



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

Agenda

Cabinet

Date: **Thursday 31 January 2019**

Time: **12.30 pm**

Place: **Chappell Room**

For any further information please contact:

Alec Dubberley

Service Manager Democratic Services

0115 901 3906

Cabinet

Membership

Chair Councillor John Clarke

Vice-Chair Councillor Michael Payne

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

Observers: Councillor Chris Barnfather

AGENDA

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MINUTES CABINET

Thursday 10 January 2019

Councillor John Clarke (Chair)

Councillor Michael Payne
Councillor Peter Barnes
Councillor David Ellis

Councillor Gary Gregory
Councillor Jenny Hollingsworth
Councillor Henry Wheeler

Absent: Councillor Chris Barnfather

Officers in Attendance: K Bradford, H Barrington, A Dubberley, J Gray,
K Nealon, M Hill, L Juby, A Siviter and D Wakelin

65 APOLOGIES FOR ABSENCE.

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

66 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 8 NOVEMBER 2018.

RESOLVED:

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

67 DECLARATION OF INTERESTS.

None

68 GEDLING GAMBLING STATEMENT OF POLICY

The Community Protection Manager introduced a report, which had been circulated prior to the meeting, presenting the responses to the consultation on the Authority's Gambling Statement of Policy and to seek Cabinet support for Council to approve the amended version of the Gambling Statement of Policy which takes into account the consultation responses.

RESOLVED to:

- 1) Note the responses to the consultation on the amendments to the Gedling Gambling Statement of Policy; and

- 2) Approve the amended Gedling Gambling Statement of Policy at Appendix 1 to the report (which includes the amendments approved for consultation on 21st September 2018 and amendments following the consultation) to be submitted to Council for approval.

69 COMMUNITY ASSET TRANSFER PROGRAMME

The Service Manager Community Relations introduced a report, which had been circulated prior to the meeting, updating members on the progress on the Council's Community Asset Transfer Programme.

RESOLVED to:

- 1) Note the progress made to date regarding community asset transfer;
- 2) Agree to the Community Relations Service Area continuing to support the development of sustainable community hubs across the Borough;
- 3) Agree to continuing to facilitate the Community Asset Transfer Partnership to offer good practice sharing, workshops and other capacity building opportunities;
- 4) Agree to the assessment of alternative models of management to reduce the subsidy provided by the Council, where community asset transfer is currently considered as not being the most realistic option for a community centre; and
- 5) Agree to the reduction in the efficiency target for the community centre budget portfolio to £45,900 (which includes £21,700 already achieved) and include it in the budget process for 2020/21

70 REVIEW OF CORE STRATEGY

The Service Manager Planning Policy presented a report, which had been circulated prior to the meeting, informing members of the intention to commence a review of the Aligned Core Strategy, which was adopted in September 2014 and to seek approval from Cabinet to bring the revised Local Development Scheme appended to this report into effect from 1 February 2019.

RESOLVED to:

- 1) Note the intention to commence a review of the Local Plan, commencing with the review of the Core Strategy; and

- 2) Approve the revised Local Development Scheme appended to this report as Appendix A to the report and agree that it shall come into effect on 1 February 2019.

71 MAKE BURTON JOYCE NEIGHBOURHOOD PLAN

The Service Manager Planning Policy introduced a report, which had been circulated prior to the meeting, proposing the adoption of the neighbourhood plan following the referendum.

RESOLVED to:

- 1) Make the appended Burton Joyce Neighbourhood Plan at Appendix A to the report in accordance with the 2012 regulations;
- 2) Authorise the Planning Policy Service Manager to publicise the decision made by Council and the Burton Joyce Neighbourhood Plan document in accordance with the 2012 regulations – confirming that the neighbourhood plan has been made; and
- 3) Delegate authority to the Planning Policy Service Manager to make any minor factual, typographical or formatting amendments to the Burton Joyce Neighbourhood Plan as appropriate, prior to publication.

72 AUTHORITY MONITORING REPORT 2017/18

The Service Manager Planning Policy introduced a report, which had been circulated prior to the meeting presenting the latest Authority Monitoring report.

RESOLVED:

To note the content of the Authority Monitoring Report April 2017 – March 2018.

73 COMMUNITY INFRASTRUCTURE LEVY (CIL) NON-PARISH FUNDING - LOCAL INFRASTRUCTURE SCHEDULE, PROJECT ASSESSMENT AND PROPOSED FUNDING ALLOCATIONS

The Community Infrastructure Levy Officer introduced a report, which had been circulated prior to the meeting seeking approval to consult on projects shortlisted to receive community infrastructure levy funding.

RESOLVED:

To approve the commencement of consultation on Tuesday 29 January 2019 for a period of 4 weeks on the shortlisted projects identified to receive Community Infrastructure Levy Non-Parish Funding.

74 FORWARD PLAN

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

RESOLVED:

To note the report.

75 ANY OTHER ITEMS THE CHAIR CONSIDERS URGENT.

None.

The meeting finished at 1.40 pm

Signed by Chair:
Date:



Report to Cabinet

Subject: Results of the consultation on local government reorganisation in Nottinghamshire

Date: 31 January 2019

Author: Director of Organisational Development and Democratic Services

Wards Affected

Borough wide

Purpose

To inform Cabinet of the responses received in connection with the consultation exercise conducted on the appropriate local government structure in Nottinghamshire.

Key Decision

This is not a key decision

Recommendations

THAT:

1. The responses received in connection with the consultation exercise conducted on the local government structure in Nottinghamshire are noted;
2. The Leader of Nottinghamshire County Council, the local Members of Parliament and the Secretary of State be informed of the results of the consultation exercise;
3. A copy of the summary of responses received be circulated to all Gedling Borough Councillors; and
4. A summary of responses be included in the Spring edition of the Council's Contacts magazine.

1 Background

- 1.1 Members will recall that on 8 November 2018 Cabinet agreed to conduct a specific consultation exercise to obtain the views of residents and businesses in the borough on the appropriate local government structure in Nottinghamshire. This was in response to Nottinghamshire County Council agreeing that the current two tier structure was an inefficient and ineffective way to deliver services in Nottinghamshire and therefore they instructed their officers to continue to prepare a formal business case for a unitary authority.
- 1.2 The consultation period ran from 26 November to 21 December 2018. In order to generate as many responses as possible:
- Hard copies of the consultation document were delivered to each household and business in the borough;
 - Online completion was encouraged; and
 - Social media and 'Keep Me Posted' were used to continually promote the consultation and share information to a wide audience.
- 1.3 The consultation document asked respondents to answer the following question:
- “Do you want Gedling Borough Council to be abolished and replaced with a larger council that is responsible for your local services and makes decisions for the whole county area?
- Yes/No”
- If the respondent was unsure whether to answer yes or no, an opportunity to explain the reason(s) why was also provided.
- 1.4 During the consultation period, the Council received 9292 responses in total. 4142 of these were completed online and 5150 returned by post, however 569 paper copies were blank. This was an extremely good response rate for a borough wide consultation exercise. By way of comparison, the Council received 3,422 responses to the Gedling Conversation Residents' Satisfaction Survey in 2017 and Nottinghamshire County Council received 2,948 responses to its open questionnaire seeking views on local government reorganisation across the County carried out in 2018.

1.5 The key findings from the responses are as follows:

- 8019 respondents (91%) answered 'No'
- 640 respondents (7%) answered 'Yes'
- 136 respondents (2%) were unsure.

A more detailed summary of the findings can be found in Appendix 1.

1.6 Nottinghamshire County Council was due to consider a report at the meeting of full Council on 13 December 2018 which recommended that approval should be given to undertake further public consultation in respect of local government reorganisation in Nottinghamshire. This report was withdrawn from the agenda and a statement issued by the Leader of the County Council on 11 December 2018, which confirmed the matter had been paused while more time was taken to reflect. Information on the County Council's website states "The outline business case for change-which includes a proposal for a new system of unitary local government in Nottinghamshire has been paused while further work is carried out on the opportunities for refining the current two tier structure.

2 Proposal

2.1 It is proposed that Cabinet notes the responses received in connection with the consultation exercise conducted.

2.2 The County Council has simply 'paused' consideration of a proposal for new unitary government in Nottinghamshire but has not made a decision to cease progressing the plans completely. It is important that the views of the residents and businesses in the Borough are taken into account in any future proposals and it is therefore proposed that the Leader of the County Council, the local Members of Parliament and Secretary of State are informed in writing of the Gedling Borough consultation responses. In addition, given the impact of local government reorganisation it is important that the Borough Council and all councillors understand and can properly represent the views of residents and businesses, as such it is proposed that the detailed summary of responses at Appendix 1 be shared with all Gedling Borough councillors.

2.3 It is usual practice for the high level results of the Gedling Conversation Satisfaction Survey to be included in the Contacts magazine so that residents are aware of the views received. Given the importance of this issue and the high level of responses received, it is also proposed that the results of this consultation exercise are communicated in the Spring edition of the Contacts magazine.

3 Alternative Options

- 3.1 Not to note or share the responses of the response received in connection with the consultation exercise conducted on the appropriate local government structure in Nottinghamshire, however to do so will mean that the views of the residents and businesses in the borough are not listened to or represented.

4 Financial Implications

- 4.1 On 8 November 2018 Cabinet agreed a budget to conduct the consultation exercise and the costs have been contained within the agreed budget.

5 Appendices

- 5.1 Appendix 1- Summary of responses to consultation.

6 Background Papers

- 6.1 None identified.

7 Reasons for Recommendations

- 7.1 To ensure that the Executive is informed about the views of residents and businesses in Gedling received in response to the consultation exercise.
- 7.2 To ensure that the views of residents and businesses in Gedling are shared with and can be taken into account by the Leader of the County Council and Secretary of State when considering whether to pursue an alternative structure of local government in Nottinghamshire.
- 7.3 To ensure that elected members and Members of Parliament are informed of and can properly represent the views of residents and businesses in any future discussions regarding the structure of local government in Nottinghamshire.
- 7.4 To notify residents of feedback from the consultation exercise.

Summary of responses to consultation on local government reorganisation in Nottinghamshire

1. Overall Results of the Survey

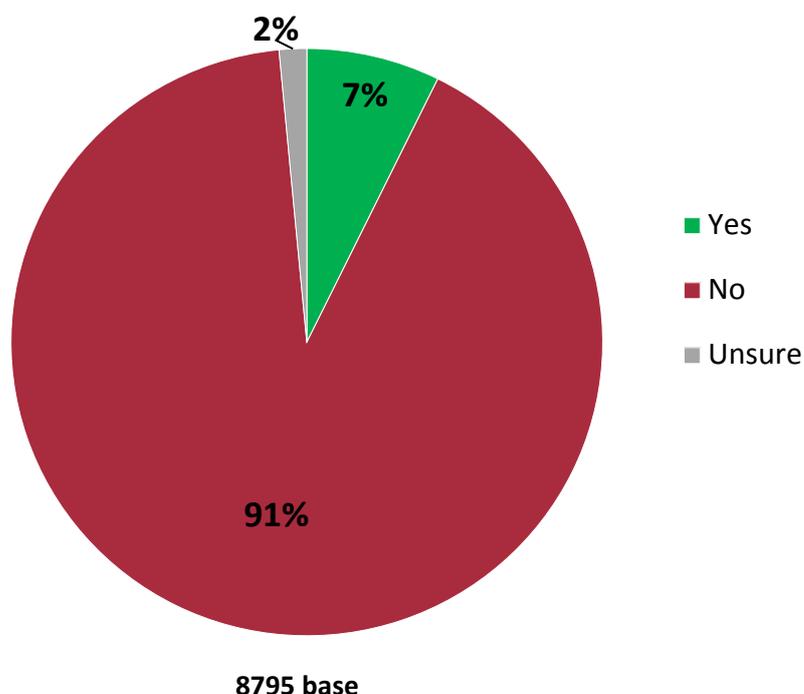
In total the council received **9364** responses to this survey, which represent 18% of the total number of households in the borough. 4143 surveys were completed online and 5221 respondents returned the paper version of the questionnaire.

Of the 9364 responses received, 569 paper copies were sent back blank. As no opinion was expressed in those questionnaires, **8795** responses were used as a base for the analysis.

Residents and business owners in the Borough were asked if they want Gedling Borough Council to be abolished and replaced with a larger council, responsible for local services and decision making across the whole county area. More than 9 out of every 10 respondents did not want Gedling Borough Council to be abolished.

8019 respondents said 'No', 640 respondents said 'Yes' and 136 were unsure.

Do you want Gedling Borough Council to be abolished and replaced with a larger council that is responsible for your local services and makes decisions for the whole county area?



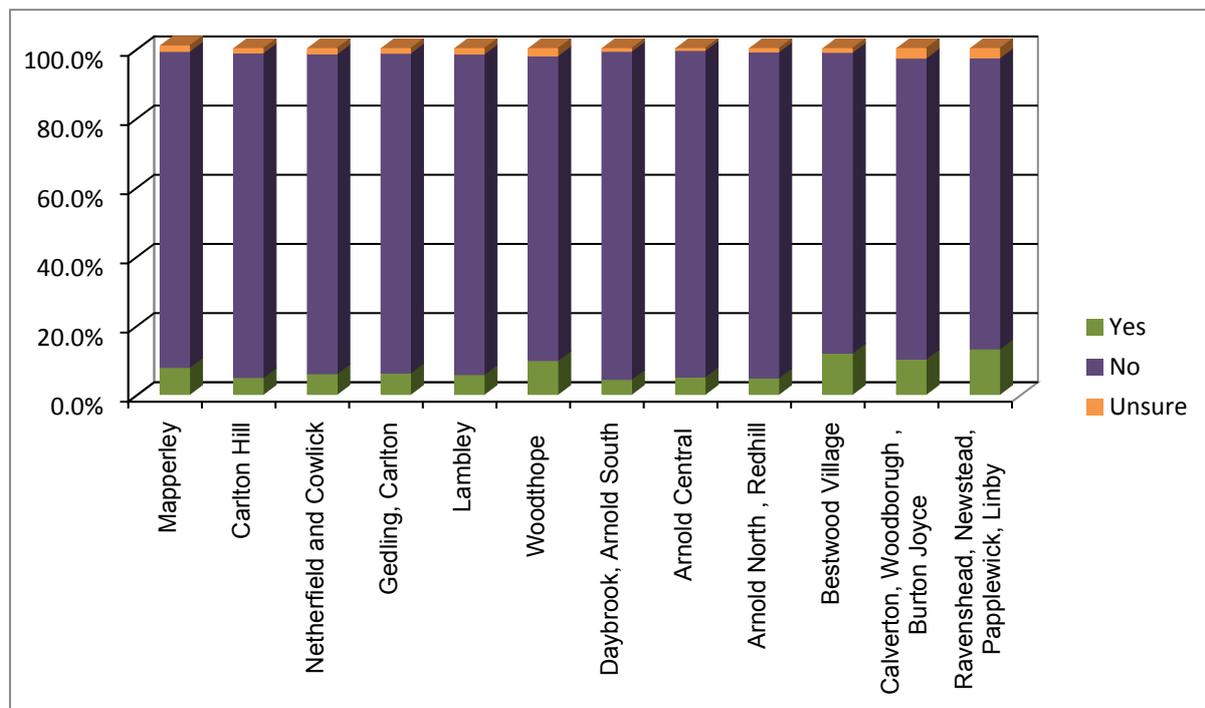
2. Profile of the respondents

Type of respondent (please note that not all of the respondents provided their status)	Number	Percentage of sample
A resident	8317	95%
Someone running a business in the borough	214	2%
Not stated	264	3%
Postcode (please note that not all of the respondents provided their postcode)	Number	Percentage of sample
NG3 - Mapperley	577	7%
NG4 1 - Carlton Hill	819	9%
NG4 2 - Netherfield and Colwick	519	6%
NG4 3 - Gedling, Carlton	675	8%
NG4 4 - Lambley	698	8%
NG5 4 - Woodthorpe	336	4%
NG5 6 - Daybrook, Arnold South	761	9%
NG5 7 - Arnold Central	568	6%
NG5 8 - Arnold North , Redhill	1268	14%
NG6 8 - Bestwood Village	92	1%
NG14 - Calverton, Woodborough , Burton Joyce	981	11%
NG15 - Ravenshead, Newstead, Papplewick, Linby	517	6%
Postcode not provided	984	11%
Urban/ Rural wards	Number	Percentage of sample
Rural	1522	17%
Urban	6055	69%
Not possible to define the type of ward by the postcode provided	1218	14%

3. Area analysis

When completing the survey, respondents were asked to provide their postcode in order to help us understand views in different areas of the borough. 89% of respondents provided their postcode.

The graph below shows the percentage of respondents for each area based on the provided postcodes and in relation to the three answers (yes, no and unsure).



'No' was the response given by a significant percentage of respondents in all areas, from 84% to 95% of respondents.

