financial assumptions and demographic assumptions used in the calculation of the Authority’s valuation, such as the discount rate, inflation rates, mortality rates etc. The assumptions should also reflect the profile of the Authority’s employees, and should be based on appropriate data. The basis of the assumptions is derived on a consistent basis year to year, or updated to reflect any changes.</p> <p>There is a risk that the assumptions and methodology used in the valuation of the Authority’s pension obligation are not reasonable. This could have a material impact to net pension liability accounted for in the financial statements.</p>
Approach:	<p>As part of our work we will review the controls that the Authority has in place over the information sent directly to the Scheme Actuary. We will also liaise with the auditors of the Pension Fund in order to gain an understanding of the effectiveness of those controls operated by the Pension Fund. This will include consideration of the process and controls with respect to the assumptions used in the valuation. We will also evaluate the competency, objectivity and independence of Barnett Waddingham.</p> <p>We will review the appropriateness of the key assumptions included within the valuation, compare them to expected ranges, and consider the need to make use of a KPMG Actuary. We will review the methodology applied in the valuation by Barnett Waddingham.</p> <p>In addition, we will review the overall Actuarial valuation and consider the disclosure implications in the financial statements.</p>

Financial statements audit planning (cont.)

Significant Audit Risks (cont.)

Risk:	<p>Faster Close</p> <p>In prior years, the Authority has been required to prepare draft financial statements by 30 June and then final signed accounts by 30 September. For years ending on and after 31 March 2018 however, revised deadlines apply which require draft accounts by 31 May and final signed accounts by 31 July.</p> <p>These changes represent a significant change to the timetable that the Authority has previously worked to. The time available to produce draft accounts has been reduced by one month and the overall time available for completion of both accounts production and audit is two months shorter than in prior years.</p> <p>In order to meet the revised deadlines, the Authority may need to make greater use of accounting estimates. In doing so, consideration will need to be given to ensuring that these estimates remain valid at the point of finalising the financial statements. In addition, there are a number of logistical challenges that will need to be managed. These include:</p> <ul style="list-style-type: none">— Ensuring that any third parties involved in the production of the accounts (including valuers and actuaries) are aware of the revised deadlines and have made arrangements to provide the output of their work in accordance with this;— Revising the closedown and accounts production timetable in order to ensure that all working papers and other supporting documentation are available at the start of the audit process;— Ensuring that the Audit Committee meeting schedules have been updated to permit signing in July; and— Applying a shorter paper deadline to the July meeting of the Audit Committee meeting in order to accommodate the production of the final version of the accounts and our ISA 260 report. <p>In the event that the above areas are not effectively managed there is a significant risk that the audit will not be completed by the 31 July deadline.</p> <p>There is also an increased likelihood that the Audit Certificate (which confirms that all audit work for the year has been completed) may be issued separately at a later date if work is still ongoing in relation to the Authority’s Whole of Government Accounts return. This is not a matter of concern and is not seen as a breach of deadlines.</p>
Approach:	<p>We will continue to liaise with officers in preparation for our audit in order to understand the steps that the Authority is taking in order to ensure it meets the revised deadlines. We will also look to advance audit work into the interim visit in order to streamline the year end audit work.</p> <p>Where there is greater reliance upon accounting estimates we will consider the assumptions used and challenge the robustness of those estimates.</p>

Financial statements audit planning (cont.)

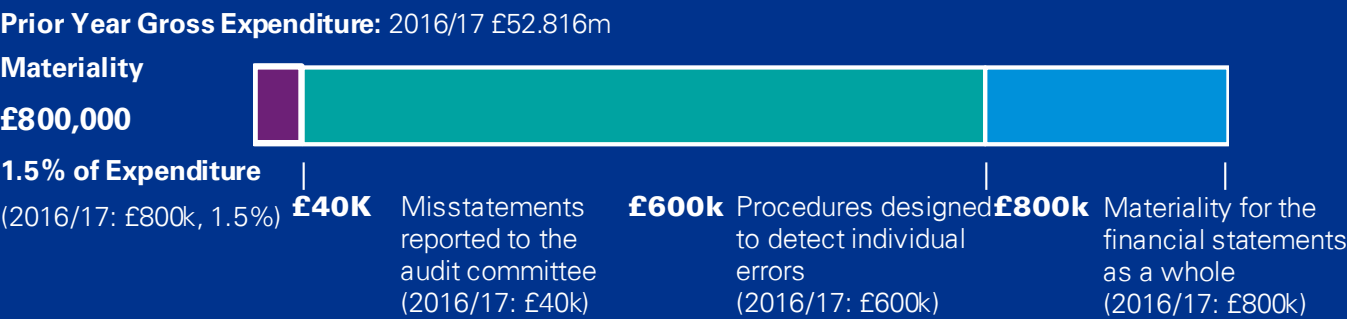
Materiality

We are required to plan our audit to determine with reasonable confidence whether or not the financial statements are free from material misstatement. An omission or misstatement is regarded as material if it would reasonably influence the user of financial statements. This therefore involves an assessment of the qualitative and quantitative nature of omissions and misstatements.

Generally, we would not consider differences in opinion in respect of areas of judgement to represent 'misstatements' unless the application of that judgement results in a financial amount falling outside of a range which we consider to be acceptable.

For the Authority, materiality for planning purposes has been set at £800,000, which equates to 1.5 percent of gross expenditure.

We design our procedures to detect errors in specific accounts at a lower level of precision.



Reporting to the Audit Committee

Whilst our audit procedures are designed to identify misstatements which are material to our opinion on the financial statements as a whole, we nevertheless report to the Audit Committee any unadjusted misstatements of lesser amounts to the extent that these are identified by our audit work.

Under ISA 260(UK&I) 'Communication with those charged with governance', we are obliged to report uncorrected omissions or misstatements other than those which are 'clearly trivial' to those charged with governance. ISA 260 (UK&I) defines 'clearly trivial' as matters that are clearly inconsequential, whether taken individually or in aggregate and whether judged by any quantitative or qualitative criteria.

In the context of the Authority, we propose that an individual difference could normally be considered to be clearly trivial if it is less than £40,000.

If management has corrected material misstatements identified during the course of the audit, we will consider whether those corrections should be communicated to the Audit Committee to assist it in fulfilling its governance responsibilities.



Non-Trivial corrected audit misstatements



Non-trivial uncorrected audit misstatements



Errors and omissions in disclosure
(Corrected and uncorrected)

Value for money arrangements work

VFM audit approach

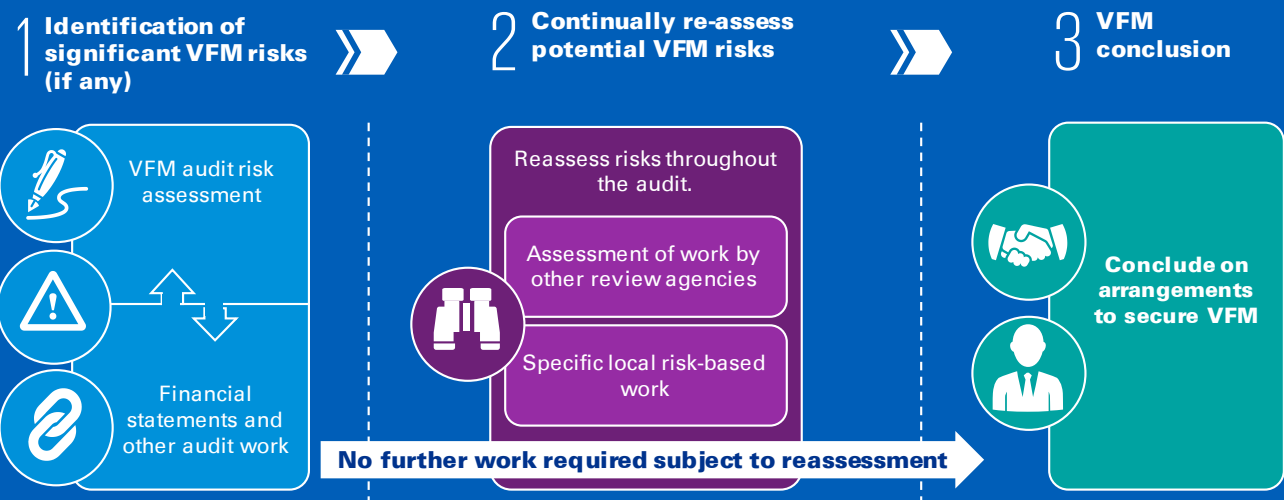
The Local Audit and Accountability Act 2014 requires auditors of local government bodies to be satisfied that the authority ‘has made proper arrangements for securing economy, efficiency and effectiveness in its use of resources’.

This is supported by the Code of Audit Practice, published by the NAO in April 2015, which requires auditors to ‘take into account their knowledge of the relevant local sector as a whole, and the audited body specifically, to identify any risks that, in the auditor’s judgement, have the potential to cause the auditor to reach an inappropriate conclusion on the audited body’s arrangements.’

Overall criterion

In all significant respects, the audited body had proper arrangements to ensure it took properly informed decisions and deployed resources to achieve planned and sustainable outcomes for taxpayers and local people.

The VFM approach is fundamentally unchanged from that adopted in 2016/17 and the process is shown in the diagram below. The diagram overleaf shows the details of the sub-criteria for our VFM work.



Value for money arrangements work (cont.)

Value for Money sub-criterion

Informed decision making

Proper arrangements:

- Acting in the public interest, through demonstrating and applying the principles and values of sound governance.
- Understanding and using appropriate and reliable financial and performance information to support informed decision making and performance management.
- Reliable and timely financial reporting that supports the delivery of strategic priorities.
- Managing risks effectively and maintaining a sound system of internal control.

Sustainable resource deployment

Proper arrangements:

- Planning finances effectively to support the sustainable delivery of strategic priorities and maintain statutory functions.
- Managing and utilising assets to support the delivery of strategic priorities.
- Planning, organising and developing the workforce effectively to deliver strategic priorities.

Working with partners and third parties

Proper arrangements:

- Working with third parties effectively to deliver strategic priorities.
- Commissioning services effectively to support the delivery of strategic priorities.
- Procuring supplies and services effectively to support the delivery of strategic priorities.

Value for money arrangements work (cont.)

VFM audit stage



VFM audit risk assessment

Audit approach

We consider the relevance and significance of the potential business risks faced by all local authorities, and other risks that apply specifically to the Authority. These are the significant operational and financial risks in achieving statutory functions and objectives, which are relevant to auditors' responsibilities under the *Code of Audit Practice*.

In doing so we consider:

- The Authority's own assessment of the risks it faces, and its arrangements to manage and address its risks;
- Information from the Public Sector Auditor Appointments Limited VFM profile tool;
- Evidence gained from previous audit work, including the response to that work; and
- The work of other inspectorates and review agencies.



Linkages with financial statements and other audit work

Audit approach

There is a degree of overlap between the work we do as part of the VFM audit and our financial statements audit. For example, our financial statements audit includes an assessment and testing of the Authority's organisational control environment, including the Authority's financial management and governance arrangements, many aspects of which are relevant to our VFM audit responsibilities.

We have always sought to avoid duplication of audit effort by integrating our financial statements and VFM work, and this will continue. We will therefore draw upon relevant aspects of our financial statements audit work to inform the VFM audit.



Identification of significant risks

Audit approach

The Code identifies a matter as significant '*if, in the auditor's professional view, it is reasonable to conclude that the matter would be of interest to the audited body or the wider public. Significance has both qualitative and quantitative aspects.*'

If we identify significant VFM risks, then we will highlight the risk to the Authority and consider the most appropriate audit response in each case, including:

- Considering the results of work by the Authority, inspectorates and other review agencies; and
- Carrying out local risk-based work to form a view on the adequacy of the Authority's arrangements for securing economy, efficiency and effectiveness in its use of resources.

Value for money arrangements work (cont.)

VFM audit stage



Assessment of work by other review agencies, and Delivery of local risk based work

Audit approach

Depending on the nature of the significant VFM risk identified, we may be able to draw on the work of other inspectorates, review agencies and other relevant bodies to provide us with the necessary evidence to reach our conclusion on the risk.

We will also consider the evidence obtained by way of our financial statements audit work and other work already undertaken.

If evidence from other inspectorates, agencies and bodies is not available and our other audit work is not sufficient, we will need to consider what additional work we will be required to undertake to satisfy ourselves that we have reasonable evidence to support the conclusion that we will draw. Such work may include:

- Additional meetings with senior managers across the Authority;
- Review of specific related minutes and internal reports;
- Examination of financial models for reasonableness, using our own experience and benchmarking data from within and without the sector.



Concluding on VFM arrangements

Audit approach

At the conclusion of the VFM audit we will consider the results of the work undertaken and assess the assurance obtained against each of the VFM themes regarding the adequacy of the Authority's arrangements for securing economy, efficiency and effectiveness in the use of resources.

If any issues are identified that may be significant to this assessment, and in particular if there are issues that indicate we may need to consider qualifying our VFM conclusion, we will discuss these with management as soon as possible. Such issues will also be considered more widely as part of KPMG's quality control processes, to help ensure the consistency of auditors' decisions.



Reporting

Audit approach

We have completed our initial VFM risk assessment and have identified one significant VFM risk. On the following page, we report the results of our initial risk assessment.

We will report on the results of the VFM audit through our ISA 260 Report. This will summarise any specific matters arising, and the basis for our overall conclusion.

The key output from the work will be the VFM conclusion (i.e. our opinion on the Authority's arrangements for securing VFM), which forms part of our audit report.

Value for money arrangements work (cont.)

Significant VFM Risks

Those risks requiring specific audit attention and procedures to address the likelihood that proper arrangements are not in place to deliver value for money.

Risk:	<p>Delivery of budgets</p> <p>The Authority’s net revenue budget of £12.481m was approved by full Council in March 2017. In addition to this planned savings of £1.694m was also approved over the period 2017/18 to 2021/22, of which £532k was approved for delivery in 2017/18.</p> <p>Planned savings have been set to principally address future reductions to local authority funding alongside service cost and demand pressures. As a result, the need for savings will continue to have a significant impact on the Authority’s financial resilience.</p> <p>The forecast as at Quarter 3 projects an underspend of £110,000 in relation to the budget and in terms of savings indicates that £25,000 will not be achieved and a further £21,000 will be delayed until 2018/19. However, this will be fully offset by the early delivery of some proposals, totalling £94,700, which were initially planned for 2018/19.</p> <p>We noted in our 2016/17 ISA260 document, how the Authority was required to generate a further £1.9m of savings over the medium term (2017/18 to 2020/21), but at the time of writing was in the process of progressing detailed plans.</p> <p>Therefore we consider this to be a significant risk.</p>
Approach:	<p>As part of our additional risk based work, we will undertake the following procedures over this significant risk:</p> <ul style="list-style-type: none">— We will review the controls the Authority has in place to ensure financial resilience, specifically that the Medium Term Financial Plan has duly taken into consideration factors such as funding reductions, salary and general inflation, demand pressures, restructuring costs and sensitivity analysis given the degree of variability in the above factors;— Review the reported actual delivery of the Authority’s savings programme compared to planned savings;— Consider the Authority’s main income streams and the impact the Local Government Settlement has on these and how the Authority is working to mitigate the corresponding risks to service delivery; and— Discuss the arrangements the Authority has in place in identifying savings for 2018/19.
VFM Sub-criterion:	<p>This risk is related to the following Value For Money sub-criterion</p> <ul style="list-style-type: none">— Informed decision making;— Sustainable resource deployment; and— Working with partners and third parties

Other matters

Whole of government accounts (WGA)

We are required to issue an assurance statement to the National Audit Office confirming the income, expenditure, asset and liabilities of the Authority. Deadlines for completion of this for 2017/18 have not yet been confirmed.

Elector challenge

The Local Audit and Accountability Act 2014 gives electors certain rights. These are:

- The right to inspect the accounts;
- The right to ask the auditor questions about the accounts; and
- The right to object to the accounts.

As a result of these rights, in particular the right to object to the accounts, we may need to undertake additional work to form our decision on the elector's objection. The additional work could range from a small piece of work where we interview an officer and review evidence to form our decision, to a more detailed piece of work, where we have to interview a range of officers, review significant amounts of evidence and seek legal representations on the issues raised.

