



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

# Agenda

## Planning Committee

Date: **Wednesday 8 August 2018**

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Time: **6.30 pm**

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

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For any further information please contact:

**Cayte Goodall**

Democratic Services Officer

0115 901 3961

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# Planning Committee

## Membership

**Chair** Councillor John Truscott

**Vice-Chair** Councillor Paul Wilkinson

Councillor Michael Adams  
Councillor Pauline Allan  
Councillor Peter Barnes  
Councillor Chris Barnfather  
Councillor Alan Bexon  
Councillor Kevin Doyle  
Councillor David Ellis  
Councillor Meredith Lawrence  
Councillor Barbara Miller  
Councillor Marje Paling  
Councillor Colin Powell  
Councillor Alex Scroggie  
Councillor Jane Walker  
Councillor Henry Wheeler

## **AGENDA**

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1. **Apologies for Absence and Substitutions.**
- Planning Committee Protocol.**
2. **To approve, as a correct record, the minutes of the meeting held on 11 July 2018.** 9 - 28
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Report of the Service Manager, Planning Policy.
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12. **Any other items which the Chair considers urgent.**

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## **PLANNING COMMITTEE PROTOCOL**

### **Introduction**

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

### **Disclosable Pecuniary and Non- Pecuniary Interests**

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

### **Pre-determination and Predisposition**

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

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

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

### **Lobbying**

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

### **Roles at Planning Committee**

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

### **Speaking at Planning Committee**

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

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

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

### **Determination of planning applications**

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

Oct 2015

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## **MINUTES PLANNING COMMITTEE**

**Wednesday 11 July 2018**

Councillor John Truscott (Chair)

In Attendance:      Councillor Paul Wilkinson              Councillor David Ellis  
                                 Councillor Michael Adams              Councillor Barbara Miller  
                                 Councillor Peter Barnes              Councillor Marje Paling  
                                 Councillor Chris Barnfather              Councillor Colin Powell  
                                 Councillor Alan Bexon              Councillor Alex Scroggie  
                                 Councillor Jim Creamer              Councillor Jane Walker  
                                 Councillor Kevin Doyle              Councillor Henry Wheeler

Absent:                      Councillor Pauline Allan and Councillor Meredith Lawrence

Officers in                      M Avery, C Goodall, D Gray and S Oleksiw  
Attendance:

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

Apologies for absence were received from Councillors Allan and Lawrence. Cllr Creamer attended as a substitute.

### **14                      TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 13 JUNE 2018.**

#### **RESOLVED:**

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

### **15                      DECLARATION OF INTERESTS**

None.

### **16                      APPLICATION NO. 2014/0238 - LAND WEST OF WESTHOUSE FARM**

Proposed residential development for 101 market dwelling units, new access, amenity space, open space.

The Service Manager – Development Services introduced the report.

**RESOLVED that the Borough Council GRANTS OUTLINE PLANNING PERMISSION, 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 highway and education authority for the provision of, or financial contributions towards, Open Space, Healthcare Facilities, Integrated Transport, Management Company and Educational Facilities; and subject to the following conditions:**

**Conditions**

- 1 Approval of the details of Appearance, Landscaping, Layout and Scale (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 vehicular access hereby permitted shall be constructed strictly in accordance with the Proposed Site Access drawing (13152-010), deposited on 28th February 2014.
- 4 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Borough Council and once the Borough Council 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 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 Borough Council. The Remediation Scheme shall be implemented as approved.
- 5 In the event that remediation is required to render the development suitable for use, a written remediation scheme and timetable of works shall be submitted to and approved in writing by the Borough Council. The scheme shall then be implemented in accordance with the approved details. Prior to the development being first brought into use, a Verification Report (that satisfactorily demonstrates the effectiveness of the remediation carried out and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action) must be submitted to and approved in writing by the Borough Council.

- 6 No development shall take place until a Construction Environmental Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for: (i) the parking of vehicles of site operatives and visitors; (ii) loading and unloading of plant and materials; (iii) storage of plant and materials used in constructing the development; (iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate; (v) wheel washing facilities; (vi) measures to control the emission of dust and dirt during construction; (vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.
- 7 Before development is commenced there shall be submitted to and approved in writing by the Borough Council details of the new road, including longitudinal and cross sectional gradients, visibility splays, Traffic Regulation Orders, street lighting, drainage and outfall proposals, construction specification, provision of and diversion of utilities services, and any proposed structural works. All details submitted to the Borough Council for approval shall comply with the County Council's Highway Design and Parking Guides which are current at the time the details are submitted. 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.
- 8 No development shall commence on any part of the application site unless or until; (1) a suitable access arrangement, as shown for indicative purposes on drawing number 13152-010; (2) the provision of pedestrian links and a suitable crossing point to the nearby bus stops; (3) the provision of upgrades to the public footpath link to the NET tram stop at Butlers Hill, as well as cycle links to the Leen Valley Country Park; and (4) the provision of a new 'Gateway' treatment and extended traffic calming zone for Moor Road; have been provided to the satisfaction of the Local Planning Authority.
- 9 Before development is commenced 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. The scheme to be submitted shall demonstrate: (1) The utilisation of holding sustainable drainage techniques which incorporate at least two differing forms of SuDS treatment in accordance with Table 3.3 of CIRIA C697

'The SuDS Manual' prior to discharging from the site; (2) The limitation of surface water run-off to the equivalent Greenfield runoff rate; (3) The ability to accommodate surface water run-off on-site up to the critical 1 in 100 year event plus an appropriate allowance for climate change, based upon the submission of drainage calculations; and (4) Responsibility for the future maintenance of drainage features.

- 10 Before development is commenced, there shall be submitted to and approved in writing by the Borough Council details of an archaeological scheme of treatment. The scheme shall include post-determination evaluation beginning with a scheme of geophysical survey, possibly with a subsequent scheme of trial trenching and/or archaeological monitoring, as deemed necessary. The scheme shall be implemented strictly in accordance with the approved details.
- 11 Before development is commenced there shall be submitted into and approved in writing by the Local Planning Authority, (1) A tree protection plan to graphically show the locations of any tree and root protection barriers; (2) Arboricultural impact assessment identifying what impacts might arise from the proposed works; (3) Arboricultural Method Statement to give guidance on aspects of proposed works which were identified within the arboricultural impact assessment. The AMS provides guidance as to how works might be mitigated or compensated for; (4) Details of any special engineering works and surfacing required near trees. The approved measures of protection shall be implemented strictly in accordance with the approved details for the duration of the construction period.
- 12 Before development is commenced there shall be submitted to and approved in writing by the Borough Council details of a 'bat friendly' lighting scheme to ensure that artificial lighting (including any construction site lighting and compound lighting), avoids illuminating boundary features such as hedgerows and other areas of retained or created habitat (including the balancing pond). The scheme shall be implemented strictly in accordance with the approved details.
- 13 Before development is commenced, there shall be submitted to and approved in writing by the Borough Council details of a scheme for the incorporation of integrated bird and bat boxes within the fabric of a proportion of the houses; bird boxes should target species such as house sparrow, swallow and swift. The scheme shall be implemented strictly in accordance with the approved details before the development is first brought into use and shall be retained for the lifetime of the development.

- 14 Before development is commenced, including any vegetation clearance or ground works, there shall be submitted to and approved in writing by the Borough Council a reptile method statement to ensure the field margins are cleared sensitively. The method statement shall be implemented strictly in accordance with the approved details before the development is first commenced.
- 15 No vegetation clearance or ground works shall be undertaken until the site has been walked by an ecologist to ensure that badgers have not moved onto the site. If any badgers are found to be present, details of any mitigation measures that may be deemed necessary shall be submitted to and approved in writing by the Borough Council before vegetation clearance or ground works commence. The mitigation measures shall be implemented in accordance with the approved details before development commences.
- 16 During the construction phase, if any trenches are left open overnight, they should be left with a sloping end or ramp to allow badgers or other mammals that may fall into the excavation to escape, and any pipes over 150 mm in diameter should be capped off at night to prevent mammals from entering them.
- 17 The detailed plans and particulars to be submitted as reserved matters in relation to scale shall include details of existing and proposed site levels in relation to adjacent properties. The development shall be implemented in accordance with the approved details, unless otherwise prior agreed in writing by the Borough Council.
- 18 The detailed plans and particulars to be submitted as reserved matters in relation to appearance shall include details of the materials to be used in the external elevations and roofs of the proposed buildings. The development shall be carried out 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.
- 19 The detailed plans and particulars to be submitted 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, which shall consist of native species, ideally of local provenance, where possible; (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.

- 20 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.
- 21 Any garage doors shall be set back from the highway boundary a minimum distance of 5 metres for sliding or roller shutter doors, 5.5 metres for up and over doors or 6 metres for doors opening outwards. The garage doors shall be retained to this specification for the lifetime of the development.

### **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 of doubt.
- 4 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 2014).
- 5 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 2014).
- 6 To protect the residential amenity of the area in accordance with the aims of Section 11 of the National Planning Policy Framework and Policy 10 of the Aligned Core Strategy for Gedling Borough (September 2014).

- 7 To ensure that the roads of the proposed development are designed to an adoptable standard in order to accord with Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
- 8 To ensure an adequate form of development in the interests of highway safety in accordance with Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
- 9 To prevent the increased risk of flooding; to improve and protect water quality; to improve habitat and amenity; to ensure the future maintenance of the sustainable drainage structures; and to protect the water environment from pollution, in accordance with the National Planning Policy Framework and Policies 1 and 17 of the Aligned Core Strategy Submission Documents.
- 10 To ensure the appropriate investigation and recording of archaeological features, in accordance with Section 12 of the National Planning Policy Framework and Policy 11 of the Aligned Core Strategy for Gedling Borough (September 2014).
- 11 To minimise any potential impacts on biodiversity and the landscape in accordance with Section 11 of the National Planning Policy Framework and Policy 17 of the Aligned Core Strategy for Gedling Borough (September 2014).
- 12 To minimise any potential impacts on biodiversity in accordance with Section 11 of the National Planning Policy Framework and Policy 17 of the Aligned Core Strategy for Gedling (September 2014).
- 13 To enhance biodiversity in accordance with Section 11 of the National Planning Policy Framework and Policy 17 of the Aligned Core Strategy for Gedling Borough (September 2014).
- 14 To minimise any potential impacts on biodiversity in accordance with Section 11 of the National Planning Policy Framework and Policy 17 of the Aligned Core Strategy for Gedling (September 2014).
- 15 To minimise any potential impacts on biodiversity in accordance with Section 11 of the National Planning Policy Framework and Policy 17 of the Aligned Core Strategy for Gedling (September 2014).
- 16 To minimise any potential impacts on biodiversity in accordance with the National Planning Policy Framework and Policy 17 of the Aligned Core Strategy for Gedling Borough (September 2014).

- 17 To ensure a satisfactory development in accordance with the aims of Policy 10 of the Aligned Core Strategy for Gedling Borough (September 2014) and Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
- 18 To ensure a satisfactory development in accordance with the aims of Policy 10 of the Aligned Core Strategy for Gedling Borough (September 2014) and Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
- 19 To ensure that the landscaping of the proposed development accords with Policy 10 of the Aligned Core Strategy for Gedling Borough (September 2014) and Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
- 20 To ensure a satisfactory development, in accordance with Policy 10 of the Aligned Core Strategy for Gedling Borough (September 2014) and Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
- 21 In the interests of highway safety in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).

### **Reasons for Decision**

The development has been considered in accordance with the National Planning Policy Framework, the Aligned Core Strategy for Gedling Borough (September 2014) The Gedling Borough Replacement Local Plan (Certain Policies Saved 2014), and the Local Planning Document Part 2 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**

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.

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.

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.

In order to carry out the off-site works required you will be undertaking work in the public highway which is land subject to the provisions of the Highways Act 1980 (as amended) and therefore land over which you have no control. In order to undertake the works you will need to enter into an agreement under Section 278 of the Act. All correspondence with the Highway Authority should be addressed to: TBH - NCC (Highways Development Control) (Floor 8), Nottinghamshire County Council, County Hall, Loughborough Road, West Bridgford, Nottingham, NG2 7QP.

The Environment Agency advises that condition 8 should not be altered without its prior notification to ensure that the above requirements can be incorporated into an acceptable drainage scheme that reduces the risk of flooding.

The Environment Agency does not consider oversized pipes or box culverts as sustainable drainage. Should infiltration not be feasible at the site, alternative above ground sustainable drainage should be used.

The Environment Agency advises that surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management. Sustainable Drainage Systems (SuDS) are an approach to managing surface water run-off which seeks to mimic natural drainage systems and retain water on-site, as opposed to traditional drainage approaches which involve piping water off-site as quickly as possible.

The Environment Agency advises that SuDS involve a range of techniques, including methods appropriate to impermeable sites that hold water in storage areas e.g. ponds, basins, green roofs etc rather than just the use of infiltration techniques. Support for the SuDS approach is set out in NPPF.

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](http://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](http://www.groundstability.com).

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

The County Council Rights of Way require that the availability of the Bestwood St Albans Parish Footpath No.3, which runs alongside the northern boundary of the site, is not affected or obstructed in any way by the proposed development at this location, unless subject to appropriate diversion or closure orders. The County Council should be consulted on any re-surfacing or gating issues and the developers should be aware of potential path users in the area, who should not be impeded or endangered in any way.

No removal of hedgerows, trees or shrubs which have the potential to support nesting birds shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check for active birds' nests immediately before clearance works commence and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority. As you will be aware all birds, their nests and eggs (except pest species) are protected by the Wildlife and Countryside Act 1981 (and as amended).

Date Recommended: 18th June 2018

17

**APPLICATION NO. 2018/0578 - LAND ADJOINING MOOR ROAD, BESTWOOD**

New access road linking the new Hawthorne Primary school to Moor Road, Bestwood.

The Service Manager – Development Services introduced the report.

**RESOLVED that subject to no further material planning considerations being raised following the expiry of the Statutory Press Notice Consultation period - The Borough Council GRANTS PLANNING PERMISSION, subject to the following conditions:**

### **Conditions**

- 1 The development must be begun not later than three years beginning with the date of this permission.
- 2 The development hereby approved shall be constructed in accordance with the details within the Application Form, Drawings, and Submission Documents received on 9th June 2018 drawing no's: Planning Statement dated 8th June 2018; RT-MME-126954-01 (Arboricultural Survey - Middlemarch Environmental); N1100/2 - GA\_104 (School Access Road); N1100/2 - GA\_105 (Site Location Plan); and N1100/2 - GA\_107\_A (Proposed Vegetation Alterations).
- 3 The new link road cannot be utilised unless or until; a suitable access arrangement as shown for indicative purposes on drawing number 13152-010 has been provided to the satisfaction of the Local Planning Authority.
- 4 No part of the New Access Road hereby permitted shall be provided 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, traffic regulation orders, street lighting, drainage and outfall proposals, construction specification, provision of and diversion of utilities services, and any proposed structural works. The access road shall be implemented in accordance with these details to the satisfaction of 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.
- 3 To ensure an adequate form of access arrangement is provided in the interests of highway safety
- 4 To ensure the new link road is constructed to adoptable standards.

## **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) The Gedling Borough Replacement Local Plan (Certain Policies Saved 2014), and the Local Planning Document Part 2 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**

In order to carry out the off-site works required you will be undertaking work in the public highway which is land subject to the provisions of the Highways Act 1980 (as amended) and therefore land over which you have no control. In order to undertake the works you will need to enter into an agreement under Section 278 of the Act

The link road should be designed to Nottinghamshire County Councils Highway Design guidance link <http://www.nottinghamshire.gov.uk/transport/roads/highway-design-guide> and an appropriate agreement entered into with the Highway Authority to enable construction of the highway

An application is to be made for a Traffic Regulation Order to reduce the speed limit on Moor Road from 40mph to 30mph to facilitate the access arrangement to the link road which is to be undertaken at the applicants' expense. All correspondence with the Highway Authority should be addressed to: - NCC (Highways Development Control) (Floor 3), Nottinghamshire County Council, County Hall, Loughborough Road, West Bridgford.

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](http://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](http://www.groundstability.com).

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.

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.

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 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.

Date Recommended: 28th June 2018

**18 APPLICATION NO. 2018/0296 - 400 WESTDALE LANE WEST, MAPPERLEY**

Erection of single storey extensions to the side and rear, installation of canopies, external alterations and buggy store to front, in conjunction with use as a day nursery.

Mr Robin Batten, the applicant, spoke in support of the application.

Mrs Leanne Banks, a local resident, spoke against the application.

The Service Manager – Development Services informed members that further to the publication of the report a revised first floor plan had been submitted, detailing 10 children and revised elevations, which confirmed the precise materials to be used in the construction of the extensions. These revisions would be included as an amendment to condition 2.

**RESOLVED to Grant planning permission subject to amended conditions;**

**Conditions**

1. The development must be begun not later than three years beginning with the date of this permission.

2. This permission shall be read in accordance with the following plans/details submitted to the Local Planning Authority; email received from the applicant's agent on 11<sup>th</sup> July, drawings 101 Rev D, 102 Rev C, 150 Rev D and 151 Rev D received on 4<sup>th</sup> July, email received from the applicant's agent on the 3<sup>rd</sup> July, drawings 001 Rev C, 100 Rev B, 125 Rev B, 126 Rev C received on 15<sup>th</sup> June 2018, buggy store details received on 3<sup>rd</sup> April 2018.
3. The maximum number of children on site at any time shall not exceed 75.
4. The extensions shall be rendered in accordance with the approved plans prior to being brought into first use.

### **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 that the number of children permitted at the property is not increased, in the interests of the residential amenities of adjacent occupiers and to ensure that there is not a material change in the amount of vehicular activity.
4. In the interests of visual amenity.

### **Reasons for Decision**

The site has an existing unrestricted use within planning use class D1 and planning permission is not required to change the use of the building to operate a day nursery. Subject to a condition restricting the number of children that can attend the premises, it is not considered that the impact of the proposed development would be materially different than that which would arise from the use of the existing building, in terms of the impact upon residential amenity and highway safety. The proposal is considered to be acceptable in design terms and would not cause harm to visual amenity of the surrounding streetscene. For these reasons, the proposal would accord with the objectives of the National Planning Policy Framework, Policies A, 1, 10 and 12 of the Aligned Core Strategy, Saved Policies ENV1, T10 and C3 of the Replacement Local Plan and Policies LPD 32, LPD 57 and LPD 61 of the Local Planning Document (Part 2 Local Plan).

## 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. Following concerns raised about the impact of the rear extension, amended plans have been received which have successfully overcome this concern.

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](http://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](http://www.groundstability.com).

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 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.

### 19 **APPLICATION NO. 2018/0394 - CERTIFICATE OF APPROPRIATE ALTERNATIVE DEVELOPMENT**

Application for a S17 Certificate for Appropriate Alternative Development.

The Service Manager – Development Services introduced the report.

#### **RESOLVED:**

- (A) That a positive Certificate be issued under section 17(1)(a) of Part III of the Land and Compensation Act 1961, as amended by Part 9 of the Localism Act 2011, indicating that it is the opinion of the Local Planning Authority that planning permission would have been granted for development comprising of the construction of up to eleven dwelling houses within Class C3 use if it were not proposed to be**

acquired by the authority possessing compulsory purchase powers:

- (B) That authorisation is given to the Service Manager, Development Services, in consultation with the Director for Organisational Development and Democratic Services, to issue the Certificate of Appropriate Alternative Development, including the conditions and planning obligations to which planning permission for the development could reasonably have been expected to be subject and a statement of the Council's reasons, which shall be based on the contents of this report, meeting the statutory requirements of the Land Compensation Act 1961 (as amended).

**20 APPLICATION NO. 2018/0516 - 103 MOORE ROAD, MAPPERLEY**

Erection of a single storey rear extension.

**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 the application form received on the 16th May 2018, the location plan received on the 16th May 2018, the block plan received on the 16th May 2018 and the plan received on the 16th May 2018, drawing number 5/17/2. The development shall thereafter be undertaken in accordance with these plans/details.

**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 as Local Planning Authority the proposed extension is visually acceptable and results in no significant impact on neighbouring residential properties. There are no highway safety implications arising from the proposal. The proposal therefore



accords with the NPPF, Policy 10 (Design and Enhancing Local Identity) of the Aligned Core Strategy 2014, Saved Policies ENV1 (Development Criteria) and H10 (Extensions) of the Gedling Borough Replacement Local Plan and Policies LPD 32 (Amenity) and LPD 42 (Extensions to Dwellings Not in the Green Belt) of the emerging Local Planning Document (Part 2 Local Plan).

### **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 at [www.gedling.gov.uk](http://www.gedling.gov.uk). 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 gross internal area of new build is less 100 square metres

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](http://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](http://www.groundstability.com).

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.

**21                    APPLICATION NO. 2018/0510 - 7 GROUVILLE DRIVE,  
WOODTHORPE**

Single storey rear extension and raised terrace area to the rear.

**RESOLVED to Grant 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 the application form, site location plan and deposited plans, drawing no's 180012/PL03, 180012/PL04, 18002(PL)01 rev C and 18002(PL)02 rev A, received on 22nd May 2018. The development shall thereafter be undertaken in accordance with these plans/details.

## **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 would have no significant undue impact on neighbouring residential amenity or the locality in general. The proposal is of a size and design in keeping with the existing dwelling and its wider setting. The development therefore complies with the National Planning Policy Framework (2012) and Policy 10 of the Gedling Borough Aligned Core Strategy, Policies ENV1 and H10 of the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2014 and emerging LPD32 and LPD42.

## **Notes to Applicant**

Positive and Proactive 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 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 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](http://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](http://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 at [www.gedling.gov.uk](http://www.gedling.gov.uk). 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 gross internal area of new build is less 100 square metres

**22 TREE PRESERVATION ORDER - FLATTS LANE, CALVERTON**

Protection of a group of 2 trees by a Tree Preservation Order (TPO).

**RESOLVED that the Service Manager, Development Services, be authorised to make a Tree Preservation Order in respect of the identified trees situated on land at Flatts Lane.**

**23 TREE PRESERVATION ORDER - HAYDEN LANE**

Protection of a group of 3 trees by a Tree Preservation Order (TPO).

**RESOLVED that the Service Manager, Development Services, be authorised to make a Tree Preservation Order in respect of the identified trees situated on land at Hayden Lane.**

**24 TREE PRESERVATION ORDER - LODGE FARM LANE**

Protection of two individuals trees by a Tree Preservation Order (TPO).

**RESOLVED that the Service Manager, Development Services, be authorised to make a Tree Preservation Order in respect of the identified trees situated on land at Lodge Farm Lane.**

**25 TREE PRESERVATION ORDER - MAIN STREET, CALVERTON**

Protection of a group of 3 trees by a Tree Preservation Order (TPO).

**RESOLVED that the Service Manager, Development Services, be authorised to make a Tree Preservation Order in respect of the identified trees situated on land at Main Street.**

**26 TREE PRESERVATION ORDER - ROLLESTON DRIVE**

Protection of a group of 8 trees by a Tree Preservation Order (TPO).

**RESOLVED that the Service Manager, Development Services, be authorised to make a Tree Preservation Order in respect of the identified trees situated on land at Rolleston Drive.**

**27 TREE PRESERVATION ORDER - WEST OF A60**

Protection of two groups of trees by a Tree Preservation Order (TPO).

**RESOLVED that the Service Manager, Development Services, be authorised to make a Tree Preservation Order in respect of the identified trees situated on land at West of A60, Redhill.**

**28 TREE PRESERVATION ORDER - WESTHOUSE FARM**

Protection of a group of 9 trees and a group of 7 trees by a Tree Preservation Order (TPO).

**RESOLVED that the Service Manager, Development Services, be authorised to make a Tree Preservation Order in respect of the identified trees situated on land at Westhouse Farm.**

**29 DELEGATION PANEL ACTION SHEETS**

**RESOLVED to note the information.**

**30 FUTURE PLANNING APPLICATIONS**

Noted.

**31 ANY OTHER ITEMS WHICH THE CHAIR CONSIDERS URGENT.**

None.

The meeting finished at 6.55 pm

Signed by Chair:  
Date:



## **Report to Planning Committee**

**Subject:** Five Year Housing Land Supply Assessment 2018

**Date:** 8 August 2018

**Author:** Service Manager – Planning Policy

### **Purpose of the Report**

The report is to inform Planning Committee that the Council's Five Year Housing Land Supply Assessment has been updated following the adoption of the Local Planning Document.

### **Background**

The Five Year Housing Supply Assessment has been updated to take into account the position as at 31 March 2018. The assessment includes the housing sites allocated in the Local Planning Document which was adopted by Council on 18 July 2018. The five year period is 1 April 2018 to 31 March 2023 and the assessment is attached as **Appendix A**.

For clarity, this is the assessment against the housing requirement of the Aligned Core Strategy which is used in the determination of planning applications.

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

The methodology for undertaking the assessment was amended slightly in the light of discussions which took place through the examination of the Local Planning Document. In summary:-

- The source of sites remains the same. However, a stricter approach has been taken with regards to unallocated sites without planning permission, in that where information has not been provided to demonstrate that they will be developed, these sites have been excluded from the five year supply;
- The windfall allowance has been revisited as part of the examination for the Local Planning Document and is now assumed to come forward from Year 6 onwards;
- The Council continues with the Sedgefield approach which means any

shortfall (or surplus) is distributed across the five year period;

- The Council adopts a 20% buffer;
- The Council continues to consider the five year period starting from the current financial year rather than taking a forward look approach. The five year period covers 1 April 2018 to 31 March 2023;
- A lapse rate continues not to be applied, to accord with the National Planning Policy Framework; and
- The methodology used to calculate the five year supply accords with the PAS advice.

The assessment shows that against the housing requirement of the Aligned Core Strategy, Gedling Borough Council does have a five year plus 20% buffer supply of land for housing. The Council has a 5.10 year supply. This is an increase from the 2017 assessment's figure of 3.46 year supply and reflects the adoption of the Local Planning Document which amends the Green Belt boundary and allocates housing sites.

### **Proposal**

To ask Planning Committee to note the content of the Five Year Housing Supply Assessment 2018 for the purposes of determining planning applications.

### **Financial Implications**

None.

### **Appendices**

Appendix A – Gedling Borough Five Year Housing Land Supply Assessment 2018

### **Background papers**

None.

### **Recommendation**

**THAT:** Planning Committee note the content of the Five Year Housing Land Supply Assessment 2018.

### **Reasons for Recommendation**

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

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# **Five Year Housing Land Supply Assessment 2018**

**July 2018**

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## **Introduction**

- 1 The five year land supply assessment is based on the Council's Strategic Housing Land Availability Assessment (SHLAA) 2018 update.
- 2 The purpose of this assessment is to monitor and review the Council's housing supply against the housing requirement as required by the National Planning Policy Framework.
- 3 The assessment should be based on the current development plan which sets out the housing requirement. The current development plan consists of the following Plans; the Aligned Core Strategy and the Local Planning Document. The Aligned Core Strategy was adopted in September 2014 and allocates strategic sites for housing and other uses. The Local Planning Document was adopted on 18 July 2018 and allocates non-strategic sites for housing and other uses.

## **Policy Context**

- 4 The National Planning Policy Framework includes a requirement to have sufficient housing land available to accommodate a five year supply plus a buffer of either 5% or 20% depending upon past performance. Paragraph 47 states that planning authorities should:-
  - identify and update annually a supply of specific deliverable<sup>1</sup> sites sufficient to provide five years worth of housing against their housing requirement with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land; and
  - identify a supply of specific, developable<sup>2</sup> sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15.
- 5 Paragraph 48 of the National Planning Policy Framework states that local planning authorities may only make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area, will continue to provide a reliable source of supply and are best justified on the basis of a particular source. The Framework states that the windfall allowance should not include residential gardens.

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

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

- 6 The Aligned Core Strategy sets a housing requirement of 7,250 homes for the plan period 2011-2028, as shown in **Table 1**.

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

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

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

## Methodology

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

- 8 The sources of sites that have the potential to deliver housing during the five year period are:-
- Site allocations in the Aligned Core Strategy and the Local Planning Document;
  - Sites with planning permission; and
  - Unallocated sites without planning permission.
- 9 Unallocated sites exclude sites which are residential gardens in accordance with paragraph 48 of the National Planning Policy Framework. They are sites that:
- have been clearly demonstrated to be deliverable or developable; and
  - do not have extant planning permission but a planning application has been submitted or pre-application discussion have recently taken place and a planning application is anticipated imminently.
- 10 All sites in the assessment have been identified through the Council's SHLAA 2018 update. These sites are listed in **Appendix C**. New sites submitted by developers and sites granted planning permission or granted subject to a signing of the s106 before 31 March 2018 have been added to the SHLAA database. Any updates to existing sites in the SHLAA database during the current financial year (i.e. since 1 April 2018) such as work starting on site, construction completing, a new planning permission being granted or a new planning application being submitted have been noted. New sites that have been granted planning permission during the current financial year (i.e. since 1 April 2018) are not included in this assessment, but will be included in next year's assessment.