Although a very high rate of respondents chose 'No' as their answer to this survey, there is a slight difference between areas:

'No' as an answer was selected by the comparatively higher percentage, 95% of respondents, in the following areas:

- Arnold Central
- Arnold North, Redhill
- Daybrook, Arnold South

'No' as an answer was chosen by the lowest percentage of respondents, but still comparatively high (84%), in the following areas:

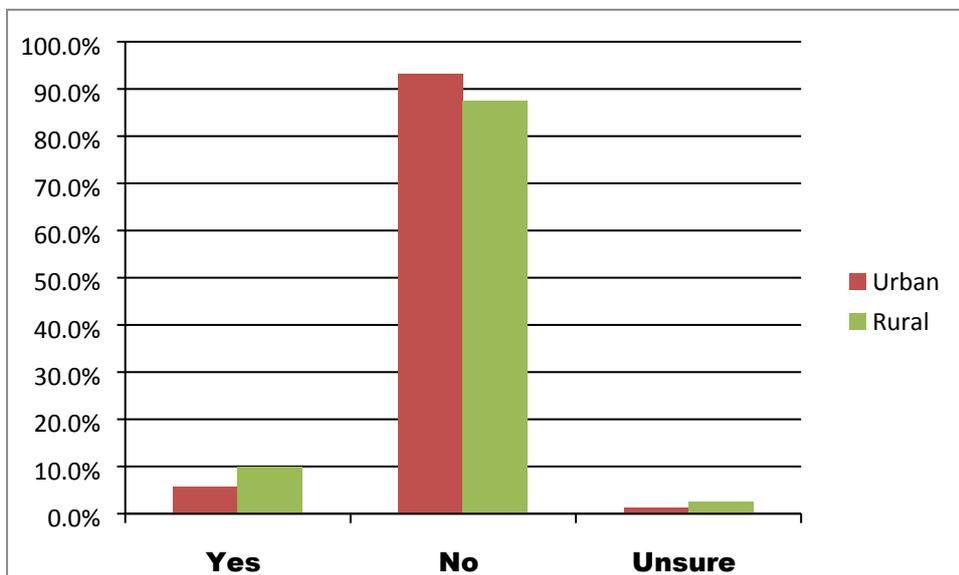
- Woodthope
- Bestwood Village
- Calverton, Woodborough and Burton Joyce
- Ravenshead, Newstead and Papplewick and Linby

'**Unsure**' as an answer was provided by a very low percentage, up to 3% of respondents. Although a very low percentage of respondents stated that they were **unsure**, slightly higher responses come from the following areas:

- Calverton, Woodborough and Burton Joyce
- Ravenshead, Newstead and Papplewick and Linby

4. **Urban vs rural wards**

When the responses from urban and rural wards are compared for each response (yes, no and unsure), it shows that a high percentage of respondents said '**No**' in both urban (93.2%) and rural (87.6%) wards. Slightly more respondents (5.6%) chose this answer in urban wards.



5. Summary of the comments provided by respondents

The questionnaire allowed respondents to use a text box to provide an explanation if they were unsure. Although this was not requested in the questionnaire, 219 respondents out of the 8019 who selected 'No' as an answer explained their reasons for selecting this option and 52 respondents who selected 'Yes' also explained their reasons for selecting this answer.

There are 3 main thematic areas that are reoccurring in the comments relating to the answer '**No**':

Localism as being very important was mentioned in **140** comments:

- Democracy at local level is needed
- Local service provided by staff who understands local needs
- Vulnerable people with little or no access to money will not be able to make a journey to meet with an advisor of a bigger council

Good services that Gedling Borough Council offers mentioned in **40** comments:

- Residents are all happy with Gedling Borough Council
- Gedling Borough Council being efficient
- Gedling Borough Council is fair
- Gedling Borough Council has done a great job in testing times

Residents not believing that a bigger council will bring about any real savings mentioned in **20** comments:

- Short term savings may be realised but over the longer term increased bureaucracy will result in increased operational cost.
- Large organisations save on duplication of salaries, but inefficiency, waste and inactivity are an inevitable consequence.
- Respondents who believe that it would be wrong to give power to one group of people they say it will save a lot of money, but we never see the benefit of these savings.

All **52** comments relating to the answer '**Yes**' mainly refer to reducing the cost by:

- Reducing the duplication of jobs
- Reducing bureaucracy
- Fewer elections

136 respondents stated that were '**Unsure**' mainly because the information given in the survey wasn't enough to make a decision.

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Report to Cabinet

Subject: Review of Community Infrastructure Levy (CIL)

Date: 31 January 2019

Author: CIL Officer

Wards Affected

All

Purpose

To provide information for Cabinet with regards to the commencement of a review of Community Infrastructure Levy (CIL).

Key Decision

This is a Key Decision.

Recommendation(s)

THAT:

- a) Cabinet to support the review of the Community Infrastructure Levy (CIL) in accordance with the Inspector's recommendation.

Background

- 1.1. The Planning Act 2008 introduced the Community Infrastructure Levy ("CIL") as a tool for local authorities in England and Wales to help deliver infrastructure to support the development of their area. CIL came into force on 6 April 2010 through the Community Infrastructure Levy Regulations 2010.
- 1.2. Following an independent examination in March 2015 and approval at full Council on 15 July that year, the Gedling Borough Council Community

Infrastructure Levy Charging Schedule came into effect on 16 October 2015.

1.3. The CIL has been in operation for three years in the Borough and has collected to date receipts totalling over £800k. In January 2019, the CIL receipts will surpass £1million. CIL receipts are collected to be used in the following ways:-

- 5% CIL Administration Costs
- 15% CIL Neighbourhood Proportion (25% in those parts of the Borough where there is a Neighbourhood Plan)
- 80% CIL Regulation 123 Projects (70% in those parts of the Borough where there is a Neighbourhood Plan)

At this time the Council's Regulation 123 List confirms the intention to fund the Gedling Access Road; Secondary School Contributions linked to the development of the Gedling Colliery and Top Wighay Strategic Sites; and the Gedling Country Park Visitor Centre.

1.4. As part of the Inspector's Report (dated May 2015) into the examination of the Council's Community Infrastructure Levy, the examiner recommended that *"it would be prudent for the Council to review the Charging Schedule within 3 years of adoption to ensure that the overall approach taken remains valid, that development remains viable and that an appropriate balance is being struck."*

1.5. The recommendation of the Inspector is also considered to be in accordance with Government guidance. The CIL Planning Practice Guidance (Paragraph: 043 Reference ID: 25-043-20140612) identifies that

"Charging authorities must keep their charging schedules under review and ensure that levy charges remain appropriate over time."

Charging authorities may revise their charging schedule in whole or in part. Any revisions must follow the same processes as the preparation, examination, approval and publication of a charging schedule (as specified under the Planning Act 2008, particularly sections 211 to 214 as amended by the Localism Act 2011 and the levy Regulations)."

1.6. In spring 2018, the government held a consultation on the future of

developer contributions which suggested some technical revisions be made to the legislation that governs the implementation, examination and operation of CIL.

1.7. Alongside the recent Autumn budget, the Government published their response to the consultation on reforms to developer contributions (which included the Community Infrastructure Levy).

1.8. The Government have identified reforms in relation to CIL that could affect the review of a CIL Charging Schedule, these include:

- Removing the requirement for councils to subject their draft CIL charging schedule to two separate rounds of consultation in all cases.
- Removing restrictions on how planning obligations can be used, so that local authorities have greater flexibility to secure the funds they need to deliver infrastructure.

1.9. It should be noted that new legislation will be required to implement all of the changes set in the Government's response to the consultation document. The Government are planning to consult on draft regulations later this year.

Proposal

1.10. It is proposed that a review of CIL is conducted in line with the Inspector's recommendation and Government guidance. The review of the CIL would see the following areas of the CIL Charging Schedule considered:-

- Review of the per m² rates charged for different types uses and zones.
- Review of the boundaries of the different charging zones.
- Review of all uses classes to test whether development is viable with a CIL charge.
- Review of the Council's Regulation 123 List.

- Review of the Council’s Instalment Policy.
- 1.11. In support of this process the Council’s evidence base will be required to be updated to ensure that the review of the CIL is carried out to account for changes in market conditions, and remain relevant to the funding gap for infrastructure needed to support the development of the area. At this time the evidence base in support of the CIL Review will be required to cover:
- Viability Assessment
 - Construction Cost Study
 - Property Value Study
 - Update of the Infrastructure Delivery Plan (identifying funding gaps)
- 1.12. With the potential for the government to update the CIL legislation, the review of the CIL will be carried out in accordance with whatever legislation governs the CIL at that time. Based upon the existing regulations and guidance related to the review of a CIL Charging Schedule a review could be completed based upon the following timeframes:

Draft Timetable for CIL Review

Stage	Timeframe
Update of Evidence Base	Spring 2019
Publish and Consult on Preliminary Draft CIL Charging Schedule	Spring 2019
Publish Draft CIL Charging Schedule	Winter 2019
Submit Charging Schedule for Examination	Spring 2020
CIL Examination	Summer/Autumn 2020
Adopt and Implement Revised Charging Schedule	Spring 2021

- 1.13. The above timetable and evidence base is draft and based upon current requirements of the CIL regulations. Muted changes to the legislation that governs CIL would suggest that the process to review a CIL Charging Schedule may be reduced and require lesser resources if implemented.

Alternative Options

- 1.1. Two alternative options are potentially available to pursue.
- 1.2. Firstly, not to carry out a review of the CIL Charging Schedule. This approach could see the Council open to challenge in the long term with levy rates open to question if they do not reflect market conditions. Two potential consequences are that the Council do not collect appropriate contributions to support infrastructure needs that reflect the market in an area, or, that rates become too high such that it renders development not viable in certain areas and zones.
- 1.3. Secondly, the Council can choose to stop charging the levy and may do so at any time by making a formal resolution to do so. If an authority ceases to charge, any levy liability relating to a development that has not yet commenced will be dissolved, and no levy will be payable for it. The consequence of such a decision would create further funding gaps and affect the delivery of key strategic projects where expected CIL monies are already a part of funding package to deliver these infrastructure projects. At this time the Gedling Access Road and Secondary School Contributions related to the Gedling Colliery and Top Wighay Farm Strategic Sites are already reliant on the CIL Strategic Funding pot.

Financial Implications

- 1.4. The process of commencing a review of the CIL at this time will not see the immediate requirement for additional funding.
- 1.5. Where possible, the use of the existing CIL Officer's time and resource will be used to review the CIL charging schedule and evidence base to keep additional external costs to a minimum.

1.6. The preparation and review of some of the evidence base documents and the eventual examination of a reviewed CIL Charging Schedule will have to be carried out by external bodies. Estimated costs of the process are as follows.

Estimate of costs

Evidence Base Review and Update	£20-25K
Examination	£10K

1.7. The requirements of the CIL review and costs are to be scoped further as part of the commencement, taking account of any changes in legislation.

1.8. Any additional budget requirement will be funded from earmarked reserves..

1.9. There is opportunity for the update of evidence base to support a number of pieces of work and provide value for money. An update of viability evidence is also required to support the preparation and review of the Affordable Housing Supplementary Planning Document (SPD). The SPD was adopted in December 2009 and in view of the revised National Planning Policy Framework published in July 2018 will require updating.

Appendices

N/A

Background Papers

CIL Planning Practice Guidance - <https://www.gov.uk/guidance/community-infrastructure-levy>

Gedling Borough Council CIL Charging Schedule - [http://www.gedling.gov.uk/media/Charging%20Schedule%20\(Adoption%20July%202015\).pdf](http://www.gedling.gov.uk/media/Charging%20Schedule%20(Adoption%20July%202015).pdf)

Ministry of Housing, Communities & Local Government Response to Consultation on Supporting housing delivery through developer contributions October 2018 - https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/752183/Developer_Contributions_Government_Response.pdf

Reasons for Recommendations

- a) To ensure that Members are aware of the commencement of a review into the Community Infrastructure Charging Schedule, a strategically important funding mechanism for infrastructure in Gedling.

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Report to Cabinet

Subject: Development Brief for Three Sites to the north east of Arnold

Date: 31st January 2019

Author: Service Manager - Planning Policy

Wards Affected

Ernehale, Coppice, Plains, Daybrook, Redhill

Purpose

To approve the development brief for three sites to the north east of Arnold (H2: Brookfields Garden Centre, H7: Howbeck Road/Mapperley Plains and H8: Killisick Lane) as a supplementary planning document. The brief has been prepared in order to help facilitate the development of the Local Planning Document allocations and promote comprehensive development.

Key Decision

This is not a key decision. Whilst the development brief affects more than one ward, it is the Local Planning Document that allocated the three sites for development. The development brief provides additional guidance on how development should be delivered and its impact is not therefore considered to be significant in terms of its effect on communities.

Recommendations

THAT Cabinet approves the development brief for three sites to the north east of Arnold (H2: Brookfields Garden Centre, H7: Howbeck Road/Mapperley Plains and H8: Killisick Lane) as a supplementary planning document.

Background

1. The planning policy context for the area is guided by the Aligned Core Strategy (ACS) (adopted September 2014) and the Local Planning Document (LPD) (adopted July 2018). The ACS sets out the key strategic policies for the Greater Nottingham area and specifically highlights in Policy 2: The Spatial Strategy the provision for housing growth to be accommodated in Gedling Borough and provides the context for detailed allocations in the LPD. The LPD allocates specific sites to meet the Council's housing requirement, including land at Brookfields Garden Centre (Site H2) for 90 dwellings, at Howbeck Road/Mapperley Plains (Site H7) for 205 dwellings and at Killisick Lane (Site H8) for 230 dwellings. The three sites are in multiple ownerships, two being in the ownership of the private sector and the other

(H8) in the ownership of Gedling Borough Council and charitable groups.

2. The key objective of the development brief is to provide a robust and deliverable masterplan that promotes comprehensive development across the three site allocations. A masterplan approach is important to ensure that any applications submitted for developing part of the site do not prejudice the delivery of planned development within or adjacent to the site or undermine infrastructure provision, in accordance with Policy LPD 62: Comprehensive Development. The development brief aims to address the following issues:
 - The provision of a new primary school;
 - The provision of affordable housing;
 - Links to the countryside;
 - Connectivity with adjacent existing residential areas;
 - Drainage issues; and
 - The provision of open space.
3. The development brief sets out clear expectations to guide development proposals and includes a number of plans which set out development and design principles arising from a robust analysis of the site, policy context and feedback from stakeholders.
4. Preparation of the document has involved discussions with key stakeholders, including officers of the Borough Council and Nottinghamshire County Council. The draft development brief was subject to a six week consultation between 17th August and 28th September 2018 and the views and opinions of local residents and businesses were also expressed at a workshop event held in the local area on 10th September 2018. The comments received have been considered carefully and have resulted in a number of changes being proposed to the development brief. The Report of Responses attached at **Appendix A** summarises the comments received and the officer responses. For ease of reference, a strikethrough version of the development brief is attached as **Appendix B** to show the proposed changes.
5. It is noted that since the preparation of the draft development brief, planning permission has been granted for the western third of the Brookfields Garden Centre site for up to 32 dwellings (reference 2017/0155).
6. The key change to the development brief is in relation to the location of the new primary school which is required to support new development in the Arnold area. The brief confirms that a new primary school is required to support the development, to be funded by all of the allocations in the Arnold planning area on a pro-rata basis. The Borough Council's preferred location for the primary school is on the housing allocation at Rolleston Drive H1 which is outside of the Masterplan area. However it is recognised that an alternative site may be considered if applicants can demonstrate that it can be delivered within the required timescales

and is capable of being accessible to residential developments that are likely to be served by the school.

7. Other changes have been made to the brief by officers as minor corrections and updating, in particular to paragraphs 1.10 – 1.12, which set out the consultation process.

Proposal

8. It is considered that this policy guidance alongside continued joint working with the landowners, planning consultants and Nottinghamshire County Council should help expedite these sites coming forward through the planning process. It is proposed that the development brief at Appendix C is now adopted as a supplementary planning document. Following adoption, all respondents will be notified and the document will be made available on the Borough Council's website and at the Civic Centre in Arnold in accordance with the Regulations.

Alternative Options

9. One alternative option would be not to adopt the development brief. Whilst there is no requirement in national planning policy for a development brief to be prepared, they are useful documents for expanding on the relevant policy in the development plan. The brief will help to provide certainty for potential developers in terms of progressing the site through the planning application process. In addition, it will help to ensure that nearby sites in different ownerships are considered and delivered comprehensively.
10. Another alternative option is to adopt the development brief as informal planning guidance rather than as a supplementary planning document. However, this would afford the brief less status in the determination of future planning applications than as a supplementary planning document.
11. Members could adopt a different brief to the one proposed, however, the brief at Appendix C has been through a consultation process and takes into account consultation responses and the Council's preferred location for a primary school. Officers therefore recommend that this brief be adopted.

Financial Implications

None

Appendices

Appendix A - Report of Responses on the Development Brief for the Three Sites to the North East of Arnold

Appendix B - Final Development Brief – strikethrough version

Appendix C - Final Development Brief

Background Papers

None

Reasons for Recommendations

1. To ensure that the three sites (H2: Brookfields Garden Centre, H7: Howbeck Road/Mapperley Plains and H8: Killisick Lane) are considered and delivered comprehensively.

REPORT OF RESPONSES

Please note: Changes to make corrections, clarify points or to reflect discussions had by Council officers have also been made but are not shown in the schedule. This schedule responds to comments made as part of the formal consultation.