The costs incurred in responding to specific questions or objections raised by electors is not part of the fee. This work will be charged in accordance with the PSAA's fee scales.



Other matters

Reporting and communication

Reporting is a key part of the audit process, not only in communicating the audit findings for the year, but also in ensuring the audit team are accountable to you in addressing the issues identified as part of the audit strategy. Throughout the year we will communicate with you through meetings with the finance team and the Audit Committee. Our communication outputs are included in Appendix 1.

Independence and Objectivity

Auditors are also required to be independent and objective. Appendix 3 provides more details of our confirmation of independence and objectivity.

Audit fee

Our Audit Fee Letter 2017/2018 presented to you in April 2017 first set out our fees for the 2017/2018 audit. This letter also set out our assumptions. We have not considered it necessary to seek approval for any changes to the agreed fees at this stage, but we do note that specific risks have been identified in respect of VFM, pensions and the valuation of PPE, which may require an additional fee request at a later stage.

Should there be a need to charge additional audit fees then this will be agreed with the s.151 Officer and PSAA. If such a variation is agreed, we will report that to you in due course.

The planned audit fee for 2017/18 is £42,570, consistent with the fee in 2016/2017 of £42,570. Note that we agreed a fee variation of £794 in regards to last year's external audit which is currently with the PSAA for approval. The fee variation relates to the additional audit work required in order for us to sign our accounts opinion relating to:

- Restatement of the Comprehensive Income and Expenditure Statement.

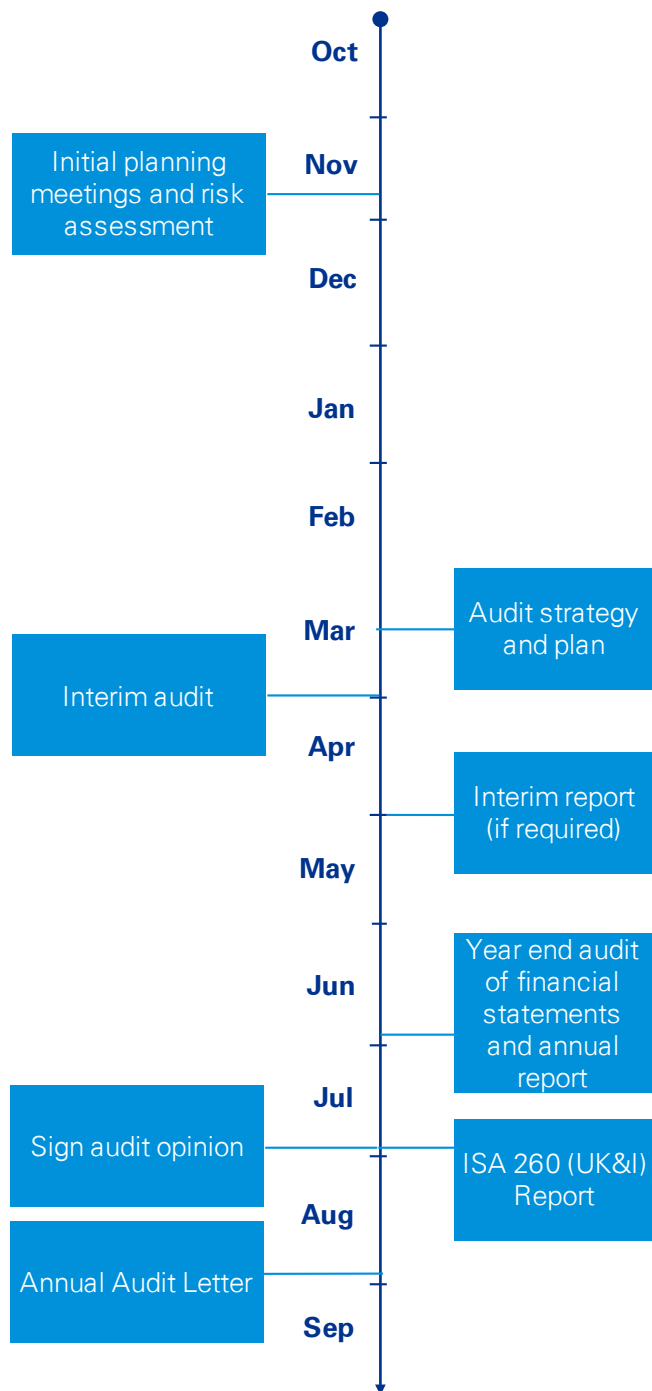
Our scale fee in regards to the Authority's Housing Benefits audit for 2017/18 is £10,562. This fee is determined by PSAA.

Appendix 1:

Key elements of our financial statements audit approach

Communication

Continuous communication involving regular meetings between Audit Committee, Senior Management and audit team.



Appendix 1:

Key elements of our financial statements audit approach (cont.)

Audit workflow

Planning

- Determining our materiality level;
- Risk assessment;
- Identification of significant risks;
- Consideration of potential fraud risks;
- Identification of key account balances in the financial statements and related assertions, estimates and disclosures;
- Consideration of managements use or experts; and
- Issuing this audit plan to communicate our audit strategy.

Control evaluation

- Understand accounting and reporting activities
- Evaluate design and implementation of selected controls
- Test operating effectiveness of selected controls
- Assess control risk and risk of the accounts being misstated

Substantive testing

- Plan substantive procedures
- Perform substantive procedures
- Consider if audit evidence is sufficient and appropriate

Completion

- Perform completion procedures
- Perform overall evaluation
- Form an audit opinion
- Audit Committee reporting

Appendix 2:

Audit team

Your audit team has been drawn from our specialist public sector assurance department. Our audit team were all part of the Gedling Borough Council audit last year.



Andrew Bush
Director

T: +44 (0) 11 593 53 560
E: andrew.bush@kpmg.co.uk

‘My role is to lead our team and ensure the delivery of a high quality, valued added external audit opinion. I will be the main point of contact for the Audit Committee and Chief Executive.’



Thomas Tandy
Manager

T: +44 (0) 11 5945 4480
E: tandy.thomas@kpmg.co.uk

‘I provide quality assurance for the audit work and specifically any technical accounting and risk areas. I will work closely with Andrew to ensure we add value. I will liaise with the Deputy Chief Executive and Director of Finance and other Executive Directors.’



Arvinder Khela
Assistant Manager

T: +44 (0) 12 1609 5880
E: arvinder.khela@kpmg.co.uk

‘I will be responsible for the on-site delivery of our work and will supervise the work of our audit assistants.’

Appendix 3:

Independence and objectivity requirements

ASSESSMENT OF OUR OBJECTIVITY AND INDEPENDENCE AS AUDITOR OF GEDLING BOROUGH COUNCIL

Professional ethical standards require us to provide to you at the planning stage of the audit a written disclosure of relationships (including the provision of non-audit services) that bear on KPMG LLP's objectivity and independence, the threats to KPMG LLP's independence that these create, any safeguards that have been put in place and why they address such threats, together with any other information necessary to enable KPMG LLP's objectivity and independence to be assessed.

In considering issues of independence and objectivity we consider relevant professional, regulatory and legal requirements and guidance, including the provisions of the Code of Audit Practice, the provisions of Public Sector Audit Appointments Ltd's ('PSAA's') Terms of Appointment relating to independence and the requirements of the FRC Ethical Standard and General Guidance Supporting Local Audit (Auditor General Guidance 1 – AGN01) issued by the National Audit Office ('NAO').

This Appendix is intended to comply with this requirement and facilitate a subsequent discussion with you on audit independence and addresses:

- General procedures to safeguard independence and objectivity;
- Independence and objectivity considerations relating to the provision of non-audit services; and
- Independence and objectivity considerations relating to other matters.

General procedures to safeguard independence and objectivity

KPMG LLP is committed to being and being seen to be independent. As part of our ethics and independence policies, all KPMG LLP partners, Audit Directors and staff annually confirm their compliance with our ethics and independence policies and procedures. Our ethics and independence policies and procedures are fully consistent with the requirements of the FRC Ethical Standard. As a result we have underlying safeguards in place to maintain independence through:

- Instilling professional values
- Communications
- Internal accountability
- Risk management
- Independent reviews.

We are satisfied that our general procedures support our independence and objectivity.

Independence and objectivity considerations relating to the provision of non-audit services

Summary of fees

We have considered the fees charged by us to the authority and its affiliates for professional services provided by us during the reporting period.

Facts and matters related to the provision of non-audit services and the safeguards put in place that bear upon our independence and objectivity, are set out in the following table

Analysis of Non-audit services for the year ended 31 March 2018

See table overleaf.

Appendix 3:

Independence and objectivity requirements
(cont.)

Independence and objectivity considerations relating to the provision of non-audit services (cont.)

Analysis of Non-audit services for the year ended 31 March 2018

Description of scope of services	Value of Services Delivered in the year ended 31 March 2018 £000	Principle threats to independence and Safeguards Applied
In May 2011 the Council engaged KPMG to provide services to assist with the recovery of VAT in respect of sports fields and related facilities. The fee was originally contingent however following our appointment as external auditor in 2012/13 was converted to an agreed fixed fee basis which was approved by Public Sector Appointments Limited (PSAA) in January 2016.	No billed fees in 2017/18. Billed fees totalling £33,000 up to 2015/16.	<p>This engagement is entirely separate from the audit through a separate contract, engagement team and lead partner. In addition, the audit fee scale rates were set independently to KPMG by the PSAA. Therefore, the proposed engagement will have no perceived or actual impact on the audit team and the audit team resources that will be deployed to perform a robust and thorough audit.</p> <p>In May 2011 the Authority engaged KPMG to provide services to assist with the recovery of VAT in respect of sports fields and related facilities. Therefore, it does not impact on our opinion and we do not consider that the outcome of this work will be a threat to our role as external auditors. The existence of a separate team for this work is a further safeguard. Consequently, we consider we have appropriately managed this threat.</p> <p>This work will be advice and support only –all decisions will be made by the Authority.</p> <p>This threat is limited given the scale, nature and timing of the work. The existence of the separate team for this work is the key safeguard.</p> <p>We will not act as advocates for the Authority in any aspect of this work.</p>

Appropriate approvals have been obtained from PSAA for all non-audit services above the relevant thresholds provided by us during the reporting period. In addition, we monitor our fees to ensure that we comply with the 70% non-audit fee cap set by the NAO.

Appendix 3:

Independence and objectivity requirements (cont.)

Independence and objectivity considerations relating to other matters

There are no other matters that, in our professional judgment, bear on our independence which need to be disclosed to the Audit Committee.

Confirmation of audit independence

We confirm that as of the date of this report, in our professional judgment, KPMG LLP is independent within the meaning of regulatory and professional requirements and the objectivity of the Audit Director and audit staff is not impaired.

This report is intended solely for the information of the Audit Committee of the authority and should not be used for any other purposes.

We would be very happy to discuss the matters identified above (or any other matters relating to our objectivity and independence) should you wish to do so.

Andrew Bush

KPMG LLP



kpmg.com/uk



This report is addressed to the Authority and has been prepared for the sole use of the Authority. We take no responsibility to any member of staff acting in their individual capacities, or to third parties. We draw your attention to the Statement of Responsibilities of auditors and audited bodies, which is available on Public Sector Audit Appointment's website (www.psaa.co.uk).

External auditors do not act as a substitute for the audited body's own responsibility for putting in place proper arrangements to ensure that public business is conducted in accordance with the law and proper standards, and that public money is safeguarded and properly accounted for, and used economically, efficiently and effectively.

We are committed to providing you with a high quality service. If you have any concerns or are dissatisfied with any part of KPMG's work, in the first instance you should contact [...], the engagement lead to the Authority, who will try to resolve your complaint. If you are dissatisfied with your response please contact the national lead partner for all of KPMG's work under our contract with Public Sector Audit Appointments Limited, Andrew Sayers, by email to Andrew.Sayers@kpmg.co.uk. After this, if you are still dissatisfied with how your complaint has been handled you can access PSAA's complaints procedure by emailing generalenquiries@psaa.co.uk by telephoning 020 7072 7445 or by writing to Public Sector Audit Appointments Limited, 3rd Floor, Local Government House, Smith Square, London, SW1P 3HZ.

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CREATE: CRT086281A

MINUTES ENVIRONMENT AND LICENSING COMMITTEE

Tuesday 3 April 2018

Councillor Marje Paling (Chair)

Present: Councillor Nicki Brooks Councillor Carol Pepper
Councillor Bruce Andrews Councillor Alex Scroggie
Councillor Sandra Barnes Councillor Paul Wilkinson

Absent: Councillor Bob Collis, Councillor Barbara Miller and
Councillor Jane Walker

Officers in Attendance: P Gibbs, C Allcock, L Chaplin and L Mellors

**169 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE
MEETING HELD ON 6 MARCH 2018**

RESOLVED:

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

170 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS.

Apologies were received from Councillors Collis, Miller and Walker.

Councillors Lawrence and Poole attended as substitutes.

171 DECLARATION OF INTERESTS.

None.

**172 EQUALITY ACT 2010: ASSISTANCE DOGS AND WHEELCHAIR
ACCESSIBLE VEHICLES**

Consideration was given to a report by the Service Manager, Public Protection, which had been circulated prior to the meeting to seek approval to introduce the Policy of the Carriage of Persons Accompanied by Assistance Dogs in Gedling Borough Licensed Hackney Carriages and Private Hire Vehicles including the process to apply for an exemption.

RESOLVED:

1. To approve the introduction of the Policy of the Carriage of Persons Accompanied by Assistance Dogs in Gedling Borough Licensed Hackney Carriages and Private Hire Vehicles found at Appendix 1 of this report including the process to apply for an exemption.
2. To approve that the Council implements s.167 of the Act, to maintain and publish a list of designated wheelchair accessible vehicles.
3. To approve the introduction of the Policy on the Carriage of Persons in Wheelchairs when Carried in a Designated Vehicle found at Appendix 2 of this report including the process to apply for an exemption.
4. To delegate all functions and responsibilities under the Act and any regulations made there under, to the Director for Health and Wellbeing.
5. To authorise the Director of Health and Wellbeing in consultation with the Director of Organisational Development and Democratic Services to authorise legal proceedings under the Act

173 ANY OTHER ITEM WHICH THE CHAIR CONSIDERS URGENT.

None.

174 EXCLUSION OF THE PRESS AND PUBLIC.

RESOLVED:

That, the Members being satisfied that the public interest in maintaining the exemption outweighs the public interest in disclosing the information that under Section 100(A)(4) of the Local Government Act 1972, the public and press be excluded from the meeting during the consideration of the ensuing reports on the grounds that the report involves the likely disclosure of exempt information as defined in Paragraph 7 of Part 1 of Schedule 12A of the Local Government Act 1972.

175 APPLICATION FOR A THREE YEAR JOINT HACKNEY CARRIAGE / PRIVATE HIRE DRIVERS LICENCE - (SS)

SS did not attend the meeting.

RESOLVED:

To defer consideration of the application for a Joint Hackney Carriage/Private Hire Driver's Licence from SS to a future meeting of the Committee. If SS does not attend his next appointment, his application will be treated as withdrawn.

**176 APPLICATION FOR A ONE YEAR JOINT HACKNEY CARRIAGE /
PRIVATE HIRE DRIVERS LICENCE - (UA)**

Consideration was given to a report by Director of Health and Community Wellbeing, which had been circulated prior to the meeting, regarding an application for a renewal Joint Hackney Carriage/Private Hire Driver's Licence for UA.

UA attended the meeting and addressed the Committee.

In making its decision, the Committee applied the Council's approved Policy and Guidelines. On the basis of what it heard, the Committee was satisfied on balance that no exceptional circumstances existed which warranted departure from policy.

RESOLVED:

To refuse UA's application for a renewal Joint Hackney Carriage/Private Hire Driver's Licence on the grounds that he is not a fit and proper person.

UA was advised of his right to appeal against the decision of the Committee.

**177 APPLICATION FOR A ONE YEAR JOINT HACKNEY CARRIAGE /
PRIVATE HIRE DRIVERS LICENCE - (MNA)**

Consideration was given to a report by Director of Health and Community Wellbeing, which had been circulated prior to the meeting, regarding an application for a Joint Hackney Carriage/Private Hire Driver's Licence for MNA.