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

- 11 The assessment takes account of the loss of a dwelling where this is replaced by at least one dwelling in order to provide a net figure for the number of new dwellings. **Appendix C** does not include sites that involve a loss of a dwelling where replaced by a single dwelling, unless the loss has occurred and work on the replacement dwelling has not yet started.
- 12 Where available, anticipated completion timescales and delivery rates are as provided by the agent, developer or landowner. Where delivery information has not been provided, assumptions have been used (as set out in **Appendix A**) based on the viability sub-market within which the site is located. For unallocated sites without planning permission, where no information has been provided to demonstrate that they are developable, these sites are excluded from the assessment.
- 13 Where sites allocated in the Aligned Core Strategy or Local Planning Document have already been granted planning permission, approved subject to s106 agreement, are the subject of a planning application or pre-application discussions have recently taken place, the number of homes permitted or proposed via the planning application form has been used.
- 14 **Appendix C** comprises separate tables for each locality for clarity as follows:-
- Site allocations in the Aligned Core Strategy and Local Planning Document;
  - Sites with planning permission; and
  - Unallocated sites without planning permission.

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

- 15 Paragraph 48 of the National Planning Policy Framework states that local planning authorities may only make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area, will continue to provide a reliable source of supply and are best justified on the basis of a particular source. Any allowance should not include residential garden land.
- 16 The Aligned Core Strategy includes a windfall allowance of 208 homes during the last five years of the plan period (i.e. 2023 to 2028). The windfall allowance of 208 dwellings was calculated based on gross completions on small sites (less than 10 dwellings) between 2003 and 2013. This excluded those on residential garden land as required by the National Planning Policy Framework. Windfall on large sites (10 or more dwellings) was also excluded to avoid double counting with sites identified through the SHLAA.
- 17 As part of the Local Planning Document examination, the windfall allowance has been updated and consideration has been given to past completions and permissions on windfall sites. **Table 2** considers completions on small sites (less than 10 dwellings) in the last 10 years (2007 – 2017) and concludes that the average number of small windfall completions excluding garden land is 45 dwellings per year.

**Table 2: Windfall completions 2007 to 2017**

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

18 **Table 3** considers the number of dwellings that have been granted planning permission on sites that were not previously included in the SHLAA database since 2011 and concludes that the average figure is 39 dwellings per annum.

**Table 3: Number of homes granted planning permission 2011 – 2017**

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

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

19 Paragraph 90 of the Inspector’s Report on the Local Planning Document (2018)<sup>4</sup> states the Council had provided compelling evidence that such sites have consistently become available and will continue to provide a reliable

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<http://www.gedling.gov.uk/media/gedlingboroughcouncil/documents/planningpolicy/examinationlibrary/EX-171%20Gedling%20Local%20Plan%20Report.pdf>

source of supply. However in order to avoid the risk of double counting, she concluded that no allowance should be made for windfalls coming forward in the five year period (paragraphs 90 and 188).

- 20 In the light of the Local Planning Document Inspector's Report, it is considered reasonable to include a windfall allowance of 40 dwellings per annum from Year 6 onwards.

#### *Liverpool or Sedgefield approach*

- 21 In considering the housing requirement for the five year period, account needs to be taken of any shortfall or surplus in completions in previous years. There are two potential approaches to dealing with any shortfall or surplus. The Liverpool approach is where any shortfalls (or surplus) are equally distributed across the remainder of the plan period. The Sedgefield approach is where any shortfall (or surplus) is distributed across the current five year period.
- 22 Paragraph 97 of the Inspector's Report on the Aligned Core Strategy (2014)<sup>5</sup> states "In general it would be ideal for housing completions over the full plan period to be the same in each year of a plan, in order to meet the emerging requirements or needs in full. Higher numbers might be necessary to make good any shortfalls in supply in the recent past (ideally in the early years using the Sedgefield approach)". The National Planning Practice Guidance states local planning authorities should aim to deal with any undersupply within the first five years of the plan period where possible.
- 23 In the light of the Aligned Core Strategy Inspector's Report and national guidance, it is considered appropriate to apply the Sedgefield approach to assess housing land supply.

#### *5% or 20% buffer*

- 24 To assess whether Gedling Borough has "a record of persistent under delivery of housing", it is important to look at the long term trend over an economic cycle. The Aligned Core Strategy was adopted in September 2014 so housing delivery against previous development plans also need to be assessed.
- 25 The East Midlands Regional Plan was adopted in March 2009 and set a housing requirement of 8,000 homes for the period 2006 to 2026 (equating to an annual requirement of 400 homes). The Aligned Core Strategy sets a housing requirement of 7,250 homes for the period 2011 to 2028, but provides different annual targets through the plan period, as shown in Table 1. **Table 4** shows that the number of new homes completed between 2011 and 2013 exceeded the Aligned Core Strategy target for those years. The number of net homes completed between 2013 and 2018 falls short of the Aligned Core Strategy target for those years.

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<http://www.gedling.gov.uk/media/gedlingboroughcouncil/documents/planningpolicy/acsandlpd/ACS%20Inspector%20Report.pdf>

**Table 4: Gedling’s net completions (cumulative) in the last 10 years**

		<b>Net completions (annual)</b>	<b>Net completions (cumulative)</b>	<b>Plan target</b>	<b>% of target</b>
East Midlands Regional Plan	<b>2008/09</b>	204	947	1,200	79 %
	<b>2009/10</b>	274	1,221	1,600	76 %
	<b>2010/11</b>	341	1,562	2,000	78 %
Aligned Core Strategy	<b>2011/12</b>	275	275	250	110 %
	<b>2012/13</b>	227	502	500	100 %
	<b>2013/14</b>	321	823	940	88 %
	<b>2014/15</b>	311	1,134	1,380	82 %
	<b>2015/16</b>	174	1,308	1,820	72 %
	<b>2016/17</b>	198	1,506	2,260	67 %
	<b>2017/18</b>	237	1,743	2,700	65 %

- 26 It is important to note that there has generally been a drop nationally in the housing completions since 2007/08 due to the effect of the UK’s recession with housing delivery slowed or stopped on a number of sites. The Greater Nottingham Housing and Economic Prospects report (2012)<sup>6</sup> states that the past completions trend for Gedling Borough has not been significantly affected by the market downturn. It should be noted that the Housing and Economic Prospects report looked at a longer term over 21-year period (1991-2012). From discussions with developers, it is understood that this reluctance to bring forward sites is a result of the economic recession and the lack of available mortgage finance.
- 27 As shown in Table 4, the percentage of the target met for the year 2017/18 is lower than that for the year 2016/17 and it is considered prudent to continue to adopt a 20% buffer. Paragraph 187 of the Inspector’s Report on the Local Planning Document (2018)<sup>7</sup> recognises that 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.

*Forward look approach*

- 28 A forward look approach has not been used as this approach estimates the number of homes built during the current financial year which was added to the past completions figure and the five year period would start after the current financial year. The estimate was derived from the housing trajectory which was based on the updated SHLAA information. Past experience reveals that the estimates were not always accurate.

<sup>6</sup> [http://www.gedling.gov.uk/media/documents/planningbuildingcontrol/Final%20Report%20\(11-12-12-nxi\).pdf](http://www.gedling.gov.uk/media/documents/planningbuildingcontrol/Final%20Report%20(11-12-12-nxi).pdf)

<sup>7</sup> <http://www.gedling.gov.uk/media/gedlingboroughcouncil/documents/planningpolicy/examinationlibrary/EX-171%20Gedling%20Local%20Plan%20Report.pdf>



- 29 It is considered appropriate for the five year period to begin with the current financial year i.e. this assessment will look at the period 1 April 2018 to 31 March 2023.

*Lapse rate*

- 30 A lapse rate has not been included in the five year land supply calculation as each site with planning permission has been considered individually and on its merits. For unallocated sites without planning permission, if no information has been provided by the agent, developer or landowner through the SHLAA process to indicate that the site is likely to come forward for development in the future, then it has been assumed that the site is not deliverable and has therefore been excluded from the assessment. Footnote 11 of the National Planning Policy Framework requires inclusion only of 'deliverable' sites.

*Five year land supply calculation*

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

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

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

5 year land supply target ÷ 5 years = annual target

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

*Summary*

- 32 In summary, the methodology in calculating the five year assessment is as follows:-

- The source of sites remains the same. However, a stricter approach has been taken with regards to unallocated sites without planning permission, in that where information has not been provided to demonstrate that they will be developed, these sites have been excluded from the five year supply;
- The windfall allowance has been revisited as part of the examination for the Local Planning Document and is now assumed to come forward from Year 6 onwards;
- The Council continues with the Sedgefield approach which means any shortfall (or surplus) is distributed across the five year period;
- The Council adopts a 20% buffer;
- The Council continues to consider the five year period starting from the current financial year rather than taking a forward look approach. The five year period covers 1 April 2018 to 31 March 2023;

- The lapse rate continues not to be applied, to accord with the National Planning Policy Framework; and
- The methodology used to calculate the five year supply accords with the PAS advice.

33 The outcome of the above methodology is to take a cautious approach to housing land supply.

## Five Year Housing Land Supply Assessment

34 The housing requirement for the five year period needs to be adjusted to reflect the number of new homes that have already been delivered since the beginning of the plan period (i.e. 2011). The distribution of new homes completed in Gedling Borough between 2011 and 2018 is shown in **Table 5**.

**Table 5: New homes completed 2011-2018**

	Completed 2011-2018
Teal Close *	0
North of Papplewick Lane *	0
Top Wighay Farm *	38
Urban area	1,301
Bestwood Village	72
Calverton	176
Ravenshead	97
Other villages	59
<b>Total</b>	<b>1,743</b>

\* strategic site

35 The housing requirement for the period 2011 to 2018 is 2,700 homes<sup>8</sup>. The number of new homes completed during that period is 1,743 which is a shortfall against the housing requirement of 957 homes.

36 The housing requirement for the five year period (2018 to 2023) is 2,400 homes<sup>9</sup>. However taking account of the under-delivery of 957 homes from 2011-2017, and taking the Sedgefield approach, this means the revised five year housing requirement is 3,357 homes. The housing requirement plus a 20% buffer for the next five year period is therefore 4,028 homes.

37 Paragraphs 9 to 15 explain the sites that make up the housing supply. The estimated housing supply for the five year period is shown in **Table 6**.

<sup>8</sup> See Table 1. Target for 2011 to 2013 (500) + target for 2013 to 2018 (2,200) = 2,700.

<sup>9</sup> See Table 1. Target for 2018 to 2023 = 2,400.

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

	<b>Allocations in the Local Plan<sup>#</sup></b>	<b>Sites with planning permission</b>	<b>Unallocated sites w/out permission</b>	<b>Total</b>
Urban area	1,743	364	63	2,170
Teal Close*	426	0	0	426
Edge of Hucknall	120	0	0	120
North of Papplewick Lane*	237	0	0	237
Top Wighay Farm*	270	0	0	270
Bestwood Village	151	19	0	170
Calverton	382	51	0	433
Ravenshead	161	23	0	184
Other villages	46	56	0	102
Windfall allowance	0	0	0	0
<b>Housing Supply</b>	<b>3,536</b>	<b>513</b>	<b>63</b>	<b>4,112</b>

<sup>#</sup> Aligned Core Strategy and Local Planning Document

\* strategic site

38 Comparing the estimated housing supply of 4,112 homes to the five year housing requirement of 4,028 homes, there is an oversupply of 84 homes.

Housing Supply	4,112
Annual Requirement <sup>10</sup>	806
<b>No of Years Supply</b>	<b>5.10 years</b>

39 **Appendix B** provides the full breakdown of housing supply to meet the housing requirement of 7,250 homes.

40 **Appendix C** lists out the sites that are expected to deliver homes during the five year period. The appendix also includes information on whether the delivery information comes from the agent, developer or landowner through the SHLAA process or from Council's assumptions.

41 **Appendix D** shows the housing trajectory for the plan period. This updates and provides more detail than the housing trajectory included in Appendix A of the Local Planning Document.

## **Conclusion**

42 The assessment shows that against the housing requirement of the Local Plan, Gedling Borough Council has a 5.10 year supply.

<sup>10</sup> Five year housing requirement of 4,028 homes ÷ 5 years = 806 homes.

## Appendix A: Deliverability Notes

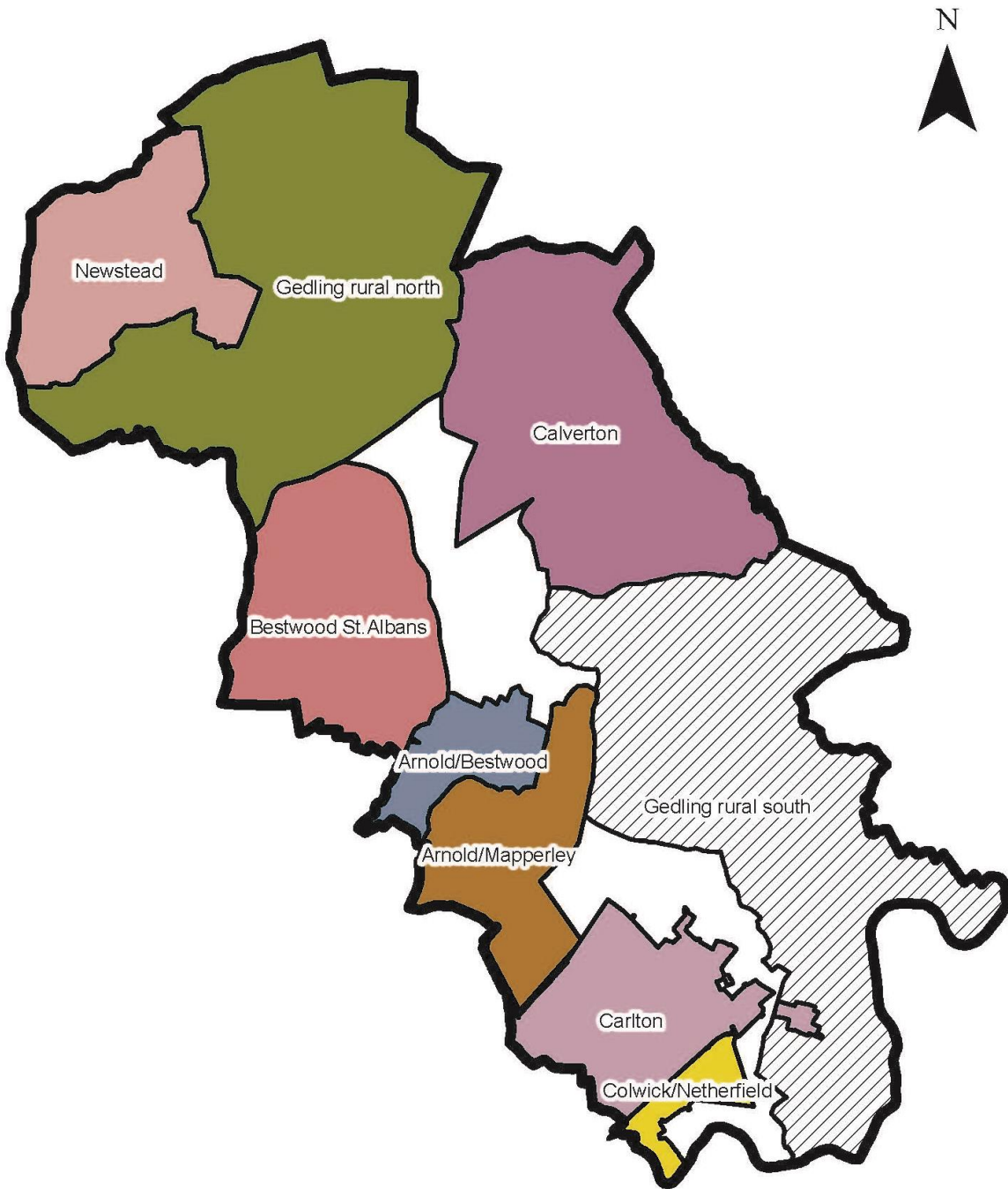
- A.1 All future development sites included in the housing trajectory and five year housing land supply assessment have been identified through the Council's Strategic Housing Land Availability Assessment (SHLAA). The SHLAA database contains:-
- Site allocations allocated in the Aligned Core Strategy and Local Planning Document;
  - Sites with planning permission; and
  - Unallocated sites without planning permission.
- A.2 Sites that have planning permission or allocated in the Aligned Core Strategy and Local Planning Document are assumed to be deliverable or developable as they have been through the planning application or development plan process.
- A.3 For unallocated sites without planning permission, if no information has been provided by the agent, developer or landowner to indicate that the site is likely to come forward for development in the future, then it has been assumed that the site is not developable and therefore excluded from the assessment.
- A.4 Sites that are unlikely to be developed based on up-to-date information provided by agents, developers or landowners or replaced by new planning permission for non-residential development are assessed as not deliverable and are therefore excluded from the assessment.
- A.5 Agents, developers and landowners are asked to provide information on the delivery rates through the SHLAA process. If these are not provided for deliverable sites, then the Council's assumptions are applied. Assumptions about when a site will start to be developed are made based on the strength of the site's sub market area, as shown in **Table A1**. Market strength is reviewed each year and is a professional judgement based on an assessment of past completions data, viability information and local knowledge. Sites in strong market are more likely to come forward before other sites in moderate and weak markets. As the housing market improves, sites in moderate and weak markets will become more viable.
- A.6 A map of the sub markets in Gedling Borough is included on page 14.
- A.7 The assumptions are as follows:
- On sites up to 10 homes, the completion rate is 5 per year;
  - On sites up to 250 homes, the completion rate is 20-40 per year; and
  - On sites up to 1,000 homes, the completion rate is 40-100 per year.

**Table A1: Assumptions for sites when information on the delivery rates not provided by agents, developers and landowners**

Market Strength	Site	Assumed year development will start when a site with planning permission granted	
		Year	e.g. granted during 2017/18
<b>Weak</b> (Colwick/Netherfield, Newstead)	Up to 10 homes	Year 5	2022/23
	Up to 250 homes	Year 6	2023/24
	Up to 1,000 homes	Year 7	2024/25
<b>Moderate</b> (Arnold/Bestwood, Bestwood St.Albans, Calverton, Carlton, Gedling Rural South)	Up to 10 homes	Year 4	2021/22
	Up to 250 homes	Year 5	2022/23
	Up to 1,000 homes	Year 6	2023/24
<b>Strong</b> (Arnold/Mapperley, Gedling Rural North)	Up to 10 homes	Year 3	2020/21
	Up to 250 homes	Year 4	2021/22
	Up to 1,000 homes	Year 5	2022/23

In other areas (i.e. the white areas as shown on Map A1), the delivery rates will be determined having regard to the adjacent sub-markets and evidence of viability.

# Map A1: Sub Markets in Gedling Borough



## Viability Sub Markets in Gedling Borough



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## Appendix B: Housing Supply 2011 to 2028

The 'Planning permissions' category does not include the strategic sites in the Aligned Core Strategy or non-strategic sites allocations in the Local Planning Document as they are recorded in the 'Site allocations' category.

<b>Urban Area</b>	Net completions 2011 to 2018	1,301
	Planning permissions	364
	Site allocations	
	Teal Close	824
	H1 Rolleston Drive	140
	H2 Brookfields Garden Centre	90
	H3 Willow Farm	110
	H4 Linden Grove	115
	H5 Lodge Farm Lane <sup>11</sup>	148
	H6 Spring Lane <sup>12</sup>	59
	H7 Howbeck Road/Mapperley Plain	205
	H8 Killisick Lane	230
	H9 Gedling Colliery/Chase Farm <sup>13</sup>	1,025
	X1 Daybrook Laundry	49
	X2 West of A60 A <sup>14</sup>	72
	X3 West of A60 B	150
	Unallocated sites without planning permission	117
	<b>Total</b>	<b>4,999</b>
<b>Hucknall</b>	Net completions 2011 to 2018	38
	Planning permissions	0
	Site allocations	
	North of Papplewick Lane <sup>15</sup>	237
	Top Wighay Farm <sup>16</sup>	770
	H10 Hayden Lane	120
	Unallocated sites without planning permission	0
	<b>Total</b>	<b>1,165</b>
<b>Bestwood Village</b>	Net completions 2011 to 2018	72
	Planning permissions	19
	Site allocations	
	H11 The Sycamores <sup>17</sup>	25
	H12 Westhouse Farm <sup>18</sup>	210

<sup>11</sup> Outline application for 148 homes (2018/0347) currently being determined.

<sup>12</sup> To date, 91 homes are built and included in the 'Net completions 2011 to 2018' category.

<sup>13</sup> To date, 25 homes are built and included in the 'Net completions 2011 to 2018' category.

<sup>14</sup> Full application (2016/0854) granted in August 2017 subject to the signing of the s106.

<sup>15</sup> Site currently under construction (2017/0201).

<sup>16</sup> Figure excludes the 38 homes already built on part of the Top Wighay Farm site. The 38 homes built are included in the 'Net completions 2011 to 2018' category. It is assumed that 808 homes, including the 38 homes already built, are expected to be built in the plan period 2011-2028. Those built after 2028 i.e. the remaining 37 homes will not contribute to the housing supply for the plan period.

<sup>17</sup> Full permission (2007/0887) granted in December 2008.

	H13 Bestwood Business Park <sup>19</sup>	220
	Unallocated sites without planning permission	0
	<b>Total</b>	<b>546</b>
<b>Calverton</b>	Net completions 2011 to 2018	176
	Planning permissions	53
	Site allocations	
	H14 Dark Lane <sup>20</sup>	57
	H15 Main Street	75
	H16 Park Road <sup>21</sup>	390
	X4 Flatts Lane	60
	Unallocated sites without planning permission	0
	<b>Total</b>	<b>811</b>
<b>Ravenshead</b>	Net completions 2011 to 2018	97
	Planning permissions	23
	Site allocations	
	H17 Longdale Lane A	30
	H18 Longdale Lane B <sup>22</sup>	30
	H19 Longdale Lane C <sup>23</sup>	51
	X5 Kighill Lane A	20
	X6 Kighill Lane B	30
	Unallocated sites without planning permission	0
	<b>Total</b>	<b>281</b>
<b>Other Villages</b>		
Burton Joyce	Net completions 2011 to 2018	12
	Planning permissions	30
	Site allocations	
	H20 Mill Field Close <sup>24</sup>	14
	H21 Orchard Close	15
	Unallocated sites without planning permission	0
	<b>Total (Burton Joyce)</b>	<b>71</b>
Woodborough	Net completions 2011 to 2018	12
	Planning permissions	11
	Site allocations	
	H23 Ash Grove <sup>25</sup>	12
	H24 Broad Close	15

<sup>18</sup> In February 2015, Planning Committee resolved to grant outline permission for 101 homes on part of this site; the s106 agreement is being finalised.

<sup>19</sup> Outline permission (2014/0214) granted in March 2015.

<sup>20</sup> Full application for 54 homes on majority of site (2017/1263) currently being determined. Total of 57 homes on site including 3 dwellings on the remainder of the site.

<sup>21</sup> Outline application (2018/0607) for up to 430 homes on part of the housing allocation and part of the adjoining safeguarded land currently being determined.

<sup>22</sup> Outline application (2014/0273) for 31 homes currently being determined.

<sup>23</sup> Reserved matters application (2017/1164) for 51 homes currently being determined.

<sup>24</sup> Reserved matters application (2018/0613) for 14 dwellings currently being determined.

<sup>25</sup> Full permission (2007/0831) granted in November 2000. Plot 1 built in May 2018.



	Unallocated sites without planning permission	0
	<b>Total (Woodborough)</b>	<b>50</b>
Lambley	Net completions 2011 to 2018	20
	Planning permissions	15
	Unallocated sites without planning permission	0
Linby	Net completions 2011 to 2018	4
	Planning permissions	0
	Unallocated sites without planning permission	0
Newstead	Net completions 2011 to 2018	9
	Planning permissions	0
	Site allocations H22 Station Road	0
	Unallocated sites without planning permission	0
Papplewick	Net completions 2011 to 2018	2
	Planning permissions	0
	Unallocated sites without planning permission	0
Stoke Bardolph	Net completions 2011 to 2018	0
	Planning permissions	0
	Unallocated sites without planning permission	0
	<b>Total (Lambley, Linby, Newstead, Papplewick and Stoke Bardolph)</b>	<b>50</b>
	<b>Total (all villages)</b>	<b>180</b>
<b>Windfall Allowance</b> <sup>26</sup>		<b>200</b>
<b>Total</b>		<b>8,173</b>
<b>Target</b>		<b>7,250</b>

<sup>26</sup> 40 dwellings per annum from Year 6 (i.e. 2023/24). 40 dwellings x 5 remaining years in the plan period (i.e. 2023 to 2028) = 200.

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

### Urban Area

Net completions 1 April 2011 to 31 March 2018:-

Arnold = 598 homes  
 Carlton = 703 homes  
 Total = 1,301 homes

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

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/Greenfield	Source of delivery information	Status of site	Projected Completions									
							Five Year Period									
							2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
ACS	Teal Close	Carlton	824	Greenfield land	SHLAA consultation response 2017	SHLAA site 6/782. The site is allocated in the Aligned Core Strategy and has outline planning permission for residential development, employment uses and other uses (2013/0546). Reserved matters (2017/0800) granted in March 2018 for the first housing phase of 204 homes. The Phasing Schedule report (June 2017) submitted as part of the 2017/0800 application highlights the four housing phases; phase H1 for 204 units, phase H2 for approximately 170 units, phase H3 for approximately 300 units and phase H4 for approximately 150 units.	56	90	90	95	95	95	95	58	95	55
H1	Rolleston Drive	Arnold	140	Brownfield land	Council assumptions based on ongoing discussions between Nottinghamshire County Council and Gedling Borough Council	SHLAA site 6/18. The site is allocated in the Local Planning Document (site H1). The informal planning guidance for the site has been prepared and indicates it is proposed to develop extra care housing which comprise around 60 self-contained homes and approximately 80 homes for general market and affordable housing. A working group has been set up and agreed a project plan. Nottinghamshire County Council has tendered for a consultant to undertake a financial appraisal. Successful bid for housing zone capacity funding. Bid submitted to the Homes and Communities Agency (HCA)'s accelerated construction fund.	17	35	35	35	18	0	0	0	0	0
H2	Brookfields Garden Centre	Arnold	90	Brownfield land	SHLAA consultation response 2018	SHLAA site 6/49. The site is allocated in the Local Planning Document (site H2). Outline planning application (2017/0155) for up to 32 homes on part of the site (to the rear of Brookfields Garden Centre retail unit) submitted on 2 February 2017 and is currently being determined. Information from the SHLAA 2018 consultation states the delivery rates for the site provided through the previous SHLAA 2017 consultation remain unchanged.	0	0	0	5	25	30	30	0	0	0
H3	Willow Farm	Carlton	110	Greenfield land	SHLAA consultation response 2018	Part of SHLAA site 6/459 is allocated for 110 homes in the Local Planning Document (site H3). The site cannot be developed until the Gedling Access Road (GAR) is completed. Information from the SHLAA 2018 consultation states the delivery rates for the site provided through the previous SHLAA 2017 consultation remain unchanged, which indicates houses to come forward from 2020/21 with the assumption that the GAR is complete by spring 2020.	0	0	40	40	30	0	0	0	0	0
H4	Linden Grove	Carlton	115	Greenfield land	SHLAA consultation response 2018	SHLAA site 6/542. The site has been extended in 2017 to include the land south east of the site. The site is allocated in the Local Planning Document (site H4). The site cannot be developed until the Gedling Access Road (GAR) is completed. Information from the SHLAA 2018 consultation indicates the information provided through the previous SHLAA 2017 consultation remains unchanged, which provides two scenarios for how the development of the site might progress; one where the site is unable to deliver any housing until the GAR is complete and the second where the development of the site can commence ahead of the completion of the GAR. As the site cannot be permitted to deliver homes prior to completion of the GAR, the delivery rate information for the site is based on the first scenario.	0	0	0	20	40	40	15	0	0	0