General Comments		
Document Reference / Issue / Allocation	Summary of Consultee Comments	Gedling Borough Council Response
General Comments made by organisations		
General Comment	<u>National Grid, the Coal Authority, the Canal and Rivers Trust –</u> No specific comments in response to this consultation.	Noted
General Comment	<u>Save the Earth Co-op –</u> General support for community housing such as council housing rather than private developers. General support for the provision of ethical development, solar battery storage, ground source heat technology, vertical farming, and community centres.	Noted
General Comment / Page 13	<u>Pinewood Infant School/ Resident –</u> Concern that the proposed location of the primary school would potentially affect future admissions by encroaching on Pinewood Infant School's catchment. Schools should be contacted about emerging development.	The County Education Authority has been consulted who have responsibility to ensure that there are sufficient school places provided for the anticipated numbers of primary school children. They have clarified that a new primary school is required within the Arnold education planning area. The development brief states that contributions towards its build costs are required from all housing sites within Arnold. The detailed issue of catchments and provision

		of actual school places are matters for County Education and local schools.
General Comment	<u>Severn Trent Water –</u> Not anticipated for the three site allocations to cause any significant issues to the sewerage system.	Noted
Paragraph 4.4	Paragraph 4.4 states SuDS measures to be adopted by the Statutory Sewerage undertaker but the power to do this has not yet come into force and these changes will not allow all SuDS to be adopted so early liaison with the Sewerage undertaker is advised to determine if adoption is possible and for design specification.	Noted
General Comment	<u>Natural England –</u> Provided a general advice note and expressed support for the inclusion of Green Infrastructure. Approach should include the enhancement of ecological networks to enhance the natural environment. Partnership working with local organisations/ education establishments should be taken to incorporate health and wellbeing including access to the countryside and walking Support the requirement for an ecological survey	An ecological survey will be required as part of the planning application. Enhancement and management of ecological networks will be addressed through the planning application process and via S106 as appropriate.
Paragraph 4.12		
General Comment Sport provision	<u>Sport England –</u> Recommend the use of the ‘Active Design’ (October 2015) planning guidance which includes 10 principles to promote healthy communities through good urban design. Encourage assessment against these principles.	The principles are very detailed therefore are not appropriate for consideration at this stage. Agree reference should be made to encourage these principles. Insert new paragraph 6.19: <i><u>Developers are also encouraged to utilise Sport England’s ten principles of ‘Active Design’ to promote healthy and active communities through good urban design. The purpose of these</u></i>

		<i>principles is to create urban environments that make active choices easier and more attractive for people and communities.</i>
General Comment - Sport provision	<p><u>Sport England</u> – Development should contribute towards meeting additional sport provision demand, rather than exacerbating any deficiencies. Provision should be either on or off site and should be informed by a Sports Facilities Strategy or Playing Pitch Strategy etc.</p> <p>Sport England’s Sport Facilities Calculator indicates the approximate 1200 new residents from the three sites would create 70 additional visits per week to sports halls and swimming pools (capital cost of £500,000). Can existing facilities meet additional demand?</p>	<p>See comments on additional playing pitches.</p> <p>A formula based approach is not considered sufficient in terms of justifying need arising from the proposed development as it does not consider the capacity of existing facilities to meet need in future.</p>
General Comment - Sport provision	<p><u>Sport England</u> – The need for formal playing field provision is not referred to in the document. Sport England’s Playing Pitch New Demand Calculator is a useful tool. Opportunity for improvements to Mellish Rugby Club in line with the Gedling Playing Pitch Strategy.</p> <p>Development should not be supported where it will impact the sustainability and viability of Mellish Rugby Club – i.e. impact the use of sports lighting/ evening use. The potential for adverse impact on the club should be assessed against paragraph 182 of the NPPF.</p>	<p>The wording of the development brief will be amended to clarify that the open space proposals shown on the Development Framework Plan comprise those funded through S106 contributions plus longer term ambitions for the Council. The details of the provision funded by developers will depend on the schemes put forward at planning application stage and the extent of on-site provision.</p> <p>The NPPF will be used to help determine planning applications and, as such, paragraph 182 will be taken into account.</p>
Paragraph 2.4	<p><u>Ibstock Group</u> – This paragraph refers to ‘proposals’ for clay extraction. This should be amended to ‘permitted’ as clay extraction</p>	Agree.

<p>Figure 1 (Page 7)</p> <p>Paragraph 2.12</p>	<p>to the north of H8 is permitted</p> <p>The area showing Dorket Head Quarry does not extend to the full permitted working and extraction areas and should be amended.</p> <p>This paragraph refers to proposed clay extraction. This should be amended to ‘permitted’ as clay extraction to the north of H8 is permitted</p>	<p>Agree. ACTION: Amend Figure 1 to identify the full extend of permitted clay extraction at Dorket Head Quarry.</p> <p>Agree.</p>
<p>3.11 and 3.12</p>	<p><u>Landowner/ Developer –</u> Discussed the need for prior extraction with NCC Minerals and NCC have requested that any clay won as a result of the development is not wasted. Request that the brief should provide further clarity on the different parcels and requirements in respect of the quarry/mineral operations. Landowner can provide bunding/planting along the northern edge but this would need to consider the landscape setting.</p>	<p>Noted the views of Nottinghamshire County Council as Minerals Planning Authority.</p> <p>Agree – amend to provide more details on screening quarry operations:</p> <p>Paragraph 3.11 amend last bullet:</p> <p><i><u>The Statement of Common Ground at paragraph 2.10 refers to the need for screening to be built into the housing designs in order to screen views close to the houses from the existing and committed quarry workings. In relation to site H7 this would be addressed by a new planting screening buffer at its northern end complementing and reinforcing existing woodland in this area. For site H8 the form of mitigation to prevent overlooking of the quarry working would be to reinforce the existing landscaping along its northern boundary (as shown on the map at Appendix 2). Both sites are located within the Dumbles Rolling Farmlands Policy Zone and any landscaping should take</u></i></p>

		<p><u>account of its landscape character.</u></p> <p>Paragraph 3.11 insert new bullet:</p> <p><u>LPD paragraphs 3.13 and 3.15 also state the need for the consideration of prior extraction of clay resource which would look at whether this was feasible and practical and in the light of consultation with Nottinghamshire County as part of the planning application process.</u></p> <p>Amend plans in Appendix 2 to show northern boundary of H7 with the notation (as used for H8) – edges requiring potential reinforcement of landscaping.</p>
General	<p><u>Nottinghamshire County Council –</u> The adopted Nottinghamshire and Nottingham Replacement Waste Local Plan, Part 1: Waste Core Strategy (adopted 10 December 2013) and the saved, non-replaced policies of the Waste Local Plan (adopted 2002), along with the saved policies of the Nottinghamshire Minerals Local Plan (adopted 2005), form part of the development plan for the area. As such, relevant policies in these plans need to be considered. In addition, Minerals Safeguarding and Consultation Areas have been identified in Nottinghamshire and in accordance with Policy SP8 of the emerging draft Minerals Local Plan (July 2018) these should be taken into account where proposals for non-minerals development fall within them.</p>	<p>Agree – amend plans in Appendix 2 to include reference to minerals safeguarding and consultation areas and to show the extent of these areas on the relevant plans.</p> <p>Insert the following after Paragraph 3.13:</p> <p><u>Nottinghamshire Minerals Local Plan 2005</u> <u>The “saved” policies of the Nottinghamshire Minerals local Plan form part of the development plan for the area although this plan is being replaced by a new Minerals Local Plan. Relevant policies include Policy M2.2 which seeks to prevent minerals from being sterilised through inappropriate development. Minerals Safeguarding Areas (MSAs) and Minerals Consultation Areas (MCAs) have been identified</u></p>

		<p><i>in Nottinghamshire and in accordance with SP8 of the emerging draft Minerals Local Plan (July 2018) these should be taken into account where proposals for non-minerals development fall within them. The identified clay resource underlies the area covered by the development brief. The need to avoid sterilisation of the clay resource and phasing and mitigation in response to the permission to extend the adjoining clay quarry have been addressed through the LPD as stated in paragraph 3.11 above. SP8 and a map of the MSAs and MCAs are contained within the emerging Draft Minerals Local Plan (pages 49 and 53) available on the Nottinghamshire County Council website here: http://www.nottinghamshire.gov.uk/planning-and-environment/minerals-local-plan/draft</i></p> <p><u>Nottinghamshire and Nottingham Replacement Waste Plan Part 1 Waste Core Strategy 2013 and Waste Local Plan 2002 (saved policies 2007)</u></p> <p><i>The Waste Core Strategy Part 1 document sets out the overall approach to future waste management in the plan area setting out in broad terms where new or extended waste management sites should be located. The second part of replacement Waste Local Plan will be the Sites and Policies Document. Some of the policies in the Waste Local Plan 2002 remain in force until they are replaced by the</i></p>
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		<i>Part Waste Local Plan.</i>
2.10-2.13. 3.11	<u>Nottinghamshire County Council</u> – County Minerals and Waste note reference to policy LPD 64 in relation to appropriate stand-offs, screening, development phasing and prior extraction of clay regarding sites H7 and H8. The Statement of Common Ground has been signed by all interested parties in connection with clay extraction at Dorket Head and site H8. It may be worth referring to the Statement of Common Ground in paragraph 2.12.	Agree – Insert the following to paragraph 2.12: <i><u>A Statement of Common Ground has been signed by all interested parties in connection with clay extraction at Dorket Head and site H8.</u></i> Paragraph 3.11 amended as outlined above to refer to Statement of Common Ground.
General Comment	<u>Willow Farm Action Group</u> – Gave general support to the document to achieve consistency between allocated sites. Comments expressed specific support for several sections of the document.	Noted.
Paragraph 1.11	<u>Willow Farm Action Group</u> – Statement that the document does not review the principle of developing the allocated sites should be balanced against the fact that each site will be robustly and transparently assessed against a determination of whether it is compliant with national and local planning policy. This would reflect that the planning application stage, rather than site selection, is the appropriate stage for detailed review.	The LPD has established the principle of development in this location and the planning application will consider the detail of the proposals. The wording suggested in the representation is too prescriptive as planning applications must be considered on merit and against all relevant policies and the NPPF as a material consideration. The policies must be considered together and in the round with the weight given to individual policies to be determined by the decision maker. Inevitably there will be some impacts on existing residents and policies will seek to reconcile conflicts between the development and the local area and ensure that impacts are kept within acceptable limits.

<p>Paragraph 1.7 and 1.8, section 4, section 5, section 6.</p>	<p><u>Willow Farm Action Group</u> – Masterplan Objectives are too development focused and do not take account of the principle that development should achieve a high standard of amenity for existing and future users set out in the revised NPPF. This may promote development regardless of impact on existing residential amenity. Suggest a commitment to maintain a high level of amenity for existing residents is included within the objectives.</p> <p>Support the statement in paragraph 1.7 which intends to ensure that development does not undermine infrastructure provision, however this should also be reflected at paragraph 1.8 that any infrastructure impact assessment will be on a strategic basis rather than on an individual site basis.</p>	<p>The objectives are focussed on the master plan area to steer the future planning application.</p> <p>The NPPF Paragraph 128 states that:-</p> <p>‘Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community’.</p> <p>The preparation of the development brief involving GBC, the local community and developer is consistent with paragraph 128.</p> <p>Amenity is covered by Policy LPD 32 which identifies issues for consideration including overshadowing, overbearing, overlooking, noise, level of activity on site, traffic, residential visual amenity, other forms of pollution; impact on amenity space; and impact on renewable energy generation. The table below paragraph 10.2.3 of the LPD sets out how each of these factors will be assessed.</p> <p>Welcome support for paragraph 1.7. Paragraph 1.8 is clear in that the development brief will address the need for infrastructure in a strategic manner:</p>
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		<p>Bullet point 5 states:</p> <ul style="list-style-type: none"> Establishes clear infrastructure requirements to support development of all three sites in a strategic manner.
Section 3, Paragraph 3.14	<p><u>Willow Farm Action Group</u> – Policy context is comprehensive. Support requirement for developer contributions towards health, education and open spaces. Would welcome reference to non-design issues in paragraph 3.14, for example the first aim of the Noise Policy Statement for England which seeks to avoid significant adverse impacts from noise as part of sustainable development.</p>	<p>Policy LPD 32 adequately covers noise. GBC's Public Protection officer will be consulted as part of the formal planning application. Policy LPD 10 specifically addresses Noise Pollution.</p>
Paragraph 4.4, 5.39 – 5.46	<p><u>Willow Farm Action Group</u> – Wording in relation to the requirement for a robust flood risk appraisal to inform surface water attenuation measures does not adequately take account of Main Modification 5 (MM5) of the Local Planning Document – which takes a wider approach including connectivity between catchment areas.</p> <p>The guidance in section 5 appears to be on a site by site basis rather than taking account the connectivity between catchment areas. Wording should reflect MM5.</p>	<p>Policies LPD 3 and LPD 4 would be applied. Policy LPD 3 states that where development in areas of flood risk is considered acceptable the decision must be informed by a site specific flood risk assessment. The supporting text advises that in undertaking site specific flood risk assessments developers must take into account a catchment wide flood management approach. Policy LPD 4 deals specifically with surface water flood issues and states clearly that the development should not increase the risk of flooding elsewhere.</p> <p>Section 5 is intended to be site specific whilst section 4 is issue based and addresses flood risk across the three sites which are located within the Day Brook catchment area.</p>
Paragraphs 4.15 – 4.17, 6.18	<p><u>Willow Farm Action Group</u> – Should include a stronger statement requiring developers</p>	<p>It is considered that the wording – “the importance of retaining features on site and</p>

	<p>in the first instance to include existing hedgerows and trees within their plans.</p>	<p>providing compensatory measures and dependent upon the outcome of an ecology assessment and will need to be considered alongside the arboriculture survey” – is sufficiently strong and sensible in taking account of the necessary survey work in the forthcoming designs to be submitted as part of the planning application. In this context development briefs should not be over prescriptive.</p>
<p>Paragraphs 4.29 – 4.37</p>	<p><u>Willow Farm Action Group</u> – Concern that cul-de-sac accesses indicated as suitable for emergency vehicles are not practical and questions how access limitation would be enforced so as not to result in traffic rat-runs.</p>	<p>In light of comments received from County Highways it is accepted that access for emergency vehicles only is not enforceable.</p> <p>The proposal for 32 homes on part of the Brookfields site served off Crawford Rise has been approved subject to a S106 agreement. Amend paragraph 4.32, 1st bullet.</p> <p>The consultation provided evidence that the proposed access at Campbell Close would depend on acquiring third party land and is therefore not available. Delete paragraph 4.32, 3rd bullet.</p> <p>A developer has stated that access beyond the terminus of Armadale Close is unsuitable for any type of motor vehicle due to steep gradients. Delete paragraph 4.32, 4th bullet.</p> <p>Nottinghamshire County Council Education’s response to this consultation is supportive of an alternative new site for a primary school</p>

		<p>elsewhere on site H8 which would mean the area of the site to the west of Killisick Lane. Delete paragraph 4.32, 5th bullet.</p> <p>Maps on page 46, 47 and 48 to be amended accordingly.</p> <p>Consequently insert a new bullet to paragraph 4.32: <u>Connections for pedestrians and cyclists may be appropriate from Armadale Close, Roxborough Close and Strathmore Road.</u></p>
Section 4	<u>Willow Farm Action Group</u> – Concern that road design and layout are not addressed in Section 4. These issues should be balanced against the impact upon the amenity of existing residents.	The development brief should not be over prescriptive. It is a detailed matter for the planning application which will be considered against the guidance in the Nottinghamshire Highways Design Guidance.
Paragraph 4.37, 5.16-5.19	<u>Willow Farm Action Group</u> – Assessments of the movement network must include estimated volume of vehicle movements generated by new development and also the effectiveness of the local road network to disperse this additional traffic.	A Transport Assessment will be required to be prepared in accordance with the Nottinghamshire Highways Design Guide. County Highways will also be consulted at the planning application stage.
Paragraph 5.23	<u>Willow Farm Action Group</u> – Will the test for new development to be within 400 m of a bus stop be applied across the Borough? Some LPD allocations would fail to meet this test.	The County Council's Highway Design Guide at section DG6 (Public Transport) paragraph 3.81 states that generally walking distances to bus stops in urban areas should be a maximum of 400m and desirably no more than 250 m. In rural areas the walking distance should not be more than 800 m. Whether a site is within 400 m distance from bus stops was a criteria used in assessing accessibility in the Sustainability Appraisal which was taken into account in site

		selection. The Sustainability Appraisal states that all sites are within 400 m of existing bus stops with exception to H3, H9 and E1 and the majority of site H15 in Calverton. It is assumed that the GAR would enable public transport services to be routed through the new development serving H9 and E1. In the case of H3 and H15 the Sustainability Appraisal seeks to ensure that there is connectivity to existing bus services. Developer's contributions towards connectivity to existing bus services for sites H3 and H15 will be sought at the planning application stage. In overall terms the Borough Council considers the LPD housing allocations to be in sustainable locations and subsequently the allocations have been endorsed by the Inspector.
4.34	<u>Landowner/ Developer</u> – Brief should accord with the Institution of Highways and Transportation (2000) guidelines for providing journeys on foot defines walking distance as 400 m (desirable), 800 m (acceptable) and 1200 m (preferred maximum). Walking distances from homes to stops should reflect these guidelines.	According to the County Council's Highway Design Guide within Urban areas 400 m should be regarded as the maximum.
Paragraph 6.3 –	<u>Willow Farm Action Group</u> – Reference to ACS Policy 10. On this basis amenity should be included as a key objective/ principle of the document.	Amenity is covered by Policy LPD 32. Agree to amend the fourth bullet of paragraph 1.8 to include <u>amenity</u> .
Paragraph 7.3	<u>Willow Farm Action Group</u> – Concern with assessment that sites H7 and H8 are deliverable because they are policy compliant as this goes beyond the principle of development, and suggests	The reference in paragraph 7.3 to “policy compliant” relates to the viability assessment work and the assumption that developer contributions meet policy i.e. they are policy

	the decision to approve planning permission is a foregone conclusion – without assessing residential amenity, flood risk, highway safety and infrastructure.	compliant. Insert the following into paragraph 7.3: This paragraph should not be misconstrued as an indication that any predetermination of the planning application has occurred.
Conclusion	<u>Willow Farm Action Group</u> – The NPPF is clear that developers should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot. This engagement is absent from the document and should be included within the development brief.	Paragraph 128 of the NPPF is advisory and cannot be required. The Borough Council is of the view that the masterplan exercise is itself part of early engagement with both the local community and landowners. Agree reference should be made in the masterplan. Insert new paragraph 6.3: <i><u>Paragraph 128 of the National Planning Policy Framework (2018) advises: “Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot”. The preparation of this masterplan has formed part of this early engagement and ongoing engagement in this respect is supported.</u></i>
General	<u>Landowner/ Developer</u> – General support for the development brief, although it should not be prescriptive as without flexibility development will be compromised.	Noted. The SPD will be a material consideration in the determination of future planning applications.
Paragraph 1.1	<u>Landowner/ Developer</u> – Suggest insert text ‘proposed to deliver <u>at least</u> 525 new	Agree.

	homes'. This would be consistent with text at paragraph 5.1 'key development principles'.	
Paragraph 1.7 – Paragraph 1.9	<u>Landowner/ Developer</u> – Is it necessary for the document to be published as an SPD? Request it is published as a design brief.	Yes - the adoption of the development brief as an SPD will give it more weight in the decision making process.
Paragraph 1.10	<u>Landowner/ Developer</u> – Typo – last 2 lines should read "...and how the <u>sites</u> can be well integrated into <u>their</u> wider context"	Agree.
Paragraph 1.12	<u>Landowner/ Developer</u> – Typo – last bullet point should read ' <u>sites</u> '.	Agree.
Paragraph 3.4	<u>Landowner/ Developer</u> – The SPD should be specific to the recently published NPPF 2018.	Agree.
Page 12	<u>Landowner/ Developer</u> – A plan showing the various ownerships obliged to contribute to the Education / Health / Open Space should be included.	No change needed. The text is clear that contributions towards the new primary school will be sought from all of the housing allocations in the Arnold planning area (as shown in Appendix 3). Secondary school and health contributions are based on a formula to be applied to all LPD housing allocations. The wording of the development brief will be amended to clarify that the open space proposals shown on the Development Framework Plan comprise those funded through S106 contributions plus longer term ambitions for the Council. The details of the provision funded by developers will depend on the schemes put forward at planning application stage and the extent of on-site provision.