MNA attend the meeting and addressed the Committee.

In making its decision, the Committee applied the Council's approved Policy and Guidelines. On the basis of what it heard, the Committee was satisfied on balance that exceptional circumstances existed which warranted departure from policy.

To approve MNA's application for a Joint Hackney Carriage/Private Hire Driver's Licence for 1 year.

**178 APPLICATION FOR A ONE YEAR JOINT HACKNEY CARRIAGE /
PRIVATE HIRE DRIVERS LICENCE - (KS)**

Consideration was given to a report by Director of Health and Community Wellbeing, which had been circulated prior to the meeting, regarding an application for a Joint Hackney Carriage/Private Hire Driver's Licence for KS.

KS attended the meeting and addressed the Committee.

In making its decision, the Committee applied the Council's approved Policy and Guidelines. On the basis of what it heard, the Committee was satisfied on balance that exceptional circumstances existed which warranted departure from policy.

To approve KS's application for a Joint Hackney Carriage/Private Hire Driver's Licence for a period of 1 year and issue with a warning to notify the Council of any future incidents and convictions.

The meeting finished at 5.40 pm

Signed by Chair:
Date:

MINUTES CABINET

Thursday 5 April 2018

Councillor Michael Payne (Chair)

Councillor Peter Barnes
Councillor David Ellis
Councillor Gary Gregory

Councillor Jenny Hollingsworth
Councillor Henry Wheeler

Absent: Councillor John Clarke and Councillor Chris Barnfather

Officers in Attendance: J Robinson, D Alvey, A Callingham, M Hill, L Mellors and F Whyley

103 APOLOGIES FOR ABSENCE.

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

104 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 8 MARCH 2018.

RESOLVED:

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

105 DECLARATION OF INTERESTS.

None.

106 NOTTINGHAMSHIRE POLICE COMMUNITY SAFETY ACCREDITATION SCHEME

The Service Manager, Public Protection introduced a report, which had been circulated prior to the meeting to seek approval for Gedling Borough Council to sign up to the Nottinghamshire Police Community Safety Accreditation Scheme and to delegate the Director of Health and Community Wellbeing the authority to sign the agreement and authorise appropriate working arrangements and delegations.

RESOLVED to:

- 1) Approve Gedling Borough Council signing up to the Nottinghamshire Police Community Safety Accreditation Scheme.
- 2) Approve delegate authority to the Director of Health and Community Wellbeing in consultation with the Director of Organisational Development and Democratic Services to finalise and sign the Joint Operating Protocol between Nottinghamshire Police and Gedling Borough Council shown in draft at Appendix 2 to this report; and
- 3) Approve authority to the Director of Health and Community Wellbeing to authorise appropriate working arrangements and delegations, to ensure that the scheme is implemented and that the appropriate staff are authorised to enforce the additional powers confirmed by the scheme.

107

ARNOLD MARKET

The Service Manager, Economic Growth and Regeneration introduced a report, which had been circulated in advance of the meeting, seeking approval to move forward with aspects of acquisition and future operation of Arnold Market. An additional recommendation (referred to as resolution 8) was circulated at the meeting.

RESOLVED That:

Subject to completion of the Council's acquisition of the Site to:

- 1) Agree to the Council utilising its powers under the Food Act 1984 to establish a market on the Site;
- 2) Approve the market stall fees as set out at Appendix 1 to this report;
- 3) Authorise the Service Manager for Property, in consultation with the Director of Organisational Development and Democratic Services and the Service Manager for Community Relations to approve all necessary licences, agreements and terms and conditions for stall holders associated with the operation of a market;
- 4) Authorise the Service Manager for Property to seek necessary approvals/licences from Nottingham City Council to operate a market at the Site;
- 5) Authorise the Service Manager for Property to obtain any necessary consents or permissions and undertake any necessary

works to enable the Council to satisfactorily operate an interim market at the Site

- 6) Authorise the Service Manager for Economic Growth and Regeneration to progress outline designs and costings for longer term improvements to the Site, subject to funding approval;
- 7) Authorise the Service Manager for Economic Growth and Regeneration in consultation with the Leader of the Council to establish a cross party working group to consult on future proposals for the Site; and
- 8) Authorise the Portfolio Holder for Growth and Regeneration to select and approve a final scheme for the Site in consultation with the cross party working group.

108 FORWARD PLAN

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

RESOLVED:

To note the report.

109 PROGRESS REPORTS FROM PORTFOLIO HOLDERS.

Councillor Peter Barnes (Environment)

- Work to introduce a Council run Pet Cremation Service was progressing
- This year's Keep Britain Tidy Campaign will commence on 9 April.
- Following the motion to the January meeting of Council, Saving Plastics Campaign was now being promoted on Council vehicles.
- Residents were being encouraged to order an extra brown bin for spring collections.

Councillor Jenny Hollingsworth (Growth and Regeneration)

- Rose Cottage at Carlton Square has been purchased by the Council and demolition was now imminent. Further improvements were planned for the site.
- £350K of funding had been secured to develop the Borough's Town Centres including Carlton Square.
- A update on Planning Enforcement action was presented to Planning Committee. Thank you to Mike Avery, Service Manager on the Planning Department's performance.

Councillor Gary Gregory (Community Development)

- The Gedling Arts Festival programme to be finalised shortly.
- Progress has been made towards the Asset Transfer of Pond Hills Community Centre with a local group hoping to take on responsibility in the near future.
- A Community Safety project with local young people delivered through Nottinghamshire Fire and Rescue Authority would begin shortly in Netherfield.

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

- A Social Prescribing Service aimed at tackling social isolation was currently recruiting resident volunteers to be Community Navigators.
- Calverton Leisure Centre's extension completed and open to the public. Attendances at the centre have increased.
- The workload of Housing Needs Officers continues to show an increase.
- The Local Clinical Commissioning Group is currently going through a transformation programme and seeking to make savings.

Councillor Michael Payne (Resources and Reputation)

- The Spring edition of Contacts Magazine is due out shortly.
- Thanks to the Communications Team for promoting Council projects successfully through social media.
- The re-design of the Council's website following clear government advice to make sure it is functional and serves purpose was now complete
- A Meeting held with Nottingham City Council on shared enforcement for taxi drivers.
- Derby City Council has written to the Secretary of State on the cancellation of the electrification of the Midland Mainline.

Councillor David Ellis (Public Protection)

- Work was being undertaken to address the recent rise in reported anti-social Behaviour. There had especially been concern over social media reports on crime and the resulting effect on residents' perceptions on the level of crime
- The Selective Licensing Scheme has been agreed for introduction in Netherfield Ward. Thanks to all the officers involved.

110 MEMBER'S QUESTIONS TO PORTFOLIO HOLDERS.

None received.

111 ANY OTHER ITEMS THE CHAIR CONSIDERS URGENT.

None.

The meeting finished at 1.35 pm

Signed by Chair:
Date:

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MINUTES PLANNING COMMITTEE

Wednesday 18 April 2018

Councillor John Truscott (Chair)

In Attendance:	Councillor Barbara Miller	Councillor Meredith Lawrence
	Councillor Michael Adams	Councillor Marje Paling
	Councillor Pauline Allan	Councillor Colin Powell
	Councillor Chris Barnfather	Councillor Paul Stirland
	Councillor Alan Bexon	Councillor Paul Wilkinson
	Councillor Kevin Doyle	Councillor Muriel Weisz
	Councillor David Ellis	Councillor Henry Wheeler

Absent: Councillor Bob Collis and Councillor Gary Gregory

Officers in Attendance: M Avery, C Goodall, S Oleksiw and C James

108 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS.

Apologies for absence were received from Councillor Collis. Councillor Weisz attended as a substitute.

109 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 14 MARCH 2018.

RESOLVED:

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

110 DECLARATION OF INTERESTS

The Chair declared a collective non-pecuniary interest in items 4 and 5 on the agenda as Gedling Borough Council was in ownership of the land.

111 APPLICATION NO. 2018/0033 - GEDLING COUNTRY PARK, SPRING LANE

Removal of condition 24 of planning approval 2013/1387. Hours of use for access point.

The Service Manager – Development Services introduced the report.

RESOLVED:

To Grant Variation of Condition 24 of planning permission 2013/1387 by issuing a replacement planning permission subject to the following conditions:

Conditions

- 1 DELETED - Time period to implement permission - development completed
- 2 The development hereby approved shall be carried out in accordance with the approved plans received on the 7th December 2012, the 18th December 2012, the revised plans received on the 28th January 2013, the revised plans received on the 27th February 2013, the revised plan received on the 1st March 2013 and the plans received on the 8th November 2013, drawing numbers LR/4017514/08, LR/4017514/09, LR/4017514/10, LR/4017514/11, LR/4017514/12, LR/401754/05, LR/4017514/03A, LR/4017514/06, LR/4017514/06, LR/4017514/02A, LR/4017514/02D, LR/4017514/03C and LR/4017514/04E.
- 3 DELETED - development phases, site clearance, drainage, pathways, fencing, cultivation and seeding have been implemented.
- 4 DELETED - Surface Water Drainage scheme implemented;
- 5 DELETED - Remediation Scheme approved and implemented
- 6 DELETED - Remediation Scheme approved and implemented
- 7 DELETED - Visibility Splays implemented
- 8 DELETED - Crossings to watercourses implemented
- 9 DELETED - Car Parking and Cycle Parking implemented
- 10 DELETED - Height restriction barriers implemented
- 11 DELETED - Visibility Splay implemented
- 12 DELETED - Flood Lighting implemented
- 13 DELETED - Footpaths implemented
- 14 DELETED - Surfacing of footpaths implemented

- 15 DELETED - Pedestrian footbridges implemented
- 16 DELETED - Footways implemented
- 17 DELETED - Car Parking Areas implemented
- 18 DELETED - Flood Lighting / Security Lighting implemented
- 19 DELETED - Management of Landscaping by Parks and Street Care
- 20 DELETED - Hedgerow implemented
- 21 DELETED - Ecology Report adhered to during implementation
- 22 DELETED - footways implemented
- 23 The gates to the proposed access point from Spring Lane shall open inwards.
- 24 DELETED - Vehicular access point managed by the Borough Council.

Reasons

- 1 DELETED - development implemented.
- 2 For the avoidance of doubt.
- 3 DELETED - development implemented.
- 4 DELETED - development implemented.
- 5 DELETED - development implemented.
- 6 DELETED - development implemented.
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- 17 DELETED - development implemented.
- 18 DELETED - development implemented.
- 19 DELETED - development implemented.
- 20 DELETED - development implemented.
- 21 DELETED - development implemented.
- 22 DELETED - development implemented.
- 23 To ensure a satisfactory development, in accordance with the aims of policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).
- 24 DELETED - Vehicle Access Point Managed by Parks and Street Care.

Reasons for Decision

The proposed variation of conditions 3, and 24 attached to planning permission 2013/1387 are acceptable resulting in no significant impact on highway safety or visitors to the country park. The proposal therefore accords with policies ENV1 and ENV44 of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2008) and the policies contained within the National Planning Policy Framework and the Gedling Borough Council Aligned Core Strategy.

Notes to Applicant

Planning Statement - The Borough Council has worked positively and proactively with the applicant/agent which is in accordance with paragraphs 186 to 187 of the National Planning Policy Framework.

Date Recommended: 13th March 2018

**APPLICATION NO. 2017/0958 - GEDLING COUNTRY PARK
VISITOR CENTRE SPRING LANE**

Variation of Condition 2 (planning application 2017/0636) to extend the opening hours of cafe.

The Service Manager – Development Services introduced the report.

RESOLVED:

To Grant Variation of Condition 2 of planning permission 2017/0636 by issuing a replacement planning permission subject to the following conditions:

Conditions

- 1 DELETED - Time period to implement permission - development has commenced.
- 2 The development hereby permitted shall be retained in accordance with the plans received on 5th July 2016, document no's: Arboricultural Assessment (July 2016); Non-residential Mining Report (51001175308001); Transport Assessment (TPLE61348); and the plans and details received on 29th September 2016: Job Number 3100 - document no's: 10 (Site Location Plan) Rev E; 11 (Block Plan) Rev E; 12 (Proposed Site Plan) Rev F; 13 (Site Sections) Rev D; 14 (Proposed Plans) Rev F; 15 (Proposed Elevations) Rev E; 16 (Proposed Views) Rev C; 1016 002 (Sheet Layout); and 1016 003 Rev D (Landscape Soft Works West); 1016 004 Rev D (Landscape Soft Works East); and 1016 005 Rev D (Landscape Soft Works South), and 1016 001 Revision A (Landscape Strategy) received by the Local Planning Authority on 11th May 2017; as well as the email from the agent confirming the use of Naturescape N14 Seed Mix on 5th July 2017.
- 3 The Landscape and Ecological Management Plan shall be retained in accordance with the details received by the Local Planning Authority on 11th May 2017; Landscape Strategy Drawing No. 1016 001 Revision A, Sheet Layout Drawing No. 1016 002 Revision A, Landscapes Softworks West Drawing No. 1016 003 Revision D, Landscape Softworks East Drawing No. 1016 004 Revision D, Landscape Softworks South Drawing No. 1016 005 Revision D, Interpretation Post, Interpretation Post 2 and the Landscape and Ecological Management Plan prepared by DSA dated 10th March 2017. The scheme shall be retained strictly in accordance with the approved details.
- 4 DELETED - external lighting implemented.

- 5 DELETED - Building constructed.
- 6 DELETED - Highways works implemented.
- 7 DELETED - Verification report approved and building constructed.
- 8 DELETED - Surface water drainage scheme implemented.

Reasons

- 1 DELETED as development commenced.
- 2 For the avoidance of doubt.
- 3 To ensure the provision of ecological enhancements to enhance biodiversity, in accordance with the aims of Section 11 of the National Planning Policy Framework and Policy 17 of the Aligned Core Strategy for Gedling Borough (September 2014).
- 4 DELETED - External Lighting Implemented.
- 5 DELETED - Building constructed.
- 6 DELETED - Highways works implemented.
- 7 DELETED - Verification report approved and building constructed.
- 8 DELETED - Surface water drainage scheme implemented.

Reasons for Decision

The proposed variation of conditions 2 attached to planning permission 2017/0636 are acceptable resulting in no significant impact on highway safety or visitors to the country park. The proposal therefore accords with policies ENV1 and ENV44 of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2008) and the policies contained within the National Planning Policy Framework and the Gedling Borough Council Aligned Core Strategy.

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. During the processing of the application there were no problems for which the Local Planning Authority had to seek a solution in relation to this application.

Date Recommended: 27th March 2018

113 APPEAL DECISION, APPLICATION NO. 0627/2017 - LONGDALE PLANTATIONS, LONGDALE LANE, RAVENSHEAD.

Change of use and conversion of existing machinery and log storage building to 2no holiday lets.

RESOLVED:

To note the information.

114 PLANNING ENFORCEMENT UPDATE REPORT

Christine James, Enforcement and Compliance Officer gave a presentation in order to update the Planning Committee on the progress of the planning enforcement function and to inform Members of the outcome of cases which had previously been considered by the Committee, and where formal action had been taken.

115 PANEL DELEGATION PANEL ACTION SHEETS

RESOLVED:

To note the information.

116 FUTURE APPLICATIONS LIST

RESOLVED:

To note the information.

117 ANY OTHER ITEMS WHICH THE CHAIR CONSIDERS URGENT.

None.

The meeting finished at 6.45 pm

Signed by Chair:
Date:

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MINUTES ENVIRONMENT AND LICENSING COMMITTEE

Tuesday 1 May 2018

Councillor Marje Paling (Chair)

Present: Councillor Nicki Brooks Councillor Carol Pepper
Councillor Bruce Andrews Councillor Alex Scroggie
Councillor Sandra Barnes Councillor Jane Walker
Councillor Bob Collis Councillor Paul Wilkinson

Absent: Councillor Barbara Miller

Officers in Attendance: R Pentlow, L Mellors and F Whyley

179 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS.

Apologies were received from Councillors Collis and Miller.

180 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 3 APRIL 2018.

RESOLVED:

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

181 DECLARATION OF INTERESTS.

None.

182 ANY OTHER ITEM WHICH THE CHAIR CONSIDERS URGENT.

None.