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions									
							Five Year Period					2023-24	2024-25	2025-26	2026-27	2027-28
							2018-19	2019-20	2020-21	2021-22	2022-23					
H5	Lodge Farm Lane	Arnold	150	Greenfield land	Council assumptions based on SHLAA consultation response 2017	SHLAA site 6/48. The site is allocated in the Local Planning Document (site H5). Information from the previous SHLAA 2017 consultation provides the delivery rates for the site. Outline planning application for up to 148 dwellings was submitted in March 2018 and is currently being determined (2018/0347).	0	10	50	50	38	0	0	0	0	0
H6	Spring Lane	Carlton	59	Greenfield land	Council assumptions	SHLAA site 6/52. The site is allocated for 150 dwellings in the Local Planning Document (site H6). Site is currently under construction (2015/1024). As 31 March 2018, 91 plots have been built.	59	0	0	0	0	0	0	0	0	0
H7	Howbeck Road/ Mapperley Plains	Arnold	205	Greenfield land	SHLAA consultation response 2017	The site (which consists of SHLAA sites 6/51 and 6/671) is allocated in the Local Planning Document (site H7).	0	65	70	70	0	0	0	0	0	0
H8	Killisick Lane	Arnold	230	Greenfield land	SHLAA consultation response 2017	The site (which consists of SHLAA sites 6/50, 6/871 (part), 6/872, 6/873 (part) and 6/1032) is allocated in the Local Planning Document (site H8). The allocation site adjoins the Dorket Head clay quarry and to avoid sterilising mineral working through proximal development it will need to be phased so as to allow the proposed southern extension to the quarry to be worked out and restored in advance of the housing development. The minerals extractions and progressive restoration is proposed to be complete in the mid 2020s. Phase 1 will limit housing development to the south western part of the site H8 with 65 units which is phased to commence in 2020/21 progressing northwards and completed by 2021/22. The second phase will commence during 2022/23 progressing northwards. The phasing of the housing development takes a cautious approach reflecting the timetable for the minerals extraction and restoration but with some flexibility built in to reduce risk.	0	0	15	50	55	55	55	0	0	0
H9	Gedling Colliery/ Chase Farm	Carlton	1,025	Predominantly brownfield land (>50%)	SHLAA consultation response 2017	SHLAA site 6/131. The site is identified in the Aligned Core Strategy as a strategic location and is allocated for 1,050 homes in the Local Planning Document (site H9). Site is currently under construction for phase 1 (2015/1376). Information from the previous SHLAA 2017 consultation provides the delivery rates for the site. As 31 March 2018, 25 plots have been built.	120	120	120	120	120	120	120	120	65	0
X1	Daybrook Laundry	Arnold/ Bestwood	49	Brownfield land	Council assumptions based on SHLAA consultation response 2017	SHLAA site 6/477. The site boundary was amended in 2017 to exclude the retail unit on site (2012/1373). The site is allocated in the Local Planning Document (site X1). The planning report for 2012/1373 states "details of a potential residential development scheme on the remainder of the site has been provided". An illustration in the Design and Access Statement shows 46 dwellings on the remainder of the site. A pre-application for 49 residential units has been submitted. A full planning application submission and delivery of the site is proposed to take place within 3 years.	0	9	20	20	0	0	0	0	0	0
X2	West of A60 A	Arnold/ Bestwood	72	Brownfield land	SHLAA 2017 consultation / meeting with landowner	SHLAA site 6/479. The site is allocated in the Local Planning Document (site X2). Full planning application (2016/0854) for 72 dwellings was granted in August 2017 subject to the signing of the s106. Information from the previous SHLAA 2017 consultation indicates that construction on site will commence in Spring 2018.	30	30	12	0	0	0	0	0	0	0
X3	West of A60 B	Arnold/ Bestwood	150	Greenfield land	SHLAA consultation response 2018	SHLAA site 6/778. The site is allocated in the Local Planning Document (site X3). Information from the SHLAA 2018 consultation states the submission of planning application anticipated in summer 2018 will coincide with the adoption of the Local Planning Document. Construction on site will commence in Spring 2019 and completed by March 2022.	0	50	50	50	0	0	0	0	0	0
<b>Total</b>							<b>282</b>	<b>409</b>	<b>502</b>	<b>555</b>	<b>421</b>	<b>340</b>	<b>315</b>	<b>178</b>	<b>160</b>	<b>55</b>

## Sites with planning permission

### Arnold

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/Greenfield	Source of delivery information	Status of site	Projected Completions											
							Five Year Period					2023-24	2024-25	2025-26	2026-27	2027-28		
							2018-19	2019-20	2020-21	2021-22	2022-23							
6/928	Bagnall Avenue (Land Off)	Arnold/Bestwood	4	Brownfield land	Council assumptions	Full planning permission for residential development (2016/0093) granted in April 2016.	0	4	0	0	0	0	0	0	0	0	0	0
6/882	Beech Avenue (35, Land Adj To)	Arnold/ Mapperley	3	Greenfield land	Council assumptions	Site is currently under construction (2015/1037).	3	0	0	0	0	0	0	0	0	0	0	0
6/1000	Bestwood Lodge Drive (garage site 7)	Arnold/Bestwood	4	Brownfield land		Site completed in May 2018.	4	0	0	0	0	0	0	0	0	0	0	0
6/1047	Birkland Avenue (40)	Arnold/ Mapperley	2	50/50 brownfield and greenfield land	Council assumptions	Full planning permission for residential development (2017/0087) granted in April 2017 for a replacement dwelling with 2 dwellings, net gain of 1 dwelling. The existing dwelling has been demolished and the replacement plot has not yet been built.	1	1	0	0	0	0	0	0	0	0	0	0
6/1013	Calverton Road (6)	Arnold/Bestwood	1	Greenfield land	Council assumptions	Full planning permission for residential development (2015/1309) granted in May 2016.	0	0	1	0	0	0	0	0	0	0	0	0
6/929	Churchmoor Lane (50)	Arnold/Bestwood	1	Greenfield land	SHLAA consultation response 2018	Full planning permission for residential development (2015/1171) granted in November 2015. Information from the SHLAA 2018 consultation states that the dwelling will be built during 2018.	1	0	0	0	0	0	0	0	0	0	0	0
6/313	Clipstone Avenue (7)	Arnold/ Mapperley	1	Greenfield land	Council assumptions	Plot 2 (adjacent to 15 Clipstone Avenue) was completed in March 2015. Plot 1 (adjacent to 7 Clipstone Avenue) has planning permission for a new dwelling (2015/0394) which is currently under construction.	1	0	0	0	0	0	0	0	0	0	0	0
6/1080	Clumber Avenue (5)	Arnold/ Mapperley	2	50/50 brownfield and greenfield land	Council assumptions	Site is currently under construction for a replacement dwelling with 2 dwellings, net gain of 1 dwelling (2017/1249). The existing dwelling has been demolished and construction work on both plots has started.	2	0	0	0	0	0	0	0	0	0	0	0
6/1066	Cross Street (113)	Arnold/Bestwood	1	Greenfield land	Council assumptions	Site is currently under construction (2017/1299).	1	0	0	0	0	0	0	0	0	0	0	0
6/1048	Dairy Farm	Adjacent to Bestwood St.Albans	4	Greenfield land	Council assumptions	Full planning permission for residential development (2016/1159) granted in April 2017.	0	0	0	4	0	0	0	0	0	0	0	0
6/1002	Danes Close (garage site 2)	Arnold/Bestwood	2	Brownfield land	SHLAA consultation response 2018	Site is currently under construction (2016/0329). Information from the SHLAA 2018 consultation states that the site is now complete, however this has not yet been signed off as 'complete' by Building Control. Assume plots will be signed off as complete in 2018/19.	2	0	0	0	0	0	0	0	0	0	0	0
6/1004	Falconers Walk (garage site 6)	Arnold/Bestwood	2	Brownfield land	SHLAA consultation response 2018	Site is currently under construction (2016/0332). Information from the SHLAA 2018 consultation states that the site is now complete, however this has not yet been signed off as 'complete' by Building Control. Assume plots will be signed off as complete in 2018/19.	2	0	0	0	0	0	0	0	0	0	0	0
6/626	Fairacre and Mapperley Plains (335)	Arnold/Map perley	9	Predominantly greenfield land (>50%)	Council assumptions	The site boundary was amended in 2018 to reflect planning permission 2017/1276. Outline planning permission (2017/1276) granted in June 2018 for the replacement of 2 dwellings for 11 dwellings, net gain of 9 dwellings.	0	0	0	4	5	0	0	0	0	0	0	0
6/1020	Front Street (33-35)	Arnold/ Mapperley	1	Brownfield land	Council assumptions	Full planning permission for residential development (2016/0520) granted in June 2016.	0	1	0	0	0	0	0	0	0	0	0	0
6/1051	Front Street (64)	Arnold/ Mapperley	1	Brownfield land	Council assumptions	Full planning permission for residential development (2017/0437) granted in May 2017.	0	0	1	0	0	0	0	0	0	0	0	0
6/1084	Gleneagles Drive (30)	Arnold/ Mapperley	1	Greenfield land	Council assumptions	Full planning permission for residential development (2018/0038) granted in March 2018.	0	0	1	0	0	0	0	0	0	0	0	0

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions											
							Five Year Period					2023-24	2024-25	2025-26	2026-27	2027-28		
							2018-19	2019-20	2020-21	2021-22	2022-23							
6/931	Grange Road (42, Land Rear Of)	Arnold/ Mapperley	1	Greenfield land	Council assumptions	Site is currently under construction (2015/0190).	1	0	0	0	0	0	0	0	0	0	0	0
6/1049	Greys Road (1, Land Adj To)	Bestwood St.Albans	1	Greenfield land	Council assumptions based on SHLAA consultation response 2018	Full planning permission for residential development (2016/1264) granted in April 2017. Information from SHLAA 2018 consultation indicates that the landowner hopes to start construction work on site in 2019 and complete within 3-5 years.	0	0	0	1	0	0	0	0	0	0	0	0
6/851	Kenneth Road	Arnold/ Bestwood	3	Greenfield land	SHLAA consultation response 2018	The site has extant planning permission dating back to 1970-80's. Information from the SHLAA 2018 consultation states that the applicant intends to develop the site around 2022/23.	0	0	0	0	3	0	0	0	0	0	0	0
6/995	Maidens Dale (garage site 10)	Arnold/ Bestwood	4	Brownfield land		Site completed in April 2018.	4	0	0	0	0	0	0	0	0	0	0	0
6/612	Maitland Road (Garage)	Arnold/ Mapperley	2	Brownfield land	Council assumptions	Site is currently under construction (2010/0240).	2	0	0	0	0	0	0	0	0	0	0	0
6/220	Melbury Road (24, Land Rear Of)	Arnold/ Mapperley	1	Greenfield land	Council assumptions	Site is currently under construction. As at 31 March 2018, plots 1 and 2 are built (2006/0368) and plot 3 is currently under construction (2015/1075).	1	0	0	0	0	0	0	0	0	0	0	0
6/1006	Moyra Drive (garage site 24)	Arnold/ Bestwood	4	Brownfield land		Site completed in April 2018.	4	0	0	0	0	0	0	0	0	0	0	0
6/932	Newcombe Drive (4)	Arnold/ Mapperley	1	Greenfield land	SHLAA consultation response 2018	Full planning permission for residential development (2015/1292) granted in December 2015. Information from the SHLAA 2018 consultation states that the dwelling will be built during 2019/20.	0	1	0	0	0	0	0	0	0	0	0	0
6/1010	Nottingham Road (153-157)	Arnold/ Mapperley	3	Brownfield land	Council assumptions	Full planning permission for residential development (2016/0809) granted in September 2016.	0	3	0	0	0	0	0	0	0	0	0	0
6/933	Nursery Road (56)	Arnold/ Mapperley	1	Greenfield land	Council assumptions based on SHLAA consultation response 2017	Full planning permission for residential development (2016/0801) granted in May 2017. Information from the previous SHLAA 2017 consultation states that the applicant intends to develop the site in 2017/18. As at 31 March 2018, the plot has not been built so assume it will be built in 2018/19.	1	0	0	0	0	0	0	0	0	0	0	0
6/203	Plains Road (143A)	Arnold/ Mapperley	3	Brownfield land	Council assumptions	Site is currently under construction (2012/0666). One plot has been built and three plots remaining.	3	0	0	0	0	0	0	0	0	0	0	0
6/936	Sandfield Road (51)	Arnold/ Mapperley	1	Greenfield land	Council assumptions	Site is currently under construction (2015/0398).	1	0	0	0	0	0	0	0	0	0	0	0
6/681	Sobers Gardens (36A)	Arnold/ Mapperley	1	Greenfield land	Council assumptions	Full planning permission for residential development (2017/0956) granted in November 2017.	0	0	1	0	0	0	0	0	0	0	0	0
6/797	Warren Hill Community Church	Bestwood St Albans	6	Brownfield land	Council assumptions based on SHLAA consultation response 2018	Full planning permission for residential development (2017/0557) granted in March 2018. Information from SHLAA 2018 consultation states the land is in trust to a charity and they would need to seek an alternative property for the charity before considering building homes on site. They confirmed their continued intention to build homes.	0	0	0	6	0	0	0	0	0	0	0	0
6/1074	Wesleyan Reform Church	Arnold/ Bestwood	5	Brownfield land	Council assumptions	Full planning permission for residential development (2017/1260) granted in January 2018.	0	0	0	5	0	0	0	0	0	0	0	0



Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions									
							Five Year Period									
							2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
6/218	Woodchurch Road (64, Land South Of)	Bestwood St Albans	7	Greenfield land	Council assumptions based on SHLAA consultation response 2017	Full planning permission for residential development (2016/0124) granted in October 2017.	0	0	0	7	0	0	0	0	0	0
<b>Total</b>							<b>34</b>	<b>10</b>	<b>4</b>	<b>27</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Carlton

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions									
							Five Year Period									
							2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
6/892	Adbolton Avenue (4)	Carlton	1	50/50 brownfield and greenfield land	Council assumptions	Full planning permission (2017/0942) granted in November 2017 for a replacement dwelling with 2 dwellings, net gain of 1 dwelling.	0	0	0	1	0	0	0	0	0	0
6/735	Blenheim Avenue (21 and 23)	Arnold/ Mapperley	1	Greenfield land	Council assumptions	1 plot completed in September 2017 (2014/0234). 1 remaining plot has full planning permission (2017/1084) granted in July 2017.	0	0	1	0	0	0	0	0	0	0
6/184	Broadway East (12A)	Carlton	1	Greenfield land	Council assumptions	Full planning permission for residential development (2016/0950) granted in October 2016.	0	0	1	0	0	0	0	0	0	0
6/991	Broadway East (2)	Carlton	1	Greenfield land	Council assumptions	Outline planning permission for residential development (2016/1313) granted in February 2017.	0	0	0	1	0	0	0	0	0	0
6/1057	Burton Road (148)	Carlton	4	Brownfield land	Council assumptions	Full planning permission for residential development (2017/0216) granted in July 2017.	0	0	0	4	0	0	0	0	0	0
6/979	Carlton Hill (137)	Carlton	2	Greenfield land	Council assumptions	Full planning application for residential development (2017/1102) granted in December 2017.	0	0	0	2	0	0	0	0	0	0
6/1059	Carlton Hill (380A)	Carlton	1	Brownfield land		Site complete. This has been confirmed by Local Tax (May 2018).	1	0	0	0	0	0	0	0	0	0
6/982	Carnarvon Grove (Land Adj To)	Carlton	2	Greenfield land	Council assumptions	Full planning permission for residential development (2017/0808) granted in December 2017.	0	0	0	2	0	0	0	0	0	0
6/951	Cavendish Avenue (11)	Carlton	1	Brownfield land	Council assumptions	Full planning permission (2015/0759) granted in August 2015 for the conversion of an existing dwelling to 2 dwellings, net gain of 1 dwelling.	0	1	0	0	0	0	0	0	0	0
6/1062	Celia Drive (5)	Carlton	1	Greenfield land	Council assumptions	Outline planning permission for residential development (2017/0900) granted in September 2017. Information received in January 2018 indicates that the site is currently being marketed.	0	0	0	1	0	0	0	0	0	0
6/1008	Cheadle Close (1)	Arnold/ Mapperley	1	Greenfield land	Council assumptions	Full planning permission for residential development (2016/0639) granted in August 2016.	0	1	0	0	0	0	0	0	0	0
6/1086	Coningswath Road (147)	Carlton	2	Greenfield land	Council assumptions	Full planning permission for residential development (2018/0011) granted in March 2018.	0	0	0	2	0	0	0	0	0	0
6/985	Conisbrough Avenue (10)	Carlton	1	Greenfield land	SHLAA consultation response 2018	Site is currently under construction (2015/1431).	1	0	0	0	0	0	0	0	0	0
6/896	County Road (35)	Carlton	1	Greenfield land	Council assumptions	Site is currently under construction (2014/1287).	1	0	0	0	0	0	0	0	0	0
6/980	Daisy Road (17)	Arnold/ Mapperley	1	Brownfield land	Council assumptions	Full planning permission (2015/0821) granted in October 2015 for the extension and conversion of an existing flat to create an additional flat, net gain of 1 dwelling.	1	0	0	0	0	0	0	0	0	0

Ref	Site Name	Sub Market Area	Units (remain ing)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions										
							Five Year Period					2023-24	2024-25	2025-26	2026-27	2027-28	
							2018-19	2019-20	2020-21	2021-22	2022-23						
6/897	DBH House	Carlton	14	Brownfield land	Council assumptions	Full planning permission for residential development (2016/1002) granted in December 2016. Site visit indicates that development has started on site.	7	7	0	0	0	0	0	0	0	0	0
6/999	Dunstan Street (46 to 50)	Colwick/ Netherfield	2	Brownfield land	Council assumptions	Full planning permission for residential development (2016/0263) granted in November 2016.	0	0	0	2	0	0	0	0	0	0	0
6/1055	Earl Of Chesterfield	Carlton	14	Brownfield land	Council assumptions	Full planning permission for residential development (2016/0875) granted in June 2017. The public house on site was demolished in 2018.	0	7	7	0	0	0	0	0	0	0	0
6/1076	Elm Avenue (17)	Carlton	2	Predominantly brownfield land (>50%)	Council assumptions	Full planning permission for residential development (2017/1136) granted in January 2018 for the replacement of 3 dwellings with 5 dwellings, net gain of 2 dwellings.	0	0	0	2	0	0	0	0	0	0	0
6/953	Ethel Avenue (21)	Arnold/ Mapperley	1	50/50 brownfield and greenfield land	SHLAA consultation response 2018	Full planning permission (2014/0856) granted in September 2015 for a replacement dwelling with 2 dwellings, net gain of 1 dwelling. Information from the SHLAA 2018 consultation states that plot 2 is now complete and construction work on the replacement dwelling (i.e. plot 1) is due to start in summer 2018 with completion in early 2019.	1	0	0	0	0	0	0	0	0	0	0
6/689	Festus Street (2, Land Rear Of)	Colwick/ Netherfield	2	Brownfield land	Council assumptions	Full planning permission for residential development (2017/0363) granted in May 2017.	0	0	0	0	2	0	0	0	0	0	0
6/898	Florence Road (26)	Arnold/ Mapperley	1	Greenfield land	Council assumptions	Full planning permission for residential development (2017/1217) granted in December 2017.	0	0	1	0	0	0	0	0	0	0	0
6/499	Forester Road (24, Land Adj To)	Carlton	1	Greenfield land		Site complete. This has been confirmed by Local Tax (June 2018).	1	0	0	0	0	0	0	0	0	0	0
6/1015	Gedling Care Home	Carlton	14	Brownfield land	SHLAA consultation response 2017	Full planning permission for residential development (2014/0169) granted in May 2016. Information from the previous SHLAA 2017 consultation states that the construction of the site is currently underway with anticipated completion mid 2018.	14	0	0	0	0	0	0	0	0	0	0
6/817	Godfrey Street (77)	Colwick/ Netherfield	4	Predominantly greenfield land (>50%)	Council assumptions	Site is currently under construction (2014/0649) for a replacement dwelling with 5 dwellings, net gain of 4 dwellings. As at 31 March 2018, one replacement plot has been built and work on the remaining 4 plots has not started.	0	4	0	0	0	0	0	0	0	0	0
6/899	Greenhill Rise (7)	Carlton	3	Greenfield land	Council assumptions	Site is currently under construction (2014/1020).	3	0	0	0	0	0	0	0	0	0	0
6/848	Green's Farm Lane (27)	Carlton	1	Greenfield land	SHLAA consultation response 2018	The plot has extant planning permission dating back to 1970-80's. Information from the SHLAA 2018 consultation states that the applicant intends to develop a plot around 2022/23.	0	0	0	0	1	0	0	0	0	0	0
6/254	Hallam Road (67-69)	Arnold/ Mapperley	5	Brownfield land	Council assumptions	The site boundary was amended in 2017 to reflect planning permission 2017/1207. Full planning permission for residential development (2017/1207) granted in December 2017 for 7 apartments including the two existing apartments on the first floor level, net gain of 5 dwellings.	0	0	5	0	0	0	0	0	0	0	0
6/821	Ivy Villa	Carlton	4	Predominantly greenfield land (>50%)	Council assumptions	Site is currently under construction (2015/0693).	4	0	0	0	0	0	0	0	0	0	0
6/1022	Lymn Avenue (18, Land Adj To)	Carlton	1	Greenfield land	Council assumptions	Full planning permission for residential development (2016/0269) granted in June 2016.	0	0	1	0	0	0	0	0	0	0	0
6/273	Main Road (87, Land Adj To)	Carlton	3	Greenfield land	Council assumptions	Outline planning permission for residential development (2016/0716) granted in August 2016.	0	0	3	0	0	0	0	0	0	0	0
6/1023	Mapperley Plains (146)	Arnold/ Mapperley	1	Greenfield land	Council assumptions based on SHLAA consultation response 2017	Full planning permission for residential development (2016/0348) granted in June 2016. Information from the previous SHLAA 2017 consultation states the site is now complete, however this has not yet been signed off as 'complete' by Building Control. Assume plot will be signed off as complete in 2018/19.	1	0	0	0	0	0	0	0	0	0	0

Ref	Site Name	Sub Market Area	Units (remain ing)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions										
							Five Year Period					2023-24	2024-25	2025-26	2026-27	2027-28	
							2018-19	2019-20	2020-21	2021-22	2022-23						
6/1050	Marshall Road (35)	Arnold/ Mapperley	1	Greenfield land	SHLAA consultation response 2018	Full planning permission for residential development (2016/0968) granted in April 2017. Information from SHLAA 2018 consultation states that the applicant intends to build plot in 2019.	0	1	0	0	0	0	0	0	0	0	0
6/1060	Meadow Road (12)	Colwick/ Netherfield	1	Brownfield land		Site completed in June 2018.	1	0	0	0	0	0	0	0	0	0	0
6/200	Midland Road	Carlton	6	Greenfield land	Council assumptions based on SHLAA consultation response 2018	Full planning permission (2016/0632) granted in July 2017. Information from the SHLAA 2018 consultation indicates that the site is currently on the market for sale.	0	0	0	6	0	0	0	0	0	0	0
6/206	Midland Road (30)	Carlton	2	Predominantly greenfield land (>50%)	Council assumptions	Full planning permission (2014/0537) granted in August 2017 for a replacement dwelling with 3 dwellings, net gain of 2 dwellings. Two of the three dwellings were built in 2018 and work on the replacement dwelling has not started.	2	0	0	0	0	0	0	0	0	0	0
6/902	Midland Road (6)	Carlton	1	Greenfield land	Council assumptions	Site is currently under construction (2015/0066).	1	0	0	0	0	0	0	0	0	0	0
6/221	Mount Pleasant (12, Land Adj To)	Carlton	1	Greenfield land	Council assumptions	Full planning permission for residential development (2017/1517) granted in January 2018.	0	0	0	1	0	0	0	0	0	0	0
6/903	New School House	Carlton	1	Greenfield land	Council assumptions	Full planning permission for residential development (2016/1289) granted in January 2017. Information from the previous SHLAA 2017 consultation states that construction work on site has started and due to complete in 2017/18, however this has not yet been signed off as 'complete' by Building Control. Assume the plot will be built in 2018/19.	1	0	0	0	0	0	0	0	0	0	0
6/1081	Norman Road (32 and 34)	Carlton	2	Brownfield land	Council assumptions	Full planning permission for residential development (2017/1261) granted in February 2018.	0	0	0	2	0	0	0	0	0	0	0
6/956	Northcliffe Avenue (4, Land Adj To)	Arnold/ Mapperley	4	Brownfield land	Council assumptions	Full planning permission for residential development (2014/0242) granted in October 2015.	4	0	0	0	0	0	0	0	0	0	0
6/505	Northcliffe Avenue (48)	Arnold/ Mapperley	2	Greenfield land	Council assumptions	Full planning permission for residential development (2016/0764) granted in January 2017. Planning application for 2 dwellings submitted in January 2018 and is currently being determined (2018/0066).	0	0	2	0	0	0	0	0	0	0	0
6/151	Old Brickyard (1-15)	Carlton	8	Brownfield land	Council assumptions	The site boundary was amended in 2018 to reflect planning permission 2017/0980. Full planning permission (2017/0980) granted in March 2018 to create 8 additional flats (18 flats in total).	0	0	0	8	0	0	0	0	0	0	0
6/725	Plains Road (86)	Arnold/ Mapperley	1	50/50 brownfield and greenfield land	Council assumptions	Outline planning permission (2015/0566) granted in August 2016 for a replacement dwelling with 2 dwellings, net gain of 1 dwelling.	0	1	0	0	0	0	0	0	0	0	0
6/1040	Plains Road (96)	Arnold/ Mapperley	13	Predominantly greenfield land (>50%)	Council assumptions based on SHLAA consultation response 2018	Outline planning application for up to 14 dwellings (2014/0665) was granted in October 2014 subject to the signing of the s106. Information from the previous SHLAA 2017 consultation states the site will be put on the market once the s106 has been signed. Information from the SHLAA 2018 consultation states that the signing of the s106 is still ongoing. It is noted that planning permission has been granted in June 2017 for a self build dwelling within the site (2017/0556).	0	0	0	6	7	0	0	0	0	0	0
6/1087	Porchester Road (164-166, Land to the Rear Of)	Carlton	1	Greenfield land	Council assumptions	Full planning permission for residential development (2017/1559) granted in March 2018.	0	0	0	1	0	0	0	0	0	0	0
6/961	Porchester Road (200)	Carlton	1	Brownfield land	Council assumptions	The site boundary was amended in 2018 to reflect planning permission 2017/0904. Full planning permission for residential development (2017/0904) granted in November 2017.	0	0	0	1	0	0	0	0	0	0	0
6/1082	Priory Court	Carlton	2	Brownfield land	Council assumptions	Full planning permission for residential development (2017/1541) granted in February 2018.	0	0	0	2	0	0	0	0	0	0	0



Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/Greenfield	Source of delivery information	Status of site	Projected Completions												
							Five Year Period					2023-24	2024-25	2025-26	2026-27	2027-28			
							2018-19	2019-20	2020-21	2021-22	2022-23								
6/990	Prospect Road (90)	Carlton	1	Greenfield land	SHLAA consultation response 2017	Site is currently under construction (2016/0748).	1	0	0	0	0	0	0	0	0	0	0	0	0
6/1077	Robinson Road (7)	Arnold/ Mapperley	1	Greenfield land	Council assumptions	Full planning permission for residential development (2017/0774) granted in January 2018.	0	0	1	0	0	0	0	0	0	0	0	0	0
6/962	Rowland Avenue (1)	Arnold/ Mapperley	1	Greenfield land	Council assumptions based on SHLAA consultation response 2017	Full planning permission for residential development (2015/0314) granted in July 2015. Information from the previous SHLAA 2017 consultation states that the construction of the site is currently underway with anticipated completion during 2017/18. Assume site will be built in 2018/19.	1	0	0	0	0	0	0	0	0	0	0	0	0
6/818	Sandford Road (2 & 2A)	Arnold/ Mapperley	8	Predominantly greenfield land (>50%)	Council assumptions	Full planning permission (2016/1033) for the replacement of 2 existing dwellings with 10 apartments (net gain of 8 dwellings) granted in June 2017. Information received in 2017 indicates that the site is currently on the market and it is expected the site be completed within 3 years after permission granted.	0	0	8	0	0	0	0	0	0	0	0	0	0
6/175	Sandford Road (44)	Arnold/ Mapperley	6	Predominantly greenfield land (>50%)	Council assumptions	Full planning permission for (2014/0918) granted in July 2015 for a replacement dwelling with 7 dwellings, net gain of 6 dwellings.	6	0	0	0	0	0	0	0	0	0	0	0	0
6/260	Sol Construction Ltd	Colwick/ Netherfield	44	Brownfield land	Council assumptions	Site has been cleared and construction work has been delayed on site (2008/0287). Full planning application was submitted in March 2016 to vary condition 12 of 2008/0287 which relates to amended plans showing minor changes to the proposed layout and elevations (2016/0347).	11	11	11	11	0	0	0	0	0	0	0	0	0
6/964	Southdale Road (112)	Carlton	1	Greenfield land	Council assumptions	Outline planning permission for residential development (2015/1089) granted in December 2015.	0	1	0	0	0	0	0	0	0	0	0	0	0
6/1031	Standhill Road (219, Land Adj To)	Arnold/ Mapperley	2	Brownfield land	Council assumptions	Site is currently under construction (2016/0069).	2	0	0	0	0	0	0	0	0	0	0	0	0
6/965	The Cavendish Pub	Carlton	37	Brownfield land		Site completed in June 2018.	37	0	0	0	0	0	0	0	0	0	0	0	0
6/901	The Elms (Land Off)	Colwick/ Netherfield	1	Brownfield land	Council assumptions	Full planning permission for residential development (2017/0454) granted in June 2017.	0	0	0	0	1	0	0	0	0	0	0	0	0
6/1092	Victoria Road (1-3)	Colwick/ Netherfield	7	Brownfield land		Site completed in June 2018.	7	0	0	0	0	0	0	0	0	0	0	0	0
6/164	Victoria Road (58)	Colwick/ Netherfield	1	Brownfield land	Council assumptions	Full planning permission (2015/1290) granted in December 2015 for the conversion of an existing dwelling to 2 dwellings, net gain of 1 dwelling.	0	0	1	0	0	0	0	0	0	0	0	0	0
6/170	Waterhouse Lane (15, Land Adj To)	Carlton	1	50/50 brownfield and greenfield land	SHLAA consultation response 2018	Full planning permissions for plot 1 (2010/0140) and plot 2 (2010/0667). One of the two plots is for a replacement dwelling, net gain of 1 dwelling. Information from the SHLAA 2018 consultation states the applicant intends to develop the site in 2022/23.	0	0	0	0	1	0	0	0	0	0	0	0	0
6/229	Westdale Lane East (72-74)	Carlton	10	Brownfield land	Council assumptions based on telephone call with developer/landowner (June 2017)	Full planning permission for residential development (2017/0157) granted in October 2017. Information received in 2017 indicates that the landowner has confirmed that development will commence in late 2017 and should be completed mid 2018.	5	5	0	0	0	0	0	0	0	0	0	0	0
6/1058	Westdale Lane West (337)	Arnold/ Mapperley	3	Brownfield land		Site completed in May 2018.	3	0	0	0	0	0	0	0	0	0	0	0	0
6/1052	Westdale Lane West (420)	Arnold/ Mapperley	1	Greenfield land	SHLAA consultation response 2018	Site is currently under construction (2017/1071). Information from the SHLAA 2018 consultation states the site is now complete, however this has not yet been signed off as 'complete' by Building Control. Assume plot will be signed off as complete in 2018/19.	1	0	0	0	0	0	0	0	0	0	0	0	0