Paragraph 3.12	<u>Landowner/ Developer</u> – Note that for H7 and H8 applicants are required to consider prior extraction of brick clay, in terms of whether extraction is viable and feasible.	Noted.
Paragraph 5.4 and 5.6	<u>Landowner/ Developer</u> – Suggest the density is referred to as a minimum of 30 dwellings per hectare	Paragraph 5.4 refers to 30 dwellings per hectare in paragraph 10.3.4 of the LPD in terms of being a reasonable minimum density. Paragraph 5.5 notes that the net densities in the development brief are greater than the 30 dwellings indicated as a reasonable density. The masterplanning work indicates that this means the necessary housing numbers can be comfortably met (paragraph 5.6) and that Policy LPD 33 states that densities higher than 30 dwellings per hectare will be supported provided it reflects local character. No change needed.
Paragraph 5.7	<u>Landowner/ Developer</u> – 555 units across all three sites is deliverable. Support high density development above the allocation figures.	Noted
Paragraph 5.8	<u>Landowner/ Developer</u> – Remove reference to ‘no apartments are proposed’ – do not want this to be expressly excluded.	The reference in the paragraph is to the viability work which assumed no flats would be developed. Apartments are not ruled out and applications would be judged on merit.
Paragraph 5.9	<u>Landowner/ Developer</u> – Comfortable with the proposed affordable housing mix although under the new NPPF different affordable housing tenures could be made available. Education land contributions could be offset by less affordable housing contributions.	Noted. Developer contributions will be subject to detailed negotiation at the planning application stage.

General	<u>Landowner/ Developer</u> – Question whether all masterplan landowners have been consulted.	Yes they have been contacted either directly or through their agents.
Paragraph 5.27	<u>Landowner/ Developer</u> – The open space SPD was published in 2001 and is now 17 years old.	Noted. Reference made to <i>Policy LPD 21 (Provision of New Open Space)</i> .
Map Page 46	<u>Landowner/ Developer</u> – Should the plan include the Gables land?	No – this does not form part of the development brief area as it is not an allocation. Therefore amendment to the Map is not necessary. Insert new paragraph 2.11 to clarify the status of the Gables: <i><u>A parcel of land adjoining the north of site H7 'the Gables' does not form part of the allocated site but is also not within the Green Belt. If this land is promoted in the future it could form an extension to H7, subject to compliance with all other relevant policies. This land is however not included within the brief as it is not allocated for development.</u></i>
Map page 47	<u>Landowner/ Developer</u> – The plan shows *redacted* ownership allocated land as green space, which also has planning consent for offices	Noted.
4.38	<u>Landowner/ Developer</u> – Clarification requested as to which sites require monitoring for gas migration	Agree - for clarification, at paragraph 4.38 insert: <i><u>Monitoring for gas migration should be undertaken for sites H7 and H8.</u></i>
4.24	<u>Landowner/ Developer</u> –	It is considered that paragraph 4.24 is factual.

	<p>Should acknowledge that the lack of character or distinctiveness cannot be completely attributed to standard house types.</p> <p>Development Brief should not require only the use of Bespoke house types or amended existing house types.</p>	<p>However, the development brief does not prescribe only bespoke housing types.</p>
6.1 – 6.10	<p><u>Landowner/ Developer</u> –</p> <p>Building for life 12 is used to structure pre-application discussions and is a useful tool and reference should be made to this.</p> <p>Development of parcels should not require bespoke designs. The brief should avoid referring to specific materials.</p>	<p>Agree - include reference to Building for Life 12. Developers are encouraged to include bespoke housing types. At paragraph 6.4 insert: <i><u>Developers are encouraged to utilise the principles of Building for Life 12 to guide the overall quality of design of their proposals.</u></i></p>
6.15	<p><u>Landowner/ Developer</u> –</p> <p>If garages are designed to 6C standards the local planning authority should count these as a parking space. Parking courtyards can be designed as attractive and safe environments</p>	<p>Residential parking provision and standards are covered by Policy LPD 57 and the Parking SPD. Provided the dimensions of the dedicated parking space meets the guidelines in the Nottinghamshire Highways Design Guidance then agree the space should count towards parking provision.</p>
5.22	<p><u>Landowner/ Developer</u> –</p> <p>5.22 “will” should be amended to “may”. The sites are not reliant on existing roads which adjoin the sites for emergency access.</p>	<p>Following the response made to the consultation including from County Highways it is accepted that access for emergency vehicles only is not enforceable. Delete paragraph 5.22.</p>
4.19	<p><u>Landowner/ Developer</u> –</p> <p>Brief should make it clear that there is not a requirement for a Heritage way. The site can provide linkage for such a route but only for the land in control of the applicant. Brief should state that cooperation will be needed between separate landowners to ensure wider connectivity.</p>	<p>Noted - paragraph 4.19 does not state that the heritage way is a requirement specific to this site therefore change not necessary.</p>

5.27	<p><u>Landowner/ Developer</u> – Support open space requirements but concerned about reference to 50 or more dwellings requiring an informal sports area. Taking into account the number of homes, location of open space, surface water management and buffers flexibility is needed.</p>	<p>The table below paragraph 5.27 is an extract of the Borough Council’s New Housing Development Supplementary Planning Guidance for Open Space Provision (November 2001), which is a material consideration in the determination of any planning application.</p>
5.28	<p>Flexibility is provided by allowing play areas within prescribed catchments.</p>	<p>Paragraph 5.28 reflects the Borough Council’s New Housing Development Supplementary Planning Guidance for Open Space Provision (November 2001), which is a material consideration in the determination of any planning application.</p>
General comments -	<p><u>Nottinghamshire County Council</u> – County Council Public Health has undertaken a Rapid Health Impact Assessment (HIA) on the brief. The following recommendations are made:</p> <ul style="list-style-type: none"> • Planners should always consider the protection and improvement of health, and the reduction of health inequalities, as fundamental principles when making planning decisions • The brief should consider the principles of Housing our Ageing Population Panel for Innovation (HAPPI) • The brief should specify the applicability and requirements for specialist accommodation within the sites. • Energy efficiency and the potential for energy efficient and innovative design and renewable energy generation should be considered within the brief. • The brief should include further detailed 	<p>Noted</p> <p>Too detailed and prescriptive for a development brief.</p> <p>Too detailed and prescriptive for a development brief.</p> <p>Renewable energy is covered by Policy LPD 2.</p> <p>The Nottingham North and East CCG have</p>

	<p>assessment of planned requirements for developer contributions to NHS and social care facility, and any specific development requirements planned for the site such as primary health care.</p> <ul style="list-style-type: none"> Planners should use the East Midlands Air Quality and Emissions Mitigation Guidance for Developers (July 2018). Mitigation measures may include provision of electric vehicle recharging and active travel infrastructure. If shared community use and co-location of services is a Development Consideration. Please consider One Public Estate. 	<p>requested financial contributions on a formula basis for them to disperse.</p> <p>This is included within Policy LPD 11.</p> <p>Service co-location is covered by ACS Policy 12.</p>
Paragraph 5.27-5.38 Map 2	<p><u>Nottinghamshire County Council</u> – Areas of open space/ green infrastructure have the potential to be designed for community food growing or allotment purposes in addition to play facilities/ recreation. Such provision would align with the Nottinghamshire Health and Wellbeing Strategy 2018-2022.</p> <p>Map 2 identifies adjoining allotments but the brief does not consider increased demand on these allotments.</p>	<p>The wording of the development brief will be amended to clarify that the open space proposals shown on the Development Framework Plan comprise those funded through S106 contributions plus longer term ambitions for the Council. The details of the provision funded by developers will depend on the schemes put forward at planning application stage and the extent of on-site provision.</p> <p>The Development Framework Plan will also be amended to include an area for allotments within the Green Belt Recreation Area.</p>
	<p><u>Nottinghamshire County Council</u> – The brief makes no reference to access to local food retailers and supermarkets in the local area. Access and Proximity to food outlets and supermarkets has been shown in a recent 2018 TCPA report to impact on house prices.</p>	<p>The location of the site is considered to be accessible to Arnold Town Centre and also local shops and facilities. The sustainability of the site was considered through the site selection process as part of the preparation of the Local Planning Document.</p>
General –	<u>Nottinghamshire County Council</u> –	This issue will be dealt with through the

archaeology	There is undoubtedly potential for archaeology given that the area contains the only convincing Iron Age Hillforts in the County which did not exist in isolation. It is recommended the need for an appropriate archaeological assessment, starting with a geophysical survey, is flagged up.	application of Policy LPD 30.
General – Rights of Way	<u>Nottinghamshire County Council</u> – The development sites impact numerous Public Rights of Way. It is required that the availability of such paths is not affected or obstructed unless subject to appropriate diversion of closure orders. Request to be consulted on re-surfacing or gating issues.	This matter is covered by Policy LPD 58. The County Council’s Public Rights of Way Team would be consulted at the planning application stage.
General	<u>Nottinghamshire County Council</u> – Reference should be made in relation to landscaping to the use of native species of tree and shrub appropriate to the local area and the use of wildflower and flowering lawn mixes within open spaces and along site boundaries. SuDS should be multifunctional, providing habitat benefits.	Agree with this principle which is reflected at paragraph 5.46 of the brief, and will be addressed at the planning application stage.
	<u>Nottinghamshire County Council</u> – The ecological value of the sites and therefore the impact and mitigation is unknown. Particularly an issue on site H8.	An ecological survey will be required to be submitted as part of the planning application.
Developer Contributions and Viability		
General Comment - Highways contributions	<u>Highways England</u> – Developer contributions will be sought for infrastructure such as public transport and highways and development will be expected to promote sustainable transport.	Noted
General Comment / Page 13 - Impact on GP/	<u>Local Residents</u> – Several comments raised concerns relating to the impact of the proposed development on local health facilities	In relation to GP services, the Nottingham North and East Clinical Commissioning Group (CCG) has been consulted and has stated that the

Dental Surgery.	such as GP's and dental surgeries. There is an existing problem obtaining appointments for these services in the area. Provision of GP practices should be in place prior to new homes being occupied.	proposals would trigger the need to provide health related section 106 funding to ensure that there is appropriate health infrastructure in place to support the growth in population. The timing and phasing of any new health infrastructure is the responsibility of the CCG
General Comment	<u>Nottingham North and East Clinical Commissioning Group</u> – Health related developer contributions would be required to fund appropriate health infrastructure. Funds to be confirmed at a later stage.	Noted
Page 13/ Paragraph 5.11	<u>Local Residents</u> – General concern about the impact of the proposed developments in the area on education services. Concern that provision has not been made for secondary schools as well as primary schools. Redhill Academy and Arnold Hill Academy will both struggle to meet demands.	Contributions from allocations as detailed in the development brief will be required for secondary education provision in line with the County Councils adopted Updated Planning Obligations Strategy. Insert text at paragraph 3.17: <i><u>Developer contributions will also be required to for secondary education provision in line with the County Councils adopted updated Planning Obligations Strategy.</u></i> Insert new paragraph 5.16: <i><u>Developer contributions will also be required to for secondary education provision in line with the County Councils adopted Updated Planning Obligations Strategy.</u></i>
General Comment	Accept that many schools in Arnold are oversubscribed however, there are two early years providers in the locality who have a significant number of spaces for children aged 2, 3 and 4 years which means that the schools they feed into look to be under-subscribed in the	The County Education Authority has been consulted and has reaffirmed its view that a new primary school will be required within the Arnold education planning area.

	next few years as well for e.g. Coppice Farm is only 60% full. The data used to inform the decision seems not to fit the actual situation.	
Paragraphs 5.10 – 5.15	<u>Willow Farm Action Group</u> – Education provision is of major concern and the NPPF makes clear the importance of a sufficient choice of school places for existing and new communities. ACS Policy 18 is clear that new development must be supported by infrastructure provision at the appropriate stage. This part of the report should refer to relevant national or local planning policy and set out when the infrastructure will be in place and how it will be funded. Additional school capacity must be created ahead of occupation of new dwellings.	The detailed S106 agreements will set out more detail on the financial contributions being sought and on the timing of delivery of additional school capacity. The development brief can only give a broad assessment of infrastructure needs and timing. More detail on the exact nature of the development and on the timing of its delivery will be available at the planning application stage.
General Comment	<u>Local Resident</u> – The statement ‘contributions are expected towards education, health and open space’ is vague and should be mandatory and timely.	The contributions likely to be sought are supported by policies and will be subject to legally binding S106 agreements or planning conditions.
Paragraph 7.5	Agree planning obligations for education should be sought from sites not just within NE Arnold but the wider urban area of Arnold.	Noted.
7.1 – 7.9	The viability assessment was undertaken in 2016 and would have taken into account the NCC Planning Obligations Strategy dated April 2014. No discussions have taken place with the developers regarding the implications of the September 2018 Obligations Strategy.	The assumptions used in the GBC Local Plan Viability Assessment (March 2016) are set out within that study. The development brief sets out that a more detailed viability review of the sites has been undertaken with greater clarity over residential areas, open space, and education. However, it is accepted that potential contributions will need to be negotiated as part of the planning

		application process through further discussions with land owners/developers.
Education General/ paragraph 5.10	<p><u>Landowner/ Developers –</u> The three developments for 525 dwellings in North East Arnold equate to a 0.5 single form entry school. Costs for the proposed 1 form entry school should not be apportioned from the three developments. Following concerns raised:- Why has the Rolleston Drive allocation not been included as part of education requirements? There should be transparency regarding education contribution requirements and the cost of the school – disproportionate contributions would not be CIL compliant and private sector builds are often significantly more cost effective. Note viability comments about the east of H2 – this will be assessed further at the appropriate time.</p>	<p>The development brief refers to a minimum of 525 dwellings. Agree that all housing allocations in the Arnold primary education planning area should contribute towards the provision of a new primary school on an equal basis which is stated clearly in the masterplan.</p> <p>Work is ongoing between Gedling Borough Council and Nottinghamshire County Council outside of the preparation of the development brief to agree an approach to providing the new primary school within the Arnold primary school catchment area. This work will be used to inform Section 106 discussions. As indicated by paragraphs 5.10 – 5.15 of the brief, it is intended that the process for delivering the primary school is transparent, robust and fair. Section 106 contributions can only be required if they are necessary to make the development acceptable, directly related to the development and fairly and reasonably related in scale and kind to the development.</p> <p>Rolleston Drive, is Gedling Borough Council's preferred site for anew primary school subject to it being demonstrated that it can be delivered within the required timescales. Additional text will be included to state that the Rolleston Drive site is Gedling Borough Council's preferred site.</p>
Paragraph 5.12	<u>Landowner/ Developer –</u>	Work is ongoing between Gedling Borough

	<p>A contribution formula should be agreed now to ensure contribution requirements are known. In particular the cost of the school, how it will be delivered and how Nottinghamshire County Council will make up the deficit funds so as not to delay housing delivery.</p>	<p>Council and Nottinghamshire County Council outside of the preparation of the development brief to agree an approach to providing the new primary school within the Arnold primary school catchment area. This work will be used to inform Section 106 discussions. As indicated by paragraphs 5.10 – 5.15 of the draft brief, it is intended that the process for delivering the primary school is transparent, robust and fair. Section 106 contributions can only be required if they are necessary to make the development acceptable, directly related to the development and fairly and reasonably related in scale and kind to the development.</p>
<p>Education Paragraph 1.7</p>	<p><u>Landowner/ Developer</u> – Use of the phrase that the provision of a new primary school will be ‘supported’ by other development sites in Arnold is too ambiguous and should state that financial contributions will be based on Nottinghamshire County Council guidance. Landowners will need to be compensated for the loss of development land for housing.</p>	<p>Agree. Amend paragraph 1.7 to read: <i><u>Contributions for which will also be expected to be from development at other sites in the Arnold education area...</u></i></p>
<p>Paragraph 7.7</p>	<p>For H7 and H8 to be delivered the primary school will need to be delivered alongside the housing development. As long as the education land is safeguarded either H7 or H8 could come forward first. There needs to be a clawback mechanism secured should the school land not be developed for any reason.</p>	<p>Work is ongoing between Gedling Borough Council and Nottinghamshire County Council outside of the preparation of the development brief to agree an approach to providing the new primary school. This work will be used to inform Section 106 discussions. As indicated by paragraphs 5.10 – 5.15 of the brief, it is intended that the process for delivering the primary school is transparent, robust and fair. Section 106</p>

		<p>contributions can only be required if they are necessary to make the development acceptable, directly related to the development and fairly and reasonably related in scale and kind to the development.</p> <p>Any clawback clauses would need to be agreed as part of a S106 Agreement.</p>
Paragraph 7.5	<p><u>Landowner/ Developer</u> – Notes the key principle of the document is that no one landowner will bear the burden of planning obligations.</p>	<p>Agreed.</p>
	<p><u>Nottinghamshire County Council</u> – County Education welcomes the proposed school provision required to accommodate additional school places generated by Local Plan housing allocations. Pupil projections provided showing a deficit of 313.98 pupils within the Arnold Primary Planning Area up to 2028 taking account of completions, housing commitments and housing allocations.</p> <p>Support Site H8 as the site for the school, however the proposed location within the site is sub-optimal due to site levels and a watercourse that would separate the school building and the playing field. The proposed location for the school suggests the severance of the broad band of trees along the eastern boundary of H8 and suggests the location of SuDS in this area.</p> <p>Recommend an alternative 2ha site is identified within H8 to accommodate a 1 Form Entry School with capacity for 1.5FE expansion.</p>	<p>The County Education response is supportive of an alternative new site for a primary school elsewhere on site H8 which would mean the area of the site to the west of Killisick Lane.</p> <p>Work is ongoing between Gedling Borough Council and Nottinghamshire County Council outside of the preparation of the development brief to agree an approach to providing the new primary school within the Arnold primary school catchment area. This work will be used to inform Section 106 discussions. As indicated by paragraphs 5.10 – 5.15 of the draft brief, it is intended that the process for delivering the primary school is transparent, robust and fair. Section 106 contributions can only be required if they are necessary to make the development acceptable, directly related to the development and fairly and reasonably related in scale and kind to the development.</p>