183 EXCLUSION OF THE PRESS AND PUBLIC.

RESOLVED:

That, the Members being satisfied that the public interest in maintaining the exemption outweighs the public interest in disclosing the information that under Section 100(A)(4) of the Local Government Act 1972, the public and press be excluded from the meeting during the consideration of the ensuing reports on the grounds that the report involves the likely disclosure of exempt information as defined in Paragraph 7 of Part 1 of Schedule 12A of the Local Government Act 1972.

184 APPLICATION FOR A ONE YEAR HACKNEY CARRIAGE/PRIVATE HIRE DRIVERS LICENCE - AA

Consideration was given to a report by Director of Health and Community Wellbeing, which had been circulated prior to the meeting, regarding an application for a Joint Hackney Carriage/Private Hire Driver's Licence for AA.

AA attended the meeting and addressed the Committee.

In making its decision, the Committee applied the Council's approved Policy and Guidelines. On the basis of what it heard, the Committee was satisfied on balance that no exceptional circumstances existed which warranted departure from policy.

To approve AA's application for a Joint Hackney Carriage/Private Hire Driver's Licence for 1 year.

185 APPLICATION FOR A ONE YEAR HACKNEY CARRIAGE/PRIVATE HIRE DRIVERS LICENCE - SAI

Consideration was given to a report by Director of Health and Community Wellbeing, which had been circulated prior to the meeting, regarding an application for a renewal Joint Hackney Carriage/Private Hire Driver's Licence for SAI.

SAI attended the meeting and addressed the Committee.

In making its decision, the Committee applied the Council's approved Policy and Guidelines. On the basis of what it heard, the Committee was satisfied on balance that no exceptional circumstances existed which warranted departure from policy.

RESOLVED:

To refuse SAI's application for a renewal Joint Hackney Carriage/Private Hire Driver's Licence on the grounds that he is not a fit and proper person.

SAI was advised of his right to appeal against the decision of the Committee.

186 CHANGE OF CIRCUMSTANCES OF HACKNEY CARRIAGE/PRIVATE HIRE DRIVER - MS

Consideration was given to a report by Director of Health and Community Wellbeing, which had been circulated prior to the meeting, regarding an application for a change of circumstances of Joint Hackney Carriage/Private Hire Driver's Licence for MS.

MS attended the meeting and addressed the Committee.

In making its decision, the Committee applied the Council's approved Policy and Guidelines. On the basis of what it heard, the Committee was satisfied on balance that no exceptional circumstances existed which warranted departure from policy.

RESOLVED:

To revoke the Hackney Carriage/Private Hire Driver's Licence held by MS without immediate effect and to give MS 21 days to surrender his licence.

MS was advised of his right to appeal against the decision of the Committee.

**187 CHANGE OF CIRCUMSTANCES OF HACKNEY
CARRIAGE/PRIVATE HIRE DRIVER - IY**

Consideration was given to a report by Director of Health and Community Wellbeing, which had been circulated prior to the meeting, regarding an application for a change of circumstances of Joint Hackney Carriage/Private Hire Driver's Licence for IY.

IY attended the meeting with his cousin and both addressed the Committee.

In making its decision, the Committee applied the Council's approved Policy and Guidelines. On the basis of what it heard, the Committee was satisfied on balance that exceptional circumstances existed which warranted departure from policy.

RESOLVED:

To suspend the Hackney Carriage/Private Hire Driver's Licence held by IY for 56 days with a warning, without immediate effect and to give IY 21 days to surrender his licence.

IY was advised of his right to appeal against the decision of the Committee.

**188 APPEAL AGAINST COMMITTEES DECISION FOR IMMEDIATE
REVOCATION OF HACKNEY CARRIAGE/PRIVATE HIRE DRIVER -
MS**

Consideration was given to a report by Director of Health and Community Wellbeing, which had been circulated prior to the meeting, reporting the outcome of an appeal against the revocation of a Taxi License.

RESOLVED:

To note that the appeal was dismissed.

The meeting finished at 6.30 pm

Signed by Chair:
Date:

MINUTES APPEALS AND RETIREMENTS COMMITTEE

Wednesday 2 May 2018

Councillor Gary Gregory (Chair)

Councillor Jim Creamer
Councillor David Ellis

Councillor Marje Paling
Councillor John Truscott

Apologies for absence: Councillor Boyd Elliott, Councillor Barbara Miller and
Councillor Carol Pepper

Officers in Attendance: D Archer, A Ball, I Oxborough and F Whyley

51 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies for absence had been received from Councillors Elliott, Miller and Pepper. Councillor Paling attended as substitute.

52 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 22 JULY 2016.

RESOLVED:

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

53 DECLARATION OF INTERESTS.

None.

54 ANY OTHER ITEM WHICH THE CHAIR CONSIDERS URGENT.

None.

55 EXCLUSION OF PRESS AND PUBLIC.

RESOLVED:

That, the Members being satisfied that the public interest in maintaining the exemption outweighs the public interest in disclosing the information that under Section 100(A)(4) of the Local Government Act 1972, the public and press be excluded from the meeting during the consideration of the ensuing reports on the grounds that the report involves the likely disclosure of exempt information as defined in Paragraph 1 of Part 1 of Schedule 12A of the Local Government Act 1972.

APPEAL AGAINST DISMISSAL - DC

DC attended the Committee and was not represented. Alison Ball, Service Manager Finance, attended with David Archer, Service Manager Organisational Development, and presented the Council's reasons for the decision to dismiss. DC put forward his own appeal case.

RESOLVED:

To uphold the decision made to dismiss DC from the Council's service with effect from 28 March 2018 and to dismiss the appeal made by DC against dismissal.

The meeting finished at 3.35 pm

Signed by Chair:
Date:

MINUTES CABINET

Thursday 3 May 2018

Councillor John Clarke (Chair)

Councillor Peter Barnes
Councillor David Ellis
Councillor Gary Gregory

Councillor Jenny Hollingsworth
Councillor Henry Wheeler

Observers: Councillor Chris Barnfather

Absent: Councillor Michael Payne

Officers in Attendance: J Robinson, C Allcock, H Barrington, A Dubberley,
M Hill, L Juby and D Wakelin

112 APOLOGIES FOR ABSENCE.

Apologies for absence were received from Councillor Payne.

113 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 5 APRIL 2018.

RESOLVED:

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

114 DECLARATION OF INTERESTS.

Councillors Barnes and Clarke declared pecuniary interests in agenda item 6 as a Member, or the spouse of Member, of the Board of Gedling Homes.

115 GEDLING BOROUGH HERITAGE STRATEGY

The Service Manager Community Relations introduced a report, which had been circulated prior to the meeting, presenting the Gedling Borough Heritage Strategy for adoption.

RESOLVED to:

- 1) Adopt the Gedling Borough Heritage Strategy, while recognising its delivery will be determined within the parameters of the Council's Medium Term Financial Plan; and

- 2) Approve Council officers to work alongside and develop the Gedling Heritage Forum as a means of engaging with the wide range of key stakeholders with an interest and involvement in the Borough's heritage.

116

INTRODUCTION OF THE GENERAL DATA PROTECTION REGULATION AND THE FORTHCOMING DATA PROTECTION ACT 2018

Craig Allcock, Legal Advisor, presented a report, which had been circulated prior to the meeting, giving information about the forthcoming General Data Protection Regulation (GDPR) and the steps being taken to ensure compliance.

RESOLVED to:

- 1) Note the contents of the report and the steps taken to ensure the Council complies with the General Data Protection Regulation and forthcoming Data Protection Act;
- 2) Designate the Service Manager - Legal Services as the Data Protection Officer (DPO) from 25 May 2018 and approve the establishment of two Deputy DPO roles as detailed in the report;
- 3) Approve the amendments to the Information Security Incident Management section of the Information Security Policy at Appendix 1 to the report to take effect from 25 May 2018;
- 4) Authorise the Director of Organisational Development & Democratic Services to approve amendments to all of the Council's policies falling within the remit of the Executive which reference the Data Protection Act 1998 to refer to the GDPR and/or Data Protection Act 2018; and
- 5) Delegate authority to the DPO or deputy to exercise all the DPO functions listed in the GDPR and delegates all other functions under the GDPR and DPA 2018, with specific reference to use of exemptions, to the Director of Organisation Development and Democratic Services.

117

REPRESENTATION ON THE BOARD OF GEDLING HOMES

Councillors Barnes and Clarke left the meeting as they had both declared pecuniary interests in the item. Councillor Hollingsworth took the Chair.

The Director of Organisational Development presented a report, which had been circulated prior to the meeting, explaining changes to the

Council's representation on the Board of Gedling Homes as a result of recent legislative changes.

RESOLVED that:

- 1) Councillors Sandra Barnes and Barbara Miller will cease to be a members of the Board of Gedling Homes from 16 May 2018; and
- 2) Councillor John Clarke, Leader of the Council, will continue as a Board Member from that date.

118 RECORDING OF MEETINGS

Councillor Clarke resumed the Chair.

The Service Manager Democratic Services introduced a report, which had been circulated prior to the meeting, reporting recommendations made by the Overview and Scrutiny Committee about recording of meetings.

RESOLVED:

119 REPORT AND RECOMMENDATIONS OF THE EFFECTIVENESS OF SCRUTINY WORKING GROUP

Councillor Paling introduced a report, which had been circulated prior to the meeting, reporting the final recommendations of the Effectiveness of Scrutiny Working Group.

RESOLVED:

To thank the working group for the recommendations made and refer the report to the appropriate Portfolio Holder in order that a response is made to the next Overview and Scrutiny Committee.

120 REPORT AND RECOMMENDATIONS OF THE GEDLING COUNCILLOR STANDARD WORKING GROUP

Councillor Paling introduced a report, which had been circulated prior to the meeting, reporting the final recommendations of the Gedling Councillor Standard Working Group.

RESOLVED:

To thank the working group for the recommendations made and refer the report to the appropriate Portfolio Holder in order that a response is made to the next Overview and Scrutiny Committee.

121 FORWARD PLAN

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

Cabinet Members were advised that the next meeting was scheduled for 24 May, the day after the Annual Meeting of Council. The timescale for the adoption of the Local Planning Document was still to be confirmed but this would definitely be by the end of the summer.

RESOLVED:

To note the report.

122

PROGRESS REPORTS FROM PORTFOLIO HOLDERS.

Councillor Peter Barnes (Environment)

- Interviews had been recently held for a new tree team in order to expand the service.
- Good recent feedback about parks and refuse collection services from the public.

Councillor Jenny Hollingsworth (Growth and Regeneration)

- The adoption of the local plan is imminent and should encourage more development applications.
- Work to improve the retaining wall and redesign some properties at Chase Farm will be going for decision to Planning Committee shortly.
- Papplewick Neighbourhood Plan would be going to referendum soon and work on plans for the villages of Linby and Burton Joyce was progressing.
- A Masterplan on development sites in Arnold would be submitted in the next few weeks.
- Papplewick conservation area consultation has closed with a report to Cabinet expected in June.
- The contract to purchase Arnold Market should be signed very soon.

Councillor Gary Gregory (Community Development)

- Thanks to officers for all the work done on the recent Heritage Strategy. It promised to deliver positive outcomes for the future of the Borough's heritage
- Asset Transfer s still progressing slowly and an update meeting is planned for today.
- All Councillors will now be required to wear an identification lanyard whilst in the building to improve security.

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

- Thanks to Leisure Team for excellent recent performance which has resulted in growth to footfall at centres and the theatre and increased take up of swimming lessons.
- Funding has been received to deliver sports sessions for local young people
- Gedling Homes will soon be launching a neighbourhood masterplan for each area that they operate in
- Housing needs services and temporary accommodation remains under pressure.

Councillor David Ellis (Public Protection)

- Attended a recent knife crime conference in Nottingham. There has been a local increase of 11% in knife related crime. Lots of interesting work going on to look at a strategy to improve this.
- Health and Housing Co-ordinator is in post and doing excellent work with vulnerable members of the community
- A recent prosecution for fly tipping has taken place and the offender has been prosecuted and sentenced to 100 hours unpaid work and a fine.

Councillor John Clarke (Leader of the Council)

- Work to address unauthorised traveller encampments has been taking place on a county-wide basis. Local work has taken place to protect Gedling's parks as far as possible.
- Work will commence on recruiting a new Chief Executive has begun
- Land at Teal Close recently sold to a housing developer and has received press coverage.

- There was still widespread concern over issues about the Police's response to concerns raised by the community.

123 MEMBER'S QUESTIONS TO PORTFOLIO HOLDERS.

None.

124 ANY OTHER ITEMS THE CHAIR CONSIDERS URGENT.

None.

The meeting finished at 3.05 pm

Signed by Chair:
Date:

MINUTES OVERVIEW AND SCRUTINY COMMITTEE

Monday 14 May 2018

Councillor Meredith Lawrence (Chair)

Councillor Paul Feeney
Councillor Sandra Barnes
Councillor Jim Creamer
Councillor Roxanne Ellis
Councillor Kathryn Fox

Councillor Helen Greensmith
Councillor Marje Paling
Councillor Stephen Poole
Councillor John Truscott

Apologies for absence: Councillor Kevin Doyle and Councillor Alex Scroggie

Officers in Attendance: H Lee, L Juby and D Wakelin

Guests in Attendance Councillor G Gregory, Portfolio Holder Community Development

27 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS.

Apologies were received from Councillor K Doyle and Councillor A Scoggie.

28 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 19 MARCH 2018

RESOLVED:

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

29 DECLARATION OF INTERESTS.

None.

30 PROGRAMME OF PORTFOLIO HOLDER ATTENDANCE

The Committee welcomed Councillor Gary Gregory, Portfolio Holder for Community Development, to discuss a range of issues relating to his area of responsibility. David Wakelin, Director of Health and Community Wellbeing and Lance Juby, Service Manager, Community Relations also attended the meeting.

Councillor Gregory addressed a range of questions that had been sent to him in advance of the meeting.

The following points were highlighted:

1. The Community Development Portfolio has no qualitative performance indicators that can be used to measure performance. Instead quarterly outcome case studies are produced to measure progress against corporate key actions.
2. Initiatives to support deprived communities are centred on the work of the Locality Coordinators. Locality Plans deliver actions in:
 - a. Netherfield and Cowlick
 - b. Newstead Village
 - c. Killisick Estate
 - d. There is also some work being undertaken to improve the environmental appearance of Warren Hill

The Locality Coordinators are also compiling a project plan that will seek to address areas identified in the Borough as having higher levels of child poverty than the national average.

3. The asset transfer of Community Centres buildings to community groups is progressing. This is a long term project and training and visioning workshops are being arranged for groups interested in asset transfer. In addition one to one support including help with funding applications is being provided. Arnold Hill Community Centre transferred to the Eagles Nest Community Centre in July 2017. New charities Calverton Road Arts and Community Centre has been established and is developing a business plan manage Pond Hills Community Centre. The Haywood Road Community Centre transfer is progressing. Users of Burton Road and Wollaton Avenue Community Centre are being supported with a range of options to enable them to continue to remain in the venue.
4. Activities undertaken by both the Youth and Seniors Council were detailed. This included them working collaboratively to design an Integrated Conference for later in 2018.
5. The Community Relations team have regular liaison meetings with parish clerks to discuss issues raised by the clerks.

The recently adopted Heritage Strategy for the Borough was explained. This includes two key projects seek to promote the rich heritage and natural history of the Boroughs rural area, the Gedling Borough Heritage Interpretation Project and the Gedling Borough Heritage Way. The route for the proposed Heritage Way walking trail was outlined.

RESOLVED to:

- Note the report and;
- Thank Councillor Gregory for an interesting and informative presentation.

31

COUNCIL PLAN 2017/19: OVERVIEW OF QUARTER 3

The Director of Organisation Development and Democratic Services presented a report, which had been circulated in advance of the meeting, informing the committee about the position against improvement, Actions and Performance indicators in the 2017/2018 Gedling Plan.

Nine of the Gedling Plan Actions are completed with the remaining either in progress or assigned to an officer, As the report refers to the third quarter of the financial year it is expected that identified actions will be completed by year end. Of the 8 indicators below target, 1 is expected to improve and be on target at yearend and 5 are expected to improve. Areas of concern include levels of overall crime, the time processing homeless applications and Housing Benefit claims, net additional housing provided and recycling rates.