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions									
							Five Year Period					2023-24	2024-25	2025-26	2026-27	2027-28
							2018-19	2019-20	2020-21	2021-22	2022-23					
6/137	Wood Lane	Carlton	13	Greenfield land	Council assumptions	Full planning application (2017/0455) for 13 dwellings was granted in August 2017 subject to the signing of the s106.	0	0	0	0	13	0	0	0	0	0
6/365	Wood Lane (31)	Carlton	1	Greenfield land	SHLAA consultation response 2018	Full planning permission (2003/0923) lapsed January 2009. Information from the SHLAA 2018 consultation states that the construction of the site has started with anticipated completion date of 2021/22.	0	0	0	1	0	0	0	0	0	0
6/1061	Woodborough Road (898)	Arnold/ Mapperley	1	Brownfield land	Council assumptions	Full planning permission for residential development (2017/0862) granted in September 2017.	0	0	1	0	0	0	0	0	0	0
<b>Total</b>							<b>118</b>	<b>39</b>	<b>43</b>	<b>56</b>	<b>25</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

### Unallocated sites without planning permission

#### Arnold

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions									
							Five Year Period					2023-24	2024-25	2025-26	2026-27	2027-28
							2018-19	2019-20	2020-21	2021-22	2022-23					
6/1034	Derwent Crescent	Arnold/Map perley	9	Brownfield land	Council assumptions based on SHLAA consultation response 2018	The owners are interested in selling the garage area for housing development and the site has potential to deliver 9 homes. Information from the SHLAA 2018 consultation states that the garages are owned by individual leaseholders and each lease needs to be amended for the sale of the garages to a developer before any works can take place.	0	0	0	9	0	0	0	0	0	0
<b>Total</b>							<b>0</b>	<b>0</b>	<b>0</b>	<b>9</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Carlton

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions									
							Five Year Period					2023-24	2024-25	2025-26	2026-27	2027-28
							2018-19	2019-20	2020-21	2021-22	2022-23					
6/162	Briarbank Avenue (Land North)	Carlton	14	Brownfield land	Council assumptions	Full planning permission (2009/0034) lapsed in April 2012. Planning application for 14 apartments was submitted in April 2018 and is currently being determined (2018/0365). Assume the application will be granted during 2018/19 and the site delivered from 2022/23 onwards.	0	0	0	0	7	7	0	0	0	0
6/209	Burton Road	Carlton	8	Brownfield land	Council assumptions based on SHLAA consultation response 2018	Outline planning permission (2006/0202) for 3 dwellings lapsed in April 2009. The site boundary was amended in 2017 to exclude the club building. Information received in 2017 indicates that the site is still developable and the site has potential to deliver 8 apartments with construction of the site to start in 2019/20 with anticipated completion in 2020/21. Information from the SHLAA 2018 consultation indicates that the Council are still working on proposals to redevelop the site for social housing.	0	0	0	0	8	0	0	0	0	0
6/1039	Chase Farm, Mapperley Plains	Arnold/Mapperley	35	Greenfield land	Council assumptions based on SHLAA consultation response 2018	Due to the topography, it is estimated that 35 dwellings can be provided on site. Information from SHLAA 2018 consultation states that the part of the original proposed access route to the site is now required by the County to deliver the Gedling Access Road (GAR). Once the issue has been resolved, the landowner will continue with the plans to submit an outline planning application in 2018/19 in order to establish massing and unit numbers.	0	0	0	18	17	0	0	0	0	0
6/241	Deabill Street	Colwick/Netherfield	4	Brownfield land	Council assumptions based on SHLAA consultation responses 2017 and 2018	Outline planning permission (2006/0810) for 2 dwellings lapsed in November 2009. Information received in 2017 indicates that the site is still developable and the site has potential to deliver 4 terraced houses with construction of the site to start in 2019/20 with anticipated completion in 2020/21. Information from the SHLAA 2018 consultation indicates Gedling Homes may be interested in developing the site for 4 homes.	0	0	4	0	0	0	0	0	0	0
6/83	Manvers Street (24 & 32)	Colwick/Netherfield	0	Brownfield land	Council assumptions	Outline planning permission (99/1569) lapsed in January 2003. Full planning application for 2 semi-detached houses was submitted in February 2018 and is currently being determined (2018/0173). Assume the application will be granted during 2018/19 and the site delivered from 2023/24 onwards	0	0	0	0	0	2	0	0	0	0
6/7	Meadow Road Industrial Site	Colwick/Netherfield	40	Brownfield land	Council assumptions	Outline planning application for up to 40 dwellings was submitted in January 2018 and is currently being determined (2018/0045). Assume the application will be granted during 2018/19 and the site delivered from 2023/24 onwards.	0	0	0	0	0	10	15	15	0	0
6/737	Mile End Road (Electricity Sub Station)	Colwick/Netherfield	5	Brownfield land	Council assumptions	Full planning permission (2007/0377) lapsed in November 2015. Full planning application for 5 flats on site and adjacent land submitted in September 2017 and is currently being determined (2017/1081). Assume the application will be granted during 2018/19 and the site delivered from 2023/24 onwards.	0	0	0	0	0	5	0	0	0	0
<b>Total</b>							<b>0</b>	<b>0</b>	<b>4</b>	<b>18</b>	<b>32</b>	<b>24</b>	<b>15</b>	<b>15</b>	<b>0</b>	<b>0</b>

## Edge of Hucknall

Net completions 1 April 2011 to 31 March 2018:-

38 homes

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

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions									
							Five Year Period									
							2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
ACS	North of Papplewick Lane	Gedling Rural North	237	Greenfield land	Council assumptions	SHLAA site 6/463. The site is allocated in the Aligned Core Strategy and is currently under construction (2017/0201).	60	60	60	57	0	0	0	0	0	0
ACS	Top Wighay Farm	Gedling Rural North	809	Greenfield land	Letter from Nottinghamshire County Council (February 2017)	SHLAA site 6/989. The site is allocated for 845 dwellings in the Aligned Core Strategy and part of the site for 38 dwellings (2014/0950) is built. Revised development brief adopted in February 2017. A letter from Nottinghamshire County Council dated February 2017 states it is expected that the first phase of the development will provide between 120 to 180 dwellings by 2020. It is assumed that 808 homes, including the 38 homes already built, are expected to be built in the plan period 2011-2028. Those built after 2028 i.e. the remaining 37 homes will not contribute to the housing supply for the plan period.	0	0	70	100	100	100	100	100	100	100
H10	Hayden Lane	Gedling Rural North	120	Greenfield land	LPD hearing session / email from developer/ landowner (March 2017)	SHLAA site 6/460. The site is allocated in the Local Planning Document (site H10). Delivery rates for the site based on the information given at the Local Planning Document hearing session.	0	30	35	35	20	0	0	0	0	0
<b>Total</b>							<b>60</b>	<b>90</b>	<b>165</b>	<b>192</b>	<b>120</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>

#### Sites with planning permission

None.

#### Unallocated sites without planning permission

None.

## Bestwood Village

Net completions 1 April 2011 to 31 March 2018:-

72 homes

### Site allocations – Local Planning Document

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions										
							Five Year Period										
							2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	
H11	The Sycamores	Bestwood St Albans	25	Greenfield land	Council assumptions based on SHLAA consultation response 2017	SHLAA site 6/484. The site is allocated in the Local Planning Document (site H11). Site has full planning permission for residential development (2007/0887). A Lawful Development Certificate (2012/0479) in respect of application 2007/0887 to confirm that planning permission has been implemented was granted in June 2012. Information received in 2017 indicates that the housing site and the adjacent site (The Sycamores (6/814) which currently has planning permission) are subject to negotiations on a joint venture to bring both developments forward and that it is anticipated that development on site will commence from summer 2017.	8	8	9	0	0	0	0	0	0	0	0
H12	Westhouse Farm	Bestwood St Albans	210	Greenfield land	SHLAA consultation response 2017	The site (which consists of SHLAA sites 6/26 and 6/27 (part)) is allocated in the Local Planning Document (site H12). Outline planning application (2014/0238) for 101 homes on part of the site allocation was granted in February 2015 subject to the signing of the s106. Information from the previous SHLAA 2017 consultation provides the projected completions for the site allocation H12 based on the updated market information given at July 2017.	25	25	26	25	25	25	25	34	0	0	
H13	Bestwood Business Park	Bestwood St Albans	220	Brownfield land	Council assumptions based on email from developer/ landowner (March 2017)	SHLAA site 6/20. The site is allocated in the Local Planning Document (site H13). Site has outline planning permission for residential development granted in March 2015 (2014/0214). Information received in March 2017 indicates that for the foreseeable future the owners see the Business Park as remaining as an employment site. The lease arrangements are commercially sensitive but the owners have confirmed that the residential development is likely to commence beyond the five year period but would be completed by 2028.	0	0	0	0	0	44	44	44	44	44	
<b>Total</b>							<b>33</b>	<b>33</b>	<b>35</b>	<b>25</b>	<b>25</b>	<b>69</b>	<b>69</b>	<b>78</b>	<b>44</b>	<b>44</b>	

### Sites with planning permission

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions									
							Five Year Period									
							2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
6/683	Bottom House Farm (Barn)	Bestwood St Albans	2	Greenfield land	Council assumptions	Full planning permission for residential development (2016/0640) granted in July 2016.	0	0	2	0	0	0	0	0	0	0
6/1063	Goosedale Lane (Land South Of)	Bestwood St. Albans	1	Brownfield land	Council assumptions based on SHLAA consultation response 2018	Full planning permission for residential development (2017/0531) granted in October 2017.	0	0	0	1	0	0	0	0	0	0

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions										
							Five Year Period					2023-24	2024-25	2025-26	2026-27	2027-28	
							2018-19	2019-20	2020-21	2021-22	2022-23						
6/877	Land at Park Road/Broad Valley Drive (1)	Bestwood St Albans	3	Greenfield land	Council assumptions	Full planning permission for residential development (2016/0254) granted in April 2016.	0	0	3	0	0	0	0	0	0	0	0
6/125	Land at Park Road/Broad Valley Drive (2)	Bestwood St Albans	2	Greenfield land	Council assumptions	Full planning permission for residential development (2016/0253) granted in April 2016.	0	0	2	0	0	0	0	0	0	0	0
6/829	Land Off Beeston Close	Bestwood St Albans	7	Greenfield land	Council assumptions	Full planning application for residential development (2017/0194) granted in February 2018 subject to the signing of the s106.	0	0	0	0	7	0	0	0	0	0	0
6/814	The Sycamores	Bestwood St Albans	3	Predominantly greenfield land (>50%)	Council assumptions based on SHLAA consultation response 2017	Full planning permission (2016/0609) granted in July 2016 for a replacement dwelling with 4 dwellings, net gain of 3 dwellings. Information from the previous SHLAA 2017 consultation states that a non-material amendments application has been submitted (2017/0877NMA) to improve the relationship between the site and the adjacent SHLAA site 6/484 (The Sycamores) which currently has planning permission (2007/0887). On approval, construction work on the site will start in 2017/18. 2017/0877NMA was approved in August 2017.	0	3	0	0	0	0	0	0	0	0	0
6/1067	Wild Acres	Bestwood St.Albans	1	Greenfield land	Council assumptions	Full planning permission for residential development (2017/0998) granted in November 2017.	0	0	0	1	0	0	0	0	0	0	0
<b>Total</b>							<b>0</b>	<b>3</b>	<b>7</b>	<b>2</b>	<b>7</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Unallocated sites without planning permission**

None.



## Calverton

Net completions 1 April 2011 to 31 March 2018:-

176 homes

### Site allocations – Local Planning Document

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/Greenfield	Source of delivery information	Status of site	Projected Completions									
							Five Year Period									
							2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
H14	Dark Lane	Calverton	57	Greenfield land	Council assumptions based on SHLAA consultation response 2018	SHLAA site 6/130. The site is allocated in the Local Planning Document (site H14). The site has planning permission for 72 homes (2012/1503). Information from the previous SHLAA 2017 consultation states that the access road into the site constructed for phase 1. Full planning application for 54 dwellings on the majority part of the site (southern portion of the site) submitted in November 2017 and is currently being determined (2017/1263). The 3 dwellings on the remainder of the site (northern portion of the site) remain unchanged. Total of 57 homes on site.	0	14	14	14	15	0	0	0	0	0
H15	Main Street	Calverton	75	Greenfield land	SHLAA consultation response 2018	SHLAA site 6/544. The site is allocated in the Local Planning Document (site H15). Information from the SHLAA 2018 consultation provides the delivery rates for the site. Outline planning application for up to 79 dwellings was submitted in April 2018 and is currently being determined (2018/0360).	0	0	15	30	30	0	0	0	0	0
H16	Park Road	Calverton	390	Greenfield land	SHLAA consultation response 2018	The site (which consists of SHLAA sites 6/47 (part), 6/662 and 6/665 (part)) is allocated in the Local Planning Document (site H16). The site is located within the area known as the North West Quadrant Urban Extension in the Calverton Neighbourhood Plan. Information from the SHLAA 2018 consultation provides the delivery rates for the site. Outline planning application for up to 430 dwellings on part of the housing allocation and part of the adjoining safeguarded land (i.e. SHLAA site 6/47) was submitted in June 2018 and is currently being determined (2018/0607).	0	40	50	50	50	50	50	50	50	0
X4	Flatts Lane	Calverton	60	Greenfield land	SHLAA consultation response 2018	SHLAA site 6/37. The site is allocated in the Local Planning Document (site X4). Information from the SHLAA 2018 consultation provides the delivery rates for the site.	0	15	30	15	0	0	0	0	0	0
<b>Total</b>							<b>0</b>	<b>69</b>	<b>109</b>	<b>109</b>	<b>95</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>0</b>

### Sites with planning permission

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/Greenfield	Source of delivery information	Status of site	Projected Completions									
							Five Year Period									
							2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
6/289	Bottom Farm	Calverton	1	Greenfield land	Council assumptions	Full planning permission for residential development (2016/0805) granted in December 2016.	0	0	1	0	0	0	0	0	0	0
6/946	Broadfields (38)	Calverton	1	Greenfield land	Council assumptions	Full planning permission for residential development (2015/0645) granted in August 2015.	0	1	0	0	0	0	0	0	0	0
6/1075	Burnor Pool (7, 8 and The Oasis)	Calverton	1	Brownfield land	Council assumptions	Full planning permission for residential development (2017/0240) granted in January 2018 for the replacement of 2 existing dwellings and a hall with 3 dwellings, net gain of 1 dwelling.	0	0	0	1	0	0	0	0	0	0
6/1028	Crookdole Lane (21)	Calverton	2	Greenfield land	Council assumptions	Full planning permission for residential development (2015/1358) granted in April 2016.	0	0	2	0	0	0	0	0	0	0

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions												
							Five Year Period					2023-24	2024-25	2025-26	2026-27	2027-28			
							2018-19	2019-20	2020-21	2021-22	2022-23								
6/1029	Georges Lane (10)	Calverton	1	Brownfield land	Council assumptions	Site is currently under construction (2016/0108).	1	0	0	0	0	0	0	0	0	0	0	0	0
6/489	Little Tithe Farm	Calverton	3	Brownfield land	SHLAA consultation response 2018	Site has planning permission for a replacement dwelling (2008/0630) and Discharge of Conditions was accepted in November 2011 (2011/0932DOC). The site also has prior approval for change of use of agricultural building to 2 dwellings (2015/0427PN). Information from the SHLAA 2018 consultation indicates that a replacement dwelling has now been implemented and that a change of use scheme will provide 2 homes during 2019/20.	1	2	0	0	0	0	0	0	0	0	0	0	0
6/490	Longue Drive (Plots 34 To 59)	Calverton	9	Greenfield land	SHLAA consultation response 2018	Site is currently under construction (2008/0700). Information from the previous SHLAA 2017 consultation states that the applicant intends to complete 9 plots during 2017/18 and 8 plots in 2018/19. The remaining 2 plots are not expected to be developed until after 2022/23. As at 31 March 2018, 10 plots have been built during 2017/18 which means 7 plots remaining in 2018/19 and 2 plots until after 2022/23. Information from the SHLAA 2018 consultation indicates no change to the above information.	7	0	0	0	0	2	0	0	0	0	0	0	0
6/491	Longue Drive (Plots 63 To 72)	Calverton	1	Greenfield land	SHLAA consultation response 2018	Site is currently under construction (2008/0268). As at 31 March 2018, 9 dwellings completed and 1 dwelling remaining. Information from the SHLAA 2018 consultation states that the applicant intends to develop plot 70 around 2022-23.	0	0	0	0	1	0	0	0	0	0	0	0	0
6/551	Main Street (145)	Calverton	2	Greenfield land	Council assumptions	Discharge of conditions (2014/1138DOC) confirms the commencement of development (2011/1268) in December 2014.	2	0	0	0	0	0	0	0	0	0	0	0	0
6/1079	Main Street (92)	Calverton	4	Predominantly greenfield land (>50%)	Council assumptions	Outline planning permission for residential development (2016/1267) granted in January 2018 for a replacement dwelling with 5 dwellings, net gain of 4 dwellings.	0	0	0	4	0	0	0	0	0	0	0	0	0
6/390	Renals Way	Calverton	1	Greenfield land	SHLAA consultation response 2018	Site is currently under construction. Information from the SHLAA 2018 consultation states that the applicant intends to build 1 plot around 2022/23 and the remaining 4 plots are uncertain.	0	0	0	0	1	0	0	0	0	0	0	0	0
6/733	Spring Farm Kennels	Calverton	2	Brownfield land	Council assumptions based on SHLAA consultation response 2017	Full planning permission for residential development (2012/0187) granted in April 2012. Information from the previous SHLAA 2017 consultation indicates that the construction of the site is currently underway.	2	0	0	0	0	0	0	0	0	0	0	0	0
6/947	Spring Farm Kennels (A)	Calverton	1	Greenfield land	Council assumptions	Outline planning permission for residential development (2015/0431) granted in August 2015. Information from the previous SHLAA 2017 consultation indicates that the site is for sale.	0	1	0	0	0	0	0	0	0	0	0	0	0
6/948	Spring Farm Kennels (B)	Calverton	1	Greenfield land	Council assumptions	Site is currently under construction (2015/1333).	1	0	0	0	0	0	0	0	0	0	0	0	0
6/801	Spring Farm Kennels (plot 3)	Calverton	1	Greenfield land	Council assumptions based on SHLAA consultation response 2017	Full planning permission for residential development (2014/0703) granted in November 2014. Information from the previous SHLAA 2017 consultation indicates that the construction of the site is currently underway.	1	0	0	0	0	0	0	0	0	0	0	0	0
6/1064	St Wilfrids Square	Calverton	8	Brownfield land	Council assumptions	Full planning permission for residential development (2017/0207) granted in October 2017.	0	0	0	8	0	0	0	0	0	0	0	0	0
6/686	The Cherry Tree	Calverton	14	Brownfield land	Council assumptions	Site sold to another developer and is now currently under construction (2012/1009).	7	7	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>							<b>22</b>	<b>11</b>	<b>3</b>	<b>13</b>	<b>2</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

#### Unallocated sites without planning permission

None.



## Ravenshead

## Ravenshead

Net completions 1 April 2011 to 31 March 2018:-

97 homes

### Site allocations – Local Planning Document

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions									
							Five Year Period					2023-24	2024-25	2025-26	2026-27	2027-28
							2018-19	2019-20	2020-21	2021-22	2022-23					
H17	Longdale Lane A	Gedling Rural North	30	Greenfield land	Council assumptions based on SHLAA consultation response 2017	Part of SHLAA site 6/41 is allocated in the Local Planning Document (site H17). The applicant for site H17 states the site would be delivered within five years.	0	10	10	10	0	0	0	0	0	0
H18	Longdale Lane B	Gedling Rural North	30	Greenfield land	SHLAA consultation response 2017	Part of SHLAA site 6/39 is allocated in the Local Planning Document (site H18). Outline planning application (2014/0273) is currently being determined.	5	20	5	0	0	0	0	0	0	0
H19	Longdale Lane C	Gedling Rural North	51	Greenfield land	Council assumptions based on SHLAA consultation response 2017	Part of SHLAA site 6/41 is allocated in the Local Planning Document (site H19). Site has outline planning permission for up to 70 homes (2013/0836). A reserved matters application was submitted in October 2017 for 51 dwellings (2017/1164) and is currently being determined. Information from the previous SHLAA 2017 consultation states that the applicant for site H19 intends to build all dwellings during 2018/19.	0	51	0	0	0	0	0	0	0	0
X5	Kighill Lane A	Gedling Rural North	20	Predominantly greenfield land (>50%)	SHLAA consultation response 2018 / Council assumptions	The site (which consists of SHLAA sites 6/166, 6/669 and 6/841) is allocated in the Local Planning Document (X5). Officers are working with the landowners to ensure that the site is developed in a comprehensive manner.	0	10	10	0	0	0	0	0	0	0
X6	Kighill Lane B	Gedling Rural North	30	Predominantly greenfield land (>50%)	Council assumptions based on SHLAA consultation response 2018 for sites 6/843 and 6/845	The site (which consists of SHLAA sites 6/843, 6/845 and 6/1046) is allocated in the Local Planning Document (X6). Officers are working with the landowners to ensure that the site is developed in a comprehensive manner.	0	0	12	14	4	0	0	0	0	0
<b>Total</b>							<b>5</b>	<b>91</b>	<b>37</b>	<b>24</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

### Sites with planning permission

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions									
							Five Year Period					2023-24	2024-25	2025-26	2026-27	2027-28
							2018-19	2019-20	2020-21	2021-22	2022-23					
6/214	Chapel Lane (148, Land Rear Of)	Gedling Rural North	1	Greenfield land	Council assumptions	Outline planning permission for residential development (2017/0218) granted in April 2017.	0	0	1	0	0	0	0	0	0	0

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions										
							Five Year Period					2023-24	2024-25	2025-26	2026-27	2027-28	
							2018-19	2019-20	2020-21	2021-22	2022-23						
6/1078	Fairview Farm Stud	Gedling Rural North	1	Greenfield land	Council assumptions	Full planning permission for residential development (2017/1285) granted in January 2018. For information, the majority of the permitted site including the residential development element falls within Gedling Borough and the remainder falls in Newark and Sherwood District.	0	0	1	0	0	0	0	0	0	0	0
6/117	Longdale Avenue (2)	Gedling Rural North	1	Greenfield land	Council assumptions	Full planning permission for residential development (2017/0664) granted in July 2017.	0	0	1	0	0	0	0	0	0	0	0
6/1026	Longdale Craft Centre	Gedling Rural North	3	Brownfield land	SHLAA consultation response 2017	Full planning permission for residential development (2017/0960) granted in November 2017.	0	0	3	0	0	0	0	0	0	0	0
6/800	Longdale Lane (12)	Gedling Rural North	1	Greenfield land	Council assumptions	Full planning permission (2018/0414) granted in June 2018 for a replacement dwelling with 2 dwellings, net gain of 1 dwelling.	0	0	0	1	0	0	0	0	0	0	0
6/1017	Longdale Lane (22)	Gedling Rural North	1	Brownfield land	Council assumptions	Site is currently under construction (2016/0305) for a replacement dwelling, net gain zero. The existing dwelling has been demolished and the replacement plot has not yet been built.	1	0	0	0	0	0	0	0	0	0	0
6/87	Main Road (120, Land Rear Of)	Gedling Rural North	1	Greenfield land	Council assumptions	Full planning permission for residential development (2018/0407) granted in June 2018.	0	0	0	1	0	0	0	0	0	0	0
6/969	Milton Crescent (11)	Gedling Rural North	1	Brownfield land		Site completed in May 2018.	1	0	0	0	0	0	0	0	0	0	0
6/563	Nottingham Road (102, Land Rear Of)	Gedling Rural North	1	Brownfield land	Council assumptions	Site is currently under construction (2012/1187) for a replacement dwelling, net gain zero. The existing dwelling has been demolished and the replacement plot has not yet been built.	1	0	0	0	0	0	0	0	0	0	0
6/639	Sheepwalk Lane (20)	Gedling Rural North	1	Brownfield land		Site complete. This has been confirmed by Local Tax (May 2018).	1	0	0	0	0	0	0	0	0	0	0
6/971	Sheepwalk Lane (73)	Gedling Rural North	1	Brownfield land	Council assumptions	Full planning permission (2016/0956) granted in October 2016 for a replacement dwelling, net gain zero. The existing dwelling has been demolished and the replacement plot has not yet been built.	1	0	0	0	0	0	0	0	0	0	0
6/1053	Sheepwalk Lane (86, Land to the Front)	Gedling Rural North	1	Greenfield land	Council assumptions	Full planning permission for residential development (2017/0899) granted in September 2017.	0	0	1	0	0	0	0	0	0	0	0
6/1027	Sheepwalk Lane (88)	Gedling Rural North	3	Predominantly greenfield land (>50%)	SHLAA consultation response 2017	Site is currently under construction (2017/0804) for a replacement dwelling with 3 dwellings, net gain of 2 dwellings. The existing dwelling has been demolished and work on the three plots has started. Information from the previous SHLAA 2017 consultation states that the applicant intends to build plots in 2018/19.	3	0	0	0	0	0	0	0	0	0	0
6/1054	Sheepwalk Lane (90, Land to the Front)	Gedling Rural North	1	Greenfield land	Council assumptions	Full planning permission for residential development (2017/0896) granted in September 2017.	0	0	1	0	0	0	0	0	0	0	0
6/972	Sheepwalk Lane (97)	Gedling Rural North	2	50/50 brownfield and greenfield land	Council assumptions based on SHLAA consultation response 2017	Site is currently under construction (2015/1257) for a replacement dwelling with 2 dwellings, net gain of 1 dwelling. The existing dwelling has been demolished and work on the two dwellings has started.	2	0	0	0	0	0	0	0	0	0	0
6/913	The Bungalow (Newstead Abbey Park)	Gedling Rural North	1	Brownfield land	Council assumptions	Site is currently under construction (2014/0040) for a replacement dwelling, net gain zero. The existing dwelling has been demolished and work on the replacement plot has started.	1	0	0	0	0	0	0	0	0	0	0
6/1091	Wood End Drive (1)	Gedling Rural North	1	Greenfield land	Council assumptions	Site is currently under construction (2014/0890).	0	1	0	0	0	0	0	0	0	0	0

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions									
							Five Year Period					2023-24	2024-25	2025-26	2026-27	2027-28
							2018-19	2019-20	2020-21	2021-22	2022-23					
6/633	Woodlands Farm (outbuilding)	Gedling Rural North	1	Greenfield land	SHLAA consultation response 2018	This site is part of full planning permission for residential development (2013/0346) granted in July 2013 - a replacement dwelling and residential conversion. The replacement dwelling plot is recorded under SHLAA site 6/634 and the residential conversion plot is recorded under SHLAA site 6/633. Information from the SHLAA 2018 consultation states that the construction work on the residential conversion has started and should be completed by 2019.	1	0	0	0	0	0	0	0	0	0
<b>Total</b>							<b>12</b>	<b>1</b>	<b>8</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Unallocated sites without planning permission**

None.