		Rolleston Drive, is Gedling Borough Council's preferred site for a new primary school subject to it being demonstrated that it can be delivered within the required timescales.
	<p><u>Nottinghamshire County Council</u> – Wish to ensure Section 106 pooling restrictions are not a barrier to development funding and to ensure the costs and contributions for building the school are equalised between all developers.</p>	<p>Noted.</p> <p>The Government is now committed to removing the pooling restriction, subject to changes to regulations in early 2019.</p> <p>Paragraph 5.12 is clear that housing sites in the Arnold planning area will be expected to contribute on a pro-rata basis.</p>
	<p><u>Nottinghamshire County Council</u> – Contributions for secondary education provision will be required in line with the County Council's adopted Updated Planning Obligations Strategy.</p>	Noted – reference made in document.
Housing Mix, Type, Tenure		
3.15	<p><u>Landowner/Developer</u> – LPD does not include a policy that has been locally justified requiring the application of optional building regulations. Reference to Optional Standards should be removed from the brief.</p>	Disagree. The application of optional building regulations is not required but encouraged.
Paragraph 5.8, Section 6	<p><u>Landowner/Developers</u> – No reference is made to self and custom build in document. Would like to see reference to self-build projects and custom build homes to ensure local needs are being met and that the market for such homes in a</p>	<p>Agree. Insert new paragraph 5.10: <u><i>Proposals for self-build and custom-build housing on the development sites will be supported provided they are in accordance with Policy LPD 42 (Self Build and Custom Build</i></u></p>

	sustainable location is not discouraged.	<i>Homes) and do not undermine the comprehensive development of the allocated sites.</i>
Paragraph 7.9	<u>Landowner/Developer</u> – Brief should recognise that housing mix will differ across the sites.	Noted – the development brief does allow for this.
Paragraph 6.17	<u>Willow Farm Action Group</u> – In addition to design elements such as window size for solar gain other matters such as the amenity issue of the privacy of existing homes and gardens should be identified at this stage.	This section is concerned with Sustainable Design and solar energy capture and is not intended to be prescriptive. Amenity is covered by Policy LPD 32. No change required.
6.17	<u>Landowner/ Developer</u> – Unclear why there is a need to refer to maximising solar gain through adapting the size of window openings. Environmental performance is established through the Building regulations.	The wording is to encourage and is not prescriptive. No change required.
General Traffic		
General Comment / Page 24 – Traffic / Paragraph 5.22	<u>Local Residents</u> – Several comments raised concerns related to traffic impact including:- The level of traffic will significantly impact on the area resulting in more congestion and traffic pollution <ul style="list-style-type: none"> • It is already difficult to navigate Killisick Road, Killisick Lane, Gleneagles Drive and Howbeck Road due to on-street parking • Additional parking on junctions will exacerbate traffic problems • Concern about the creation of rat runs. • Many roads are cul-de-sacs with severe access issues • There are traffic problems during the school run. 	The LPD considered the principal of access and generally the Inspector was satisfied. The planning application will need to be supported by a Transport Assessment prepared in accordance with the guidance set out in Nottinghamshire County Council’s Highway Design Guide. This will consider the impacts of additional traffic on the road network, key junctions and scope for mitigation.

	<ul style="list-style-type: none"> • Buses in the area have difficulty passing and emergency vehicles have difficulties • Concern that traffic from the proposed development will result in a bottleneck at the traffic lights at Coppice Road therefore backing up along Howbeck Road. This will prevent egress for existing residents along Middlebeck Drive, Harwood Close and Stuart Close. • The corner of Howbeck Lane and Killisick Lane is an accident waiting to happen due to speeding. <p>The following solutions were supported by residents:-</p> <ul style="list-style-type: none"> • Traffic surveys should be carried out prior to development • Require a robust approach to traffic volume management to ensure vehicle and pedestrian safety, emergency vehicle access and air quality are not compromised. • More access roads from Surgeys Lane and Mapperley Plains should be considered. • Support more access points instead of all the emergency vehicle access points indicated • To improve access roads need to be wider. 	
General Comment – Parking Standards	<p><u>Local Residents</u> – Parking – recently developed sites shows that allocation of parking spaces has been inadequate. At present pavements are often partially blocked. Access by emergency services is virtually impossible.</p>	<p>The LPD considered the principal of access and generally the Inspector was satisfied. The planning application will need to be supported by a Transport Assessment prepared in accordance with the guidance set out in Nottinghamshire County Council’s Highway Design Guide. This will consider the impacts of additional traffic on the road network, key junctions and scope for mitigation.</p>

		<p>In terms of street design developers will need to follow the guidelines set out in Nottinghamshire County Council's Highways Design Guidance and the Manual for Streets.</p> <p>Policy LPD 57 and the Borough Council's SPD on Residential Parking sets out standards for parking provision in residential developments.</p>
Paragraph 5.22	<p><u>Nottinghamshire County Council</u> – Reference to streets such as Strathmore Road, Roxburgh Close and Campbell Gardens providing emergency vehicle access is not clear and could be interpreted as access for all vehicles. Sustainable links could be provided in the form of cycleway/footway links which could possibly facilitate emergency vehicles</p>	<p>Following the response made to the consultation including from County Highways it is accepted that access for emergency vehicles only is not enforceable. Paragraph 4.32 amended accordingly and paragraph 5.22 deleted.</p>
Paragraph 5.17 and 6.10	<p><u>Nottinghamshire County Council</u> – Amend paragraphs. The 6C's Design Guide is to be replaced on the 1st October by the Nottinghamshire Highway Design Guide and Manual for Streets is a secondary document.</p>	<p>Agree - all references to the 6C's Guide to be replaced by reference to the Nottinghamshire Highway Design Guide.</p>
5.17	<p><u>Landowner/ Developer</u> – The 6Cs design Guide does not fully reflect the Manual for Streets and the text should be amended to reflect this.</p>	<p>The key document is the Nottinghamshire Highway Design Guide and the Manual for Streets is secondary as confirmed by the Highways Authority. No change required.</p>
Paragraph 6.10	<p><u>Nottinghamshire County Council</u> – Shared surfacing is not permissible until there is further guidance from the DfT.</p>	<p>Agree - Delete reference to shared surfacing in paragraph 6.10.</p>
Paragraph 6.11	<p><u>Nottinghamshire County Council</u> – Materials should be in keeping with the Nottinghamshire Highway Design Guide as non-standard materials such as those stated would not be acceptable on adoptable layouts.</p>	<p>Agree – in paragraph 6.11 delete reference to the materials highlighted and insert text: <i><u>in accordance with the Nottinghamshire Highways Design Guide.</u></i></p>

Appendix 2 - Road connection between H7 and H8	<u>Local Resident</u> – There should be a road link between H7 and H8 to provide two access routes to H8 therefore reducing traffic along Howbeck Road.	Disagree. County Highways are not supportive of this approach. The approach is to encourage maximum integration with the urban area.
Paragraph 6.9	<u>Willow Farm Action Group</u> – Street network assessment should not simply rely on road widths but should include environmental constraints such as the effects of on-street parking and bridges.	The planning application will need to be supported by a Transport Assessment prepared in accordance with the guidance set out in Nottinghamshire County Council’s Highway Design Guide. This will consider the impacts of additional traffic on the road network, key junctions and scope for mitigation.
Local Resident Other		
Paragraph 4.6	<u>Local Resident</u> – Suggest a Landscape and Visual Assessment is undertaken out as development will eradicate the ridgeline. Include contingency arrangements to mitigate landscape impact	The site selection process undertaken as part of the preparation of the Local Planning Document took into account the landscape and visual impact of potential development sites. Policy LPD 19 is also in place to consider specific development proposals at the detailed planning application process and seeks to protect landscape character and to integrate new development proposals with the local landscape character.
General Comment – Town Centre	<u>Local Resident</u> – Concern that retail facilities in the area would not fulfil the needs of increasing population.	The location is considered accessible to the full range of shopping and other services in nearby Arnold Town Centre. There are also local convenience shops within a five minute walk of most of the allocations. The sustainability of the location was considered through the site selection process as part of the preparation of the LPD.
Paragraph 1.3	<u>Local Resident</u> – Statement is misleading as it does not state sites that	Gedling Borough Council owns part of site H8, with the private sector and two Charitable groups

	Gedling Borough Council have an interest in, in particular most of site H8 and a significant portion of site H7. The term 'charitable groups' is misleading as a small plot owned by one charity.	owning the remainder. GBC does not own any part of site H7.
General Comment	<u>Local Resident</u> – Several comments raising concern about the impact of the development of the proposal sites upon house prices.	House prices are not a planning matter.
General Comment	<u>Local Resident</u> – Fully support allocations H2, H7, H8.	Noted.
General Comment	<u>Local Resident</u> – In heavy rain rivers form along Killisick Road and Howbeck Road and further developments will only make this worse e.g. new development off Ladybank Rise.	Surface water flood risk is identified as an issue in section 4 and the development brief identifies potential mitigation measures as part of a desk based exercise. The brief indicates that SUDs should be located within the sites including along the western boundary of site H7. A more detailed Flood Risk Assessment will need to be submitted as part of the planning application process and would need to address surface water flood risk with recommendations for mitigation for sustainable drainage solutions to the accepted standards.
General Comment	<u>Local Resident</u> – The general theme of connectivity and opening up quiet closes will increase traffic and anti-social behavior in darkness hours. Worried that the Council is inviting criminality.	Issues relating to amenity and community safety are covered by Policies LPD 32 and 35.
General Comment	<u>Local Residents</u> – General concern about the removal of trees and hedgerows which will result in <ul style="list-style-type: none"> • Increased risk of flooding 	The development brief acknowledges the importance of retaining features on site and providing compensatory measures. The document notes that this approach must be

	<ul style="list-style-type: none"> • Detriment to local wildlife • Loss of legacy in the area 	dependent upon the outcome of an ecology assessment and will need to be considered alongside the arboriculture survey to provide the necessary information.
Green Belt/ Brownfield Land	<p><u>Local Residents</u> – Concerns relating to the loss of open countryside and Green Belt. Brownfield sites could have been allocated for housing (for example Daybrook Laundry and Rolleston Drive).</p>	<p>The various Arnold sites have been allocated through the now adopted Local Planning Document. The Inspector has endorsed the Local Planning Document site allocations and concluded that the Council has met the very special circumstances for releasing land in the Green Belt to meet housing need.</p> <p>Housing sites can only be allocated where they are made available and promoted by a willing landowner. Part of the former Daybrook Laundry site is allocated as X1 and other brownfield sites include Rolleston Drive H1 and the former Metallifactory site X2.</p>

Comments relating to Housing Allocation H2 (Brookfields Garden Centre) and H7 (Howbeck Road/Mapperley Plains)		
Document Reference / Issue / Allocation	Summary of Consultee Comments	Gedling Borough Council Response
H2/ H7 - Transport, Access and Connectivity		
H2/H7- Petition	<p><u>Local Residents –</u> A petition with 146 signatures petitioned against the planning application for Brookfields Garden Centre going to 3rd October 2018 Planning Committee before the Arnold Development Brief is finalised; and expressed concern the access to H2 is to be via Crawford Rise which is steep and narrow and not suitable other than for pedestrian/cycle/emergency access. Access to H7 is also proposed via Armadale Close which opens onto Crawford Rise is also unsuitable. The petition is that these two access points must be restricted to emergency vehicles only.</p>	<p>The petition has been considered at the Planning Committee held on the 3rd October 2018. At this meeting Planning Committee resolved to grant permission for 32 homes on part of the Brookfields Garden site subject to signing a S106 Agreement.</p> <p>A developer has stated that access beyond the terminus of Armadale Close is unsuitable for any type of motor vehicle due to steep gradients. Amend paragraph 4.32 and plans in Appendix 2 to remove reference in the document relating to vehicle access to H7 being gained via Armadale Close and include a new bullet point as follows:</p> <p><i><u>Connections for pedestrians and cyclists may be appropriate from Armadale Close, Roxborough Close and Strathmore Road.</u></i></p>
<p>H2/H7 – Access via Crawford Rise and Armadale Close</p> <p>(comments were made generally and also with reference</p>	<p><u>Local Residents –</u> Several local residents raised the following concerns regarding the acceptability of Crawford Rise/ Armadale Close as an access for sites H2 and H7:-</p> <ul style="list-style-type: none"> • Access via Crawford Rise will result in a vehicular rat-run through to Mapperley Plains. • Crawford Rise is insufficiently wide and is often 	<p>As stated above, the planning application has been considered and Planning Committee has resolved to grant permission for 32 homes on part of the Brookfields Garden site subject to signing a S106 Agreement.</p> <p>The resolution to grant also agreed a condition</p>

<p>to paragraphs 4.32</p>	<p>reduced to a single lane due to on-street parking.</p> <ul style="list-style-type: none"> • Crawford Rise, Cornell Drive and Armadale Close have existing on-street parking issues (in particular at weekends and evenings) which restrict pedestrian/vehicular movement and safety, restrict refuse collection, restrict emergency vehicle access, impact residential parking availability/access, all of which will be exacerbated by the proposed access. • Concern that large vehicles/ refuse lorries have to reverse down Cornell Drive due to existing problems in the area. • The proposed access is unsuitable for emergency vehicle access which would compromise the safety of residents of H2. • The road layout of Cornell Drive, which has a sharp turn, makes navigation difficult in particular for larger vehicles. • Concern that construction vehicles would be disruptive, damaging and would negatively impact highway safety as access for these vehicles is not suitable. • Crawford Rise/ Armadale Close has a steep gradient which has accessibility issues during icy weather. • Resulting additional traffic would be detrimental to impact residential amenity due to noise, pollution and change of character which would not conform with LPD32 • There will be insufficient parking for existing residents and visitors in the area as a result of the proposed access. 	<p>requiring a Construction Environmental Method Statement to be submitted and approved by the Council before any development can take place. This will address parking of construction and contractors cars, loading and unloading of plant and materials; security hoarding, wheel washing facilities and control of emissions of dust and dirt during construction.</p> <p>In relation to H7, the principle of the housing allocations has been established through the adoption of the Local Planning Document which was endorsed by a government appointed Planning Inspector. The specific issues and resolutions to many of the issues raised would be dealt with through a formal planning application where residents will be able to provide comment. The details of proposals will have to accord with policies in the Local Planning Document which include parking standards, highway safety, neighbouring amenity, design etc. Proposals will be required to be accompanied by a Transport Assessment and be in accordance with the County Council's Nottinghamshire Highways Design Guide.</p> <p>A developer has stated that access beyond the terminus of Armadale Close is unsuitable for any type of motor vehicle due to steep gradients. Amend paragraph 4.32 and plans in Appendix 2 to remove reference in the document relating to vehicle access to H7 being gained via Armadale</p>
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	<ul style="list-style-type: none"> • The introduction of parking limitations along Crawford Rise would exacerbate parking issues along Cornell Drive. • There are existing issues at the road crossing at the junction of Cornell Drive/ Howbeck Road given the location of two bus stops and two shops. • Additional traffic in the area will exacerbate parking and other issues along Howbeck Road. • The proposed development would immediately impact 150+ existing residents • The proposed access would be inconvenient for the new residents of H2 and H7. • Concern that there will be additional foot travel in the area as people walk to bus stops. • Concern that the proposed access from Crawford Rise would be dangerous • The LPD states that access to H2 and H7 will be from Mapperley Plains. • The proposed access is contrary to NPPF Paragraph 109 as it will result in unacceptable impact on highway safety and have severe cumulative impact on the road network due to increased traffic and parking. • The proposed access is contrary to NPPF Paragraphs 108 and 110 (a) and (c) due to hazards associated with construction vehicles; that it does not prioritise pedestrian and cyclist; and does not encourage limiting vehicle use. • Access to H2/H7 via Armadale Close is contrary to NPPF Paragraph 109 as it will result in unacceptable impact on highway safety 	<p>Close and include a new bullet point as follows:</p> <p><u>Connections for pedestrians and cyclists may be appropriate from Armadale Close, Roxborough Close and Strathmore Road.</u></p>
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	<ul style="list-style-type: none"> • It is contradictory for Crawford Rise/ Armadale Close to be considered suitable for access when Strathmore Road, Roxburgh Close and Campbell Gardens are not considered suitable for vehicular access even though they have incomparable gradient, access and parking issues compared against Crawford Rise. <p>The following solutions were supported by residents:-</p> <ul style="list-style-type: none"> • More suitable access could be gained from Mapperley Plains resulting in less disruption for existing residents. • Support the proposed connections to H2/H7 if these are footpaths. • Suggest traffic and highways study is undertaken assessing increased traffic, parked vehicles and access to properties. Parking assessment should be undertaken outside of working hours to fully take account of parking issues and blind spots. • Access for construction vehicles should be from Mapperley Plains • Comments made by Highways Authority for application 2017/0155 should be made public • The existing footpath should be closed due to concerns about new residents walking past including late at night. • Access from Crawford Rise should be for emergency vehicles, pedestrian and cyclists only. 	
	<p><u>Landowner/ Developer</u> – Access to H7 via Armadale Close is inappropriate owing to the steepness and narrowness of Crawford Rise.</p>	<p>A developer has stated that access beyond the terminus of Armadale Close is unsuitable for any type of motor vehicle due to steep gradients. Amend paragraph 4.32 and plans in Appendix 2</p>