Notable achievements for Quarter 3 included the opening of the Carlton Hub, the commencement of the apprenticeship programme, the virtual spin launch and the official launch of the 3G Football Facility at Redhill Leisure Centre.

The following issues relating to the report were discussed:

- The reasons for the use of stretching targets for the process of housing benefit applications
- Why the date for the release of the Local Plan Document was not known
- Trade waste collections and the decision not to separate recyclable refuse.
- The attendance figures for the Carlton Hub.

RESOLVED to:

- Note the progress against actions and performance indicators in the 2017/2019 Gedling Plan
- Request additional information relating to the use of the Carlton Hub.

32

WORK PROGRAMME DEVELOPMENT 2018/19

The following potential items for inclusion in the 2018/19 scrutiny work programme were identified.

- Waste management and recycling
- The Council's relationship with Parish Councils
- Equality issues linked to access to meetings.

The incoming Chair has also identified a number of potential topics for review. These will be circulated to members of the Committee.

The issues identified will be discussed at the July Committee, when additional information will be available to assist members to agree what they would like to include in the 2018/19 work programme.

RESOLVED to:

- Note the report.

33

SCRUTINY WORK PROGRAMME

COMPLETED SCRUTINY REVIEWS

Elderly Persons working group – 6 month progress report.

The six month progress report on the implementation of agreed recommendations made by the working group were discussed.

INFORMATION UPDATES FROM PREVIOUS COMMITTEES

Members discussed and noted the information relating to the Council's responsibilities relating to water safety and drowning prevention.

RESOLVED to:

- Note the six month progress report on recommendations made by the Elderly Persons Working Group.
- Note the information relating to water safety.
- Note the work programme forward plan.

34

REPORTS AND NOTICES

Members considered a report, which had been circulated in advance of the meeting, which included information on items referred to the Chair as required by the Constitution.

35 ANY OTHER ITEM WHICH THE CHAIR CONSIDERS URGENT.

None.

The meeting finished at 7.05 pm

Signed by Chair:

Date:

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MINUTES JOINT CONSULTATIVE AND SAFETY COMMITTEE

Tuesday 15 May 2018

Councillor Alex Scroggie (Chair)

Present:	Councillor Emily Bailey Jay	Councillor John Parr
	Councillor Tammy Bisset	Councillor Muriel Weisz
	Councillor Paul Feeney	Councillor Paul Wilkinson
Unison:	Alan Green	Alison Hunt

Officers in Attendance: D Archer, R Caddy and A Dubberley

124 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS.

None received.

125 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 13 MARCH 2018.

RESOLVED:

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

126 DECLARATION OF INTERESTS.

None.

127 EXCLUSION OF PRESS AND PUBLIC

RESOLVED:

That, the Members being satisfied that the public interest in maintaining the exemption outweighs the public interest in disclosing the information that under Section 100(A)(4) of the Local Government Act 1972, the public and press be excluded from the meeting during the consideration of the ensuing report on the grounds that the report involves the likely disclosure of exempt information as defined in Paragraph 4 of Part 1 of Schedule 12A of the Local Government Act 1972.

128 STAFFING REPORT - CLOSE OF CONSULTATION

The Service Manager Customer Services and Communications introduced a report, which had been circulated prior to the meeting, reporting the closure of consultation of the Customer Services

department and seeking authority to implement the recommendations contained within it.

RESOLVED to:

- 1) Note the staff comments at Appendix B to the report and the proposals contained in the original report at Appendix A; and
- 2) Note that no further comments from employees and trade union representatives had been received; and
- 3) Support the proposals made for consideration by the Chief Executive who, under delegated authority, will authorise the implementation of changes with effect from, or soon after the 15 May 2018.

129 SICKNESS ABSENCE

The Service Manager Organisational Development introduced a report, which had been circulated prior to the meeting, informing the Committee of current levels of sickness absence. It was reported that the full year sickness absence had decreased when compared to the previous year.

RESOLVED:

To note the information.

130 MINOR ESTABLISHMENT CHANGES

The Service Manager Organisational Development presented a report, which had been circulated prior to the meeting, detailing minor changes to the staffing establishment that had recently taken place outside of the formal JCSC process.

RESOLVED:

To note the report.

131 CURRENT STAFFING ISSUES

The Service Manager, Organisational Development, presented a report, which had been circulated prior to the meeting, which gave information about current issues affecting the workforce.

RESOLVED:

To note the report.

132 ANY OTHER ITEM WHICH THE CHAIR CONSIDERS URGENT.

None.

The meeting finished at 6.10 pm

Signed by Chair:
Date:

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MINUTES PLANNING COMMITTEE

Wednesday 16 May 2018

Councillor John Truscott (Chair)

In Attendance:	Councillor Barbara Miller	Councillor Meredith
	Councillor Michael Adams	Lawrence
	Councillor Pauline Allan	Councillor Marje Paling
	Councillor Chris Barnfather	Councillor Colin Powell
	Councillor Alan Bexon	Councillor Paul Stirland
	Councillor Kevin Doyle	Councillor Paul Wilkinson
	Councillor David Ellis	Councillor Henry Wheeler
		Councillor Muriel Weisz

Absent: Councillor Bob Collis and Councillor Gary Gregory

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

118 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS.

Apologies for absence were received from Councillor Collis. Cllr Weisz attended as a substitute.

119 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 18 APRIL 2018.

RESOLVED:

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

120 DECLARATION OF INTERESTS

The Chair declared a non-pecuniary interest in item 7 on the agenda, as the land was in the ownership of Gedling Borough Council.

121 APPLICATION NO. 2018/0249 - LAND AT CHASE FARM

14 plot re-plan including landscape buffer and a retaining wall adjacent to Arnold Lane.

The Service Manager – Development Services introduced the report.

RESOLVED to Grant Full Planning Permission: Subject to the applicant entering into a deed of variation amending the original Section 106 Agreement to planning approval: 2015/1376 with the Borough Council as Local Planning Authority and with the County Council as Local Highway and Education Authority for the provision of, or financial contributions towards affordable housing, open space, healthcare facilities, highways, educational, air quality, a local labour agreement and library facilities; and subject to the conditions listed for the reasons set out in the report.

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 within the Application Form and Drawings: Design and Access Statement; 102(1) Rev E (External Levels Layout Sheet 1 of 2); 102(2) Rev E (External Levels Layout Sheet 2 of 2); P201 (House Type 955); P204 (House Type 1244); P206 (14 Plot Re-Plan Sections); Site Location Plan; P200 (House Type 954); P202 (House Type 1178); P203 A (House Type 1233); P400 (Materials Plan); P204 A (House Type 1244); P205 (House Type 1244); P101 Rev C (Site Layout Plan); P300 Rev C (Street Scenes); and P101D (Landscape Plan).
- 3 Prior to the occupation of the first dwelling full details of both soft and hard landscape works within the proposed landscape buffer shown on plan no: 17057a-P101 rev D shall be submitted to and approved in writing by the Local Planning Authority. The detailed landscape plans and particulars shall incorporate the mixture of plants contained within the planting schedule and shall also include details of size, species, positions and densities of all trees, hedges and shrubs to be planted. The landscaping shall be implemented in accordance with the approved details within the first planting season following approval. The landscaping shall thereafter be retained for the lifetime of the development, unless otherwise prior agreed in writing by the Borough Council.
- 4 If within a period of five years beginning with the date of the planting of any tree or shrub, approved in relation to Condition 3, that tree or shrub, or any tree or shrub that is planted in replacement of it, is removed, uprooted or destroyed or dies, or becomes in the opinion of the Local Planning Authority seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place, unless otherwise prior agreed in writing by the Borough Council.

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 ensure a satisfactory development and that the landscaping of the development accords with the requirements of Policy ENV1 and ENV2 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008) and Policy 17 of the Aligned Core Strategy.
- 4 To ensure a satisfactory development and that the landscaping of the development accords with the requirements of Policy ENV1 and ENV2 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008) and Policy 17 of the Aligned Core Strategy.

Reasons for Decision

In the opinion of the Borough Council the proposed development is visually acceptable, results in no significant impact on neighbouring residential properties and amenities and would not have any impacts of Highways Safety. The proposed development therefore accords with Policy 32 of the Local Planning Document, Saved Policies ENV1 and H10 of the Gedling Borough Replacement Plan, Policy 10 of the Aligned Core Strategy, and the aims set out in the National Planning Policy Framework.

Notes to Applicant

Details of the latest proposed highway will be subject to a Technical Appraisal and should be designed in accordance with the Nottinghamshire County Councils Highway Design Guide which can be found at; www.nottinghamshire.gov.uk/transport/roads/highway-design-guide

Nottinghamshire County Council operates the Advanced Payments Code as set out in sections 219 to 225 Highways Act 1980 (as amended). 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, and /or to the issue of a Section 38 Agreement and bond under the Highways Act 1980. A Section 38 Agreement can take some time to complete. Therefore, it is recommended that the developer contact the Highway Authority as early as possible after Planning Permission is granted. Correspondence with Highway Authority should be addressed to: hdc.south@nottscc.gov.uk

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. During the processing of the application there were considered to be no problems for which the Local Planning Authority had to seek a solution in relation to this application.

It is an offence under S148 and S151 of the Highways Act 1980 to deposit mud on the public highway and as such you should undertake every effort to prevent it occurring by installing wheel washing facilities on site.

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

The applicant should note that notwithstanding any planning permission that if any highway forming part of the development is to be adopted by the Highway Authority the new roads and any highway drainage will be required to be provided in accordance with Highway Development Control's requirements for Nottinghamshire County Council as highway authority. The guidance can be found at; <http://www.nottinghamshire.gov.uk/transport/roads/highway-design-guide>

Date Recommended: 25th April 2018

122 APPLICATION NO. 2018/0392 - LAND AT CHASE FARM

Re-elevation of houses and apartments (71 No Plots).

The Service Manager – Development Services introduced the report.

RESOLVED to Grant Full Planning Permission: Subject to the applicant entering into a deed of variation amending the original Section 106 Agreement to planning approval: 2015/1376 with the Borough Council as Local Planning Authority and with the County Council as Local Highway and Education Authority for the provision of, or financial contributions towards affordable housing,

open space, healthcare facilities, highways, educational, air quality, a local labour agreement and library facilities; and subject to the conditions listed for the reasons set out in the report.

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 within the Application Form and Drawings submitted on the 13th April 2018 drawing no's: 17057C_P101; 17057C_P102; 200 (House Types 580T and 1157T); 17057C_201 (House Type 764T and 891T); 17057C_202 (House Type 842T and 857T); 17057C_P203 (House Type 867T and 954T); 17057C_P204 (House Type 1224v3_1054); 17057C_P205 (House Type 1224v3T and 1244T); 17057C_206 (House Type 1216v1T); 17057C_P210 (Apartment Block Type 1 - 4 Storey); 17057C_P211 (Apartment Block Type 3 - 4 Storey); P212 (Apartment Block Type 5 - 4 Storey); 17057C_P300 (Streetscene 1 and 2); 17057C_P400 Materials Plan); 17057C_P100 (Location Plan); Design and Access Statement; and the letter dated 1st May 2018 amending materials in connection with drawings 17057C_P200; 17057C_P300; 17507C_P400. The development shall thereafter be undertaken in accordance with these plans / 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.
- 2 For the avoidance of doubt.

Reasons for Decision

In the opinion of the Borough Council the proposed development is visually acceptable, results in no significant impact on neighbouring residential properties and amenities and would not have any impacts of Highways Safety. The proposed development therefore accords with Policy 32 of the Local Planning Document, Saved Policies ENV1 and H10 of the Gedling Borough Replacement Plan, Policy 10 of the Aligned Core Strategy, and the aims set out in the National Planning Policy Framework.

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. During the processing of the application there were considered to be no problems for which the Local Planning Authority had to seek a solution in relation to this application.

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

Date Recommended: 27th April 201

123 **APPLICATION NOS. 2010/0437 AND 2012/1408, VARIATION OF S106 AGREEMENT - LAND AT STOCKINGS FARM, CALVERTON ROAD.**

Variation of s106 Agreement with the Borough Council for Affordable Housing.

The Service Manager – Development Services introduced the report.

RESOLVED that the Service Manager for Development Services be authorised to instruct the Director of Organisational Development and Democratic Services to undertake the necessary work to prepare and finalise a Deed of Variation amending the definition of 'Chargee' and 'Chargee's Duty' and to amend paragraph 25 of Part 2 of the Schedule as set out above in the original s106 agreement associated to planning applications: 2005/0925, 2010/0437 and 2012/1408.

APPLICATION NO. 2018/0162 - KING GEORGES FIELD, GEDLING ROAD

CCTV camera mounted on a 10m high column.

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 The development hereby permitted shall be completed in accordance with the submitted plans and Planning Supporting Statement received on the 13th June 2018.

Reasons

- 1 In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 To ensure that the details of the development are acceptable, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).

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. During the processing of the application there were no problems for which the Local Planning Authority had to seek a solution in relation to this application.

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: 16th May 2018

125 ENFORCEMENT REF. 0074/2018 - LAND AT 6 MARSHALL HILL DRIVE, MAPPERLEY

Breach of Planning: Material change of use of residential dwelling to a mixed use of residential dwelling and bicycle sales and repair business and ancillary storage

RESOLVED 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 bicycle sales and repair business use; and**
- (b) the removal of bicycles, tools and equipment associated with the business use and not considered to be incidental or ancillary to the domestic residential use of the dwelling.**

126 ENFORCEMENT REF. 0003/2018 - LAND AT NO. 8 CORNCRAKE DRIVE, ARNOLD

Breach of Planning: Material change of use of residential dwelling to a mixed use of residential dwelling and office/internet sales business and storage of samples.

RESOLVED 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 office equipment and sample clothing and any other items not considered to be incidental or ancillary to the domestic residential use of the dwelling**

127 PLANNING DELEGATION PANEL ACTION SHEETS

RESOLVED:

To note the information.

128 FUTURE APPLICATIONS

RESOLVED:

To note the information.

129 ANY OTHER ITEMS WHICH THE CHAIR CONSIDERS URGENT.

None.

The meeting finished at 6.20 pm

Signed by Chair:
Date:

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MINUTES APPOINTMENTS AND CONDITIONS OF SERVICE COMMITTEE

Wednesday 23 May 2018

Councillor John Clarke (Chair)

Present: Councillor Michael Payne Councillor Marje Paling
Councillor Chris Barnfather Councillor Kevin Doyle
Councillor Bob Collis

Absent: Councillor Michael Adams and Councillor Colin Powell

Officers in Attendance: D Archer, H Barrington and A Dubberley

15 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS.

Apologies for absence were received from Councillor Powell with Councillor Doyle attending as substitute.

16 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 19 DECEMBER 2017.

RESOLVED:

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

17 DECLARATION OF INTERESTS.

None.

18 COMMENCEMENT OF PROCESS, POST OF CHIEF EXECUTIVE

The Director of Organisational and Democratic Services presented a report setting out the process needed to recruit to the soon to be vacant post of Chief Executive.

Councillor Barnfather asked for it to be recorded in the minutes that he did not support recommendation 3 in the report.

RESOLVED to:

- 1) Agree that the post of Chief Executive be filled through open and external competitive process;

- 2) Confirm the job description and person specification to be used for the purposes of selection subject to very minor wording change;
- 3) Review the salary of the post of Chief Executive and applies a new three-point incremental scale of £108,000 - £110,000 - £112,000 from the point of selection of a new Chief Executive;
- 4) Confirm that the salary scale for the post of Chief Executive is now to be disassociated from the salary scales of any other member of staff; and
- 5) Endorse the indicative timetable of events to be applied to this recruitment and selection process.

19 RETURNING OFFICER FEE FOR LOCAL AND PARISH ELECTIONS

The Service Manager Democratic Services introduced a report which had been circulated prior to the meeting, proposing amendments to the scale of fees for election staff for Local Elections.

RESOLVED to:

- 1) Approve the level of fees associated with the post of Returning Officer for local elections and parish elections as detailed in Appendix One;
- 2) Note the scale of fees for all roles other than that of Returning Officer; and
- 3) Note that the Returning Officer's fees for parliamentary elections and other national polls are set nationally.