## Other Villages

Net completions 1 April 2011 to 31 March 2018:-

Burton Joyce	= 12 homes
Lambley	= 20 homes
Linby	= 4 homes
Newstead	= 9 homes
Papplewick	= 2 homes
Stoke Bardolph	= zero
Woodborough	= 12 homes
Total	= 59 homes

## Site allocations – Local Planning Document

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions										
							Five Year Period										
							2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	
H20	Mill Field Close	Gedling Rural South	14	Greenfield land	Council assumptions based on SHLAA consultation response 2018	SHLAA site 6/469. The site is allocated for 20 homes in the Local Planning Document (site H20). Outline planning permission for 23 homes (2015/0424) granted on 14 March 2017 and includes s106. Information from the SHLAA 2018 consultation states that the site has now been sold. Reserved matters application for 14 dwellings was submitted in June 2018 and is currently being determined (2018/0613).	0	7	7	0	0	0	0	0	0	0	0
H21	Orchard Close	Gedling Rural South	15	Greenfield land	SHLAA consultation response 2018	SHLAA site 6/537. The site is allocated in the Local Planning Document (site H21). Information from SHLAA 2018 consultation provides the delivery rates for the site.	0	15	0	0	0	0	0	0	0	0	0
H22	Station Road	Newstead	40	Predominantly greenfield land (>50%)	Council assumptions	SHLAA site 6/132. The boundary was amended in 2017 to include the public house ("Station Hotel"). The site is allocated in the Local Planning Document (site H22). Due to the uncertainty as to whether the site will deliver 40 homes within the plan period, it is assumed that the site will be delivered after 2028, unless new information is provided. Information from the previous SHLAA 2017 consultation states that the landowner is considering options for providing an appropriate access to the site. The public house was demolished in early 2018.	0	0	0	0	0	0	0	0	0	0	0
H23	Ash Grove	Gedling Rural South	12	Greenfield land	SHLAA consultation response 2018	SHLAA site 6/196. The site is allocated in the Local Planning Document (site H23). This site has full planning permission for 12 dwellings (2007/0831). Plot 1 (2016/0888) was built in May 2018. Information from the SHLAA 2018 consultation provides the delivery rates for the remainder of the site.	1	0	0	0	1	2	2	2	2	2	
H24	Broad Close	Gedling Rural South	15	Greenfield land	Council assumptions based on SHLAA consultation response 2018	The site (which consists of SHLAA sites 6/776, 6/825 and 6/840) is allocated in the Local Planning Document (site H24). Information from the previous SHLAA 2017 consultation provides the delivery rates for the site.	0	10	5	0	0	0	0	0	0	0	
<b>Total</b>							<b>1</b>	<b>32</b>	<b>12</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	

## Sites with planning permission

### Burton Joyce

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/Greenfield	Source of delivery information	Status of site	Projected Completions											
							Five Year Period					2023-24	2024-25	2025-26	2026-27	2027-28		
							2018-19	2019-20	2020-21	2021-22	2022-23							
6/940	Bridle Road (106, Land Rear Of)	Gedling Rural South	1	Greenfield land	Council assumptions	Full planning permission for residential development (2015/1407) granted in February 2016.	0	1	0	0	0	0	0	0	0	0	0	0
6/1068	Bridle Road (34)	Gedling Rural South	1	Brownfield land	Council assumptions	Site is currently under construction for a replacement dwelling (2017/1203). The existing dwelling has been demolished and work on the replacement plot has started.	1	0	0	0	0	0	0	0	0	0	0	0
6/539	Glebe Farm (Land At), Burton Joyce	Gedling Rural South	14	Greenfield land	SHLAA consultation response 2018	The site is in the Green Belt and adjacent to Burton Joyce village. Full planning permission for 14 homes (2016/0306) on part of the site granted in June 2017. This site is adjacent to SHLAA site 6/30 Woodside Road (Land Off) and a new access road has been constructed across site 6/30 to provide an alternative access to site 6/539. See site 6/30 for details on access road.	10	4	0	0	0	0	0	0	0	0	0	0
6/142	Kapur (Land Adj To)	Gedling Rural South	1	Greenfield land	SHLAA consultation response 2017	Full planning permission for residential development (2015/0072) granted in March 2015.	0	1	0	0	0	0	0	0	0	0	0	0
6/729	Lambley Lane (15)	Gedling Rural South	2	Predominantly greenfield land (>50%)	Council assumptions	Site is currently under construction (2012/0351) for a replacement dwelling with 3 dwellings, net gain of 2 dwellings. Local Tax confirms the replacement dwelling was built in March 2017. Work on the remaining 2 plots has not yet started.	0	2	0	0	0	0	0	0	0	0	0	0
6/942	Lambley Lane (29) plots 2-4	Gedling Rural South	3	Greenfield land	Council assumptions	Full planning permission for residential development (2015/0851) granted in October 2015.	0	3	0	0	0	0	0	0	0	0	0	0
6/943	Lambley Lane (33A)	Gedling Rural South	1	Greenfield land	Council assumptions	Full planning permission for residential development (2018/0345) granted in June 2018.	0	0	0	0	1	0	0	0	0	0	0	0
6/847	Lee Road (2)	Gedling Rural South	3	Greenfield land	Council assumptions based on SHLAA consultation response 2018	Full planning permission for residential development (2017/1296) granted in February 2018.	0	0	0	3	0	0	0	0	0	0	0	0
6/1085	Lodge Farm	Gedling Rural South	1	Greenfield land	Council assumptions	Full planning permission for residential development (2017/1475) granted in March 2018.	0	0	0	1	0	0	0	0	0	0	0	0
6/996	Main Street (60)	Gedling Rural South	2	Brownfield land	Council assumptions based on SHLAA consultation response 2017	Full planning permission for residential development (2016/1236) granted in January 2017. Information from the previous SHLAA 2017 consultation states that construction of the site is currently underway.	2	0	0	0	0	0	0	0	0	0	0	0
6/1071	Woodside Road (14)	Gedling Rural South	1	50/50 brownfield and greenfield land	Council assumptions	Outline planning permission for residential development (2017/1083) granted in November 2017 for a replacement dwelling with 2 dwellings, net gain of 1 dwelling. Information received in January 2018 indicates that the site is currently being marketed.	0	0	0	1	0	0	0	0	0	0	0	0
<b>Total</b>							<b>13</b>	<b>11</b>	<b>0</b>	<b>5</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Lambley

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions									
							Five Year Period					2023-24	2024-25	2025-26	2026-27	2027-28
							2018-19	2019-20	2020-21	2021-22	2022-23					
6/753	Catfoot Squash Club	Gedling Rural South	1	Brownfield land	SHLAA consultation response 2018	Full planning permission for residential development (2017/0164) granted in May 2017.	0	0	0	1	0	0	0	0	0	0
6/1016	Lambley House	Gedling Rural South	1	Brownfield land		Site complete. This has been confirmed by Local Tax (May 2018).	1	0	0	0	0	0	0	0	0	0
6/519	Mapperley Plains (358)	Gedling Rural South	1	Brownfield land	SHLAA consultation response 2018	Full planning permission for residential development (2006/1090) granted in December 2008. Information from the SHLAA 2018 consultation states that the previous bungalow was demolished thus activating development. The landowner is still considering a timetable for proceeding with the scheme.	0	0	0	0	1	0	0	0	0	0
6/967	Reed Pond House	Gedling Rural South	1	Brownfield land	Council assumptions	Full planning permission (2017/0345) granted in April 2017 for a replacement dwelling, net gain zero. The existing dwelling has been demolished and work on the replacement plot has started.	1	0	0	0	0	0	0	0	0	0
6/997	Spring Lane (114)	Gedling Rural South	4	Brownfield land	Council assumptions based on SHLAA consultation response 2018	Outline planning permission for residential development (2016/0899) granted in January 2017. Full planning permission granted for plot 3 (2017/1134) and currently under construction. Full planning permission for plot 4 (2017/0867) granted in October 2017. Full planning application for plot 2 was submitted in June 2018 and is currently being determined (2018/0548).	1	1	2	0	0	0	0	0	0	0
6/1037	Spring Lane (294)	Gedling Rural South	2	Brownfield land		Site completed in May 2018.	2	0	0	0	0	0	0	0	0	0
6/1070	Sunrise Farm	Gedling Rural South	4	Greenfield land	Council assumptions	Full planning permission for residential development (2017/0690) granted in November 2017.	0	0	0	4	0	0	0	0	0	0
6/1038	The Riding Stables	Gedling Rural South	1	Brownfield land	Council assumptions based on SHLAA consultation response 2018	This site is part of a larger SHLAA site 6/838. Outline planning permission for a redevelopment of existing stables to provide one dwelling (2016/0987) granted in March 2017.	0	0	1	0	0	0	0	0	0	0
<b>Total</b>							<b>5</b>	<b>1</b>	<b>3</b>	<b>5</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

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Linby

None.

Newstead

None.

Papplewick

None.

Stoke Bardolph

None.

Woodborough

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions										
							Five Year Period					2023-24	2024-25	2025-26	2026-27	2027-28	
							2018-19	2019-20	2020-21	2021-22	2022-23						
6/1012	Lingwood Lane (Land Adj The Vicarage)	Gedling Rural South	1	Brownfield land	Council assumptions	Outline planning permission for residential development (2016/0789) granted in September 2016. Information from the previous SHLAA 2017 consultation indicates that the site has been sold. Full planning application for 1 dwelling was submitted in April 2018 and is currently being determined (2018/0404). Assume the application will be granted during 2018/19 and the site delivered from 2022/23 onwards.	0	0	0	0	1	0	0	0	0	0	0
6/974	Lowdham Lane (21, Land Adj To)	Gedling Rural South	1	Greenfield land	SHLAA consultation response 2017	Full planning permission for residential development (2016/1099) granted in February 2017. Information from the previous SHLAA 2017 consultation states that the construction of the site is currently underway with anticipated completion date of April/May 2018.	1	0	0	0	0	0	0	0	0	0	0
6/334	Main Street (142)	Gedling Rural South	1	Predominantly greenfield land (>50%)	Council assumptions	Site is currently under construction (2005/1222).	1	0	0	0	0	0	0	0	0	0	0
6/789	Main Street (147)	Gedling Rural South	5	Predominantly greenfield land (>50%)	Council assumptions	Full planning permission (2013/0252) granted in October 2015 for a replacement dwelling with 6 dwellings, net gain of 5 dwellings.	0	5	0	0	0	0	0	0	0	0	0
6/915	Main Street (161, Land Rear Of)	Gedling Rural South	1	Greenfield land		Site completed in April 2018.	1	0	0	0	0	0	0	0	0	0	0
6/916	Main Street (165)	Gedling Rural South	2	Greenfield land	Council assumptions	Site is currently under construction (2015/0090).	2	0	0	0	0	0	0	0	0	0	0
<b>Total</b>							<b>5</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Unallocated sites without planning permission**

None.



## Appendix D: Detailed Housing Trajectory

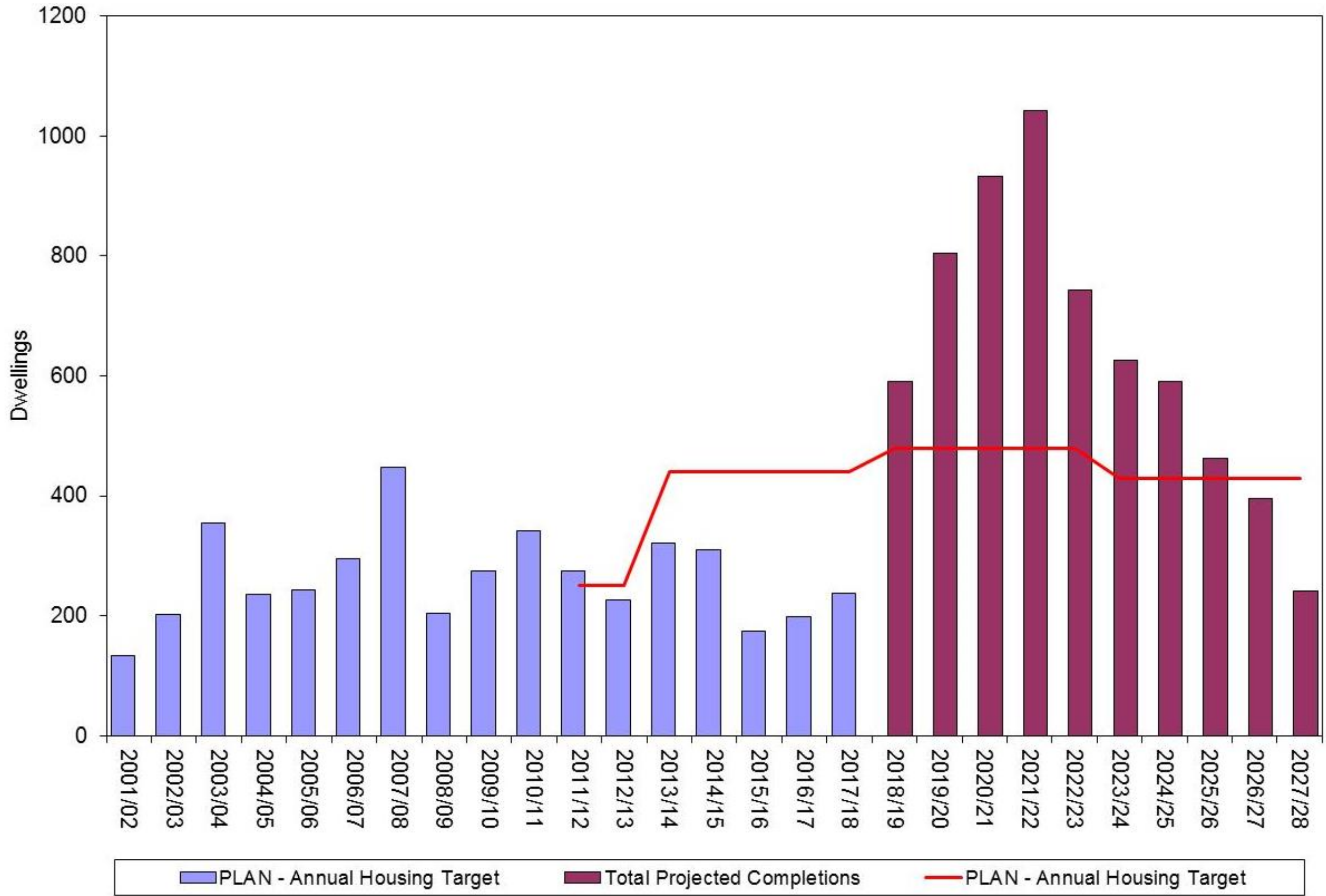
	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	TOTAL
<b>Past Completions (net)</b>	<b>275</b>	<b>227</b>	<b>321</b>	<b>311</b>	<b>174</b>	<b>198</b>	<b>237</b>											<b>1743</b>
Past completions (net) - urban area	183	199	296	206	120	104	193											1301
Past completions (net) - Hucknall	0	0	0	0	0	36	2											38
Past completions (net) - Bestwood Village	30	2	1	19	0	14	6											72
Past completions (net) - Calverton	16	3	10	64	56	10	17											176
Past completions (net) - Ravenshead	42	15	5	15	-5	21	4											97
Past completions (net) - Burton Joyce	0	2	1	0	2	7	0											12
Past completions (net) - Lambley	3	3	2	2	1	5	4											20
Past completions (net) - Linby	1	0	1	1	0	-1	2											4
Past completions (net) - Newstead	0	0	1	0	0	0	8											9
Past completions (net) - Papplewick	1	0	0	2	0	-1	0											2
Past completions (net) - Stoke Bardolph	0	0	0	0	0	0	0											0
Past completions (net) - Woodborough	-1	3	4	2	0	3	1											12
<b>Urban area - planning permissions</b>								<b>152</b>	<b>49</b>	<b>47</b>	<b>83</b>	<b>33</b>						<b>364</b>
<b>Urban area - ACS and LPD allocations</b>								<b>282</b>	<b>409</b>	<b>502</b>	<b>555</b>	<b>421</b>	<b>340</b>	<b>315</b>	<b>178</b>	<b>160</b>	<b>55</b>	<b>3217</b>
Teal Close								56	90	90	95	95	95	95	58	95	55	824
H1 - Rolleston Drive								17	35	35	35	18						140
H2 - Brookfields Garden Centre											5	25	30	30				90
H3 - Willow Farm										40	40	30						110
H4 - Linden Grove											20	40	40	15				115
H5 - Lodge Farm Lane									10	50	50	38						148
H6 - Spring Lane						27	64	59										150
H7 - Howbeck Road/Mapperley Plains									65	70	70							205
H8 - Killisick Lane										15	50	55	55	55				230
H9 - Gedling Colliery/Chase Farm							25	120	120	120	120	120	120	120	120	65		1050
X1 - Daybook Laundry									9	20	20							49
X2 - West of A60 A								30	30	12								72



	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	TOTAL
X3 - West of A60 B									50	50	50							150
<b>Urban area - unallocated sites</b>										4	27	32	24	15	15			117
<b>Edge of Hucknall - planning permissions</b>																		0
<b>Edge of Hucknall - ACS and LPD allocations</b>								60	90	165	192	120	100	100	100	100	100	1127
North of Papplewick Lane								60	60	60	57							237
Top Wighay Farm						36	2			70	100	100	100	100	100	100	100	808
H10 - Hayden Lane									30	35	35	20						120
<b>Edge of Hucknall - unallocated sites</b>																		0
<b>Bestwood Village - planning permissions</b>									3	7	2	7						19
<b>Bestwood Village - LPD allocations</b>								33	33	35	25	25	69	69	78	44	44	455
H11 - The Sycamores								8	8	9								25
H12 - Westhouse Farm								25	25	26	25	25	25	25	34			210
H13 - Bestwood Business Park													44	44	44	44	44	220
<b>Bestwood Village - unallocated sites</b>																		0
<b>Calverton - planning permissions</b>								22	11	3	13	2	2					53
<b>Calverton - LPD allocations</b>									69	109	109	95	50	50	50	50		582
H14 - Dark Lane									14	14	14	15						57
H15 - Main Street										15	30	30						75
H16 - Park Road									40	50	50	50	50	50	50	50		390
X4 Flatts Lane									15	30	15							60
<b>Calverton - unallocated sites</b>																		0
<b>Ravenshead - planning permisisions</b>								12	1	8	2							23
<b>Ravenshead - LPD allocations</b>								5	91	37	24	4						161
H17 - Longdale Lane A									10	10	10							30
H18 - Longdale Lane B								5	20	5								30
H19 - Longdale Lane C									51									51
X5 Kighill Lane A									10	10								20
X6 Kighill Lane B										12	14	4						30
<b>Ravenshead - unallocated sites</b>																		0

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	TOTAL
<b>Other villages - planning permissions</b>								23	17	3	10	3						56
Burton Joyce - planning permissions								13	11		5	1						30
Lambley - planning permissions								5	1	3	5	1						15
Linby - planning permissions																		0
Newstead - planning permissions																		0
Papplewick - planning permissions																		0
Stoke Bardolph - planning permissions																		0
Woodborough - planning permissions								5	5			1						11
<b>Other villages - LPD allocations</b>								1	32	12		1	2	2	2	2	2	56
H20 - Mill Field Close (Burton Joyce)									7	7								14
H21 - Orchard Close (Burton Joyce)									15									15
H22 - Station Road (Newstead)																		0
H23 - Ash Grove (Woodborough)								1				1	2	2	2	2	2	12
H24 - Broad Close (Woodborough)									10	5								15
<b>Other villages - unallocated sites</b>																		0
<b>Windfall allowance</b>													40	40	40	40	40	200
<b>Total Projected Completions</b>								590	805	932	1042	743	627	591	463	396	241	6430
<b>Cumulative Completions</b>	275	502	823	1134	1308	1506	1743	2333	3138	4070	5112	5855	6482	7073	7536	7932	8173	8173
<b>PLAN - Annual Housing Target</b>	250	250	440	440	440	440	440	480	480	480	480	480	430	430	430	430	430	7250
<b>PLAN - Housing Target (cumulative)</b>	250	500	940	1380	1820	2260	2700	3180	3660	4140	4620	5100	5530	5960	6390	6820	7250	
<b>MONITOR - No. dwellings above or below cumulative housing target</b>	25	2	-117	-246	-512	-754	-957	-847	-522	-70	492	755	952	1113	1146	1112	923	
<b>MANAGE - Annual housing target taking account of past/projected completions</b>	426	436	450	459	470	495	522	551	546	514	454	356	279	192	59	-143	-682	-923
Remaining Years	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	

\* Where sites allocated in the Aligned Core Strategy or Local Planning Document have already been granted planning permission, approved subject to s106 agreement, are the subject of a planning application or pre-application discussions have recently taken place, the number of homes permitted or proposed via the planning application form has been used.



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## **Report to Planning Committee**

**Subject:** National Planning Policy Framework 2018

**Date:** 8 August 2018

**Author:** Service Manager – Planning Policy

### **Purpose of the Report**

To inform members of the revised National Planning Policy Framework (2018).

### **Background**

On 24<sup>th</sup> July 2018, the Government published the revised National Planning Policy Framework (NPPF) which has replaced the 2012 version. For the purpose of determining planning applications, the revised NPPF takes immediate effect from the date of publication. The previous NPPF will apply for the purpose of examining Local and Neighbourhood Plans that are submitted on or before 24<sup>th</sup> January 2019.

It is therefore appropriate to update members on key changes that may affect Gedling Borough and also to make members aware that other differences may arise through the details of determining planning applications. The web-link to the revised NPPF is available as a background paper to this report. To summarise the key changes for Gedling Borough within the revised NPPF:-

#### For decision-making:-

- The 'Housing Delivery Test' will be introduced in November 2018, which will measure the number of homes created against local housing need. Where the test shows that the delivery of housing is less than 75% of the housing requirement over a 3 year period the presumption in favour of sustainable development applies. The requirement to demonstrate a Five Year Housing Land Supply also remains.
- Consideration of the design of proposals has been raised from being of 'great importance' to being 'fundamental'. Planning authorities should ensure that they make appropriate use of tools and processes for improving design including workshops, design advice and review arrangements and assessment frameworks.
- Introduces Chapter 11 (Making effective use of land) which effectively supports land uses that are more intensified including mixed use and higher density development, where it is appropriate to do so, for example

- on brownfield land or under-utilised land/buildings.
- Weight given to viability assessments is considered to be a matter for the decision-maker. Where up-to-date policies set out planning contributions to be expected from development, planning applications that comply with them should be assumed to be viable.

#### For preparing Local Plans:-

- Introduces the need to prepare or maintain statement(s) of common ground documenting cross-boundary matters and the progress made in cooperating on these.
- A standardised method for calculating housing need is being introduced which will be based on government projections.
- Local Plans should allocate at least 10% of their housing requirement on small and medium sites below 1 hectare in size.
- Provides more guidance in assessing whether or not exceptional circumstances exist to justify changes to Green Belt boundaries.
- Introducing the need to consider whether to review Plans no later than five years from the adoption date of the plan

### **Proposal**

It is proposed that officers review the National Planning Policy Framework 2018 and ensure that Members are provided with the detail of document on specific topics at the relevant time, through committee reports on planning applications.

### **Financial Implications**

No direct costs but Officer time will be required to review the National Planning Policy Framework (2018) in detail. The detailed review may identify where changes to our current approach are required which have resource implications. The detailed review will be carried out through the determination of applications.

### **Appendices**

None.

### **Background papers**

- National Planning Policy Framework (July 2018):-  
[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/728643/Revised\\_NPPF\\_2018.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728643/Revised_NPPF_2018.pdf)

### **Recommendation**

It is recommended that Members:

- a) Note the contents of this Report

**Reasons for Recommendation**

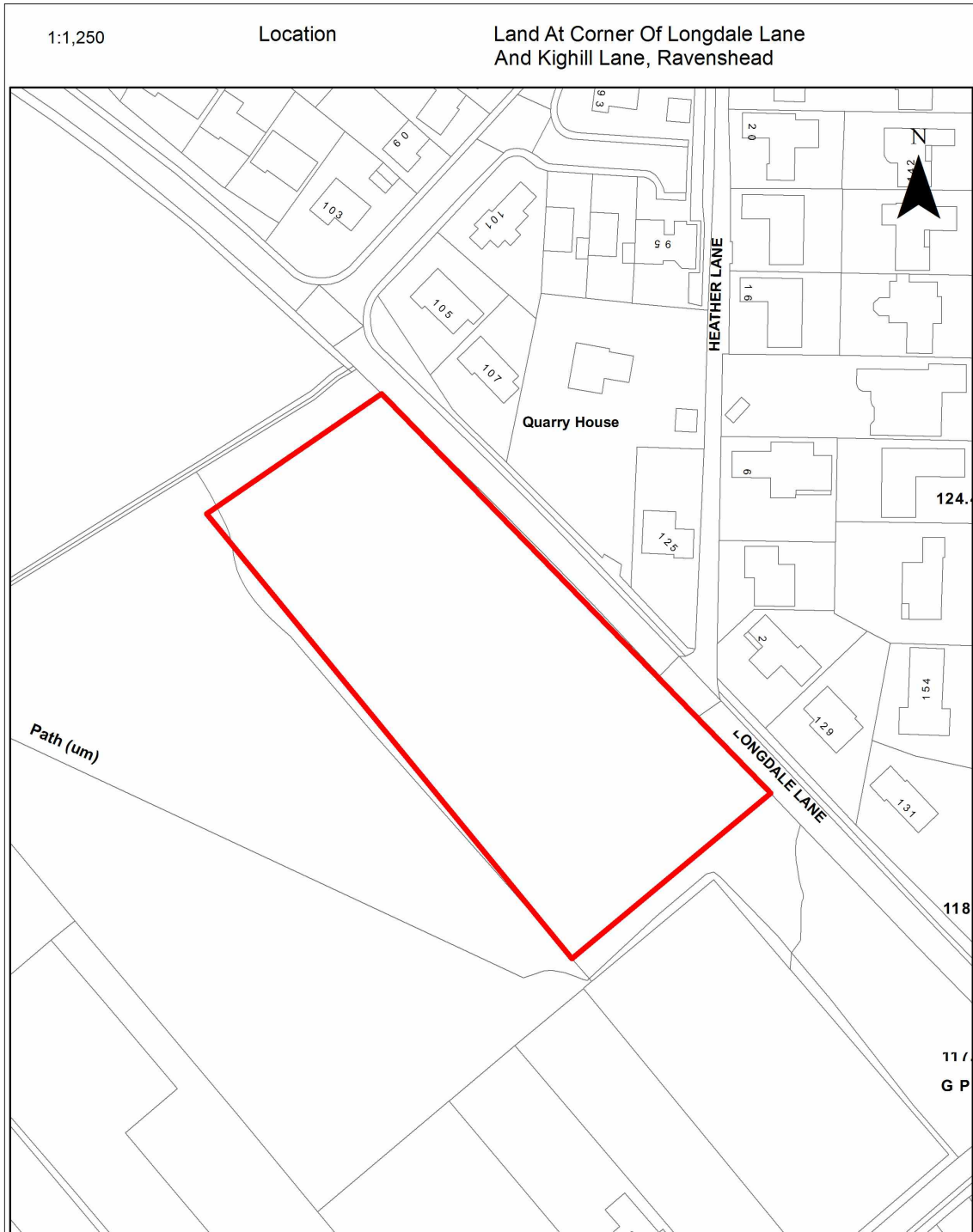
To keep members informed about the national tier of planning policy.

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**Planning Report for 2014/0273**



NOTE This map is provided only for purposes of site location and should not be read as an up to date representation of the area around the site.  
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Date: 24/07/2018

**Report to Planning Committee**

<b>Application Number:</b>	<b>2014/0273</b>
<b>Location:</b>	<b>Land at Corner of Longdale Lane and Kighill Lane</b>
<b>Proposal:</b>	<b>Outline Planning Permission for up to 31 No. dwellings with all matters reserved</b>
<b>Applicant:</b>	<b>Aldergate Properties Ltd</b>
<b>Agent:</b>	<b>Mr Paul Stone</b>
<b>Case Officer:</b>	<b>David Gray</b>

**1.0 Site Description**

- 1.1 The application site comprises an area of 0.86ha. The site forms part of a land ownership that extends to a total land area of 2.64 ha.
- 1.2 The red line plan indicating the area for development is rectangular with its longest edge fronting Longdale Lane, which is located to the East. A blue line location plan indicates that the applicant also owns further land that surrounds the site in a 'b' shape.
- 1.3 Kighill Lane is located to part of its southern boundary; the other part of its southern boundary is formed by a field off Kighill Lane.
- 1.4 To the west of the site is mature woodland known as Trumpers Wood, which is subject to a Tree Preservation Order. The woodland is a designated Local Wildlife Site as indicated on the LPD – Part C: Policies Map which is within the blue line of the submission documents in the same ownership as the application site.
- 1.5 The site is indicated as a Housing Allocation on LPD – Part C: Policies Map.
- 1.6 There is an existing residential development to the north of the site.
- 1.7 To the east of the site on the opposite side of Longdale Lane are residential properties.
- 1.8 There are a few properties on Kighill Lane, which are located within the Green Belt.