		<p>to remove reference in the document relating to vehicle access to H7 being gained via Armadale Close and include a new bullet point as follows:</p> <p><u><i>Connections for pedestrians and cyclists may be appropriate from Armadale Close, Roxborough Close and Strathmore Road.</i></u></p>
<p>H2/ H7 – Access via Mapperley Plains</p> <p>Paragraphs 2.8,4.30, 5.1, 5.2, 5.20, 5.25 Paragraph 5.20</p>	<p><u>Local Residents</u> – Several comments supported access to sites H2 and H7 from Mapperley Plains. The LPD states that access to H2 and H7 will be from Mapperley Plains.</p> <p>Some comments objected to the proposed access via Mapperley Plains because:-</p> <ul style="list-style-type: none"> • This will exacerbate existing traffic issues • The proposed T junction on Mapperley Plains will prevent right turning • The proposed roundabout junction will cause tailbacks along Mapperley Plains and will be inadequate • The following solutions were suggested:- • Revision of speed restrictions on approach to the proposed roundabout from Travellers Post • A traffic survey is undertaken • The proposed accesses should be well lit 	<p>The LPD considered the principle of access via Mapperley Plains and generally the Inspector was satisfied. The planning application will need to be supported by a Transport Assessment prepared in accordance with the guidance set out in Nottinghamshire County Council's Highway Design Guide. This will consider the impacts of additional traffic on the road network, key junctions and scope for mitigation.</p>
<p>Paragraphs 5.20 and 5.22</p>	<p><u>Local Resident</u> – Notes that access to H2 will be from Mapperley Plains and H2 traffic will not have full through access to Howbeck Road via Crawford Rise/Cornell Gardens. Concern that increased local traffic volumes from the Gedling by-pass may worsen existing traffic circulation</p>	<p>The proposal for 32 homes on part of the Brookfields site served off Crawford Rise has been approved subject to a S106 agreement.</p> <p>In relation to the allocation for 90 homes being accessed from Crawford Rise the resolution to</p>

	<p>problems with this being exacerbated by H2.</p> <ul style="list-style-type: none"> • Paragraph 5.20 – should read “Access to Site H2 will ONLY be provided via a new T-junction from Mapperley Plains”, as Crawford Rise is too steep, narrow and windy with existing parking problems. Access to development including construction traffic would not be suitable. • Paragraph 5.22 – “Other points of access from neighbouring streets such as Strathmore Road, or Roxburgh Close and Campbell Gardens will provide connections for emergency vehicles ONLY, and will need to be agreed with the Highways Authority and the Police.” 	<p>grant permission is for 32 dwellings with all matters reserved; except access, for subsequent approval. It is considered that matters relating to the layout would be considered at depth at the reserved matters stage and interconnectivity between the sites, should the wider site come forward in the future, can be considered and managed on their own merits should the applications be submitted.</p> <p>In light of comments received from County Highways it is accepted that access for emergency vehicles only is not enforceable, therefore paragraph 5.22 has been deleted. A new bullet has been inserted to paragraph 4.32: <u>Connections for pedestrians and cyclists may be appropriate from Armadale Close, Roxborough Close and Strathmore Road.</u></p>
<p>H7 – Proposed connection via Roxburgh Close</p> <p>(comments were made generally and also with reference to paragraphs 4.32)</p>	<p><u>Local Residents –</u> Several comments raised the following concerns regarding the acceptability of Roxburgh Close as a connection with site H7:-</p> <ul style="list-style-type: none"> • Concern that public access via Roxburgh Close will result in more pedestrian/cycling activity and therefore potential increases in anti-social behaviour. • Concern that the use of Roxburgh Road for emergency vehicles only would not be enforced and would therefore result in a rat run between Mapperley Plains and Howbeck Road. • Roxburgh Road is unsuitable for a large increase in traffic volume. 	<p>See above. In light of comments received from County Highways it is accepted that access for emergency vehicles only is not enforceable. However, it is important for the sustainability of the development that there will be integration with the adjoining urban community and so footpath and cycleway access may be appropriate off certain cul-de-sacs. Policies LPD 32 and 35 are in place to address amenity and security issues.</p> <p>The footpath from Ladybank Rise across site H7 to Mapperley Plains would be retained although may need to be diverted as a result of the design</p>

	<ul style="list-style-type: none"> • Concern the proposed connectivity will impact the quietness of the Roxburgh Close. • Ladybank Rise is also an unsuitable access point <p>The following solutions were supported by residents:-</p> <ul style="list-style-type: none"> • Suggest an access path is located via Ladybank Rise or Crawford Rise • Suggest Roxburgh Road is not used as a secondary access route. 	of the scheme.
4.32	<p><u>Landowner/ Developer</u> – Emergency access from Roxburgh Close is not expected to be achievable due to the gradient of the road. Request that text is inserted that appropriate road design with appropriate loops can achieve satisfactory road access. The text should also recognise that connections may not be achievable due to land ownership or technical constraints.</p>	See above. In light of comments received from County Highways it is accepted that access for emergency vehicles only is not enforceable.
H7 – Proposed Connection Via Campbell Gardens – 4.32	<p><u>Local Residents</u> – Several comments raised the following concerns regarding the acceptability of Campbell Gardens as a connection with site H7:</p> <ul style="list-style-type: none"> • Concern about increased traffic. • Access is unsuitable for access including for emergency vehicles given the twisting, inclining road layout. • Pedestrian and cycle access would be dangerous as a result of increased vehicular use and parking. • Increased parking generally and at the turning head will impact emergency access and safety for all residents including children. • The proposed access goes against the concept of a cul-de-sac 	<p>The consultation has also provided evidence that access through Campbell Gardens would depend on acquiring third party land and is therefore not available.</p> <p>Amend paragraph 4.32 and plans in Appendix 2 to remove reference in the document relating to vehicle access to H7 being gained via Armadale Close.</p>

	<ul style="list-style-type: none"> • Adverse impact upon the character and residential amenity of the close • Pedestrian/ cycle access would result in youth congregating increasing the likelihood of anti-social behavior. • Campbell Gardens is inaccessible during winter weather resulting in parking on Howbeck Road • Introducing a pathway would result in a rat run for bikes and motorcycles especially as a getaway route for theft of these vehicles. • Residents are opposed to the proposed access <p>The following solutions were supported by residents:-</p> <ul style="list-style-type: none"> • Remove the paragraph "<i>From the turning head Campbell Gardens into the northern end of Site H7 – as an existing residential cul-de-sac this may be best suited for emergency vehicular access whilst providing a connection for pedestrians and cyclists</i>" • Emergency access can be gained from H8 and H7 • Emergency vehicle access should be solely from Roxburgh Close, or Mellish Rugby Club to reach north of H7, as these would provide easier and quicker access from Coppice Road area. • Suggest any pedestrian/cycling connectivity is solely from Roxburgh Close • Emergency vehicle access should be solely from Mapperley Plains. 	
<p>Paragraph 6.9</p>	<p><u>Local Resident</u> – Concern that site H2 will become a vehicular through route to Mapperley Plains should the development of the eastern 2/3 of H2 have a vehicular link with the 2017/0155 site which has access from Crawford Rise.</p>	<p>In relation to the allocation for 90 homes being accessed from Crawford Rise, the resolution to grant permission is for 32 dwellings with all matters reserved; except access, for subsequent approval. It is considered that matters relating to</p>

		the layout would be considered in depth at the reserved matters stage and interconnectivity between the sites, should the wider site come forward in the future, can be considered and managed on their own merits should the applications be submitted.
Paragraph 4.32	<u>Local Resident</u> – Concern that the development brief is misleading as it shows the connection to the east of H2 from Mapperley Plains. Planning application 2017/0155 considers access from Crawford Rise.	Planning application 2017/0155 covers part of the site. The remainder of the Brookfields site is to be served from Mapperley Plains.
Map Page 48	<u>Local Resident</u> – Object to proposed roads INF02 and INF03 not being linked, which if linked would be a major safety improvement feature through the provision of sufficient exits from the housing development, should an emergency incident happen in the future.	These two proposed roads linking H2 and H7 are proposed to be linked.
Map Page 48	<u>Local Resident</u> – Support an orbital road around the higher contours to link INF02 and INF03. Linkages should be made northwards to join with the B684 road as development progresses. Support a radial road linking the Howbeck Road/Clevedon Drive junction to join INF02/ INF03, running along the higher contours.	An orbital route is not supported as it would encourage more orbital movements by private vehicles as opposed to achieving a closer integration between the allocations and the existing urban community. A road passing through the recreational area which is to remain in Green Belt would also have an urbanising effect and impact on the tranquillities of the recreational area. Pedestrian/cycle access between H7 and H8 and the recreational area planned in between are desirable.
	<u>Local Resident</u> – Will the public right of way across H7 linking Crawford	Yes, but may be subject to diversion through the new development as a result of the scheme

	Rise to Mapperley Plains be retained?	design.
H2/H7	<u>Local Resident</u> – Suggest the public footpath from Crawford Rise to the top of the field is closed to prevent pedestrians walking past.	See above.
Maps GED002/017 & GED002/016, Paragraph 5.3	<u>Landowner/ Developer</u> – Access to H7 shown as through an operational Garden Centre. This plan and associated schedules should be amended as this access is not necessary and would reduce the developable area to the eastern part of H2.	Disagree. The masterplan is seeking comprehensive development although it is indicative. This access provides an option for linking the two sites and so in the interests of maintaining flexibility it should be retained. Other access layouts can be considered on merit at the planning application stage.
Map GED002/017, Paragraph 5.3	<u>Landowner/ Developer</u> – Does not show the access road infrastructure from Crawford Rise as part of the Phase 1 development of site H2. This should also be indicated and taken account in the land budget schedules.	Agree - amend maps on page 46 and 48 to show approved access to site H2 from Crawford rise and amend land schedules at paragraph 5.3 accordingly.
Maps	It should be recognised that access off Mapperley Plains to serve the east of H2 could come from anywhere along that site frontage. The brief shows only one option and should not be prescriptive. Better access to site H2 would be located further south than indicated.	Noted - any access would need to conform to the Nottinghamshire Highways Design Guidelines.
5.20	<u>Landowner/ Developer</u> – Site H7 has an existing access point which serves a small number of residential properties and also is the access to serve a planning permission for an office new office building	Noted.
H2/ H7 – Biodiversity,	Trees, Hedgerows	
H2/ H7 – Biodiversity	<u>Local Residents</u> – Several comments raised concerns about the loss of habitat for wildlife that currently occupy the development land, trees and hedges. Suggest mitigation including retaining existing hedges to provide space for wildlife.	The development brief refers to protecting significant hedges. Planning Committee at its meeting on 3 rd October has resolved to grant outline planning permission subject to a Section 106 Agreement. Matters relating to landscaping

	<p>Site H2 noted as containing small mammals, birds (including skylark, fowl, barn owls and partridges), hedgerow, weasels, shrews, foxes, squirrels.</p> <p>Site H7 noted as containing protected wildlife including bats, birds of prey and badgers. Hedges that provide habitat for wildlife should be retained</p>	<p>are reserved for future consideration which will deal with the retention of hedgerows. Conditions have been attached to ensure that significant green infrastructure can be retained when designing the detailed layout to ensure that mature vegetation on existing boundaries are retained and sufficiently protected during the development.</p> <p>Any planning applications in relation to both H2 and H7 will be required to be accompanied by an up to date ecological assessment in accordance with Policy LPD 18 and relevant legislation. Any harmful ecological impacts should be avoided, mitigated or, if not possible, compensated. The relevant legislation for protected species will apply.</p>
H2 – Trees	<p><u>Local Resident</u> – Trees identified with TPOs on cannot be removed.</p>	<p>Noted. There are no TPOs present on any of the allocated sites.</p>
Paragraph 6.16 and 4.12 – H2 Hedgerow	<p><u>Local Residents</u> – Concern about the loss of hedgerows on site H2 and support for their retention. Retain hedgerows at the southern and eastern boundaries. Strongly object to the hedgerow on the western boundary being removed as it has a function as and noise and wildlife habitat buffer.</p> <p>Retain native hedgerows along the north and west boundary of H2 which provides a vital wildlife and green corridor. There is a duty under the NPPF Paragraphs 7, 109, 170 and 175 to retain hedgerows and biodiversity.</p>	<p>The omission of a reference to retaining this particular hedgerow as opposed to the ones at southern and eastern boundaries in the development brief should not be taken to infer its removal. Planning Committee at its meeting on 3rd October has resolved to grant outline planning permission subject to a Section 106 Agreement. Matters relating to landscaping are reserved for future consideration which will deal with the retention of hedgerows. Conditions have been attached to ensure that significant green infrastructure can be retained when designing the detailed layout to ensure that</p>

		mature vegetation on existing boundaries are retained and sufficiently protected during the development. The development brief refers to retaining the existing hedgerow on the southern boundary of H2.
Paragraph 4.17 – H2 Hedgerow	<u>Local Resident</u> – The 220 metre long, 180 year old hedgerow adjoining the rear garden of 28 Middlebeck Drive is not specifically retained as agreed at the LPD Examination. Hedgerow appears on the 1835 Sanderson map.	The development brief refers to protecting significant hedges. Planning Committee at its meeting on 3 rd October has resolved to grant outline planning permission subject to a Section 106 Agreement. Matters relating to landscaping are reserved for future consideration which will deal with the retention of hedgerows. Conditions have been attached to ensure that significant green infrastructure can be retained when designing the detailed layout to ensure that mature vegetation on existing boundaries are retained and sufficiently protected during the development.
Paragraph 4.32	<u>Local Resident</u> – Will the hedgerows behind the garages on Crawford Rise be retained as part of development? Why are they not retained at present?	The omission of a reference to retaining this particular hedgerow as opposed to the ones at southern and eastern boundaries in the development brief should not be taken to infer its removal. Planning Committee at its meeting on 3 rd October has resolved to grant outline planning permission subject to a Section 106 Agreement. Matters relating to landscaping are reserved for future consideration which will deal with the retention of hedgerows. Conditions have been attached to ensure that significant green infrastructure can be retained when designing the detailed layout to ensure that

		mature vegetation on existing boundaries are retained and sufficiently protected during the development. The development brief refers to retaining the existing hedgerow on the southern boundary of H2.
General	<u>Local Resident</u> – Will the hedgerow near the proposed access route to extend Armadale Close be retained to provide a natural barrier between existing and proposed development.	See above.
Paragraph 4.17	<u>Local Resident</u> – General support for a proper assessment of the network of hedgerows.	Noted.
H2/H7 – Residential Amenity / Landscape		
H2 – Residential Amenity (comments were made generally and also with reference to paragraphs 3.13, 4.8,6.16)	<u>Local Residents</u> – Several comments raised concerns relating to the impact of the development of site H2 upon surrounding residential amenity, including:- <ul style="list-style-type: none"> • Concerns about overlooking from new homes into existing properties. • The development 3 or 2.5 storey high housing in addition and the removal of hedges would not conform with LPD32 as it would be overbearing, overshadowing, overlooking and be out of character with the existing area. • Concern that development on H2 will be built with inadequate separation distance therefore impacting residential privacy of properties on Crawford Rise. The scoping report for the Brookfields garden centre development (a few years ago) referred to protecting the amenity of Crawford Rise residents. The following solutions were supported by residents:-	These are all matters which would be dealt with at the planning application stage. Policy LPD 32 addresses overlooking, overbearing and overshadowing and guidance in the following text indicates how such issues should be assessed. The Development brief refers to protecting significant hedges. Planning Committee at its meeting on 3 rd October has resolved to grant outline planning permission subject to a Section 106 Agreement. Matters relating to landscaping are reserved for future consideration which will deal with the retention of hedgerows. Conditions have been attached to ensure that significant green infrastructure can be retained when designing the detailed layout to ensure that mature vegetation on existing boundaries are retained and sufficiently protected during the

	<ul style="list-style-type: none"> • retain the row of Hawthorne trees (lined path between 8 houses and Brookfields) between houses along Crawford Rise and the Brookfields railings and the Cypress trees on the Brookfields side of the railings to provide a residential amenity buffer during and after development • Retain hedgerows to protect views and visual amenity • Reconsider support for 3 or 2.5 storey dwellings. Support low building heights along the prominent ridge line 	development.
Paragraphs 4.8, and 6.4-6.7	In relation to requiring low building heights on the prominent ridgeline, these paragraphs should be more specific rather than cover generalities.	The development brief is not intended to be overly prescriptive
H7 – Residential Amenity (comments were made generally and also with reference to paragraphs 6.16)	<p><u>Local Residents –</u> Several comments raised concerns relating to the impact of the development of site H7 upon surrounding residential amenity, including:-</p> <ul style="list-style-type: none"> • The development of H7 would destroy the prominent ridgeline towards Plains Road. • 3-storey properties on the steeper parts of H7 would overlook properties on Roxburgh Close which would contravene Policy LPD32 as it would be overlooking, overshadowing and overbearing and reduce natural light on these properties in winter months. • Retain hedgerows at the southern and eastern boundaries of H7. Strongly object to the hedgerow on the western boundary being removed. Hedgerow makes a big difference to the noise level. <p>The following solutions were supported by residents:-</p>	The development brief acknowledges that a ridgeline exists and runs through sites H2 and H7 and will require careful treatment. Developers will need to apply a landscape character approach seeking to integrate the development into the local landscape and to avoid “hard urban edges”. Policy LPD 19 (Landscape Character and Visual Impact) would be applied.