20 ANY OTHER ITEM WHICH THE CHAIR CONSIDERS URGENT.

None.

The meeting finished at 5.00 pm

Signed by Chair:
Date:

MINUTES CABINET

Thursday 24 May 2018

Councillor Michael Payne (Chair)

Councillor Peter Barnes
Councillor David Ellis
Councillor Gary Gregory

Councillor Jenny Hollingsworth
Councillor Henry Wheeler

Observers: Councillor Kevin Doyle

Absent: Councillor John Clarke and Councillor Chris Barnfather

Officers in Attendance: J Robinson, H Barrington, A Dubberley, M Hill and D Wakelin

1 APOLOGIES FOR ABSENCE.

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

2 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 3 MAY 2018.

RESOLVED:

That the minutes of the above meeting, having been circulated, be approved as a correct record subject to inserting the resolution for minute 118 as follows:

RESOLVED to:

- 1) Defer the decision on whether to implement recording of meetings until after the elections in May 2019; and
- 2) Request that further work is carried out to fully assess costs and options for recording of meetings so that a decision can be made in 2019.

3 DECLARATION OF INTERESTS.

None

4 ANNUAL TREASURY ACTIVITY REPORT 2017/18

The Deputy Chief Executive and Director of Finance introduced a report, which had been circulated prior to the meeting, informing Members of the outturn in respect of the 2017/18 Prudential Code Indicators, and to advise Members of the outturn on treasury activity, both as required by the Treasury Management Strategy.

RESOLVED:

To approve the Annual Treasury Activity Report and refer it to Council for approval as required by the regulations.

5

COUNCIL PLAN AND BUDGET OUTTURN AND BUDGET CARRY FORWARDS 2018/19

The Chief Executive and Deputy Chief Executive introduced the report and highlighted some key points from the report on financial and performance detail from the last financial year.

Members were shown a short film featuring the key achievements of service areas to give a flavour of what has been going on around the Council during the year.

Members thanked officers for their hard work during the year which is appreciated by all Councillors.

Councillor Payne requested a report for a future meeting of Cabinet to look at the issue of improving recycling rates and other issues around waste disposal.

RESOLVED to:

- 1) Note the Gedling Plan Performance and Budget Outturn figures for 2017/18;
- 2) Approve the movements in Reserves and Provisions as detailed in paragraphs 2.1.8 and 2.1.9 of the report;
- 3) Note the capital carry forwards approved by the Chief Financial Officer of £1,761,700 included in Appendix 6 to the report, being amounts not in excess of £50,000 and committed schemes above £50,000; and
- 4) Refer to Council for approval:
 - a) The capital carry forwards of £263,300 included in Appendix 6 to the report for non-committed schemes in excess of £50,000;

- b) The overall method of financing of the 2017/18 capital expenditure as set out in paragraph 2.6.5 of the report; and
- c) The capital determinations regarding financing and debt provisions as set out in paragraph 2.6.7 of the report..

6 ANY OTHER ITEMS THE CHAIR CONSIDERS URGENT.

None.

The meeting finished at 1.25 pm

Signed by Chair:
Date:

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MINUTES APPEALS AND RETIREMENTS COMMITTEE

Friday 1 June 2018

Councillor Gary Gregory (Chair)

Councillor Jim Creamer
Councillor David Ellis

Councillor Marje Paling
Councillor John Truscott

Apologies for absence: Councillor Boyd Elliott, Councillor Barbara Miller and
Councillor Jane Walker

Officers in Attendance: D Archer, D Wakelin and S Oleksiw

1 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies for absence were received from Councillors Elliott, Miller and Walker. Councillor Paling attending as substitute.

2 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 2 MAY 2018.

RESOLVED:

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

3 DECLARATION OF INTERESTS.

None.

4 ANY OTHER ITEM WHICH THE CHAIR CONSIDERS URGENT.

None.

5 EXCLUSION OF PRESS AND PUBLIC.

RESOLVED:

That, the Members being satisfied that the public interest in maintaining the exemption outweighs the public interest in disclosing the information that under Section 100(A)(4) of the Local Government Act 1972, the public and press be excluded from the meeting during the consideration of the ensuing reports on the grounds that the report involves the likely disclosure of exempt information as defined in Paragraph 1 of Part 1 of Schedule 12A of the Local Government Act 1972.

APPEAL AGAINST DISMISSAL - CJ

The Service Manager for Organisational Development informed the Committee that CJ had appealed against the decision of the Director to dismiss him from the Council's employment.

It was explained that CJ had been invited to attend the hearing in person. CJ was not present at the meeting. After discussion, members decided to adjourn the meeting to allow officers time to contact CJ to establish whether he intended to attend the hearing.

RESOLVED:

To adjourn the meeting to give the Service Manager Organisational Development the opportunity to contact the appellant to establish whether he wished to be present at the hearing or submit any written representations to the Committee.

The meeting adjourned at 10.27 am.

The meeting resumed at 11 am on Wednesday 20 June with Councillor Gregory in the Chair.

CJ did not attend the meeting. Members had been sent a written statement from CJ which they had considered alongside the full agenda which had been circulated prior to the meeting.

David Wakelin, Director of Health and Community Wellbeing, attended with David Archer, Service Manager Organisational Development, and presented the Council's reasons for the decision to dismiss.

RESOLVED:

To uphold the decision made by the Director for Health and Community Wellbeing to dismiss CJ from the Council's service with effect from 27 April 2018 and to dismiss the appeal made by CJ against dismissal.

The meeting finished at 12.30 pm

Signed by Chair:
Date:

MINUTES ENVIRONMENT AND LICENSING COMMITTEE

Tuesday 5 June 2018

Councillor Marje Paling (Chair)

Present: Councillor Bruce Andrews Councillor Alex Scroggie
 Councillor Sandra Barnes Councillor Paul Stirland
 Councillor Tammy Bisset Councillor John Truscott
 Councillor Roxanne Ellis Councillor Paul Wilkinson

Absent: Councillor Nicki Brooks and Councillor Carol Pepper

Officers in Attendance: P Gibbs, L Mellors and F Whyley

1 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS.

Apologies for absence were received from Councillors Brooks and Pepper.

Councillor Gregory and Poole attended as substitutes.

2 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 1 MAY 2018.

RESOLVED:

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

Under Present remove Councillor Collis.

3 DECLARATION OF INTERESTS.

None.

4 ANY OTHER ITEM WHICH THE CHAIR CONSIDERS URGENT.

None.

5 REQUEST TO BE EXEMPT FROM DISPLAYING FIXED PLATES - JASON RITCHIE

Consideration was given to a report by Corporate Director, David Wakelin, regarding an application for a Private Hire Operator's Licence Request from Exemption for displaying a licence plate from JR.

RESOLVED:

To approve JR's application for a Private Hire Operator's Licence Exemption from displaying a licence plate.

Councillor Ellis entered the Chamber.

6 EXCLUSION OF THE PRESS AND PUBLIC.

RESOLVED:

That, the Members being satisfied that the public interest in maintaining the exemption outweighs the public interest in disclosing the information that under Section 100(A)(4) of the Local Government Act 1972, the public and press be excluded from the meeting during the consideration of the ensuing reports on the grounds that the report involves the likely disclosure of exempt information as defined in Paragraph 7 of Part 1 of Schedule 12A of the Local Government Act 1972.

7 CHANGE OF CIRCUMSTANCE OF JOINT HACKNEY CARRIAGE / PRIVATE HIRE DRIVERS LICENCE - IA

Consideration was given to a report by Director of Health and Community Wellbeing, which had been circulated prior to the meeting, regarding an application for a change of circumstances of Joint Hackney Carriage/Private Hire Driver's Licence for IA.

IA attended the meeting with a friend and both addressed the Committee.

In making its decision, the Committee applied the Council's approved Policy and Guidelines. On the basis of what it heard, the Committee was satisfied on balance that no exceptional circumstances existed which warranted departure from policy.

RESOLVED:

To revoke the Hackney Carriage/Private Hire Driver's Licence held by IA without immediate effect and to give IA 21 days to surrender his licence.

IA was advised of his right to appeal against the decision of the Committee.

8 APPLICATION FOR A ONE YEAR JOINT HACKNEY CARRIAGE/PRIVATE HIRE DRIVERS LICENCE - WA

Consideration was given to a report by Director of Health and Community Wellbeing, which had been circulated prior to the meeting, regarding an application for a Joint Hackney Carriage/Private Hire Driver's Licence for WA.

WA attended the meeting with his wife and both addressed the Committee.

In making its decision, the Committee applied the Council's approved Policy and Guidelines. On the basis of what it heard, the Committee was satisfied on balance that no exceptional circumstances existed which warranted departure from policy.

RESOLVED:

To approve WA's application for a Joint Hackney Carriage/Private Hire Driver's Licence for 1 year.

9 APPLICATION FOR A ONE YEAR JOINT HACKNEY CARRIAGE/PRIVATE HIRE DRIVERS LICENCE - FS

Consideration was given to a report by Director of Health and Community Wellbeing, which had been circulated prior to the meeting, regarding an application for a Joint Hackney Carriage/Private Hire Driver's Licence for FS.

FS attended the meeting and addressed the Committee.

In making its decision, the Committee applied the Council's approved Policy and Guidelines. On the basis of what it heard, the Committee was satisfied on balance that exceptional circumstances existed which warranted departure from policy.

RESOLVED:

To approve FS's application for a Joint Hackney Carriage/Private Hire Driver's Licence for 1 year.

10 APPLICATION FOR A THREE YEAR JOINT HACKNEY CARRIAGE/PRIVATE HIRE DRIVERS LICENCE - SY

Consideration was given to a report by Director of Health and Community Wellbeing, which had been circulated prior to the meeting, regarding an application for a Joint Hackney Carriage/Private Hire Driver's Licence for SY.

SY attended the meeting and addressed the Committee.

In making its decision, the Committee applied the Council's approved Policy and Guidelines. On the basis of what it heard, the Committee

was satisfied on balance that no exceptional circumstances existed which warranted departure from policy.

RESOLVED:

To approve SY's application for a Joint Hackney Carriage/Private Hire Driver's Licence for 1 year.

The meeting finished at 5.55 pm

Signed by Chair:
Date:

MINUTES PLANNING COMMITTEE

Wednesday 13 June 2018

Councillor John Truscott (Chair)

In Attendance:	Councillor Paul Wilkinson	Councillor Meredith Lawrence
	Councillor Michael Adams	Councillor Barbara Miller
	Councillor Pauline Allan	Councillor Marje Paling
	Councillor Peter Barnes	Councillor Colin Powell
	Councillor Alan Bexon	Councillor Alex Scroggie
	Councillor Kevin Doyle	Councillor Jane Walker
	Councillor David Ellis	Councillor Henry Wheeler

Absent: Councillor Chris Barnfather

Officers in Attendance: M Avery, C Goodall, S Oleksiw and G Wraight

1 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS.

Apologies for absence were received from Councillor Barnfather.

2 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 16 MAY 2018.

RESOLVED:

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

3 DECLARATION OF INTERESTS

None.

4 PLANNING APPLICATION NO. 2018/0045 - KENDON PACKAGING LTD MEADOW ROAD, NETHERFIELD.

Outline planning application for up to 40 No. dwellings with all matters reserved except access.

Clare Selwood and Michael Rowley, local residents, spoke against the application.

Bob Woollard, the applicant's agent, spoke in support of the application.

The Service Manager – Development Services, introduced the report.

RESOLVED to Grant Outline Planning Permission with the matter of Access approved: Subject to the applicant entering into a Section 106 Agreement with the Borough Council as Local Planning Authority and with the County Council as Local Education Authority for the provision of, or financial contributions towards, affordable housing, open space, healthcare facilities, education, and a local labour agreement; and subject to the conditions listed for the reasons set out in the report.

Conditions

1. Approval of the details of layout, scale parameters, landscaping and appearance (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority before the commencement of any development.
2. Application for the approval of reserved matters must be made not later than three years from the date of the outline permission and the development to which this permission relates must be begun within two years from the date of final approval of reserved matters.
3. This permission shall be read in accordance with the Site Location Plan and Access Layout Plan, drawing ADC1606-DR-001 Rev P1, and the Flood Risk Assessment, RSE_950-02V1 received by the Local Planning Authority on 16th January 2018.
4. Prior to first occupation of the development and with reference to Noise Impact Assessment by Noise Vibration Consultants Ltd (Date: 17th January 2018), verification that the approved sound insulation scheme has been implemented and is fully operational shall be submitted to and be approved in writing by the Local Planning Authority.
5. Prior to the commencement of the development a detailed Noise and Dust Management Plan shall be submitted to and be approved in writing by the Local Planning Authority. The noise management part of the plan should make reference to the submitted Noise Impact Assessment by Noise Vibration Consultants Ltd (Date: 17th January 2018). The Noise and Dust Management Plan shall identify the types and locations of works which are likely to cause noise and dust disturbance to sensitive receptors and:- Minimise noise and dust arising from such works

by technical and physical means, and through work scheduling & management best practice - Identify (and make stakeholders aware of) the person responsible for recording, investigating & dealing with complaints from residents- Set out a communication strategy to keep regulators, resident and other stakeholders advised well in advance of specific works which are likely to cause noise and dust disturbance- Ensure that as much of the disruptive / noisy / dust generating work as possible is carried out during the normal construction operating hours- Regularly review the Noise and Dust Management Plan. Any amendments which may have an impact on noise or dust sensitive receptors shall be agreed in advance with the regulator and communicated to all other stakeholders. The approved Noise and Dust Management Plan shall be implemented throughout the construction and demolition works undertaken on site.

6. Unless otherwise agreed by the Local Planning Authority, development must not commence until the following has been complied with:

Site Characterisation

An assessment of the nature and extent of any potential contamination has been submitted to and approved in writing by the Local Planning Authority. This assessment must be undertaken by a competent person, and shall assess any contamination on the site, whether or not it originates on the site. Moreover, it must 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.

Submission of Remediation Scheme.

Where required following the site characterisation assessment, a detailed remediation scheme (to bring the site to a condition suitable for the intended use by removing unacceptable risks to critical receptors) shall be submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures.

In the event that remediation is required to render the development suitable for use, the agreed remediation scheme shall be implemented in accordance with the approved timetable of works.

Prior to occupation of any building(s) a Verification Report (that demonstrates the effectiveness of the remediation carried out) must be submitted and approved in writing by the Local Planning Authority.

7. 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 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. An assessment must be undertaken in accordance with the requirements set out in Condition 6 above, and where remediation is necessary a remediation scheme, together with a timetable for its implementation and verification reporting, must be submitted to and approved in writing by the Local Planning Authority.
8. No part of the development hereby permitted shall commence until details of the new road have been submitted to and approved in writing by the Local Planning Authority including longitudinal and cross sectional gradients, street lighting, Traffic Regulation Orders, drainage and outfall proposals, construction specification, provision of and diversion of utilities services, and any proposed structural works. The development shall be implemented in accordance with these details to the satisfaction of the Local Planning Authority
9. No part of the development hereby permitted shall be brought into use until all drives and parking areas are surfaced in a bound material (not loose gravel). The surfaced drives and parking areas shall then be maintained in such bound material for the life of the development.
10. No part of the development hereby permitted shall be brought into use until the access driveways and parking areas are constructed with provision to prevent the unregulated discharge of surface water from the driveways and parking areas to the public highway. 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. No development hereby permitted shall commence until wheel washing facilities have been installed on the site. The wheel washing facilities shall be maintained in working order at all times

during the construction of the development and shall be used by any vehicle carrying mud, dirt or other debris on its wheels before leaving the site so that no mud, dirt or other debris is discharged or carried on to a public road.