## **2.0 Proposed Development**

- 2.1 Outline Planning Permission is sought for up to 31 No. dwellings with all matters reserved.
- 2.2 An indicative layout showing a potential means of access and layout has been submitted. Following the adoption of the Local Planning Document the agent has revised the scheme to omit all references to biodiversity corridors that were previously forwarded as 'very special circumstances' to support the development. Following the adoption of the Local Planning Document the application site has been released from Green Belt and 'very special circumstances' are no longer required in support the application.
- 2.3 The application is accompanied by an extended phase 1 habitat survey, and an ecological appraisal, together with a Tree Survey dated 2014.

## **3.0 Application Publicity and Procedures**

- 3.1 The application was originally publicised for representation on 2<sup>nd</sup> April 2014.
- 3.2 Following the original submission the agent requested a written agreement with the Borough Council to hold the application in abeyance in anticipation of the Local Planning Document - Part II, adoption.
- 3.3 The application was re-publicised with a Site Notice / Press Notice and Written Neighbour Letters for Representation.

## **4.0 Consultations**

- 4.1 The comments below have been made in respect of the application as following re-consultation on 6<sup>th</sup> June 2018 or as indicated, 2<sup>nd</sup> April 2014, following original submission.
- 4.2 Ravenshead Parish Council (received following April 2014 consultation, any further comments received will be reported verbally at Planning Committee):
1. The frontage of the development is too intensely developed. Suggested that 1 or 2 less 3 to 4 bedroom homes are developed.
  2. Ravenshead Parish Council welcomes the development of older people's bungalows and this should be encouraged. Although the plot is not in the SHLAA and is disapproved for development it would mitigate the danger of other developments in other inappropriate Green Belt locations.
  3. If the development is approved the developer has to consider/support the improvement of the sewage and water disposal on Longdale Lane.
  4. The Parish Council disagree with para 3.21 of the Planning Statement. The Parish have not accepted that the Green Belt boundaries will need to be amended as part 2 of the Local Plan emerges.
  5. Contrary to para 3.2.4 Ravenshead Parish Council have not advocated amendments to Green Belt boundaries.
  6. Ravenshead Parish Council need assurance, should the site be developed, that adequate funding is made available to keep the woodland maintained over a long period of time.

#### 4.3 Nottinghamshire County Council (Highway Authority) –

The principle of the development is acceptable from a Highway Authority point of view, subject to the detailed access and layout being agreed.

The Highway Authority require the development to be served by a single point access onto Longdale Lane, with 2.4 m x 43 m visibility splays in both directions, 6.00 m radius kerbs, a 5.5 m carriageway and the provision of a 2.00 m footway across the site frontage from its northern boundary to the Kighill Lane junction.

The illustrative layout is indicative and the detailed design will have to accord with the County Council's Highway Design Guide the 6CsDG.

The Highway Authority do not object subject to conditions.

#### 4.4 Nottinghamshire County Council (Strategic Planning Observations) (received 24<sup>th</sup> July 2018) –

##### 4.4.1 Minerals and Waste

###### *Minerals*

In relation to the Minerals Plan, there are no Minerals Safeguarding and Consultation Areas covering the site. The site is approximately 300m to the north-east of a Sherwood Sandstone MSA/MCA and approximately 700m (at its closest extent) from areas of Bestwood II Quarry. Given this development would not bring housing any closer to the quarry than that already present it is unlikely that the proposed development would pose a sterilisation risk to extraction areas. Therefore, the County Council does not wish to raise any objections from a minerals perspective.

###### *Waste*

There are no existing waste sites within the vicinity of the site whereby the proposed development could cause an issue in terms of safeguarding existing waste management facilities (as per Policy WCS10). As set out in Policy WCS2 'Waste awareness, prevention and re-use' of the Waste Core Strategy, the development should be 'designed, constructed and implemented to minimise the creation of waste, maximise the use of recycled materials and assist the collection, separation, sorting, recycling and recovery of waste arising from the development'. In accordance with this, as the proposal is likely to generate significant volumes of waste through the development or operational phases, it would be useful for the application to be supported by a waste audit. Specific guidance on what should be covered within a waste audit is provided within paragraph 049 of the Planning Practice Guidance.

##### 4.4.2 Travel and Transport

###### *Bus Service Support*

Transport & Travel Services has conducted an initial assessment of this in the context of the local public transport network. Whilst there are no bus services currently serving Kighill Lane or Longdale Lane, this development is only a short walk from the main A60 road from where passengers can board frequent buses to Nottingham and Mansfield. At this time it is not envisaged that contributions towards local bus service provision will be sought.

#### *Current Infrastructure*

Transport and Travel Services request a contribution via Section 106 agreement for Bus Stop Improvements to the value of £15,000. This would be used towards improvements to the Kighill Lane Bus Stops (GE0003 Kighill Lane and GE0012 Kighill Lane). The current level of facilities at the specified bus stops is not at the standard set out in the Council's Transport Statement for Funding. Improvements are necessary to achieve acceptable standards and are reasonably related in scale and kind to the development (31 dwellings).

#### 4.4.3 Education

Nottinghamshire County Council request secondary education contributions from any proposed housing development on land at Longdale Lane / Kighill Lane Ravenshead.

A proposed development of 31 dwellings would yield an additional 7 primary and 5 secondary places.

Nottinghamshire County Council would therefore wish to seek an education contribution of £86,300 (5 x £17,260) to provide secondary provision to accommodate the additional pupils projected to arise from the development.

#### 4.4.4 (NCC) Ecology (received following April 2014 consultation)

*Following submission in 2014 the application site has been released from the Green Belt and comments relating to the designation of the application site as a Local Wildlife Site (LWS) are now out of date with the development plan for the area. The Woodland 'Trumpers Wood' is still within the applicant's ownership and the LWS designation is still relevant to this area.*

The site in question is locally designated as a Local Wildlife Site (previously known as a Site of Importance for Nature Conservation) - Trumpers Park Wood LWS 2/356. The site extends to approximately 3.2ha in size, of which approximately 1ha is open Lowland Heathland/Lowland Dry Acid Grassland (albeit damaged by recent ploughing), whilst the other 2.2ha is Oak-birch Woodland. The proposals involve the retention of the woodland area, but the loss of the majority of the heathland area to housing.

An ecological appraisal of the site has been carried out, dated 26 February 2014. This highlights that the site has recently been subject to a management regime which has damaged the habitat which was present on the open part of the site, highlighting that this area is ploughed. However, this area is erroneously referred to variously as an 'arable field' or 'cultivated land'; it

should be noted that the site is neither of these, having not been subject to any sort of agricultural production or the growing of crops. Furthermore, surveys have demonstrated that heathland species, such as heather, sheep's sorrel and wavy-hair grass persist at the site, and it is the County Council's opinion that heathland vegetation would regenerate quickly if the unfavourable management regime were to be ceased.

Although the affected area of heathland is relatively small (*the application site*) (c.0.8ha), it should be noted that heathland is a characteristic habitat of the Sherwood area and that large areas (c.90% since 1920) have been lost to agricultural improvement, forestry, and development. The remaining areas are therefore extremely important, even those which are small and fragmented (as is the case here). The loss of this heathland area is therefore a significant concern for the County Council.

If planning permission were to be granted it is suggested that a number of planning conditions be attached to the permission in relation to the applicant providing a Woodland Management Plan, a Landscape Plan and a Lighting Plan.

Following further information received with regards to bats and lizards further comments were received from Nottinghamshire County Council Ecology (2014 consultation). They can be summarised as follows:

### **Surveys**

Surveys for reptiles should be carried out prior to the determination of this application, the purpose of which would be to confirm the presence or likely absence of reptiles on the site, the extent to which they would be affected by development, and to allow appropriate mitigation measures to be secured. I note that the applicant's ecologist has provided further comment on this matter, identifying the confirmed presence of Common Lizards on land immediately to the north. Contrary to what is asserted, it is my view that this underlines the need for a reptile survey, rather than the opposite, as it now appears very likely that reptiles use the application site. To reiterate, paragraph 99 of Government Circular 01/2005 (which I understand remains in force), states that:

*"It is essential that the presence or otherwise of a protected species, and the extent that they may be affected by the proposed development, is established before planning permission is granted, otherwise all material considerations may not have been addressed in making the decision. The need to ensure ecological surveys are carried out should therefore only be left to coverage under planning conditions in exceptional circumstances..."*

In relation to bats, I am satisfied that the site itself is not likely to be of high value for bats and that no features with the potential to support roosting bats would be affected by the development, if permitted. Nevertheless, mitigation would be required to control artificial lighting from falling on site boundaries along which bats can reasonably be expected to forage.

4.5 Nottinghamshire Wildlife Trust (received following April 2014 consultation) –

State that the site was ploughed prior to the submission of the application, which destroyed the acid grassland/heathland part of a Local Wildlife Site (formerly SINC). This is seen as disappointing as Nottinghamshire has lost 90% of its heathlands since the 1920's and 97% - 99% of its unimproved grasslands since the 1930's.

A bat and reptile survey should be carried out before a decision is made on this application, especially as lizards were found on the adjacent site.

The potential Special Protection Area means the application should be viewed in context of Natural England's latest advice note. In addition there are concerns about the cumulative impact of residential development on the pSPA.

Should planning permission be forthcoming the proposed woodland management would need to be secured through robust conditions together with a biodiversity management plan.

*Following submission of further information (letter 20<sup>th</sup> June 2014) regarding additional bat and reptile surveys the following comments were received: -*

It is still considered that reptile surveys are justified as common lizards could be associated with boundaries but in the event of approval, as a minimum, the mitigation described in the final paragraph of section 'Survey for Reptiles' should be secured.

As with previous the correspondence; the Wildlife Trust require a reasonable package of mitigation secured for the loss of a substantial part of the Local Wildlife Site.

4.6 NHS

Contributions towards Primary and Community Care Facilities would be sought following a calculation which shows the likely impact of the new population in terms of additional consultations. A contribution towards health care would be sought via Section 106 obligation based on the Dept. of Health calculation in HBN11-01: Facilities for Primary and Community Care Services.

Precise details of this figure will be updated verbally at Planning Committee.

4.7 Nottinghamshire County Council (Forestry Manager) –

The proposal would be unlikely to cause significant adverse effect upon the trees that surround the site if they are secured from harm by the erection of a protective fencing as described within the Arboricultural report submitted with the application. The protection measures should be secured by appropriate condition.

4.8 Police Architectural Officer (received following April 2014 consultation) –

No concerns have been raised but would like to notified should a reserved matters application be received to ensure the homes meet Section 58 of the National Planning Policy Framework which states 'create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion'.

4.9 Natural England (received following April 2014 consultation)

The comments can be summarised as follows: -

- The development is unlikely to affect statutory nature conservation sites;
- Natural England have not assessed the impact on protected species, as the Standing Advice procedure should be used by the Local Planning Authority.
- The development would be located in an area where enhancements to Green Infrastructure are supported;
- The Local Planning Authority should consider the impact on local site designations on the site and close by;
- The development may provide opportunities for biodiversity enhancements, such as bird boxes;
- Development may provide opportunities to enhance character of the surrounding natural and built environment such as access.

4.10 Environment Agency (received following April 2014 consultation) – Standing Advice has been provided for this low risk application, No comment from the EA.

4.11 Severn Trent Water (received following April 2014 consultation) – No objection; subject to a condition requiring surface water and foul sewage details.

4.12 Housing Strategy and Development Officer –

The development would require 30% affordable housing in the Ravenshead submarket area. In accordance with the Borough Council's Affordable Housing Policy.

4.13 Scientific Officer –

The site has been predominantly used for agriculture. A land contamination study should be carried out prior to commencement and any necessary remediation carried out. This can be adequately controlled through conditions.

4.14 Economic Development Officer –

The proposed development meets the threshold for a local labour agreement to be developed and implemented in accordance with the Construction Industry Training Board (CITB) and the National Skills Academy for Construction's "Client Based Approach, Local; Local Client Guidance for England".

4.15 Parks and Street Care



The application site covers a site area of 0.86Ha and above the threshold of 0.4ha which would require a contribution towards public open space.

If 10% open provision is not being provided on site a contribution in lieu of the non-provision on site to enhance existing publicly accessible facilities nearby, with an additional 10 year maintenance contribution to support this if the site is to be maintained by the Borough Council.

Offsite contribution required to enhance nearby recreational, play or sport open space areas. (Assuming no onsite provision) **£50,893.00**

10 year maintenance monies required: **£21,138.80** if maintained by the Borough Council.

4.16 Neighbouring Properties were notified, a Site Notice posted and the application has been advertised in the Local Press.

10 letters of representation were received as a result and the comments can be outlined as follows: -

- The site is within the Green Belt;
- The site is designated as a site for nature conservation;
- The site has never been used for growing crops;
- The site has been ruined by bulldozing oaks, hawthorns and birch trees;
- Ploughing has only been undertaken since 2000 in order to get planning permission;
- Bioactive herbicide has been used intensively on the site;
- All new housing in Ravenshead has been directed to the south side of the village;
- There would be an overload on the existing sewage system and soakaway;
- Additional traffic on Longdale Lane would impact negatively on highway safety;
- The local school is oversubscribed;
- Longdale Lane is already hazardous and dangerous and there have been road accident deaths;
- Another planning fiasco;
- The site used to be heathland with ancient footpaths, all destroyed by the applicants;
- Traffic on Longdale Lane does not adhere to the 30mph speed limit;
- Insufficient capacity at the local doctors surgery;
- Inadequate infrastructure for another housing estate;
- Details submitted with the application include a letter from NCC making it clear that despite the ploughing of the site it is still important as it was part of Sherwood Forest;
- The site should be protected as few sites like the application site remain;
- The Borough Council should protect biodiversity and wildlife not just provide new homes;
- The site has been used as a common for many years;
- 80% of world heathland has been lost since 1800, and of the remaining 5% is in the UK, so it is globally rarer than rainforest.

- Change in National Planning Guidance has given too much leeway to developers;
- The density proposed is higher than the new development on Longdale Lane;
- The Council's consultants say a density of 25 dwellings per hectare is appropriate, whilst this plan is for 39 dwellings per hectare;
- The landowner is not known for biodiversity interest, so may not deliver biodiversity corridor and woodland management proposed;
- There is a lack of public transport in the area;
- The development would increase traffic at the health centre, schools and shops in the village;
- There would be an increase in car journeys to take children to schools outside Ravenshead;
- The nearest bus stop is on Nottingham Road which is not really feasible for the elderly or less mobile;
- There would be a lack of public places to walk to, like a park or green open space.
- There would be nowhere in Ravenshead for dogs to run free;
- Green Belt should not be developed for short term convenience;
- Land provides a wildlife corridor between Newstead Abbey and Blidworth;
- The Borough Council would need to ensure the woodland management proposals are carried out;
- All Planning Contributions and Obligations will need to be explicit and comprehensive;
- Drainage is inadequate and overloaded;
- Longdale Lane floods in heavy rain with water 18 inches deep;
- Local flooding has worsened since the Cornwater fields housing development was constructed;
- The existing soakaway is located in the proposed biodiversity area;
- Recent new development in Ravenshead is out of character in style and is a visual and environmental clash.
- Each house would have 2 cars and parking provision needs to reflect this;
- The development would be too dense;
- If the Green Belt is to be developed this should be by way of a properly debated, widely consulted and defensible plan;
- Plans showing the spacing of housing are misleading;
- Need to preserve the open semi-rural village environment;
- The development would result in an inappropriate urban environment.

## **5.0 Planning Considerations**

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

### **5.2 Relevant Policies & Background Information**

This planning application is for the construction up to 31 new dwellings, new access, amenity space and open space on land at the corner of Longdale Lane and Kighill Lane.

### 5.3 National Planning Policies

5.4 National planning policy guidance is set out in the National Planning Policy Framework (NPPF), at the heart of which is a presumption in favour of sustainable development (paragraphs 11-16). With regard to delivering sustainable development, the following core planning principles of the NPPF are most relevant to this planning application:

- NPPF Section 9: Promoting sustainable transport
- NPPF Section 5: Delivering a sufficient supply of homes
- NPPF Section 12: Achieving well-designed places
- NPPF Section 14: Meeting the challenge of climate change, flooding and coastal change
- NPPF Section 15: Conserving & enhancing the natural environment

5.5 With regard to plan-making, decision-taking and implementation, the following sections and annex of the NPPF are most relevant to this planning application:

- NPPF: Planning conditions and obligations (paragraphs 54 – 57)
- NPPF: Annex 1: Implementation (paragraphs 212 - 217)

5.6 In March 2014, National Planning Practice Guidance (NPPG) was published. This provides guidance on how to apply policy contained within the NPPF.

### 5.7 Local Planning Policies

Gedling Borough Council at its meeting on 10<sup>th</sup> September 2014 adopted the Aligned Core Strategy (ACS) for Gedling Borough (September 2014) which is now part of the development plan for the area. It is considered that the following policies of the ACS are relevant:

- ACS Policy A: Presumption in Favour of Sustainable Development
- ACS Policy 1: Climate Change
- ACS Policy 2: The Spatial Strategy
- ACS Policy 3: The Green Belt
- ACS Policy 8: Housing Size, Mix and Choice
- ACS Policy 10: Design and Enhancing Local Identity
- ACS Policy 11: The Historic Environment
- ACS Policy 14: Managing Travel Demand
- ACS Policy 15 (Transport Infrastructure Priorities);
- ACS Policy 16: Green Infrastructure, Parks & Open Space
- ACS Policy 17: Biodiversity
- ACS Policy 18: Infrastructure
- ACS Policy 19: Developer Contributions

5.10 At Full Council on 18<sup>th</sup> July 2018 the Borough Council Adopted the Local Planning Document Part II which is now part of the development plan for the area. The following LPD policies are relevant to this application:

- LPD 7 Contaminated Land
- LPD 10 – Pollution
- LPD 11 – Air Quality
- LPD 32 – Amenity
- LPD 33 – Residential Density
- LPD 34 – Residential Gardens
- LPD 35 – Safe, Accessible and Inclusive Development
- LPD63 – Housing Distribution
- LPD67 – Site Allocations – Ravenshead

5.11 Additionally, the following Supplementary Planning Documents and Guidance (SPD's and SPG's) are relevant:

- Open Space Provision SPG (2001)
- Affordable Housing SPD (2009)
- Parking Provision SPD (2012).

5.12 In making a recommendation in relation to this application, regard has been given to the above legislation and policy and as a result it has been determined that the main planning considerations in relation to this proposal are: -

- The principle of developing the site and whether the proposal makes efficient and effective use of land;
- Ecology / Trees
- The impact on neighbouring amenity
- Masterplan and design
- Transport and connectivity
- Water resources, flood risk and drainage
- Pollution and Contamination
- Public Open Space
- Socio Economic Impacts
- Other material considerations

## **6.0 The principle of developing the site and whether the proposal makes efficient and effective use of land**

6.1 The NPPF attaches great importance to sustainable development. It states paragraph 11 that: '*plans and decisions should apply a presumption in favour of sustainable development*'. One of the core principles of the NPPF is to support and deliver economic growth to ensure that the housing, business and other development needs of an area are met.

6.2 The GBACS sets out a housing target of 7,250 dwellings in Gedling Borough between 2011 and 2028 and requires 4,025 homes located within and adjoining the Nottingham built up area. In order to meet this target the GBACS adopts a strategy of urban concentration with regeneration. This means the following hierarchy will be used to identify sites:

- Within or on the edge of the built up area of Nottingham
- Adjacent to the sub regional centre of Hucknall

- Key villages (Bestwood, Calverton, and Ravenshead)
- Other villages.

- 6.3 The application site is located within the defined village envelope of Ravenshead which has recently been removed from the Green Belt following the adoption of the Local Planning Document. The redevelopment of the site for residential purposes accords with the hierarchy of urban concentration and regeneration with Ravenshead being a Key Village for growth.
- 6.4 The application site has been allocated for residential development in Policy LPD67 – Ravenshead. Policy LPD67 allocates the site as Housing Allocation H18 and indicates an approximate minimum density of 30 homes. Given the application is for the residential development of up to 31 homes it accords with the density provisions of LPD67 and would make an effective and efficient use of the land.
- 6.5 Given the location of the development within the village envelope of Ravenshead which has been identified as a Key Settlement for growth and its allocation under LPD67 there would be no objection in principle to the residential redevelopment of the site. It is also my opinion that the development would be in a sustainable location delivering economic development that would provide a wider choice of homes to serve the local community. The development is therefore considered acceptable in principle.

## **7.0 Ecology / Trees**

- 7.1 The relevant planning policies that need to be considered in relation to ecological matters are set out in Section 15 of the NPPF, Policy 17 of the ACS, LPD18, and Policy LPD67. The application site is adjacent to a Local Wildlife Site (LWS) to the south west.
- 7.2 The application site, now a housing allocation, was previously designated as a Site of Importance for Nature Conservation under the Replacement Local Plan (2014). However, following the adoption of the Local Planning Document the application site has been removed from the SINC/LWS.
- 7.3 Policy LPD18 (Protecting and Enhancing Biodiversity) sets out that 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 avoided, and where this is not possible the impacts should be mitigated. The policy goes on to state that lastly, residual impacts should be compensated. Policy LPD67 states in its supporting text that the site adjoins woodland Tree Preservation Order which is also a Local Wildlife Site which is in the same ownership as the application site. 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 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.
- 7.4 Following the allocation of the whole of the site, within the submitted red line plan, the agent has subsequently written and amended the plans and

documents to remove all reference to the biodiversity corridors to the southeast and northwest of the application site.

- 7.5 The applicant has provided information regarding the Local Wildlife Site (reclassified from SINC) designation and has undertaken a Phase 1 Habitat Survey and Ecological Appraisal, albeit that the studies are presently out of date due to the length of time the application has been held in abeyance. The agent has, however, indicated that the studies would be updated to support any subsequent reserved matters application.
- 7.6 Paragraph 175 of the NPPF states: When determining applications, local planning authorities apply the following principles:
- If significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.
- 7.7 I note the contents of the Ecological Appraisal, however, since the date of publication the application site has been removed from the SINC which previously designated the area as acid grassland and heathland. Therefore under the current policy framework the main material planning consideration in relation to ecology and trees would be the impact of the development on the Local Wildlife Site adjoining the site which is also covered by a Group Tree Preservation Order.
- 7.8 Given the removal of the application site from the LWS I do not consider the requirement for biodiversity offsetting on areas of the application site to be appropriate in this instance. I do however note that the Ecological Appraisal identifies the woodland and woodland edge of scrub and perennials as having high biodiversity potential.
- 7.9 The conditions attached to this report would seek precise details to form the basis of the wildlife and ecology mitigation strategy. The conditions would require, at reserved matters stage, an updated Extended Phase 1 Habitat Survey and Ecological Appraisal and mitigation strategy to cover the boundary of the application site with the woodland / Local Wildlife Site - to the south west. It would also require details of management to the woodland area, in particular the edge adjacent to the development, to incorporate thinning of the crowded tree stock and invasive sycamores.
- 7.10 Given the statutory protection of the woodland by a Group Tree Preservation Order I also consider that a tree survey should also be sought as part of the reserved matters to ensure appropriate tree protection measures are in place prior to any development commencing to ensure that there is no adverse impact on the protected trees during construction.
- 7.11 I note that the ACS outlines the Green Infrastructure in the Plan Area and the possible Sherwood potential Special Protection Area. Paragraph 3.17.3 in the Council's Aligned Core Strategy (ACS) (2014) states 'Whilst this is not a formal designation, it does mean that these areas are under consideration by the Joint Nature Conservation Committee, and may be declared a proposed Special Protection Area in due course. The Aligned Core Strategies and

Infrastructure Delivery Plan therefore take a precautionary approach and treat the prospective Special Protection Area as a confirmed European Site. The infrastructure Delivery Plan sets out requirements for a range of mitigation measures as recommended in the Habitats Regulation Assessment Screening Record. A decision on the extent of any possible Special Protection Area is not known’.

- 7.12 Natural England’s current position in respect of the Sherwood Forest Region is set out in an advice note to Local Planning Authorities (March 2014) regarding the consideration of the likely effects on the breeding population of nightjar and woodlark in the Sherwood Forest Region. While no conclusion has been reached about the possible future classification of parts of Sherwood Forest as a Special Protection Area (SPA) for its breeding bird (nightjar and woodlark) interests, Natural England advise those affected Local Planning Authorities (LPAs) to be mindful of the Secretary of State’s decision in 2011, following Public Inquiry, to refuse to grant planning permission for an Energy Recovery Facility at Rainworth where the potential impacts on these birds and their supporting habitats was given significant weight.
- 7.13 In light of this decision the Advice Note recommends a precautionary approach should be adopted by LPAs which ensures that reasonable and proportionate steps have been taken in order to avoid or minimise, as far as possible, any potential adverse effects from development on the breeding populations of nightjar and woodlark in the Sherwood Forest area. This will help to ensure that any future need to comply with the provisions of the 2010 Regulations is met with a robust set of measures already in place. However unlike the Council’s ACS, Natural England’s Standing Advice Note does not recommend that that the Sherwood Forest Region should be treated as a confirmed European site.
- 7.14 Having regard to evidence submitted to the inquiry in 2010, the site is located within an area of ornithological interest for breeding nightjar and woodlark area within the RSPB IBA Boundary 5km buffer. The precise extents of any buffer zones are not known and therefore I am of the opinion that the proposal would have a minimal variance with Paragraph 3.17.3 of the Council’s ACS and in my view the benefits of the scheme would outweigh any harm identified.
- 7.15 In terms of the legal background, a potential Special Protection Area (pSPA) does not qualify for protection under the Habitats Regulations until it has been actually designated as a SPA. Furthermore, the site does not qualify for protection under the NPPF as paragraph 176 refers to pSPAs and footnote 59 explicitly states that pSPAs are sites on which the Government has initiated public consultation on the case for designation. This has not occurred and therefore the Sherwood Forest Region does not qualify for special protection and a risk based approach is not necessary to comply with the Habitat Regulations or the NPPF.
- 7.16 Subject to the details being sought to mitigate potential biodiversity impacts, whilst there is a minor variance with Section 11 of the NPPF, Policy 17 of the ACS, LPD18, and Policy LPD67 I consider that, on balance and taking into

account the public benefits achieved as a result of the proposal, it would constitute sustainable form of development.

## **8.0 The impact on neighbouring amenity**

- 8.1 Residential amenity considerations relevant to this proposal include the impact from noise generated from the development, the level of activity, overlooking, overshadowing and overbearing impacts, as well as impacts from construction and lighting. Criterion b. of Policy ENV1 of the GBRLP and LPD32 state that planning permission would be granted for development providing that it would not have a significant adverse impact upon the amenity of nearby properties or the locality in general. Criterion f) of Policy 10 of the GBACS relating to impact upon the amenity of nearby residents and occupiers is also relevant in considering this proposal.
- 8.2 The main impact from the development is likely to be from the construction phase of the development. The nearest buildings that could be affected are those properties on Longdale Lane opposite the application site. The impacts of the construction activities would be managed through a Construction Environmental Management Plan (CEMP) which would ensure that working hours, traffic, management, control of pollution, waste management, noise, dust, and vibration are all managed and controlled to acceptable standards. The CEMP and the requirements it needs to cover would be secured through planning condition. This would protect both the occupiers of existing dwellings as well as new occupiers of the dwellings within the site.
- 8.3 Whilst only indicative at present the Masterplan illustrates that a single access road using an access from Longdale Lane could be provided centrally on the site to ensure that the rear boundaries of the residential properties can be adjoined by the site boundaries and the private drives of the proposed new development.
- 8.4 It is considered that any amenity impacts from the development as a whole can be controlled to a large extent through the reserved matters application, such matters being required to be in accordance with the principles and parameters illustrated in the indicative masterplan and the attached conditions.
- 8.5 Given the above, I am satisfied that the proposed development would not result in any material impact on residential amenity subject to the detailed submission at reserved matters stage. It is therefore considered that the indicative details deposited with the application accord with the NPPF, Policy ENV1 of the RLP and Policy 10 of the GBACS and LPD 32.

## **9.0 Masterplan and Design**

- 9.1 Policies LPD35 and Policy 10 of the ACS requires development to create well defined and inter-connected spaces and streets that allow for convenient access. It also requires massing, scale and the proportion of development to be appropriate in 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.

- 9.2 All matters are reserved at this point; however, I consider that the indicative Masterplan and the Design and Access Statement provide an appropriate framework to assess the potential design and layout of a residential development of this site.
- 9.3 Whilst only indicative a layout has been submitted in support of this application that indicates that a development of 31 dwellings can be accommodated on the application site without appearing over intensive. The layout illustrates the use of front facing development along Longdale Lane with strong frontages to the public realm, thereby supporting a safe environment through natural surveillance. Details of the appearance, landscaping, layout and scale of the proposed development would be required for consideration at the reserved matters stage, should outline planning permission be granted.
- 9.4 Overall it is considered that an imaginative design can be achieved on the site that suitably connects to the existing residential boundary of Ravenshead. I am content that an appropriate design can be achieved on site that would closely relate to existing features on the site and the architectural styles of the surrounding area. I am therefore satisfied that the application accords with the broad aims of the NPPF and Policy 10 of the ACS, along with policies ENV1, H7, H8, H16 of the Replacement Local Plan and emerging Policy LPD35.