	<ul style="list-style-type: none"> • Reconsider support for 3 or 2.5 storey dwellings. Support low building heights along the prominent ridge line • Retain hedgerows • Suggest restricting development of H7 below the ridge line. 	
H2/H7 - (comments were made generally and also with reference to paragraphs 6.18)	<p><u>Local Residents</u> – Several comments were received raising general concern about the loss of hedgerows and in general support of retaining hedgerows and trees within sites H2 and H7 including:-</p> <ul style="list-style-type: none"> • Trees and hedgerows provide a privacy buffer for existing dwellings and the new dwellings and their construction phase. • Retention of hedges and trees is welcome but should not be prescriptive. 	The development brief refers to protecting significant hedges. In general the principal of retaining hedges and trees where practical is accepted. Matters relating to landscaping are to be dealt with at the detailed planning application stage.
H7 buffer - Paragraph 6.18 and 5.37	<p><u>Local Residents</u> – Comments relating to the proposed open space/ buffer along the western boundary of H7 were received, including:-</p> <ul style="list-style-type: none"> • The landscape buffer/ green corridor is very narrow and should be wider to provide adequate privacy • The landscape buffer/ green corridor should be defined by a barrier wall with the properties on Roxburgh Close • People using the corridor will be able to look straight into the adjoining rear gardens and also be able to access these gardens. Rear gardens of Roxburgh Close are approx. 5 meters below the boundary of H7 • Landscaping proposals should integrate all existing and new hedge and tree planting and boundary 	The development brief is indicative and the final width of the buffer will depend on the layout and design of the scheme and also on the design of the engineering scheme for sustainable drainage systems. This matter will be considered in detail at the planning application stage. Policy LPD 32 addresses overlooking, and guidance in the supporting text indicates how such issues should be assessed.

	treatments with the street.	
6.18 (H7)	<p><u>Landowner/ Developer</u> – Further enhancement along the Mellish Rugby Club boundary is unnecessary. Landscape buffer along southern boundary will be subject to detailed engineering works that will determine the size and extent of SUDs. The word “must” be replaced with the word “should” and caveated by the need to protect adjacent properties from the risk of flooding as the size and shape of SUDs could make it impractical to provide a landscape buffer.</p>	<p>Disagree - the development brief indicates that this is a significant boundary that could be enhanced and strengthened raising overall quality.</p> <p>Note the comments on engineering design and SUDs (also see above).</p> <p>Agree. Amend paragraph 6.18 to read <u>should</u>.</p>
H7 – Mapperley Plains Frontage General comment/ paragraph 4.6, 6.16	<p><u>Landowner/ Developers</u> – Some houses will be required on the Mapperley Plains road frontage for market-facing/ commercial purposes.</p> <p>The reference to a 10 meter buffer along the Mapperley Plains frontage is too prescriptive. Should be amended to read ‘an appropriately landscaped buffer to Mapperley Plains’ so as not to be prescriptive.</p> <p>Bullet point 4 replace with emphasis on creating meaningful variation across a network of primary, secondary or tertiary streets.</p>	<p>The development brief is indicative of the width of the buffer.</p> <p>Accept the need for flexibility. Amend paragraph 6.16 to remove reference to 10 metres. The width of the buffer in this location would be considered in detail at the planning application stage.</p> <p>Bullet point 4 focuses development with a greater scale and massing on the primary streets and it is considered that this principle should be retained.</p>
4.6 (H7)	<p><u>Landowner/ Developer</u> – The topography and quantum of development is such that the character of the ridge will need to change. Question whether referencing to minimising landscape and visual impact is appropriate. Request that brief focusses on the type of skyline that should be created.</p>	<p>Disagree - this is not appropriate for the brief. A Landscape Impact and Visual Analysis assessment will be required as part of the planning application.</p>
Flooding		
H7 – Flooding	<p><u>Local Resident</u> – Drainage issues may arise as a result of cutting through</p>	<p>Policies LPD 3 and LPD 4 deal with flood risk and will require drainage solutions. For</p>

	<p>turning head impacting the road surface and abutting gardens. The existing wall helps to alleviate water flowing off the higher land which could mean increased flooding if the wall is removed.</p>	<p>clarification it is acknowledged that access via Campbell Gardens is not available due to the need for third party land.</p>
<p>Paragraphs 5.30-5.46 – Flooding H2</p>	<p><u>Local Resident</u> – This section takes account of surface water flooding surrounding H2 as existing, but not potential issues following completion of the development. The document should require risk management measures to be in place should flooding occur following development. Suggest a reserve strip of land and possible easements within site H2 are incorporated into the brief for ditches to enable water to drain eastwards into the dumbles. Insufficient data is collected by Severn Trent Water, the Environment Agency and the LLFA to adequately reflect surface water flooding in the rear gardens of Middlebeck Drive and therefore the houses to be developed on the H2 site.</p>	<p>See above response. The surface drainage scheme would need to address the risks of flooding arising out of the proposed development.</p>
<p>Paragraph 5.40</p>	<p><u>Local Resident</u> – There are existing flooding issues most years in the rear gardens of Middlebeck Drive. Severn Trent/Environment Agency would not have predicted this risk of flooding and seem unaware in their published reports. Need to include some sort of drainage on the boundary. There is an ancient hedge that needs preserving which should be put in plans along with the water drainage solution.</p>	<p>Planning Committee at its meeting on 3rd October has resolved to grant outline planning permission subject to a Section 106 Agreement. This consent is conditional on a detailed surface water drainage scheme being submitted and approved by the authority in writing.</p>
<p>Paragraph 5.41 – H7</p>	<p><u>Local Resident</u> – Surface water run-off attenuation modelling would be a theoretical exercise. If the impact of flooding is more severe than modelled, who would be responsible for</p>	<p>The water drainage plan would need to be prepared by suitably qualified professionals.</p>

	damage cause to the gabion walls on the properties on Roxburgh Close? Suggest that assurance is sought that developers are responsible for any subsequent damage caused by flooding.	
Paragraph 5.41 – H7	<u>Local Resident</u> – Concern about the impact of additional hard surfacing, given local gradients and the potential for flooding when it rains. Will provision be made to ensure that surface water run-off will not run into adjacent properties?	Policies LPD 3 and LPD 4 deal with flood risk and will require drainage solutions. The surface drainage scheme would need to address the risks of flooding arising out of the proposed development.
H2/ H7 Other Matters		
Paragraphs 4.23-4.25	<u>Local Resident</u> – This section is misleading as it does not make reference to the housing density of existing development to the west of H2 namely Crawford Rise, Cornell Drive, Carradale Close, Armadale Close. These areas are defined by very steep gradients with high density terraced housing and several cul-de-sacs. There is poor access to adopted roads and garage courts and existing on-street parking issues.	Paragraph 4.23 of the development brief adequately describes the local area in terms of the built environment.
H7 – proximity with rugby club	<u>Mellish Rugby Club</u> – Concern that the proximity of H7 to the rugby club will result in trespassing, property damage and dog fouling on the grounds. Concern that the proposed development may cause disruption to day-to-day running of Mellish Rugby Club	Boundary treatments are a matter for the detailed planning application process.
Section 6	<u>Landowner/ Developers</u> – Should refer to self-build and custom build on site H7.	Agree. Insert new paragraph 5.10: <i><u>Proposals for self-build and custom-build housing on the development sites will be supported provided they are in accordance with Policy LPD 42 (Self Build and Custom Build Homes) and do not undermine the comprehensive development of the allocated</u></i>

		<u>sites.</u>
Map Page 47	The existing access to H7 serves a few houses and also would serve a planning permission for an office once implemented however area surrounding is shown as open space. Plans and layouts provided so that they can be accurately reflected in the appendix plans.	Noted.
H2/H7 – Affordable Housing Paragraph 5.8	<u>Local Residents</u> – Concern that affordable housing proposed within site H7 would result in issues. Preference would be for elderly residents' provision. Concerned about the amount of affordable housing. It seems the real need for housing will be exploited by business to make money. It will bring more people into the area instead of serving it.	The Borough Council has a housing target to meet objectively assessed housing need which has been endorsed by the planning inspector examining the Local Planning Document. Much of this need will be met by the private house building industry. The LPD Policy as set out in the development brief is to provide for 30% of the allocated housing to be defined as affordable.
H2/H7 – Affordable Housing	<u>Local Resident</u> – Efforts by applicants to reduce affordable housing requirements on H2 and H7 should be resisted.	Noted.
Paragraph 7.6 and 3.12	<u>Landowner/ Developer</u> – This paragraph refers to a 20% base line affordable housing requirement. Paragraph 3.12 refers to a 30% affordable housing requirement on site H2. This should be clarified.	Unable to find the proposed differentiation in the document. The development brief is clear that there is a 30% affordable housing requirement on sites H2 and H7, whereas site H8 straddles two housing sub-market requirements (20% and 30%) therefore a 20% requirement is applied to this site.
Paragraph 2.7	<u>Local Residents</u> – Middlebeck Drive is already quite dangerous from speeding and used as a cut through and this could significantly worsen. There should be through roads on the development. Turning right onto Plains Road is very	The preparation of the LPD considered the principal of access and generally the Inspector was satisfied. The planning application will need to be supported by a Transport Assessment prepared in accordance with the guidance set

	<p>slow and there are long queues to/from work to Spring Lane roundabout and coming home from Gedling Road which would worsen after building.</p> <p>There are also problems of unanticipated traffic levels down Middlebeck Drive.</p> <p>In anticipation of an additional 400-500 vehicles/ vans associated with the development, concern that residential areas such as Middlebeck Drive with existing parking issues will form a rat-run. Suggest this will be managed by speed and parking restrictions, rather than road humps which may damage vehicles and increase pollution through additional braking.</p>	<p>out in Nottinghamshire County Council's Highway Design Guide. This will consider the impacts of additional traffic on the road network, key junctions and scope for mitigation.</p>
H2/H7	<p><u>Local Resident</u> – Concern about the disruption, noise and pollution resulting from building work.</p>	<p>This issue will be addressed at the planning application stage. GBC would attach a condition requiring a Construction and Environmental Management Plan which addresses matters such as hours of working, contractor's parking, noise and dust.</p>
H2/H7	<p><u>Local Resident</u> – Preference to have a view of greenery rather than development as it has benefits for physical and mental wellbeing.</p>	<p>The development brief refers to protecting significant hedges. In general the principal of retaining hedges and trees where practical is accepted. Matters relating to landscaping are to be dealt with at the detailed planning application stage.</p>
H2 – Relocation of the existing Garden Centre Paragraph 2.9	<p><u>Local Residents</u> – Comments relating to the likelihood of 2/3 of the land forming H2 being developed given the location/ re-location of the Garden Centre.</p> <p>Clarification relating to whether the relocation of the</p>	<p>In the planning statement supporting the outline application, paragraph 3.39, under Section 7: Comprehensiveness states that: "The applicant owns the active Brookfields Garden Centre site located immediately to the east of the current application site. It is intended to develop the</p>

Paragraph 7.1	<p>Garden Centre is referring to relocating to the undeveloped 1/3 of the allocated site or off-site relocation.</p> <p>Clarification relating to why site H2 is considered unviable and whether this refers to the undeveloped 1/3 or the 2/3 area occupied by the garden centre.</p>	<p>entire site within the Plan period. The western part first followed by the eastern part that currently accommodates the Garden Centre buildings. The western part will assist in funding the relocation of the garden centre. Our client is actively searching for an alternative site.” This point has been reiterated through the preparation of the <u>Local Planning Document</u>.</p>
Paragraphs 2.9 and 3.9	<p><u>Local Resident</u> – These sections are contradictory on the basis that 2017/0155 is piecemeal development of site H2. Paragraph 2.9 and 2017/0155 submission documents refer to intentions to relocate the garden centre to facilitate development, but this is vague with no evidence the landowner is actively looking for site relocation. There would be no incentive for the remaining 2/3 of H2 to be developed if the other 1/3 of the site is developed with access of Crawford Rise. Concern that permitting piecemeal development of H2 would undermine the rest of site H2 being developed.</p>	<p>Planning Committee resolved to grant planning permission subject to a Section 106 agreement being signed. The Committee Report sets out that the proposed development of the part of the Brookfields Garden Centre would not prejudice the remainder of the site from being developed.</p>
Map GED002/017	<p><u>Landowner/ Developer</u> – POS04 is shown as 0.17ha. This is more than is required for a LAP. We consider that this should be reduced to circa 250 sq m (0.025 ha).</p>	<p>Proposals will need to accord with the Borough Council’s New Housing Development Supplementary Planning Guidance for Open Space Provision (November 2001), which is a material consideration in the determination of any planning application. Page 11 of the guidance states that the maximum size of a LAP should be 100 m2 however it is noted that there is also a requirement for an area of standoff.</p>

Comments relating to Housing Allocation H8 (Killisick Lane) and the Recreational Area		
Document Reference / Issue / Allocation	Summary of Consultee Comments	Gedling Borough Council Response
H8 – Connectivity via Strathmore Road (comments were made generally and also with reference to paragraphs 3.11; 4.32; 5.22; 6.9; 6.16)	<p><u>Local Residents</u> –</p> <p>Several comments raised the following concerns regarding the acceptability of the proposed emergency and pedestrian connectivity between Strathmore Road and Site H8:</p> <ul style="list-style-type: none"> • The proposed access will be used as a short cut through to access the school, which will result in obstructive parking along Strathmore Road and will block the proposed emergency access • Strathmore Road is insufficiently wide to accommodate resulting additional parking associated with the school • Increased parking along Strathmore Road will compromise pedestrian safety/ mobility • Increased parking along Strathmore Road will prevent refuse lorry access • Increased parking along Strathmore Road will impact residential amenity and privacy exacerbated by the loss of green space within site H8 • Increased pedestrian and schoolchildren activity will result in littering, noise and deterioration of the Strathmore road. • Concern that the aim of the masterplan for better surveillance will not be achieved as there will be more pedestrians walking along Strathmore Road. • Concern regarding the achievability and enforcement of 'emergency access only'. 	<p>Work is ongoing between Gedling Borough Council and Nottinghamshire County Council outside of the preparation of the development brief to agree an approach to providing the new primary school within the Arnold primary school catchment area. This work will be used to inform Section 106 discussions. As indicated by paragraphs 5.10 – 5.15 of the draft brief, it is intended that the process for delivering the primary school is transparent, robust and fair. Section 106 contributions can only be required if they are necessary to make the development acceptable, directly related to the development and fairly and reasonably related in scale and kind to the development.</p> <p>Rolleston Drive is Gedling Borough Council's preferred site for a new primary school subject to it being demonstrated that it can be delivered within the required timescales.</p> <p>However, Nottinghamshire County Council Education's response to this consultation is supportive of an alternative new site for a primary school elsewhere on site H8 which would mean the area of the site to the west of</p>

	<p>The following solutions were supported by residents:-</p> <ul style="list-style-type: none"> • Remove the proposed access from Strathmore Road. • Extend the proposed access to enable car users to access the school from Strathmore Road. • Suggest emergency vehicle access is achieved by way of introducing a solid high gate, rather than giving pedestrian and cycling access. • If the access remains as proposed, include parking restrictions on Strathmore Road. 	<p>Killisick Lane. Access to the housing development and new primary school will need to be from Killisick Lane via a suitable access arrangement, but County Highways has indicated that the principle of an access to serve both uses would be acceptable.</p> <p>In light of comments received from County Highways it is accepted that access for emergency vehicles only is not enforceable.</p> <p>However, it is important for the sustainability of the development that there will be integration with the adjoining urban community and so footpath and cycleway access may be appropriate off certain cul-de-sacs. Policies LPD 32 and 35 are in place to address amenity and security issues. Parking provision and standards are covered by Policy LPD 57 and appendix D of the LPD, based on the Borough Councils Residential Car Parking Standards SPD. The planning application will need to be supported by a Transport Assessment prepared in accordance with the guidance set out in Nottinghamshire County Council's Highway Design Guide. This will consider the impacts of additional traffic on the road network, key junctions and scope for mitigation.</p> <p>Action – amend plans in Appendix 2 to remove location for the primary school. The</p>
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		Borough Council's preferred location for the primary school is outside the Masterplan area at the housing allocation H1 Rolleston Drive. Action – remove reference on plans in Appendix 2 to access for emergency vehicles via Strathmore road. Retain pedestrian/cycle route.
Paragraphs 4.32, 5.22 and 3.11.	<u>Local Resident</u> - Page 24 (para 4.32) and page 32 (para 5.22) refer to Strathmore Road providing emergency vehicle access only whereas Page 12 (para 3.11) refers to 'additional access'. Clarity is required.	Following the responses made to the consultation including from County Highways it is accepted that access for emergency vehicles only is not enforceable. Amend Paragraph 3.11, H8, 4 th bullet to read: <i><u>Additional pedestrian and cycling access...</u></i> Action – remove reference on plans in Appendix 2 to access for emergency vehicles via Strathmore road. Retain pedestrian/cycle route.
Paragraph 4.32	<u>Local Resident</u> - Support the location of a footpath from Strathmore Road to Mapperley Plains.	Noted.
H8 – Traffic concerns (comments were made generally and also with reference to paragraphs 4.32, 5.21)	<u>Local Residents</u> – Several residents raised concerns about the impact on traffic of the proposed development of H8 including:- <ul style="list-style-type: none"> • Killisick Road has an existing problem with traffic which is a danger to schoolchildren • Resulting additional strain on Killisick Lane/Road which is congested at school open/close hours; has parking issues, and buses struggle to navigate. • General chaos and blocked roads. • Concern that the introduction of traffic calming 	The planning application will need to be supported by a Transport Assessment prepared in accordance with the guidance set out in Nottinghamshire County Council's Highway Design Guide. This will consider the impacts of additional traffic on the road network, key junctions and scope for mitigation. Parking provision and standards are covered by Policy LPD 57 and appendix D of the LPD, based on the Borough Councils

	<p>bumps would result in hazards and parking difficulties.</p> <p>The following solutions were supported by residents:-</p> <ul style="list-style-type: none"> • Support introduction of road bumps and pelican crossing • Suggest parking along Howbeck Road is controlled • Suggest out-of-service bus routes are reviewed along Howbeck Road. 	<p>Residential Car Parking Standards SPD.</p> <p>Suggestions for existing bus routes should be made to the service provider.</p>
H8 – Biodiversity	<p><u>Local Residents</u> –</p> <p>Concern about the loss or disruption of wildlife such as trees, shrubs, meadows, specific species, insects, birds, small mammals and amphibians as a result of development.</p> <p>Question whether a biodiversity impact assessment has taken place and what the outcome was.</p>	<p>The planning application will be required to be accompanied by an up to date ecological assessment under Policy LPD18. Any harmful ecological impacts should be avoided, mitigated or, if not possible, compensated. A detailed ecological survey was not undertaken as part of allocating the site, the appropriate time for this being the planning application stage.</p>
Paragraphs 4.31 and 4.32	<p><u>Local Resident</u> –</p> <p>Concern that current developments along Howbeck and Gleneagles Roads have no off-road parking. Additional traffic from new development will increase the likelihood of road collisions. Support a traffic survey to include parking restrictions around junctions to be required as part of development.</p>	<p>The planning application will need to be supported by a Transport Assessment prepared in accordance with the guidance set out in Nottinghamshire County Council’s Highway Design Guide. This will consider the impacts of additional traffic on the road network, key junctions and scope for mitigation. Parking provision and standards are covered by LPD 57 and appendix D of the LPD, based on the Borough Councils Residential Car Parking Standards SPD.</p>
H8 – Hedgerows	<p><u>Local Residents</u> –</p> <p>Support for the retention and addition of new hedgerows and trees for recreation and wildlife.</p> <p>Concerned about wildlife in the hedgerow between the</p>	<p>The development brief refers to protecting significant hedges. The planning application will be required to be accompanied by an up to date ecological assessment under Policy</p>

	proposed school and the playing field.	<p>LPD18. Any harmful ecological impacts should be avoided, mitigated or, if not possible, compensated.</p> <p>It should be noted that the Borough Council's preferred location for the primary school is outside the Masterplan area at the housing allocation H1 Rolleston Drive.</p>
Paragraphs 4.9, 4.10, 4.16 and 4.17	<p><u>Local Residents</u> – Several comments supporting the general retention of hedgerows and trees within the H8 site were received including:-</p> <ul style="list-style-type: none"> • Support the retention of hedgerows and trees bordering the main path through H8 (Killisick Lane). • The trees and hedgerows provide a wildlife corridor. • The trees and hedgerows provide noise and visual screening. • The trees and hedgerows alleviate flooding issues • Several mature oak trees are located at the turning of Killisick Lane towards Surgeys Lane. 	<p>The development brief refers to protecting significant hedges. The planning application will be required to be accompanied by an up to date ecological assessment under Policy LPD18. Any harmful ecological impacts should be avoided, mitigated or, if not possible, compensated.</p> <p>Policy LPD32 will be considered at the planning application stage protects residential amenity including the consideration of proposals on noise and residential visual amenity.</p> <p>Flood risk and surface water flooding risk Policies LPD 3 and LPD 4 will be considered at the planning application stage.</p> <p>Trees within the development sites have been assessed for their suitability for a Tree Protection Order.</p>
H8 – Impact on or Loss of Local Nature	<p><u>Local Residents</u> – Several Local residents raised concerns relating to the</p>	<p>The principle of the housing allocations, including the loss of part of the Local Nature</p>