12. No development shall commence on site in connection with the development thereby approved (including demolition works, tree works, fires, soil moving, temporary access construction and / or widening or any operations involving the use of motorised vehicles or construction machinery) until a detailed Arboricultural Method Statement (AMS) in accordance with BS5837:2012 Trees in relation to design, demolition and construction – Recommendations has been submitted to and approved in writing by the Local Planning Authority and any protective fencing is erected as required by the AMS. The AMS shall include full details of the following:
 - a) Timing and phasing of Arboricultural works in relation to the approved development.
 - b) Details of a tree protection scheme in accordance with BS5837:2012:which provides for the retention and protection of trees, shrubs and hedges adjacent to the site.
 - c) Details of any construction works required within the root protection area of trees, hedges or shrubs adjacent to the site, as defined by BS5837:2012.
 - d) Details of the arrangements for the implementation, supervision and monitoring of works required to comply with the arboricultural method statement
13. Prior to the submission of any reserved matters application, a nocturnal bat emergence or dawn swarming survey and a badger monitoring survey, in accordance with the recommendations set out in the submitted Preliminary Ecological Appraisal and Bat Building Assessment (RSE_950_01_V1) shall be undertaken and submitted to the Local Planning Authority.
14. No development shall commence until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reasons

1. To comply with the requirements of Section 92 of the Town and Country Planning Act 1990. The application is expressed to be in outline only in accordance with Article 5 of the Town and Country Planning (Development Management Procedure)(England) Order 2015.
2. To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.
3. To define the permission, for the avoidance of doubt.
4. To protect the amenity of the occupiers of the approved dwellings.
5. To protect the amenities of the occupiers of adjacent dwellings.
6. To ensure that land contamination matters are fully addressed.
7. To ensure that land contamination matters are fully addressed.
8. In the interests of Highway safety.
9. To reduce the possibility of deleterious material being deposited on the public highway (loose stones etc).
10. To ensure surface water from the site is not deposited on the public highway causing dangers to road users.
11. In the interests of Highway safety.
12. To ensure that existing trees on adjacent land are adequately protected.
13. To ensure that ecological interests are adequately protected.
14. To ensure that the surface water drainage scheme is appropriate to meet the needs of the site and the approved development.

Reasons for Decision

The proposed redevelopment of the site for residential use is considered to be acceptable in principle and it is considered that residential density of up to 40 dwellings could reasonably be achieved. It is not considered that the proposal would cause harm to visual or residential amenity, subject to a detailed consideration at reserved matters stage. The proposal is considered to be acceptable in highway safety terms and is acceptable with respect to ecological, flood risk and heritage matters. It is therefore considered that the proposal meets with the objectives and relevant policies of the National Planning Policy Framework, the Aligned

Core Strategy, the Replacement Local Plan and the Emerging Local Plan.

Notes to Applicant

It is an offence under S148 and S151 of the Highways Act 1980 to deposit mud on the public highway and as such you should undertake every effort to prevent it occurring.

This consent will require approval under Section 19 of the Nottinghamshire County Council Act 1985 and where the new streets are to be adopted an Agreement pursuant to Section 38 of the Highways Act 1980 will be required. Please contact Nottinghamshire County Council to ensure that approvals and agreements are secured before commencement of works.

The applicant should note that notwithstanding any planning permission, 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 Nottinghamshire County Council's current highway design guidance and specification for roadworks.

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. A Section 38 Agreement can take some time to complete. Therefore, it is recommended that the developer contact the Highway Authority as early as possible.

It is strongly recommended that the developer contact the Highway Authority at an early stage to clarify the codes etc. with which compliance will be required in the particular circumstance, and it is essential that design calculations and detailed construction drawings for the proposed works are submitted to and approved by the County Council (or District Council) in writing before any work commences on site.

Construction & Demolition Proposed Method of Demolition:

Where the method of proposed demolition includes the use of a mobile crusher on site the applicant must notify the Gedling Borough Council's Environmental Health Team (Tel: 0115 9013972) before crushing operations commence on site, so it may be inspected to ensure it is operating correctly under the Permit conditions imposed by the Pollution and Prevention and Control Act 1999.

Noise Control: Hours of Work and Equipment The acceptable hours for demolition or construction work are detailed below; -Monday to Friday:

0730-1800 (noisy operations restricted to 0800-1800) Saturday: 0830-1700 (noisy operations restricted to 0900-1300) Sunday: at no time Bank Holidays: at no time. Work outside these hours may be acceptable in exceptional circumstances but must be agreed in advance with Gedling Borough Council's Environmental Health Team (Tel: 0115 9013972)

Equipment: All equipment shall be properly maintained, serviced and operated in accordance with the manufacturer's recommendations and with appropriate noise suppression / silencers. Dust/Grit and Other Fugitive Emissions Construction and demolition work invariably generates grit and dust, which can be carried off-site and cause a Statutory Nuisance, and have a detrimental effect on local air quality. Contractors are expected to use appropriate methods to minimise fugitive emissions, reduce the likelihood of justified complaint and avoid costly restriction and development delays. Appropriate measures include;-Flexible plastic sheeting Water sprays /damping down of spoil and demolition waste Wheel washing. Periodic road cleaning.

The applicant's 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/resident/planningandbuildingcontrol/planningpolicy/adoptedlocalplanandpolicydocuments/supplementaryplanningdocumentsandguidance/>) We would also ask therefore, that the developer considers the commitment to incorporate provision for an EV (electric vehicle) charging point(s); to allow workers and customers to charge electric/plug-in hybrid vehicles whilst on site. 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.

The comments of the Local Lead Flood Authority are attached.

The comments of Network Rail are attached.

The comments of the Environment Agency with regard to finished floor levels and flood resilience measures are attached.

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.

5 APPLICATION NO. 2017/1276 - FAIRACRE AND 335 MAPPERLEY PLAINS, ARNOLD.

Outline planning application for erection of 11 dwellinghouses with details of access, layout and scale and other matters reserved and demolition of two existing bungalows

Chris Norton, spoke in objection to the application, on behalf of local residents.

The Service Manager – Development Services introduced the report and recommended an additional condition requiring the submission of a Construction Environmental Management Plan to the Local Planning Authority prior to commencement of the development.

The Service Manager – Development Services explained the reason for this additional condition was to protect the local environment.

RESOLVED that the Borough Council GRANTS OUTLINE PLANNING PERMISSION with matters relating to Appearance and Landscaping for subsequent approval, and subject to the following amended conditions:

Conditions

- 1 Approval of the details of landscaping and appearance (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority before the commencement of any development.
- 2 Application for the approval of reserved matters must be made not later than three years from the date of the outline permission and the development to which this permission relates must be begun within two years from the date of final approval of reserved matters.
- 3 The submission of all reserved matters and the implementation of the development shall be carried out in substantial accordance with the plans and documents received on the 8th November 2018: - Application Forms; Design and Access Statement; Protected Species Survey; Tree Survey; Site Location Plan and the revised Layout Plan (ref: AS-17-01revE) received by the Local Planning Authority on 22nd May 2018.

- 4 No part of the development hereby permitted shall take place until details of the new road have been submitted to and approved in writing by the Local Planning Authority including longitudinal and cross sectional gradients, visibility splays, street lighting, drainage and outfall proposals, construction specification, provision of and diversion of utilities services, and any proposed structural works. The development shall be implemented in accordance with these details to the satisfaction of the Local Planning Authority.
- 5 No part of the development hereby permitted shall be brought into use until the visibility splays are provided in accordance with the approved plans ref (plan ref: AS-18-02 revA). The area within the visibility splays referred to in this condition shall thereafter be kept free of all obstructions for the life of the development.
- 6 No part of the development hereby permitted shall be brought into use until all drives and parking areas are surfaced in a bound material (not loose gravel). The surfaced drives and parking areas shall then be maintained in such bound material for the life of the development.
- 7 No part of the development hereby permitted shall be brought into use until the access driveways and parking areas are constructed with provision to prevent the unregulated discharge of surface water from the driveways and parking areas to the public highway. The provision to prevent the unregulated discharge of surface water to the public highway shall then be retained for the life of the development.
- 8 No development hereby permitted shall commence until wheel washing facilities have been installed on the site in accordance with details first submitted to and approved in writing by the Local Planning Authority. The wheel washing facilities shall be maintained in working order at all times and shall be used by any vehicle carrying mud, dirt or other debris on its wheels before leaving the site so that no mud, dirt or other debris is discharged or carried on to a public road.
- 9 Before development is commenced on site there shall be submitted to and approved in writing by the Borough Council, details of a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed and shall be retained for the lifetime of the development, unless otherwise prior agreed in writing by the Borough Council.
- 10 The detailed plans and particulars to be submitted to the Local Planning Authority as reserved matters in relation to landscaping

shall include: (a) details of the size, species, positions and density of all trees and shrubs to be planted; (b) details of the boundary treatments, including those to individual plot boundaries; (c) the proposed means of surfacing access roads, car parking areas, roadways and the frontages of properties such as driveways and footpaths to front doors and (d) a programme of implementation. The development shall be implemented in accordance with the approved details, which shall be retained for the lifetime of the development, unless otherwise prior agreed in writing by the Borough Council.

- 11 If within a period of five years beginning with the date of the planting of any tree or shrub, approved as reserved matters in relation to landscaping, that tree or shrub, or any tree or shrub that is planted in replacement of it, is removed, uprooted or destroyed or dies, or becomes in the opinion of the Borough Council seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place, unless otherwise prior agreed in writing by the Local Planning Authority.
- 12 In the event that contamination is found at any time when carrying out the approved development it 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. An assessment must be undertaken in accordance with the requirements of the Local Planning Authority, and where remediation is necessary a remediation scheme, together with a timetable for its implementation and verification reporting, must be submitted to and approved in writing by the Local Planning Authority.
- 13 Notwithstanding the details contained within approved plan (Drawing Number: AS-17-01 rev E) the scale of the proposed dwelling(s), Type A and Type B as indicated on the plan, shall be restricted in their scale to either 2 storey dwellings or 2 storey dwellings with living accommodation built into the roof space.
14. Prior to commencement of the development hereby approved a Construction Environmental Management Plan shall be submitted to and approved in writing by the Local Planning Authority.

Reasons

- 1 To comply with the requirements of Section 92 of the Town and Country Planning Act 1990. The application is expressed to be in outline only in accordance with Article 5 of the Town and Country

Planning (Development Management Procedure)(England) Order 2015.

- 2 To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.
- 3 For the avoidance doubt.
- 4 To ensure the development is constructed to adoptable standards.
- 5 To maintain the visibility splays throughout the life of the development and in the interests of general Highway safety.
- 6 To reduce the possibility of deleterious material being deposited on the public highway (loose stones etc.)
- 7 To ensure surface water from the site is not deposited on the public highway causing dangers to road users.
- 8 In the interests of Highway safety.
- 9 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 the sustainable drainage structures, in accordance with the National Planning Policy Framework and Policies 1 and 17 of the Aligned Core Strategy Submission Documents.
- 10 To ensure a satisfactory development and that the landscaping of the development as proposed at reserved matters stage accords with Policy ENV1 and ENV2 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).
- 11 To ensure a satisfactory development and that the landscaping of the development as proposed at reserved matters stage accords with Policy ENV1 and ENV2 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).
- 12 To ensure that practicable and effective measures are taken to treat, contain or control any contamination and to protect controlled waters in accordance with the aims of Policies ENV1 and ENV3 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).
- 13 In the interests of the visual amenities and the character of the surrounding area.
- 14 To ensure appropriate measures are taken to protect the local environment.

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), 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 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.

It is an offence under S148 and S151 of the Highways Act 1980 to deposit mud on the public highway and as such you should undertake every effort to prevent it occurring.

This consent will require approval under Section 19 of the Nottinghamshire County Council Act 1985 and where the new streets are to be adopted an Agreement pursuant to Section 38 of the Highways Act 1980 will be required. Please contact Nottinghamshire County Council to ensure that approvals and agreements are secured before commencement of works.

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 Nottinghamshire County Council's current highway design guidance and specification for roadworks.

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. A Section 38 Agreement can take some time to complete. Therefore, it is

recommended that the developer contact the Highway Authority as early as possible.

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. The actual amount of CIL payable will be calculated when a decision is made on the subsequent reserved matters application.

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 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).

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.

Should any bat/s be found during demolition, work must stop immediately. If the bat/s does not voluntarily fly out, the aperture is to be carefully covered over to provide protection from the elements whilst leaving a small gap for the bat to escape should it so desire. The Bat Conservation Trust should be contacted immediately on (0845) 1300228 for further advice and they will provide a licensed bat worker to evaluate the situation and give advice. Failure to comply is an offence under the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2010 which makes it an offence to kill, injure or disturb a bat or to destroy any place used for rest or shelter by a bat (even if bats are not in residence at the time). The Countryside and Rights of Way Act 2000 strengthens the protection afforded to bats covering 'reckless' damage or disturbance to a bat roost.

Hours of construction including deliveries to the site shall be limited to: 7:30 to 18:00 Monday to Friday - 08:00 to 13:00 Saturday - No work shall be undertaken on Sundays or Public Holidays.

It is strongly recommended that the developer contact the Highway Authority at an early stage to clarify the codes etc. with which compliance will be required in the particular circumstance, and it is essential that design calculations and detailed construction drawings for the proposed works are submitted to and approved by the County Council (or District Council) in writing before any work commences on site. Highways Development Control Section, Highways South, Nottinghamshire County Council, County Hall floor 3, Loughborough Road, West Bridgford, Nottingham, NG2 7QP

Date Recommended: 22nd May 2018

6 APPLICATION NO. 2017/0661 - BANK HILL HOUSE, BANK HILL, WOODBOROUGH.

Demolish existing house and outbuildings. Construct new dwelling and garage with amended access

Mr Ubhi, the applicant, spoke in support of the application.

The Service Manager – Development Services introduced the item and explained that in addition to the information contained in the officer report, it should also be noted that paragraph 1.66 of the 2005 Replacement Local Plan advises that “ in calculating the size of the original dwelling, any garage will be included as part of the original dwelling provided it existed on 1st July 1948 or was built at the same time as the dwelling. In both cases the garage must be within 5m of the original dwelling”. While the officer report describes the building as an ‘outbuilding’, it could also be reasonably described as a garage and it is within 5m of the dwelling. Historic mapping also indicates that the building was in situ prior to 1948.

The Service Manager – Development Services also explained that when calculating the floor space of an existing dwelling, LPD14 specifically permits the inclusion of any existing outbuilding that falls within 5 metres of the original dwelling within the existing floor space calculation.

RESOLVED that the Borough Council GRANTS FULL PLANNING PERMISSION, subject to 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 following plans submitted to the Local Planning Authority:- Proposed ground floor plan, site plan, block & OS plans, drawing no. 002 Revision F, received on 1st June 2018- Proposed first floor plan, site plan, block and OS plans, drawing no. 003 Revision E, received on 1st June 2018- Proposed elevations, drawing no. 004 Revision D, received on 1st June 2018- Proposed site plan layout, drawing no. 005 Revision A, received on 16th May 2018The development shall thereafter be undertaken in accordance with these plans unless otherwise agreed in writing by the Local Planning Authority.
3. No above ground construction works shall commence until samples of the proposed external facing materials to be used in the construction of the development have been submitted to, and approved in writing by, the Local Planning Authority and the development shall only be undertaken in accordance with the materials so approved and shall be retained as such thereafter.
4. Notwithstanding the details submitted, before development commences details of the existing and proposed ground levels and sections of the site, including proposed finished floor levels shall be first submitted to and approved in writing by the Local Planning Authority. The development shall then be built in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.
5. No part of the development hereby permitted shall be brought into use until dropped vehicular verge crossings to serve the access points are available for use.
6. No part of the development hereby permitted shall be brought into use until all drives and any parking or turning areas are surfaced in a hard bound material (not loose gravel) for a minimum of 5.5 metres behind the Highway boundary. The surfaced drives and any parking or turning areas shall then be maintained in such hard bound material for the life of the development.
7. Notwithstanding the provisions of Part 1 of Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended) (or any Order

revoking and re-enacting that Order) the dwelling shall not be enlarged under Class A or Class D nor shall any works be undertaken under Class E.

8. No development shall commence until a Preliminary Roost Assessment (bat survey) has been carried out and a written report, to include any mitigation measures necessary and a timescale for their implementation, has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved report and any necessary mitigation measures shall be undertaken within the approved timescale.
9. Before development is commenced there shall be submitted to and approved by the Local Planning Authority a landscaping plan showing the position, type and planting size of all trees and shrubs to be planted. The approved landscaping details shall thereafter be implemented in full no later than the end of the first planting season following the development being brought into first occupation and any plant or tree that is removed, uprooted or is destroyed, dies or becomes seriously damaged or defective within 5 years of the implementation of the landscaping scheme shall be replaced with a plant or tree of the same species and size.
10. The existing buildings on the site shall be demolished prior to the first occupation of the dwelling 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 and to define the terms of this permission.
3. To ensure a satisfactory standard of external appearance.
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. In the interests of Highway safety.
6. To reduce the possibility of deleterious material being deposited on the public highway (loose stones etc.)