## **10.0 Transport and connectivity**

- 10.1 LPD 35 requires that development should be safe, accessible and inclusive and should accommodate adequate provisions for the safe and convenient access and circulation of pedestrians and vehicles. Policy T10 of the RLP also requires that in considering proposals for new development reference will be made to the Highway Authority's highway design and parking guidance.
- 10.2 I note that the Highway Authority have not objected to the principle of the development. The proposal would be acceptable from a Highway Authority point of view subject to the detailed layout and design according to the County Council's Highway Design Guide the 6Cs Design Guide. I therefore consider that the proposal would accord with LPD 35 and T10 of the ACS subject to the Reserved Matters application addressing the requirements for safe access, and circulation of vehicles and pedestrians.
- 10.3 I note the HA request for a Travel Plan / Assessment to promote sustainable travel and should planning permission be forthcoming the appropriate condition would be attached to any approval.
- 10.3 I also consider the indicative scheme could provide a satisfactory level of off street parking provision in accordance with the adopted Parking Provision for Residential Development SPD.

## **11.0 Water resources, flood risk and drainage**

- 11.1 I note that the site is located within Flood Zone 1 and is therefore considered to have a low level risk of fluvial flooding. Given that the application site is not over 1 hectare and does not impact on an area at risk of flooding or existing water courses the Environment Agency were not required to be consulted for this development.
- 11.2 Policy LPD 4 – Surface Water Management requires all development proposals to include measures to pro-actively manage surface water including the use of appropriate surface treatments and Sustainable Drainage Systems in order to minimise 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.
- 11.3 Paragraph 100 of the NPPF states that: Local Plans should take into account climate change and use opportunities offered by new development to reduce the causes and impacts of flooding.
- 11.4 Paragraph 103 states: ‘When determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere’
- 11.5 In my opinion, given the site is low risk of flooding, subject to acceptable surface water drainage plans being approved at reserved matters the development is acceptable in terms of water resources, flood risk and drainage.

## **12.0 Pollution & Contamination;**

- 12.1 The relevant planning policies which need to be considered in relation to land contamination and pollution are set out in Section 11 of the NPPF, and LPD7, LPD10 and LPD11.
- 12.2 Section 11 of the NPPF as reinforced by local policy requires development to contribute to and enhance the natural and local environment by preventing new development from contributing to or being put at unacceptable risk from levels of soil, air, water or noise pollution.
- 12.3 Paragraph 121 of the NPPF states that planning decisions should ensure that the site is suitable for its new use, taking account of ground conditions, including pollution arising from previous uses, and any proposals for mitigation including land remediation.
- 12.4 I note that Gedling Borough Public Protection considers that the site is unlikely to be affected by significant contamination and have no objections in principle to the proposed development, but recommends the imposition of appropriate conditions to require a land contamination survey prior to development.
- 12.6 It is considered, therefore, that the proposed development would accord with Section 11 of the NPPF and LPD7, LPD10 and LPD11.

## **13.0 Public Open Space**

- 13.1 I note that the development would be over the threshold of 0.4Ha and that a contribution towards open space would be required. The necessary improvements to open space can be secured by means of a financial contribution or provided on site by way of a S106 planning obligation, in accordance with Policies 12 and 19 of the ACS, LPD 21 and paragraph 204.

This equates to an offsite contribution required to enhance nearby recreational, play or sport open space areas. (Assuming no onsite provision) of **£50,893.00**, and 10 year maintenance monies of: **£21,138.80** should the Public Open Space be adopted by the Borough Council.

#### **14.0 Socio Economic Impacts**

##### 14.1 Affordable Housing

In accordance with LPD 67 the development of the site would equate to the requirement of nine affordable homes to be provided onsite. The appropriate mix and tenure would be secured by the planning obligation in accordance with the Council's Affordable Housing SDP.

##### 14.2 Strategic Highways

Transport and Travel Services request a contribution via Section 106 for Bus Stop improvements to the value of **£15,000**. I consider that this is reasonable as the development will be required to be served by public transport and the existing facilities justifiably requiring updating.

##### 14.3 Economic

I note the comments from the economic development officer, the size of the site and the numbers of dwellings to be built meet the Council's thresholds to implement the Construction Industry Training Board (CITB) to create work and opportunities during the term of the build. Should planning permission be forthcoming CITB would form part of the s106.

##### 14.4 Education

An education contribution of £86,300 (5 x £17,260) to provide secondary provision to accommodate the additional pupils projected to arise from the development would be sought via s106.

##### 14.5 Health

Contributions towards Primary and Community Care Facilities would be sought following a calculation which shows the likely impact of the new population in terms of additional consultations. A contribution towards health care would be sought via Section 106 obligation based on the Dept. of Health calculation in HBN11-01: Facilities for Primary and Community Care Services.

##### 14.6 Upkeep of un-adopted land not within residential curtilages

Given that the indicative layout illustrates that the development would result some private drives and incidental open space not adopted by the Highway Authority and not within the curtilages of dwellings, should planning permission be forthcoming details of a Management Company responsible for the upkeep of the private access drives and open space not within the curtilages of dwellings would be sought via Section 106 Agreement to retain an acceptable appearance of the public realm associated with the development.

## **15.0 Conclusion**

- 15.1 I consider that, on balance, and taking into account the benefits that would be generated as a result of this proposal, it would constitute a sustainable form of development. In reaching this conclusion I have had regard to paragraph 98 of the NPPF which advises that when determining planning applications, local planning authorities should approve the application if impacts are, or can be made, acceptable. Given the considerations set out above, I consider that it has been demonstrated that, on balance, the planning impacts have been addressed and have therefore been made acceptable, or that such impacts are outweighed by the benefits of the scheme.

## **16.0 Recommendation: That the Borough Council GRANTS OUTLINE PLANNING PERMISSION, 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 highway and education authority for the provision of, or financial contributions towards, Affordable Housing, Local Labour Agreement, Transport Infrastructure Improvements, Open Space, Healthcare Facilities, Management Company and Educational Facilities; and subject to the following conditions:**

### **Conditions**

- 1 Approval of the details of Access, Appearance, Landscaping, Layout and Scale (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 detailed plans and particulars to be submitted as reserved matters in relation to scale shall include details of existing and proposed site levels in relation to adjacent properties. The development shall be implemented in accordance with the approved details, unless otherwise prior agreed in writing by the Local Planning Authority.
- 4 No development shall commence on any part of the application site unless or until a detailed design of the major / minor T junction, as shown for indicative purposes on the illustrative layout has been submitted for approval.

- 5 No part of the development hereby permitted shall be brought into use until the visibility splays of 2.4m x 43m are provided in accordance with details to be first submitted and approved in writing by the Local Planning Authority. The area within the visibility splays referred to in this Condition shall thereafter be kept free of all obstructions, structures or erections exceeding 0.6metres in height.
- 6 No part of the development hereby permitted shall be brought into use until a 2.00m wide footway has been provided across the site frontage on Longdale Lane, in accordance with details to be first submitted and approved in writing by the Local Planning Authority.
- 7 The formal written approval of the Local Planning Authority is required prior to commencement of any development within the site curtilage with regard to parking and turning facilities, access widths, gradients, surfacing, street lighting, structures, visibility splays and drainage (hereinafter referred to as reserved matters.)
- 8 Details of measures to prevent the deposit of debris upon the adjacent public highway shall be submitted and approved in writing by the Local Planning Authority prior to any works commencing on site. The approved measures shall be implemented prior to any other works commencing on site.
- 9 No part of the development hereby permitted shall be occupied until a Travel Plan has been submitted to and approved in writing by the local planning authority. The Travel Plan shall set out proposals (including targets, a timetable and enforcement mechanism) to promote travel by sustainable modes which are acceptable to the local planning authority and shall include arrangements for monitoring of progress of the proposals. The Travel Plan shall be implemented in accordance with the timetable set out in that plan unless otherwise agreed in writing by the local planning authority.
- 10 A swept path for a Refuse lorry to turn and exit the site in a forward gear shall be submitted with the 'layout' reserved matter. The Refuse Lorry is an Elite 6 - 8x4MS wide Track (Euro 6 specifications).
- 11 No development shall take place until a Construction Environmental Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for: (i) the parking of vehicles of site operatives and visitors; (ii) loading and unloading of plant and materials; (iii) storage of plant and materials used in constructing the development; (iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate; (v) wheel washing facilities; (vi) measures to control the emission of dust and dirt during construction; (vii) a scheme for recycling/disposing of waste resulting from construction works.
- 12 Before development is commenced there shall be submitted to and approved in writing by the Local Planning Authority 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. The scheme to be submitted shall demonstrate: (1) The utilisation of holding sustainable drainage techniques which incorporate at least two differing forms of SuDS treatment in accordance with Table 3.3 of CIRIA C697 'The SuDS Manual' prior to discharging from the site; (2) The limitation of surface water run-off to the equivalent Greenfield runoff rate; (3) The ability to accommodate surface water run-off on-site up to the critical 1 in 100 year event plus an appropriate allowance for climate change, based upon the submission of drainage calculations; and (4) Responsibility for the future maintenance of drainage features.

- 13 Before development is commenced there shall be submitted into and approved in writing by the Local Planning Authority an Arboricultural Impact Assessment and Mitigation Strategy. The mitigation strategy shall include (1) A Woodland Management Plan detailing (i) any crown thinning of the crowded tree stock and invasive sycamores within the Local Wildlife Site adjacent to the application site, and (ii) any tree, shrub or undergrowth removal within the designated Local Wildlife Site adjoining the application site; (2) A tree protection plan to graphically show the locations of any tree and root protection barriers; (3) Arboricultural impact assessment identifying what impacts might arise from the proposed works; (4) Arboricultural Method Statement to give guidance on aspects of proposed works which were identified within the Arboricultural impact assessment which provides guidance as to how works might be mitigated or compensated for; (4) Details of any special engineering works and surfacing required near trees. The approved measures of protection shall be implemented strictly in accordance with the approved details for the duration of the construction period.
- 14 No development shall take place until there has been submitted to and approved in writing by the Borough Council details of a 'bat friendly' lighting scheme to ensure that artificial lighting (including any construction site lighting and compound lighting), avoids illuminating boundary features such as hedgerows and other areas of retained or created habitat. The scheme shall be implemented strictly in accordance with the approved details.
- 15 The detailed plans and particulars to be submitted as reserved matters in relation to ecology shall include a Phase 1: Habitat Survey and Ecological Assessment. Detail shall include a survey for reptiles on field margins. In particular the assessment shall include precise details of any mitigation measures required and measures of how any reptiles would be cleared sensitively prior to development. The mitigation measures shall be implemented strictly in accordance with the approved details before the development is first commenced.
- 16 The detailed plans and particulars to be submitted as reserved matters in relation to appearance shall include details of the materials to be used in the external elevations and roofs of the proposed buildings. The development shall be carried out 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.

- 17 The detailed plans and particulars to be submitted 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, which shall consist of native species, ideally of local provenance, where possible; (b) details of any mitigation measures, compensatory habitat, or wildlife corridors; (c) details of the boundary treatments, including those to individual plot boundaries; (d) 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 (e) a programme of implementation. The development shall be implemented in accordance with the approved details.
- 18 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.
- 19 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; and 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, a detailed remediation scheme (to bring the condition suitable for the intended use by removing unacceptable risks to critical receptors) should 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.
- 20 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.
- 21 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 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.

## **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 ensure a satisfactory development in accordance with the aims of Policy 10 of the Aligned Core Strategy for Gedling Borough (September 2014) and Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
- 4 In the interest of highway safety.
- 5 To ensure an adequate form of development in the interests of highway safety in accordance with Policy LPD35.
- 6 To ensure an adequate form of development in the interests of highway safety in accordance with Policy LPD35.
- 7 To ensure an adequate form of development in the interests of highway safety in accordance with Policy LPD35.
- 8 In the interest of Highway Safety.
- 9 To ensure an adequate form of development in the interests of highway safety in accordance with Policy LPD35.
- 10 To ensure an adequate form of development in the interests of highway safety in accordance with Policy LPD35.
- 11 To protect the residential amenity of the area in accordance with the aims of Section 11 of the National Planning Policy Framework and Policy 10 of the Aligned Core Strategy for Gedling Borough (September 2014).
- 12 To prevent the increased risk of flooding; to improve and protect water quality; to improve habitat and amenity; to ensure the future maintenance of the sustainable drainage structures; and to protect the water environment from pollution, in accordance with the National Planning Policy Framework and Policies 1 and 17 of the Aligned Core Strategy Submission Documents.
- 13 To minimise any potential impacts on biodiversity and the landscape in accordance with Section 11 of the National Planning Policy Framework, Policy 17 of the Aligned Core Strategy for Gedling Borough (September 2014), and LPD18.



- 14 To minimise any potential impacts on biodiversity in accordance with Section 11 of the National Planning Policy Framework and Policy 17 of the Aligned Core Strategy for Gedling (September 2014).
- 15 To minimise any potential impacts on biodiversity in accordance with Section 11 of the National Planning Policy Framework, Policy 17 of the Aligned Core Strategy for Gedling (September 2014), and LPD18.
- 16 To ensure a satisfactory development in accordance with the aims of Policy 10 of the Aligned Core Strategy for Gedling Borough (September 2014) and Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
- 17 To ensure that the landscaping of the proposed development accords with Policy 10 of the Aligned Core Strategy for Gedling Borough (September 2014) and Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
- 18 To ensure a satisfactory development, in accordance with Policy 10 of the Aligned Core Strategy for Gedling Borough (September 2014) and Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
- 19 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 LPD7.
- 20 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 LPD7.
- 21 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 LPD7.

### **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) The Gedling Borough Replacement Local Plan (Certain Policies Saved 2014), and the Local Planning Document Part 2 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 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.

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.

In order to carry out the off-site works required you will be undertaking work in the public highway which is land subject to the provisions of the Highways Act 1980 (as amended) and therefore land over which you have no control. In order to undertake the works you will need to enter into an agreement under Section 278 of the Act. All correspondence with the Highway Authority should be addressed to: TBH - NCC (Highways Development Control) (Floor 8), Nottinghamshire County Council, County Hall, Loughborough Road, West Bridgford, Nottingham, NG2 7QP.

The Environment Agency advises that surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management. Sustainable Drainage Systems (SuDS) are an approach to managing surface water run-off which seeks to mimic natural drainage systems and retain water on-site, as opposed to traditional drainage approaches which involve piping water off-site as quickly as possible.

Advice regarding travel plans can be obtained from the Travel Plans Officer at Nottinghamshire County Council, County Hall, Loughborough Road, West Bridgford, Nottingham.

Planning Statement - The Borough Council has worked positively and proactively with the applicant in accordance with paragraph 38 of the National Planning Policy Framework (2018). Negotiations have taken place during the determination of the application to address adverse impacts identified by officers. Amendments have subsequently been made to the proposal, addressing the identified adverse impacts, thereby resulting in a more acceptable scheme and a favourable recommendation.

No removal of hedgerows, trees or shrubs which have the potential to support nesting birds shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check for active birds' nests immediately before clearance works commence and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority. As you will be aware all birds, their nests and eggs (except pest species) are protected by the Wildlife and Countryside Act 1981 (and as amended).

In order to carry out the off-site works required you will be undertaking work in the public highway which is land subject to the provisions of the Highways Act 1980 (as amended) and therefore land over which you have no control. In order to undertake the works you will need to enter into an agreement under Section 278 of the Act. Please contact the Highway Authority for details.

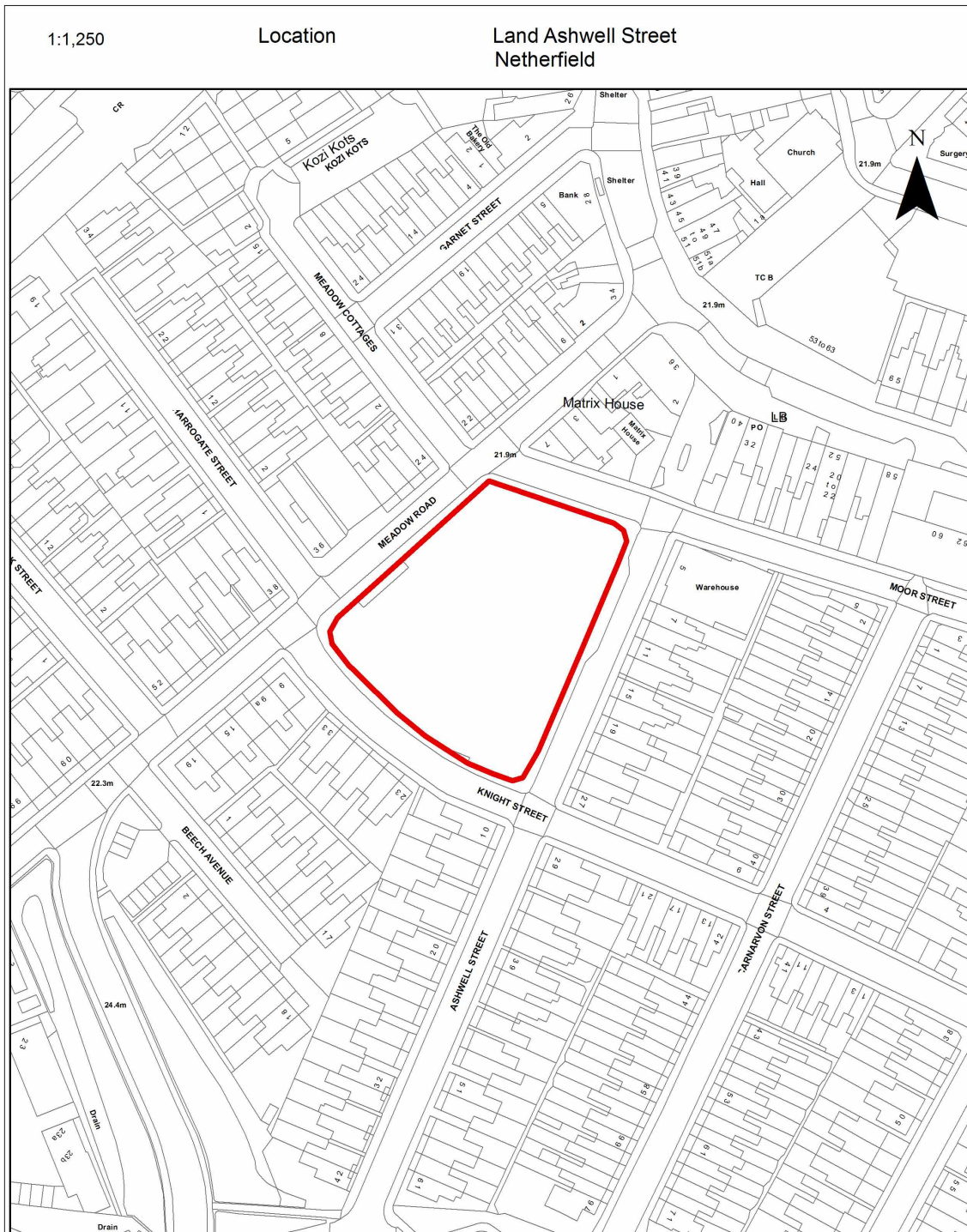
The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848. Further information is also available on The Coal Authority website at [www.coal.decc.gov.uk](http://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](http://www.groundstability.com).

Date Recommended: 24th July 2018

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**Planning Report for 2018/0471**



NOTE This map is provided only for purposes of site location and should not be read as an up to date representation of the area around the site. Reproduced with the permission of the Controller of H.M.S.O. Crown Copyright. Licence No LA100021248. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.



Date: 24/07/2018

**Report to Planning Committee**

<b>Application Number:</b>	<b>2018/0471</b>
<b>Location:</b>	<b>Land Ashwell Street</b>
<b>Proposal:</b>	<b>Construction of a new medical centre and pharmacy including associated car and cycle parking facilities, sub-station and landscaping</b>
<b>Applicant:</b>	<b>Assura HC Limited</b>
<b>Agent:</b>	<b>Peacock And Smith</b>
<b>Case Officer:</b>	<b>Graham Wraith</b>

**1.0 Site Description**

- 1.1 The application relates to the site of the now demolished Carlton Netherfield Infants and Nursery School, which it is understood closed in September 2005. The site has been left devoid of the majority of the original buildings, with the exception of some boundary walls and the walls of attached outbuildings. It shares boundaries with the public highway on all four sides.
- 1.2 The surrounding area is predominantly residential in the area immediately adjacent but the site is in close proximity to the retail and commercial uses found within Netherfield Local Centre. Following the adoption of the Local Planning Document (Part 2 Local Plan), the Local Centre boundary has been extended to include the site within its confines.
- 1.3 The site is located within Flood Risk Zone 3 however the Greater Nottinghamshire Strategic Flood Risk Assessment places the site within Flood Zone 1 due to the presence of flood defences. In the event of a breach of flood defence, part of the site would be at risk of flooding based on a 1 in 100 year plus 30% climate change event.

**2 Relevant Planning History**

- 2.1 2011/0175 - New 50 Bed Care Home and 3 Bungalows – Approved. This permission was not implemented and has since expired.
- 2.2 2015/0824 - Construction of a new medical centre and pharmacy including associated parking, cycle shelters and landscaping on land previously used as a school. Approved. Permission is extant (expires 5<sup>th</sup> November 2018).

### **3 Proposed Development**

- 3.1 The application seeks full planning permission to erect a medical centre that would incorporate sections that are two storeys and single storey in height. The proposed building would be located closest to the northern and eastern site boundaries with car parking areas being sited to the south and west of the building. In addition, it is proposed to provide cycle parking facilities and to erect a new sub-station.
- 3.2 At ground floor level the main building would incorporate consulting rooms, treatment rooms, a waiting area and associated facilities, and at first floor there would be rooms associated with the administration of the use. It is also proposed to provide a pharmacy at ground floor level.
- 3.3 The proposed building would be of a modern appearance and would include sections of render and facing brickwork. Concrete roofing tiles colour grey are proposed to be used on the roof, which will include a solar panel array on the eastern roof plane.

### **4 Consultations**

- 4.1 Environment Agency – no objection subject to conditions requiring finished floor levels be set at 22.2m AOD and details of any unexpected contamination to be submitted.
- 4.2 Gedling Borough Council Economic Regeneration – there is a requirement for a local labour agreement.
- 4.3 Gedling Borough Council Scientific Officer – no objection subject to conditions relating to land contamination and dust management.
- 4.4 Lead Local Flood Authority – no objection subject to a number of surface water drainage considerations being addressed.
- 4.5 Nottinghamshire County Council Highways – no objection subject to conditions relating to surfacing and marking out, off-site highway improvement works, a travel plan, cycle parking and wheel washing.
- 4.6 Nottinghamshire County Council Section 106 Officer - requests a financial contribution of £2,500 towards bus stop improvements
- 4.7 Nottinghamshire County Council Property – this site was sold in 2008 and therefore is not proposed for use for future education purposes.
- 4.7 A press notice has been published, two site notices displayed and neighbour notification letter have been posted and letter of objection has been received. This is summarised as follows:
- Impact upon highway and parking
  - Consideration should be given to residents permits

## **5 Assessment of Planning Considerations**

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) requires that 'if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise'.
- 5.2 The most relevant national planning policy guidance in the determination of this application is contained within the National Planning Policy Framework 2018 (NPPF) and the additional guidance provided in the National Planning Practice Guidance (NPPG)

## **6 Development Plan Policies**

- 6.1 The following policies are relevant to the application:
- 6.2 National Planning Policy Framework 2018 – sets out the national objectives for delivering sustainable development. Sections 7 (Ensuring the vitality of town centres), 8 (Promoting healthy and safe communities), 12 (Achieving well-designed places) and 14 (Meeting the challenge of climate change, flooding and coastal change) are particularly relevant.

### **6.3 Greater Nottingham Aligned Core Strategy Part 1 Local Plan**

Policy A – Presumption in Favour of Sustainable Development – a positive approach will be taken when considering development proposals

Policy 1: Climate Change – all development will be expected to mitigate against and adapt to climate change including with respect to flood risk.

Policy 6: Role of Town and Local Centres – sets out the approaches to protecting the vitality and viability of town and local centres.

Policy 10 – Design and Enhancing Local Identity – sets out the criteria that development will need to meet with respect to design considerations.

Policy 12 – Local Services and Healthy Lifestyles – sets out the criteria that new community facilities will need to meet.

### **6.4 Local Planning Document (Part 2 Local Plan)**

The Local Planning Authority adopted the Local Planning Document (LPD) on the 18<sup>th</sup> July 2018. The relevant policies to the determination of this application are as follows:

LPD 3: Managing Flood Risk – sets out the criteria that developments in areas at risk of flooding will need to meet.

LPD 32: Amenity – planning permission will be granted for proposals that do not have a significant adverse impact on the amenity of nearby residents or occupiers.



LPD 48: Local Labour Agreements – sets out the thresholds where a Local Labour Agreement will be required.

LPD 49: Retail Hierarchy and Town Centre Boundaries – sets out the hierarchy of town centres and local centres and confirms that Netherfield is a local centre.

LPD 50: Development within Town and Local Centres – sets out the criteria for assessing whether development is acceptable within town and local centre locations.

LPD 57: Parking Standards – sets out the requirements for parking.

LPD 61 – Highway Safety – states that planning permission will be granted for developments that do not have a detrimental impact upon highway safety, movement and access needs.

## 7.0 **Planning Considerations**

### Principle of the development

- 7.1 Following the adoption of the Local Planning Document the site is located within the Netherfield Local Centre as defined by policy LPD 48 and the policies map. A medical centre falls within the definition of a main town centre use set out in Annex 2 of the National Planning Policy Framework 2018, as does the proposed pharmacy element of the development.
- 7.2 However, Local Planning Document Policy LPD 50 sets out additional criteria in relation to development proposals within local centres, as defined on the policies map. This includes a requirement that the percentage of other (non 'A' uses) does not exceed 10%. In relation to criteria (a) and (b) the proposal is for a D1 use which is therefore categorised as 'other' for the purpose of the policy. As at 30/01/2018 Netherfield had a total percentage 'other' shop unit frontages of 33%, well in excess of the policy requirement. In this respect therefore, the proposed development represents a departure from the development plan although it is noted that at paragraph 13.3.6 in certain circumstances other material considerations may mean that planning permission can be granted.
- 7.3 Whilst the proposal is a departure from the development plan, it is accepted that it would bring a derelict site back into use and would have wider community benefits in the provision of a purpose built health centre. The presence of the centre would bring people to the local centre and encourage linked trips and it is further noted that this development would enhance, not remove, the provision of facilities in the local centre. For these reasons, it is not considered that the proposal would cause harm to the vitality or viability of the local centre. It is further noted that the principle of this development was considered acceptable through the granting of planning permission 2015/0824, which is an extant permission.

- 7.4 The proposal is therefore considered to meet with the objectives of the National Planning Policy Framework, Aligned Core Strategy Policy 6 and Local Planning Document Policy LPD 48. Whilst the proposal is a departure from Policy LPD 50, it is considered that the development would have wider community benefits and would not cause harm to the vitality or viability of the local centre.

#### Impact upon visual amenity

- 7.5 The proposal would have a modern appearance and would include sections of render and facing brickwork. Concrete roofing tiles colour grey are proposed to be used on the roof, which will include a solar panel array on the eastern roof plane. The design and proposed use of materials is considered to be acceptable within the context of the surrounding and on a building of contemporary appearance as is proposed. The building would be two storeys and single storey in height which is appropriate for the scale of development observed in the surrounding area.
- 7.6 It is noted that the proposal would be set away from the primary road in the area (Meadow Road), and this position was subject to discussions at pre-application stage, given that the previously approved centre had greater engagement with Meadow Road. The Planning Statement submitted with the application states that the positioning proposed is to utilise the existing pedestrian route to the main Netherfield Local Centre by placing the entrance close to this and also that it necessary to site the building away from Meadow Road so to ensure that windows in clinical rooms are not as close to passing traffic and also to reduce potential nuisance from banging on windows.
- 7.7 The boundary along Meadow Road currently consists of a high brick wall which would be maintained and reinstated where necessary as part of the current proposals. This would ensure that the parking area would be screened for the most part and that the existing street scene would remain unaltered. However, even if this wall was subsequently removed or reduced in height, given that the parking would be set back and there would be a landscaped area on this frontage, it is not considered that the presence of the car parking area in this location would cause significant harm to the visual amenity of the surrounding area.
- 7.8 Therefore, on balance, it is considered that the proposed siting of the building and the car parking area would not be harmful to the visual amenity of the surrounding area.
- 7.9 The proposal is therefore considered to meet with the objectives of the National Planning Policy Framework, Aligned Core Strategy Policy 10 and Local Planning Document Policy LPD 32.

#### Impact on residential amenity

- 7.10 The site is surrounded on all four sides by the public highway which ensures that adequate distance is provided between the proposed development and the adjacent dwellings so to ensure that undue overlooking does not occur. The two storey height of the building also ensures that the proposal would not

cause harm to residential amenity in terms of loss of light or through massing. The proposed use of the building is considered to be compatible with the surrounding uses in the area and with the existing residential properties.

- 7.11 The proposal is therefore considered to meet with the objectives of the National Planning Policy Framework, Aligned Core Strategy Policy 10 and Local Planning Document Policy LPD 32.

#### Highways matters

- 7.12 The application proposes that the site would be accessed via two points on Knight Street which lead into the car parking area. 41 parking spaces would be provided within the car park area. There is no objection to the proposal from the Highway Authority and therefore it is not considered that the proposed access arrangements and parking proposals would cause harm to highway safety or to the surrounding highway network. On the basis of the comments of the Highway Authority it is not considered that there is any justification for residents permit parking to be considered and in any instance this would fall under other non-planning legislation. Conditions are proposed to address the requirements for surfacing and marking, off-site highway improvement works, a travel plan and cycle parking. It is considered that a note to applicant is proportionate with regard to mud on the highway.
- 7.13 The proposal is therefore considered to meet with the objectives of the National Planning Policy Framework and Local Planning Document Policies LPD 57 and 61.

#### Flood Risk

- 7.14 The site is located within Flood Risk Zone 3 and a Flood Risk Assessment has been submitted. Consultation has been undertaken with the Environment Agency who do not object subject to a condition requiring a minimum finished floor level.
- 7.15 Developments within Flood Zone 3 would usually be required to demonstrate that there are no sequentially preferable sites available on which the development could take place in order to meet with the objectives of the National Planning Policy Framework. However, in this instance, it is noted that the site falls in an area of low risk when the Greater Nottingham Strategic Flood Risk Assessment (September 2017) is considered. Furthermore, the National Planning Policy Framework 2018 (paragraph 158) is clear that a Strategic Flood Risk Assessment will provide the basis for applying a sequential test. Therefore, given the site is considered to be of low flood risk under the Strategic Flood Risk Assessment, it is not necessary to require that a sequential test be undertaken.
- 7.16 It is noted that part of the site would be at risk of flooding in a flood defence breach scenario, however given that the Environment Agency considers that any such flood risk concerns can be successfully overcome through the finished floor level and that the building footprint would not be within the area of risk, it is considered that it would not be reasonable to refuse planning permission on flood risk grounds.

- 7.17 In light of the above considerations it is therefore considered that flood risk matters have been adequately addressed.
- 7.18 The proposal is therefore considered to meet with the objectives of the National Planning Policy Framework, Aligned Core Strategy Policy 1 and Local Planning Document Policy LPD 3.

#### Other matters

- 7.19 It is noted that the site formerly housed a school and that under the now withdrawn Gedling Replacement Plan 2005 safeguarded the land as Protected Open Space. This designation has not been carried forward into the Local Planning Document.
- 7.20 Nottinghamshire County Council requested a sum of £2,500 towards bus stop improvements to two existing bus stops on Meadow Road (in the vicinity of Knight Street). An improvement to the existing bus stop on the eastern side of Meadow Road was shown on the plans approved as part of planning permission 2015/0824 and was subject to a condition. However since this time, the bus stop in question has been enhanced to include a shelter and a raised kerb. Given that these improvements have taken place, it is not considered that the scale of the development justifies a request for a financial contribution towards further enhancement. Therefore the three tests set out on Section 122 of The Community Infrastructure Levy Regulations 2010 (necessary to make the development acceptable in planning terms; directly related to the development; and fairly and reasonably related in scale and kind to the development) would not be met by this request.
- 7.21 A Local Labour Agreement is required in order to comply with Policy LPD 48. This can be secured by way of a planning condition.

## **8 Conclusion**

- 8.1 The proposed development would not cause harm to the vitality and viability of the Netherfield local centre, would be of an acceptable design and appearance, would not cause undue harm to residential amenity, would not be detrimental to the surrounding highway network or highway safety and would be acceptable in flood risk terms. The proposal would therefore meet with the objectives of the National Planning Policy Framework 2018, the Aligned Core Strategy Policies A, 1, 6, 10 and 12 and Local Planning Document Policies LPD 3, 32, 48, 49, 50, 57 and 61.

**Recommendation: Grant planning permission subject the following conditions:**

### **Conditions**

- 1 The development must be begun not later than three years beginning with the date of this permission.

- 2 This permission shall be read in accordance with the following plans submitted to the Local Planning Authority; drawing numbers 1442-99, 1442-200 Revision J, 1442-205 Revision A and 1442-300 Revision A received on 8th May 2018 and drawing 1442-100 Revision H received on 23rd July 2018 and the emails from the Agent received on 25th and 27th July 2018 confirming the appearance of the bin store and VRF enclosure screens and the height of the VRF enclosure screen.
- 3 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 development must be halted immediately on that part of the site until such time that the Borough Council has given written approval for works to recommence on site. Once contamination has been reported to the Local Planning Authority, an assessment of contamination must be undertaken. This assessment shall include a survey of the extent, scale and nature of contamination and an assessment of the potential risks to human health, property, adjoining land, controlled waters, ecological systems, archaeological sites and ancient monuments. The assessment shall be undertaken by a competent person and shall assess any contamination of the site whether or not it originates on site. Where remediation is necessary, a written remediation scheme, together with a timetable for its implementation and verification reporting, must be submitted to and approved in writing by the Local Planning Authority. The remediation scheme and verification reporting shall be implemented as approved.
- 4 Before development is commenced there shall be submitted to and approved in writing by the Local Planning Authority details of a Dust Management Plan. The plan shall be produced in accordance with 'The Control of Dust and Emissions from Construction and Demolition' (Best Practice Guidance). The plan shall be implemented in accordance with the approved details and shall be retained for the duration of the construction period.
- 5 Prior to the erection of any external lighting there shall be submitted to and approved in writing by the Local Planning Authority details of all such lighting, including levels of illumination and a lux plot of the estimated luminance, to be provided on the proposed building or elsewhere within the site. Any security lighting/floodlighting to be installed, shall be designed, located and installed so as not to cause a nuisance to users of the highway or adjacent properties. The external lighting shall be provided in accordance with the approved details and shall be retained for the lifetime of the development.
- 6 Prior to the first occupation of the building hereby approved there shall be submitted to and approved by the Local Planning Authority a landscape plan of the site showing the position, type and planting size of all trees, hedges, shrubs or seeded areas proposed to be planted. The approved landscape plan shall be carried out in the first planting season following the occupation of the building. If within a period of five years beginning with the date of the planting of any tree, hedge, shrub or seeded area, that tree, shrub, hedge or seeded area, or any tree, hedge, shrub or seeded area 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, shrub or seeded area 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.

- 7 Before development is commenced there shall be submitted to and approved in writing by the Borough Council details of a Local Employment Agreement to cover the construction of the development hereby permitted. The Local Employment Agreement shall be implemented in accordance with the approved details.
- 8 The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) 2 May 2018, Ref: 21/0073/FRA, Clancy Consulting Limited, and the following mitigation measures detailed within the FRA:
  - o Finished floor levels are set no lower than 22.2m above Ordnance Datum (AOD).
- 9 No part of the development hereby permitted shall be brought into use until the parking, turning and servicing areas are surfaced in a bound material with the parking bays clearly delineated in accordance with drawing number 1442-100 Rev H. The parking, turning and servicing areas shall be maintained in the bound material for the life of the development and shall not be used for any purpose other than the parking, turning and loading and unloading of vehicles.
- 10 Notwithstanding the details submitted, the development shall not be brought into use until a Travel Plan has been implemented in accordance with a scheme and timescale which shall be first submitted to, and approved in writing by, the Local Planning Authority. The Travel Plan shall thereafter continue to be implemented as approved.
- 11 Prior to the commencement of development there shall be submitted to and approved in writing by the Local Planning Authority drainage plans for the proposed means of disposal of surface water. The scheme shall be implemented in accordance with the approved details before the development is first brought into use and shall be retained for the lifetime of the development.
- 12 The development hereby approved shall not be brought into use until the off-site highway improvement works as indicated on drawing 20139-SK-0003 (Transport Statement Appendix D), with the exception of the bus stop works, have been implemented in full in accordance with precise details that have first been submitted to and approved in writing by the Local Planning Authority.
- 13 The development shall not be brought into use until the entry and exit markings to the new vehicular accesses have been marked out in accordance with precise details that have first been submitted to and approved in writing by the Local Planning Authority.

- 14 No part of the development hereby permitted shall be brought into use until the cycle parking layout as indicated on drawing 1442-100 Rev H has been provided and that area shall not thereafter be used for any purpose other than the parking of cycles.

## **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 that practicable and effective measures are taken to treat, contain or control any contamination and to protect controlled waters.
- 4 In the interests of residential amenity.
- 5 In the interests of residential amenity.
- 6 In the interests of visual amenity.
- 7 To seek to ensure that the construction of the site provides appropriate employment and training opportunities.
- 8 To reduce the risk of flooding to the proposed development and future occupants.
- 9 To ensure that adequate off-street parking provision is made to reduce the possibilities of the proposed development leading to on-street parking in the area.
- 10 In the interests of promoting sustainable travel.
- 11 To ensure the development is provided with a satisfactory means of drainage and to reduce the risk of creating or exacerbating a flooding problem.
- 12 In the interests of highway safety.
- 13 In the interests of highway safety.
- 14 To promote sustainable transport.

## **Reasons for Decision**

The proposed development would not cause harm to the vitality and viability of the Netherfield local centre, would be of an acceptable design and appearance, would not cause undue harm to residential amenity, would not be detrimental to the surrounding highway network or highway safety and would be acceptable in flood risk terms. The proposal would therefore meet with the objectives of the National Planning Policy Framework 2018, the Aligned Core Strategy Policies A, 1, 6, 10 and 12 and Local Planning Document Policies LPD 3, 32, 48, 49, 50, 57 and 61.

## 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](http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil)

The Local Planning Authority 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 the plans have been amended to address concerns with respect to the impact that the development would have upon visual amenity.

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 [ww.coal.decc.gov.uk](http://ww.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](http://www.groundstability.com)

In order to carry out the off-site works required you will be undertaking work in the public highway which is land subject to the provisions of the Highways Act 1980 (as amended) and therefore land over which you have no control. In order to undertake the works you will need to enter into an agreement under Section 278 of the Act. Please contact Daniel Sullivan 01159 773991 for details.

The Travel Plan coordinator and Final Travel Plan details should be discussed with Transport Strategy at Nottinghamshire County Council contact [transport.strategy@nottscc.gov.uk](mailto:transport.strategy@nottscc.gov.uk) .

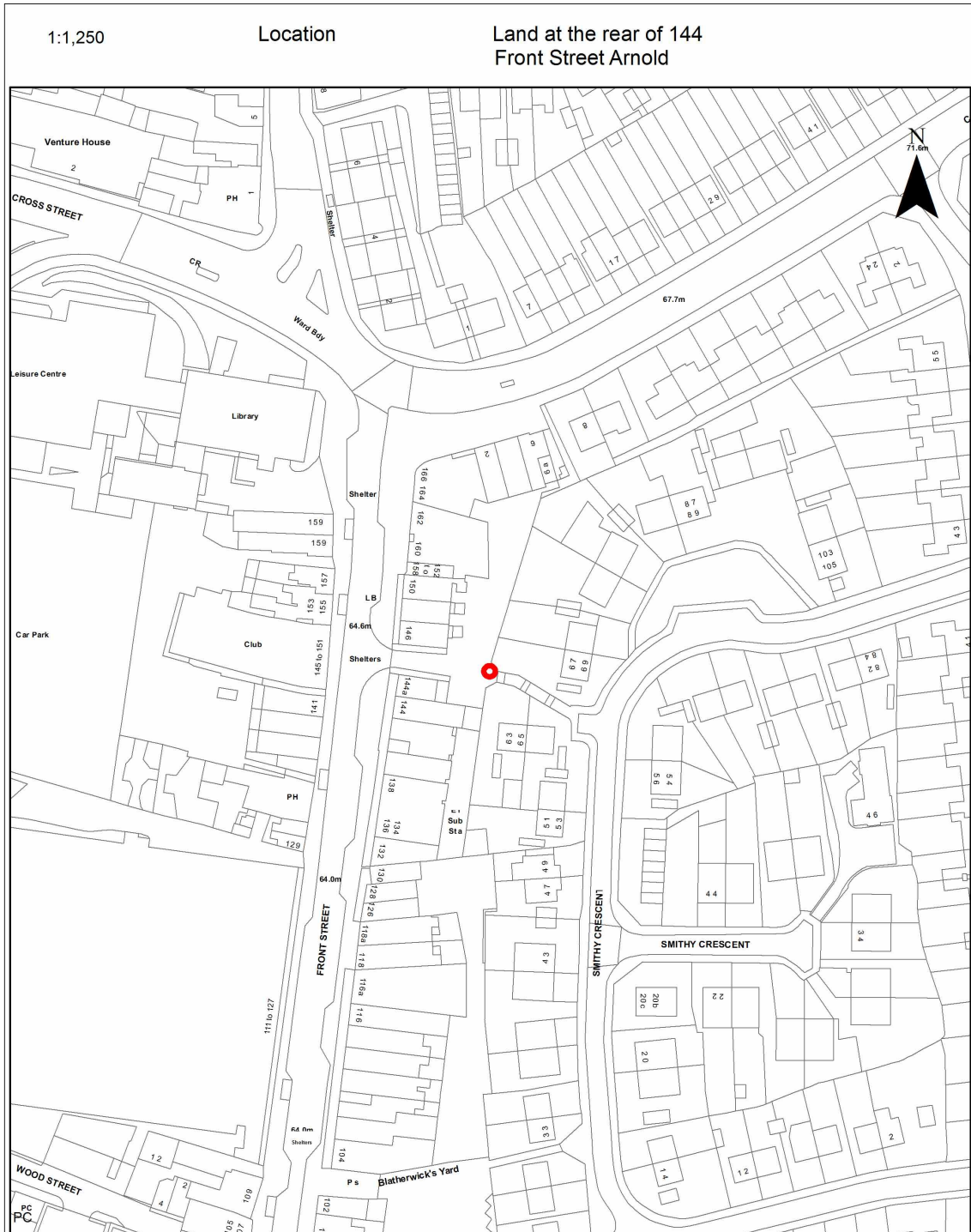
To ensure that the appropriate application is submitted to provide No Waiting at Any Time restrictions, please contact [mike.barnett@viaem.co.uk](mailto:mike.barnett@viaem.co.uk) for further details

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.





**Planning Report for 2018/0552**



NOTE This map is provided only for purposes of site location and should not be read as an up to date representation of the area around the site.  
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Serving People Improving Lives

Date: 25/07/2018

**Report to Planning Committee**

**Application Number:** 2018/0552

**Location:** Land At The Rear Of 144 Front Street Arnold

**Proposal:** CCTV on the footpath linking Front Street and Smithy Crescent, Arnold

**Applicant:** Mr Kevin Nealon

**Agent:**

**Case Officer:** Dierbhile Blair

**The applicant is Gedling Borough Council and therefore, in accordance with the Council's Constitution, this application has been referred to Planning Committee.**

**1.0 Site Description**

- 1.1 The application site relates to a footpath linking Front Street and Smithy Crescent, Arnold.
- 1.2 The site adjoins the rear boundaries of residential properties on Smithy Crescent to the east and the rear of commercial properties on Front Street.

**2.0 Proposed Development**

- 2.1 Full planning permission is sought for the installation of a CCTV camera mounted on a 12m high metal galvanised post, together with a radio transmitter.
- 2.2 The camera would be a dome shape design with a smoked glass cover, and would have the ability to pan, tilt and zoom.
- 2.3 The purpose of the cameras is to assist in the prevention and detection of crime around this particular area of Front Street and Smithy Crescent.
- 2.4 The application includes a short supporting note and a series of diagrams and images of the equipment proposed.

**3.0 Consultations**

- 3.1 A Site Notice was posted and the occupiers of neighbouring properties were consulted.
- 3.2 Nottinghamshire County Council (Highways) – No observations.
- 3.3 Members of the public – No comments received.

#### **4.0 Planning Considerations**

- 4.1 The main planning considerations in the determination of this application are the visual impact of the proposal on the immediate surroundings, the impact on residential amenity of nearby properties, and crime prevention.
- 4.2 The relevant national policy guidance in respect of these matters is set out in the National Planning Policy Framework (July 2018): -

In particular the following chapters are relevant in considering this application:

8. Promoting healthy and safe communities (paragraphs 91 – 95).

- 4.3 Gedling Borough adopted the Aligned Core Strategy (ACS) on 10<sup>th</sup> September 2014 and this now forms part of the Development Plan. The following ACS policy is relevant:

- Policy 10: Design and Enhancing Local Identity.

- 4.4 Gedling Borough adopted the Local Planning Document in July 2018, the following LPD policy is relevant:

LPD 32: Amenity states “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”.

- 4.5 In making a recommendation in relation to this application, regard has been given to the above Policies and as a result it has been determined that the main planning considerations in relation to this proposal are: -

- a) Design,
- b) Residential Amenity
- c) Crime Prevention.

- 4.6 a) Design  
I am satisfied that the design and appearance of the proposal would be appropriate within the Local Shopping Area and would have no undue impact to the character of the area.

- 4.7 b) Residential amenity  
I am satisfied that due to the 15m separation distance to adjoining neighbours, the development would not result in any significant undue impact on residential amenity.

4.8 c) Crime prevention

Paragraph 91 of the NPPF advises that planning decisions should aim to ensure that developments, inter-alia, 'are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion'. I consider that the operation of CCTV cameras at this location would accord with this requirement.

5.0 **Conclusion**

In conclusion, it is considered that the proposal represents an acceptable form of development which seeks to reduce crime. Given the above, I consider the proposal to accord with Policy 10 of the ACS, LPD 32 and the guidance contained within the National Planning Policy Framework.

6.0 **Recommendation: 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 5th 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**

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](http://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](http://www.groundstability.com).

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.



## Report to Planning Committee

**Application Number:** 2017/0730 - Appeal Ref: APP/N3020/W/18/3198713

**Location:** 243 Mansfield Road Arnold NG5 8LS

**Proposal:** Outline permission for dormer bungalow - no rear facing upper floor windows

**Case Officer:** Dierbhile Blair

Planning permission was refused by the Borough Council on the 05 January 2018 for the following reason:

1. The proposed development by reason of its plot width and depth would result in an over-intensive development of the site that would be detrimental to the visual appearance of the area and incongruous on the street-scene. The proposal would therefore not accord with the following local policies:- Policy 10 'Design and Enhancing Local Identity' of the Aligned Core Strategy 2014 and Saved Policies H7 'Residential Development on unidentified sites within the Urban Area and the Defined Village Boundaries' and ENV1 'Development Criteria' of the Gedling Borough Council Replacement Local Plan, and Emerging Local Plan Policies LPD32 (Amenity), LPD34 (Residential Gardens) and LPD39 (Housing Development on Unallocated Sites). The proposed development would also fail to accord with paragraph 63 of the National PPF which seeks to ensure that new development is of good design.

An appeal against this decision was subsequently lodged with the Planning Inspectorate.

This appeal has been **dismissed** and the decision of the Borough Council to refuse planning permission has been upheld. The Inspector concluded that the size of nearby plots is a fundamental characteristic of the area, and one which makes up its local distinctiveness. The sub-division of the existing garden to create a further building plot would result in significant harm to the character and appearance of the area. The scheme would not accord with Policy 10 of the Aligned Core Strategies Part 1 Local Plan, saved Policies H7 and ENV1 of the Gedling Borough Replacement Local Plan; which, together, among other things, seek a high standard of design which has regard to the appearance of the area and does not adversely affect the area by reason of its form and layout.

**Recommendation:** To note the information.

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## **ACTION SHEET PLANNING DELEGATION PANEL - 29th June 2018**

2018/0194

Ravenshead Wood House, Blidworth Waye, Ravenshead  
Replacement Dwelling

The proposed development would have no undue impact on the openness of the Green Belt, the Character of the Area or the amenity of nearby residential properties.

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

Decision to be issued following completion of paperwork.

2018/0408

145 Woodthorpe Drive Woodthorpe Nottinghamshire  
Proposed single storey rear extension with a decking area above.

The proposed development would have no undue impact on the amenities of nearby residential properties or on the character and appearance of the host premises.

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

Decision to be issued following completion of paperwork.

2018/0439

36 Kighill Lane Ravenshead Nottinghamshire  
Variation of Condition 3 of Planning Consent 2012/0698 "Caravan storage".

The proposed development would have no significant additional undue impact on the openness of the Green Belt and would not be contrary to the 5 purposes of including land within the Green Belt as it utilises an existing area with no additional encroachment.

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

Decision to be issued following completion of paperwork.

2018/0456

75 High Street Arnold Nottinghamshire  
Change of use from Class C3 dwelling house to Class A1 shop (ground floor and cellar) with Class B1 offices over (first floor and attic).

The proposed development would have no significant undue impact on the viability or vitality of an existing Local Shopping Centre.

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

Decision to be issued following completion of paperwork.

2018/0461

105-107 Carlton Hill Carlton

Change of use of the ground floor from Print Shop (Use Class B1) to micro-pub (Use Class A4) - resubmission of 2016/0409

The proposed development would compromise the objectives of retail planning policies and would cause harm to residential amenity.

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

Decision to be issued following completion of paperwork.

2018/0474

21 Redhill Lodge Drive Redhill Nottinghamshire

Rear single storey extension.

The proposed development would have no undue impact on the amenities of the adjoining residential properties.

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

Decision to be issued following completion of paperwork.

2018/0480

34 Cherrywood Gardens Carlton Nottinghamshire

Proposed single storey front & side extensions & external alterations (resubmission of 2018/0012)

The proposed development would have an adverse visual impact upon the street scene.

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

Decision to be issued following completion of paperwork.

**David Gray – Graham Wraight - 2nd July 2018**



## **ACTION SHEET PLANNING DELEGATION PANEL 6th July 2018**

2017/1081

Electricity Sub Station Mile End Road Colwick

Demolition of former redundant electricity sub-station and construction of 5 no. new two bedroom apartments

**Withdrawn from the agenda.**

2018/0160

18 Blackhill Drive Carlton NG4 3FT

Single-storey extension to the rear of the property.

The proposed development would have no undue impact upon residential amenity.

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

Decision to be issued following completion of paperwork.

2018/0297

Land Park Avenue Woodborough

Retention of two poly tunnels and one hay/straw storage shed.

The proposed development would have no undue impact upon the Green Belt or upon residential amenity.

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

Decision to be issued following completion of paperwork.

2018/0493

960 Woodborough Road Mapperley NG3 5QS

Change of use from charity shop (A1 Retail) to form micro pub (A4 Drinking Establishment)

The proposed development is policy compliant and would have no undue impact upon the core retail function of the Mapperley Plains District Centre.

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

Decision to be issued following completion of paperwork.

2018/0536

39 Milton Crescent Ravenshead Nottinghamshire

Extension to rear

The proposed development would have no undue impact upon residential amenity.

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

Decision to be issued following completion of paperwork.

2018/0589  
14 Kennedy Close Daybrook Nottinghamshire  
Extension to existing porch.

The proposed development would have no undue impact upon residential amenity or upon the character of the existing street scene.

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

Decision to be issued following completion of paperwork.

Mike Avery  
Service Manager – Development Services  
**6th July 2018**

**ACTION SHEET PLANNING DELEGATION PANEL 13th July 2018**

2018/0437

G And M Electrics West View Road Carlton

Demolition of existing building, replacement with 1 No. two storey dwelling

The proposed development would have no undue impact on the character of the area, on the amenities of nearby residential properties or on highway safety.

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

Decision to be issued following completion of paperwork.

2018/0514

26 Church Drive Ravenshead Nottinghamshire

Two-storey side extensions and single storey rear extensions.

The proposed development would have no undue impact on the character of the area, on the amenities of nearby residential properties or on highway safety.

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

Decision to be issued following completion of paperwork.

2018/0565

3 Trentdale Road Carlton Nottinghamshire

Retrospective planning permission for a rear extension. Loft conversion with dormers.

The proposed development would have no undue impact on the character of the area, on the amenities of nearby residential properties or on highway safety.

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

Decision to be issued following completion of paperwork.

**David Gray - 20th July 2018**

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## **ACTION SHEET PLANNING DELEGATION PANEL 20th July 2018**

2017/1081

Electricity Sub Station Mile End Road Colwick

Demolition of former redundant electricity sub-station and construction of 5 no. new two bedroom apartments

The proposed development would have no undue impact on the character of the area, on the amenities of nearby residential properties or on highway safety.

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

Decision to be issued following completion of paperwork.

2018/0173

Land Between 24 And 32 Manvers Street Netherfield

Erect 2 No. semi-detached houses

The proposed development would have no undue impact on the character of the area, on the amenities of nearby residential properties or on highway safety.

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

Decision to be issued following completion of paperwork.

2018/0450

31 - 35 Gardenia Grove Carlton Nottinghamshire

Outline planning application with the matters of access, layout and scale for approval - erection of 4 new dwellings and associated parking areas and garaging on the land to the rear of Nos. 31-35 Gardenia Grove. Widening of the existing access / creation of a new entrance from Gardenia Grove for the new dwellings.

The proposed development would have no undue impact on the character of the area, on the amenities of nearby residential properties or on highway safety.

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

Decision to be issued following completion of paperwork.

2018/0480

34 Cherrywood Gardens Carlton Nottinghamshire

Proposed single storey front & side extensions & external alterations (resubmission of 2018/0012)

The proposed development would have no undue impact on the character of the streetscene or on the amenities of nearby residential properties.

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

Decision to be issued following completion of paperwork.

2018/0494

United Reformed Church Calverton Road Arnold

New dwelling

The proposed development would have no undue impact on the character of the area, on the amenities of nearby residential properties or on highway safety.

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

Decision to be issued following completion of paperwork.

2018/0498

Gardeners Cottage Hall Lane Papplewick

Erection of garage building

**Withdrawn from Agenda.**

2018/0587

The Flat Little John Inn 177 Main Road Ravenshead

Convert the flat above Pub into salon/barbers. Change of use from residential to commercial.

The proposed development would have no undue impact on the vitality or viability of existing centres.

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

Decision to be issued following completion of paperwork.

2018/0574

14 Pinfold Crescent Woodborough NG14 6DQ

Change of use from C3 Residential to Mixed Use C3 & Sui Generis (provision of beauty and holistic therapy services)

The proposed development would have no undue impact on the vitality or viability of existing local centres, on the amenity of neighbouring residential properties or on highway safety.

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

Decision to be issued following completion of paperwork.

2018/0583TCA

5 Hall Mews Hall Lane Papplewick

Fell self-set Ash tree

Insufficient evidence has been provided to support the felling of a healthy Ash Tree.

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

Decision to be issued following completion of paperwork.

**David Gray - 20th July 2018**

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**ACTION SHEET PLANNING DELEGATION PANEL 27th July 2018**

2018/0444

Loans 2 Go 33 Mansfield Road Daybrook

Change of use from Payday loan shop to A1, A2, A3 and A5, plus Payday loan shop

The proposed development would be acceptable in retail policy terms and would not cause harm to highway safety.

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

Decision to be issued following completion of paperwork.

2018/0515

200 Nottingham Road Burton Joyce Nottinghamshire

Retention of retaining wall at rear of property

The development does not have an undue impact upon visual or residential amenity.

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

Decision to be issued following completion of paperwork.

2018/0558

Harrod House Church Street Carlton

1x freestanding 48 sheet overhead illuminated static advertising sign

The proposed development would have an unacceptable impact upon visual amenity.

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

Decision to be issued following completion of paperwork.

2018/0571

Dishwashers Direct 22 Deep Furrow Avenue Carlton

Retention of shipping container

The development has an unacceptable impact upon residential amenity.

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

Decision to be issued following completion of paperwork.

**Graham Wraight 27th July 2018**

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## Report to Planning Committee

**Subject:** Future Planning Applications

**Date:** 27/07/2018

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

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

<u>App No</u>	<u>Address</u>	<u>Proposal</u>	<u>Possible Date</u>
2018/0549	Carlton Police Station Cavendish Road Carlton	Conversion of former police station into 42 apartments including external alterations, erection of a three storey block of 24 apartments, erection of a three storey office block (B1 use) and reconfigured car parking	05/09/2018
2018/0551	Colwick Business Park	Demolition of two existing two storey office buildings, partial demolition of existing block of light industrial/ warehouse buildings. Construction of new three storey office building including roof plant screens and associated parking and landscape works	05/09/2018
2018/0360	Land South of Main Street Calverton	Outline planning application for up to 79 No. dwellings with all matters reserved except access	05/09/2018
2018/0607	Land North West, Park Road Calverton	Outline planning application for up to 430 No. dwellings with all matters reserved except access, with access served via both Oxtan Road and Park Road	05/09/2018
2018/0228	Land adjacent Oakdene Georges Lane Calverton	Change of use of agricultural land to a mixed traditional, natural and woodland burial ground, erection of facilities buildings	05/09/2018
2018/0365	Land on the North Side Of Briarbank Avenue Carlton	Erect 14 No. apartments	05/09/2018

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