7. To protect the openness of the Green Belt.
8. To ensure that ecological interests are safeguarded.
9. To ensure a satisfactory development in accordance with the aims of Policy 10 of the Gedling Borough Council Aligned Core Strategy (September 2014).
10. To protect the openness of the Green Belt.

Reasons for Decision

In the opinion of the Borough Council the proposed development would meet with the objectives of national and local Green Belt policies, would be of an acceptable design, would not have an adverse impact upon residential amenity, would not cause detriment to highway safety and would not compromise ecological interests on the site. The proposed development therefore accords with Saved Policies ENV1, ENV29 and T10 of the Gedling Borough Replacement Plan as well as the Parts 6, 7 and 9 of the NPPF and Policies A, 2, 3, 8 and 10 of the Aligned Core Strategy. The development is also considered to accord with emerging policies LPD 14, 19, 32, 35 37, 57 and 61 of the Local Planning Document.

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 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

The proposal makes it necessary to construct a vehicular crossing over the verge of the public highway. 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 Borough Council has worked positively and proactively with the applicant in accordance with paragraphs 186 to 187 of the National Planning Policy Framework. During the processing of the application there were considered to be no problems for which the Local Planning Authority had discussions have been undertaken to ensure that the proposal meets with relevant national and local planning policies.

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

7 APPLICATION NO. 2017/1216 - 36-38 VICTORIA ROAD, NETHERFIELD

Ground floor change of use from a restaurant (Use Class A3) to a 9 bedroomed HMO (Use Class Sui Generis)

Alison Hunt, a local resident, spoke in objection to the application.

Fariba Sezavar, the applicant, spoke in support of the application.

The Service Manager – Development Services introduced the report.

RESOLVED to REFUSE PLANNING PERMISSION

1. The property is prominently located within the Netherfield Local Centre at the intersection of two main shopping streets. The proposed conversion of the existing A3 use to a nine bedroom house of multiple occupation falling within a Sui Generis use class would be contrary to the objectives of Saved Local Plan Policy S2 and Emerging Local Plan Policy LPD49 which seek to ensure that the retail character of local centres is retained and to promote the vitality and viability of local centres. For these reasons, the proposal is also contrary to the overarching objectives of the National Planning Policy Framework which seeks to safeguard the vitality and viability of local centres. Whilst the property is currently vacant, it has been in use through the proceeding years and no evidence has been provided to demonstrate that it cannot be reasonably reused for its current use or in a use that would comply with the relevant national and local planning policies.

APPLICATION NO. 2018/0358 - LINBY HOUSE, LINBY LANE, LINBY.

Conversion of an existing "welfare facility and secure store" into a single residential dwelling.

The Service Manager – Development Services introduced the report.

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. The development hereby permitted shall be completed in accordance with the submitted plans and Design and Access Statement received on the 5th April 2018, and revised drawings received by the Local Planning Authority on the 17th May 2018.
3. Notwithstanding the provisions of Part 1 of Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order) the development hereby approved shall not be enlarged under Classes A, B, C, D, E, F, G, or H.

Reasons

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. To ensure that the details of the development are acceptable, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
3. To protect the openness of the Green Belt.

Reasons for Decision

In the opinion of the Borough Council the proposed development would not have any detrimental impact on the openness or character of the Green Belt or the Conservation Area of Linby. It is also considered that the proposed development would result in no undue impact on the amenity of adjacent properties or on highway safety. The proposal

therefore accords with Policy 3 (Green Belt), Policy 10 (Design and Enhancing Local Identity) of the Aligned Core Strategy 2014; Saved Policies ENV1 (Development Criteria) and ENV14 (Change of Use in a Conservation Area) of the Gedling Borough Replacement Local Plan; and LPD12 (Re-use of Buildings in Green Belt), LPD28 (Conservation Areas), and LPD32 (Amenity) as well as the Policies contained within the National Planning Policy Framework.

Notes to Applicant

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 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

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. During the processing of the application there were no problems for which the Local Planning Authority had to seek a solution in relation to this application.

10 APPEAL DECISION, APPLICATION NO 2017/0727 - REAR OF 164 AND 166 PORCHESTER ROAD, CARLTON.

Proposed pair of semi-detached houses.

RESOLVED:

To note the information.

11 FUTURE APPLICATIONS LIST

Noted.

12 ANY OTHER ITEMS WHICH THE CHAIR CONSIDERS URGENT.

None.

The meeting finished at 7.25 pm

Signed by Chair:
Date:

MINUTES CABINET

Thursday 28 June 2018

Councillor John Clarke (Chair)

Councillor Peter Barnes
Councillor Gary Gregory

Councillor Henry Wheeler

Observers: Councillor Kevin Doyle

Absent: Councillor Michael Payne, Councillor Jenny Hollingsworth and Councillor Chris Barnfather

Officers in Attendance: J Robinson, M Cryer, J Gray, M Hill, D Wakelin and F Whyley

7 APOLOGIES FOR ABSENCE.

Apologies for absence were received from Councillors Hollingsworth, Payne, and Barnfather (observer).

Councillor Doyle attended as substitute observer.

8 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 24 MAY 2018

RESOLVED:

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

9 DECLARATION OF INTERESTS.

None

10 MODERN SLAVERY

The Chief Executive introduced a report, which had been circulated prior to the meeting, setting out the Council's Modern Slavery and Human Trafficking policies and Transparency statements.

RESOLVED:

To approve the Modern Slavery and Human Trafficking Policy Statement and Transparency Statement attached to the report.

11 DATA PROTECTION POLICY AND APPROPRIATE POLICY DOCUMENT AS REQUIRED BY THE DATA PROTECTION ACT 2018

Craig Allcock, Legal Advisor introduced a report seeking approval to amend the Data Protection Policy in response to recent legislative changes.

RESOLVED:

To approve the amendments to the Data Protection Policy at Appendix 1 to the report including the Annex to the Data Protection Policy, the Appropriate Policy Document at Appendix 2 to the report.

12 LOCAL GOVERNMENT ASSOCIATION INSURANCE MUTUAL

The Deputy Chief Executive and Director of Finance introduced a report, which had been circulated prior to the meeting, seeking approval to apply to be a founding member of the new Local Government Insurance Mutual.

RESOLVED to:

- 1) Approve the Council's participation as a Founding Member of the "Local Government Mutual", which is a new company limited by guarantee, from which to develop an insurance Mutual;
- 2) Nominate the Deputy Leader to be appointed as a Founding Member committee member of the "Local Government Mutual" to oversee and make strategic decisions in respect of its initial phase of activity pending trading;
- 3) Delegate authority to the Deputy Chief Executive and Director of Finance to submit the Application for Membership of the "Local Government Mutual" as a Founding Member;
- 4) Authorise the Deputy Chief Executive and Director of Finance to share the Council's relevant risk transfer and protection data with the LGA officers working on the project on a strictly confidential basis; and
- 5) Note that once the new Mutual is established, a report on options and recommendations for the Council to utilise the Mutual will be presented to Cabinet at the appropriate time.

13 PAPPLEWICK CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN ADOPTION

The Service Manager Planning Policy introduced a report, which had been circulated prior to the meeting, seeking approval to publish the Papplewick Conservation Area Character Appraisal and the associated Management Plan.

RESOLVED to:

- 1) Approve the appended Papplewick Conservation Area Character Appraisal and Management Plan at Appendix B and the recommended boundary changes therein (also attached at Appendix C to the report);
- 2) Authorise the Service Manager - Planning Policy to notify the Secretary of State of the boundary changes, and advertise the boundary changes as required by statute; and
- 3) Delegate authority to the Service Manager - Planning Policy to make any minor typographical, formatting or factual amendments to the Papplewick Conservation Area Appraisal and Management Plan as appropriate.

14 HEALTH AND WELLBEING STRATEGY AND PLANNING AND HEALTH PROTOCOL

The Service Manager Planning Policy introduced a report which had been circulated prior to the meeting, updating Cabinet on progress towards implementing a Health and Wellbeing Strategy in light of the emerging local plan.

RESOLVED

to:

- 1) Apply the Health and Wellbeing checklist to local planning policy preparation only;
- 2) Endorse the health and well-being Protocol subject to referring only those planning applications as defined in the table below paragraph 12 to the relevant health partner; and
- 3) Request that the Service Manager Planning Policy communicates this decision to Nottinghamshire County Council.

15 GEDLING GAMBLING STATEMENT OF POLICY

The Director of Heath and Community Wellbeing introduced a report, which had been circulated prior to the meeting, informing Members of the need to review the Statement of Gambling Policy and the required period of consultation.

RESOLVED:

To approve the proposed changes to the Council's Gambling Statement of Policy to go out to consultation for a period of ten weeks in accordance with the Gambling Act and as detailed in this report.

16 PET CREMATION SERVICE

The Service Manager Parks and Street Care introduced a report, which had been circulated prior to the meeting, seeking approval to introduce a Pet Cremation Service.

RESOLVED:

- 1) To agree to increase the capital budget by £23,600 and refer to Council for approval;
- 2) That subject to the approval of the capital budget, approve the establishment of a new Pet Cremation Service within PASC which will become fully operational by 1 April 2019;
- 3) To authorise the Deputy Chief Executive and Director of Finance to obtain any necessary consents, approvals and licences required to operate the Pet Cremation Service; and
- 4) To authorise the Portfolio Holder for Environment to determine any future proposals for the Pet Cremation service to be provided to residents and businesses outside the Borough.

17 COLLABORATION AGREEMENT WITH NOTTINGHAM CITY COUNCIL

The Chief Executive introduced a report which had been circulated prior to the meeting, seeking approval to enter into an agreement to develop Collaborative working with Nottingham City Council.

RESOLVED to:

- 1) Agree to enter into a Collaborative Agreement with Nottingham City Council as detailed in the report; and
- 2) Authorise the Deputy Chief Executive and Director of Finance, in consultation with the Director of Democratic Services and Organisational Development, to finalise the terms of the Agreement. This being subject to reciprocal arrangements being approved by the Nottingham City Council Executive.

18 FUTURE OPERATING MODEL FOR LEISURE SERVICES IN GEDLING BOROUGH

The Director of Health and Community Wellbeing introduced a report, which had been circulated prior to the meeting, updating Cabinet on the

work being done to identify future operating models for the delivery of leisure services.

RESOLVED to:

- 1) Support the continuation of the current arrangements with Nottingham City Council;
- 2) Endorse the work carried out by officers to commission the options appraisal work as described in the report; and
- 3) Request a further report to Cabinet later in the year that outlines options and recommendations for the future operating model most appropriate for the council's leisure service.

19 FORWARD PLAN

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

Members were reminded of the additional meeting of Cabinet scheduled for 10 July 2018.

RESOLVED:

To note the report.

20 PROGRESS REPORTS FROM PORTFOLIO HOLDERS.

Due to the longer than usual agenda, Councillor Clarke informed members that this item was not being taken at this meeting.

21 MEMBER'S QUESTIONS TO PORTFOLIO HOLDERS.

Due to the longer than usual agenda, Councillor Clarke informed members that this item was not being taken at this meeting.

22 ANY OTHER ITEMS THE CHAIR CONSIDERS URGENT.

None.

23 EXCLUSION OF PRESS AND PUBLIC

Councillor Clarke introduced a report relating to the Regeneration of Land at Burton Road. He explained that there was information in the report that was commercially sensitive. He therefore moved that the press and public be excluded from the meeting for consideration of the item.

RESOLVED:

That Members being satisfied that the public interest in maintaining the exemption outweighs the public interest in disclosing the information that under Section 100(A)(4) of the Local Government Act 1972, the public and press be excluded from the meeting during the consideration of the ensuing report on the grounds that the report involves the likely disclosure of exempt information as defined in Paragraphs 3 of Part 1 of Schedule 12A of the Local Government Act 1972.

24

REGENERATION OF LAND AT BURTON ROAD FOR AFFORDABLE HOUSING.

The Deputy Chief Executive and Director of Finance introduced a not for publication report, which had been circulated prior to the meeting, seeking approval to take the necessary steps to acquire land on Burton Road for affordable housing.

RESOLVED to:

- 1) Approve the acquisition of the Site under the Council's powers under s.120 of the Local Government Act 1972, up to the maximum cost detailed in the report;
- 2) Authorise the use of s.106 affordable housing funds to meet the capital costs of the scheme including acquisition, demolition and legal costs up to the maximum cost detailed in the report;
- 3) Delegate authority to the Deputy Chief Executive and Director of Finance to agree Heads of Terms for the acquisition of the Site (as shown on the plan at appendix 1 to the report), to make formal offers for no more than the total detailed in the report subject to the offers being accepted, to complete the acquisition of the Site;
- 4) Authorise the Service Manager for Property to obtain any necessary approvals and consents to enable demolition of the buildings on the Site once acquired;
- 5) Authorise the Service Manager for Economic Growth and Regeneration to invite tenders for an affordable housing scheme on the Site; and
- 6) Note that acceptance of tenders and decisions on the disposal of land will be the subject to a separate Portfolio Holder report.

25

THANKS TO CHIEF EXECUTIVE

Councillor Clarke, on behalf of all Members, paid tribute to John Robinson, Chief Executive who was attending Cabinet for the final time.

The Leader thanked John for his 10 years of service to Gedling noting in particular the excellent work he led to resettle Syrian refugees in Nottinghamshire. He said that his compassion and good humour would be missed and wished him all the best for his new role at Newark and Sherwood District Council.

The meeting finished at 2.15 pm

Signed by Chair:

Date:

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DECISIONS MADE UNDER DELEGATED AUTHORITY

<u>Business</u>	<u>Summary</u>	<u>Ref.</u>	<u>Date</u>	<u>Portfolio</u>
Allocation of Bestwood Healthcare Facilities S106 Funding	Approval to allocate s106 funding to various health improvement schemes in Bestwood Village	D722	28/06/2018	Housing, Health and Wellbeing
Settlement of Local Land Charge for Home Repair Assistance Grant	To approve a settlement for a repayment of a Home Repair Grant.	D724	26/06/2018	Public Protection
Housing Assistance (discretionary Warm Homes on Prescription) Grant	Approval to award a grant in excess of £5000	D709	13/06/2018	Public Protection
Papplewick Neighbourhood Plan – Decision Statement	To authorise the publication of the Decision Statement for the Papplewick Neighbourhood Plan and to proceed to referendum.	D712	31/05/2018	Growth and Regeneration
Proposed Street Names for development on Land at The Sycamores, Moor Road Bestwood Nottinghamshire	To approve new street names	D707	21/05/2018	Growth and Regeneration
National Planning Policy Framework Draft text for Consultation	To approve the Council's response to Government consultation.	D704	10/05/2018	Growth and Regeneration

Fees and Charges 2018/19 - Communications	To approve a revised set of fees and charges for communications	D694	25/04/2018	Resources and Reputation
National Non-Domestic Rates - Discretionary Relief Application	To approve an application for discretionary rate relief	D697	20/04/2018	Resources and Reputation
Extension of Contracts for Debt Recovery Services and Enforcement Services for Council Tax, National Non-Domestic Rates and Sundry Debtors	To extend the current contracts for Debt Recovery Services and Enforcement Services for Council Tax, National Non-Domestic Rates and Sundry Debtors for a period of one year.	D698	20/04/2018	Resources and Reputation
National Non-Domestic Rates - Discretionary Relief Application	To approve an application for discretionary rate relief	D696	20/04/2018	Resources and Reputation
Proposed Street Name for development of Land at 23 Waverley Avenue Gedling	To approve new street names	D695	19/04/2018	Growth and Regeneration
Approval and authorisation to enter into a contract with Calverton Parish Council for the provision of grounds maintenance services for 2018/19.	To approve a contract to provide grounds maintenance services to Calverton Parish Council.	D674	17/04/2018	Environment