<p>Reserve</p> <p>(comments were made generally and also with reference to page 9, paragraphs 2.11, 6.16)</p>	<p>impact of development on the Hobbucks Local Nature (LNR), or the loss of part of the LNR to provide access to site H8. Comments included:-</p> <ul style="list-style-type: none"> • The development of H8 would detrimentally impact the LNR notwithstanding the proposed green corridors. • The LNR is protected by Law therefore the loss of part of it is unacceptable. • The proposal is contrary to the LNR's draft management plan 2013-2018. • The LNR has been rejuvenated in recent years • There are trees with TPOs which cannot be removed. • Loss of veteran trees and effects on local fauna and flora. • Disruption of a local recreational resource for dog walkers, child development and education • Unacceptable loss of habitat which compensation works cannot replace <p>The following solutions were supported by residents:-</p> <ul style="list-style-type: none"> • Retain the LNR in its entirety. • Reduce the number of houses on the adjoining meadowland to the LNR. • Undertake environmental surveys and put an ecological management plan in place. • The Main H8 access road could be repositioned so that it joins a northwards extended Killisick Road, rather than extending Howbeck Road to the west. • Suggest using existing roads as an access point such as Strathmore Road. • Suggest brownfield sites are developed instead of 	<p>Reserve was established through the adoption of the Local Planning Document (July 2018), which was found sound by the government appointed independent Planning Inspector.</p> <p>The planning application will be required to be accompanied by an up to date ecological assessment under Policy LPD18. Any harmful ecological impacts should be avoided, mitigated or, if not possible, compensated.</p> <p>The proposed access to site H8 has been identified as the most appropriate by Nottinghamshire County Council Highways.</p>
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	<p>Green Belt/ LNR</p> <ul style="list-style-type: none"> Propose the H8 development is instead located on the agricultural fields surrounding H7. 	
<p>Paragraphs 1.4, 2.11, 3.11, 4.32 (also relates to H7)</p>	<p>These paragraphs contain contradictory statements:-</p> <ul style="list-style-type: none"> Paragraph 1.4 supports development integrating with existing development; Paragraph 2.11 states access to H8 will be via the Local Nature Reserve; Paragraph 3.11 states access may be possible from Strathmore Road Paragraph 4.32 lists potential access routes to H7/ H8. <p>Surrounding cul-de-sacs (Breachin Close, Strathmore Road, Campbell Gardens, Firth Close, Hamilton Close) should be used to access site H7/H8 to spread access and traffic density – these streets were built with the expectation of future development. These access routes should be prioritised over the proposed route through the Local Nature Reserve.</p>	<p>The development brief should not be prescriptive. 1.4 is an overall principle. 2.11 refers to primary access. 3.11 and 4.32 refer to possible additional access such as pedestrian activity and were contradictory as drafted.</p> <p>Amend paragraphs 3.11 and 4.32 to clarify that only pedestrian and cycling access is suitable via Strathmore Road.</p> <p>The use of cul-de-sacs has been explored as part of preparing the development brief. The proposed access to site H8 has been identified as the most appropriate by Nottinghamshire County Council Highways.</p>
H8 – LNR	<p><u>Nottinghamshire County Council</u> – Loss of part of the Local Nature Reserve is regrettable. Suggest the access road is redesigned to minimise land take.</p>	<p>The principle of the housing allocations, including the loss of part of the Local Nature Reserve was established through the adoption of the Part 2 Local Plan (July 2018), which was found sound by the government appointed independent Planning Inspector. A compensatory area will be provided, as set out in the development brief.</p>
Paragraph 2.11	<p><u>Local Residents</u> - Concern that compensatory land would not be a designated Local Nature Reserve therefore it would not compensate the loss. Question whether the compensatory land would be</p>	<p>Paragraphs 8.2.5 and 8.3.4 of the Part 2 Local Plan (July 2018) are clear that new provision of open space will be protected under Policy LPD 20. The Council could in the</p>

	protected.	future consider the case for compensatory land to be designated as part of the Local Nature Reserve. (Also see below comment).
Paragraph 4.14	<p><u>Natural England</u> –</p> <p>As part of the provision of compensatory Green Infrastructure in place of the LNR, it would be useful to apply the concept of biodiversity net gain (as set out in the NPPF 2018) – which would ensure a demonstrable gain in biodiversity assets. The most common metric is the ‘DEFRA Metric’ which calculates biodiversity units required to achieve gain and it transparent and evidence-based - https://www.gov.uk/government/publications/technicalpaper-the-metric-for-the-biodiversity-offsetting-pilot-in-england</p>	<p>Agree. Insert text into paragraph 4.14:</p> <p><i><u>Any compensatory green infrastructure in place of the Local Nature Reserve should apply the concept of biodiversity net gain, such as the approach based on the DEFRA Metric, to ensure that there is a demonstrable gain in biodiversity assets.</u></i></p>
4.12 – 4.17	<p><u>National Wildlife Trust</u> –</p> <p>Loss of part of the LNR is unacceptable. LNR is a statutory designation and S19 of the Act states that LNR de- declaration should only be pursued as a matter of necessity.</p> <p>Advise that a substantial buffer between any new development and the LNR is required.</p> <p>Concerned that the housing allocation includes the fields immediately east of the LNR which support well connected and thick hedges which should be retained. As the fields are small cannot realistically see how hedges and a sufficient protective buffer site with new built development and recommend retention of these habitats as an extension of the LNR.</p> <p>LPA has duty to protect NERC Act section 41 habitats and species of Principal Importance which includes hedges.</p>	<p>The principle of the housing allocations, including the loss of part of the Local Nature Reserve was established through the adoption of the Part 2 Local Plan (July 2018), which was found sound by the government appointed independent Planning Inspector. A compensatory area will be provided, as set out in the development brief.</p> <p>Paragraph 4.16 of the brief refers to the opportunity for retention and integration of hedgerows and green infrastructure within H8.</p> <p>The planning application will be required to be accompanied by an up to date ecological assessment under Policy LPD18. Any harmful ecological impacts should be avoided, mitigated or, if not possible, compensated.</p>

	Full ecological survey will be required.	
Appendix 2 Map, Paragraph 4.16	<u>Nottinghamshire County Council</u> – Only one of four of the east-west oriented hedgerows within the western part of H8 is protected. These hedgerows are likely to be of some age and provide a mature landscape matrix within which housing can be developed, reducing the ecological impact. It is considered that more of these hedgerows should be retained and that paragraph 4.16 should be strengthened beyond the retention of the hedgerows being an ‘opportunity’.	Paragraph 4.16 of the brief refers to the opportunity for retention and integration of hedgerows and green infrastructure within H8. This will be informed at the planning application stage which will be required to be accompanied by an up to date ecological assessment under Policy LPD18. Any harmful ecological impacts should be avoided, mitigated or, if not possible, compensated.
Paragraph 2.11	<u>Local Resident</u> – Concern about the impact of development on the Killisick Road/ Howbeck Road junction area. Suggest that new properties that are visible from Howbeck Road are designed to blend in with the existing style and structure of the area.	This issue is covered by guidance in the development brief and will be addressed by ACS Policy 10 and Policy LPD 32 at the planning application stage.
Paragraph 5.8	Proposed development should be largely affordable housing or social housing for which there is a huge need.	Policy LPD 36 requires 20-30% of the housing to be affordable depending on the location.
H8 – Education Site (comments were made generally and also with reference to paragraph 5.14)	<u>Local Residents</u> – Several Local residents raised concerns relating to the proposed location of the education site, including:- <ul style="list-style-type: none"> • Concerns that protective fencing would be places behind existing properties. • Edge of built up area location is unsuitable for a school as it would adversely affect the character of the area through increased noise, traffic, parking and anti-social behavior. • The area between Campbell Gardens and Strathmore Road is a natural reservoir for excess water and is often flooded and therefore unsuitable as a playing field. • Resulting parking and traffic issues as a result of 	Work is ongoing between Gedling Borough Council and Nottinghamshire County Council outside of the preparation of the development brief to agree an approach to providing the new primary school within the Arnold primary school catchment area. This work will be used to inform Section 106 discussions. As indicated by paragraphs 5.10 – 5.15 of the draft brief, it is intended that the process for delivering the primary school is transparent, robust and fair. Section 106 contributions can only be required if they are necessary to make the development acceptable, directly related

	<p>cars dropping off and picking up children. Further traffic in the area would be dangerous and unacceptable.</p> <p>The following solutions were supported by residents:-</p> <ul style="list-style-type: none"> • Suggest landscaping/ planting is included between the proposed school playing field and properties on Campbell Gardens. • Suggest school is located to the north of H8 with adjacent extracted quarry land is used as the playing field. Impact would then only be on new residents. • Retain the area proposed as a playing field as an area of woodland for wildlife • The land underneath the proposed bridges should be fenced off to prevent anti-social behavior, drug use and theft 	<p>to the development and fairly and reasonably related in scale and kind to the development.</p> <p>Rolleston Drive, is Gedling Borough Council's preferred site for a new primary school subject to it being demonstrated that it can be delivered within the required timescales.</p> <p>However, Nottinghamshire County Council Education's response to this consultation is supportive of an alternative new site for a primary school elsewhere on site H8 which would mean the area of the site to the west of Killisick Lane. Access to the housing development and new primary school will need to be from Killisick Road via a suitable access arrangement but County Highways has indicated that the principle of an access to serve both uses would be acceptable.</p>
Paragraph 5.12	<p><u>Landowner/ Developer –</u> Notes that LPD does not make provision for a primary school in its policies or policies map. Paragraph 5.12 refers to the other five sites in the Arnold planning area will be expected to make pro rata contributions. It is not clear what level of contribution from each site is required. Landowner agreed to purchase the site on the basis of NCCs 2014 Developer Contributions Strategy and the new Obligations Strategy is not referenced in the LPD. Pending confirmation of the requirement for a new school and level of contributions, Davidsons objects to this paragraph. Needs resolving as a matter of urgency.</p>	<p>Work is ongoing between Gedling Borough Council and Nottinghamshire County Council outside of the preparation of the development brief to agree an approach to providing the new primary school. This work will be used to inform Section 106 discussions. As indicated by paragraphs 5.10 – 5.15 of the brief, it is intended that the process for delivering the primary school is transparent, robust and fair. Section 106 contributions can only be required if they are necessary to make the</p>

		development acceptable, directly related to the development and fairly and reasonably related in scale and kind to the development. The level of contribution will be required on a pro-rata basis across the Arnold allocations and will be finalised once the land costs have been confirmed.
Paragraph 5.15	<u>Landowner/ Developer</u> – Questions whether the location of the school has been agreed and whether an alternative site has been considered taking account of appropriateness in terms of delivery timescales, location and delivery in terms of ownership	<p>Work is ongoing between Gedling Borough Council and Nottinghamshire County Council outside of the preparation of the development brief to agree an approach to providing the new primary school. This work will be used to inform Section 106 discussions. As indicated by paragraphs 5.10 – 5.15 of the brief, it is intended that the process for delivering the primary school is transparent, robust and fair. Section 106 contributions can only be required if they are necessary to make the development acceptable, directly related to the development and fairly and reasonably related in scale and kind to the development.</p> <p>Rolleston Drive, is Gedling Borough Council’s preferred site for a new primary school subject to it being demonstrated that it can be delivered within the required timescales.</p> <p>Nottinghamshire County Council Education’s response to this consultation is supportive of an alternative new site for a primary school elsewhere on site H8 which would mean the</p>

		<p>area of the site to the west of Killisick Lane. Access to the housing development and new primary school will need to be from Killisick Road via a suitable access arrangement but County Highways has indicated that the principle of an access to serve both uses would be acceptable.</p>
	<p><u>Landowner/ Developer –</u> Development Brief should be more explicit regarding the funding of a delivery mechanism for the proposed primary school. All eight housing sites need to do more than support provision of the primary school. Two issues:-</p> <ul style="list-style-type: none"> • Funding the total costs should be funded by all eight sites and includes build costs and land costs. The land costs need to compensate the H8 owners for giving up housing land. • Delivery contributions will come forward over time which suggests an element of forward funding. The timing of the school also needs clarity – if it is required before a certain number of occupations then this could become a fundamental issue. Without clarity this could stall development. 	<p>Work is ongoing between Gedling Borough Council and Nottinghamshire County Council outside of the preparation of the development brief to agree an approach to providing the new primary school. This work will be used to inform Section 106 discussions. As indicated by paragraphs 5.10 – 5.15 of the brief, it is intended that the process for delivering the primary school is transparent, robust and fair. Section 106 contributions can only be required if they are necessary to make the development acceptable, directly related to the development and fairly and reasonably related in scale and kind to the development.</p> <p>Rolleston Drive, is Gedling Borough Council’s preferred site for a new primary school subject to it being demonstrated that it can be delivered within the required timescales.</p>
<p>Paragraph 5.32 –</p>	<p><u>Local Resident –</u></p>	<p>Proposals will need to accord with the</p>

Recreational area	<p>Comments objecting to the proposed play site within the recreational area as:-</p> <ul style="list-style-type: none"> • The proposed park and path are at an isolated, poorly-lit location and will create an area of anti-social behavior, drug use and crime. Children will therefore be isolated from using it. • In the past there was a path linking Spinningdale, Gleneagles Drive and Howbeck which was sold by the Council for development now forming Clevedon Drive. There is no reason to re-introduce this path. • Concerns over unlimited unsupervised access, safety, antisocial behaviour and noise. • The following solutions were supported - the play facility should be located within the proposed development site as a public green which would have natural surveillance. 	Borough Council's New Housing Development Supplementary Planning Guidance for Open Space Provision (November 2001), which is a material consideration in the determination of any planning application.
Paragraph 5.1	<p><u>Landowner/ Developer</u> – Support the use of the Green Belt area to be used as a recreation area between H7 and H8, which will enable residential capacities to be maximised.</p>	Noted.
H8 – General	<p><u>Local Resident</u> – Questions about who would live in the properties.</p>	The properties will be sold on the open market. Up to 30% will be affordable homes.
H8 – General	<p><u>Local Resident</u> – Questioned when consultation had taken place relating to the principle of allocation H8.</p>	Consultation took place through the preparation of the Local Planning Document. A 6 week consultation period which was widely advertised took place in May 2016.
H8 – General	<p><u>Local Resident</u> – Concern that the brickworks will degrade the area in order to pre-empt development.</p>	<p>The housing allocations are needed to meet an objectively assessed housing need as endorsed by an independent planning inspector.</p> <p>The housing sites are considered to be in</p>

		<p>sustainable locations and are underlain by an important natural clay resource. The Local Planning Document requires that the practicality of the prior extraction of the clay resource is considered prior to construction of homes.</p> <p>The development sites are not in the ownership of the adjoining brickworks.</p>
H8 – General	<p><u>Local Residents</u> – Concern that a 1000 year old street Killisick Lane will be compromised.</p>	<p>The development brief seeks to maintain the bridleway along its present route.</p>

Comments not relating to the consultation document		
Document Reference / Issue / Allocation	Summary of Consultee Comments	Gedling Borough Council Response
	<p><u>Local Resident</u> – Concerns relating to the impact of housing allocations in Redhill (sites H2, X2 and X3) and their impact on traffic and the Green Belt</p>	Not covered by the development brief.
Comments specific to the planning application 2017/0155.	<p><u>Local Residents</u> – Objections to planning application 2017/0155 – outline application for up to 32 dwellings on site H2.</p> <ul style="list-style-type: none"> • Residents should be able to comment on the brief prior to any planning decision being made. • Concern the highways authority has not provided feedback on the suitability of access for heavy plant, construction and delivery vehicles as part of considering the suitability of access to H2 from Crawford Rise as part of 2017/0155 • Comments on the transport statement submitted as part of planning application • Proposal is inappropriate given the level of existing on-street parking along Crawford Rise and Cornell Drive, which obstructs delivery vehicles. • Suggest introduction of a one-way system or parking enforcement • Suggest all development is accessed form Mapperley Plains. • Paragraph 111 of the NPPF requires a 	These matters have been addressed through the planning application process. Planning Committee has resolved to grant permission subject to the signing of a Section 106 agreement.

	<p>supporting transport statement/ assessment as part of determining planning applications. The transport statement provided as part of 2017/0155 is reliant on out-of-date data from 2008 and is therefore unreliable to base a decision on and does not consider access for heavy plant, construction or delivery vehicles.</p> <ul style="list-style-type: none">• (In relation to paragraph 4.17 of the document) The Phase 1 Habitats and Ecology survey in support of planning application 2017/0155 is inaccurate as it does not take account of a hidden leylandii hedge along the west boundary (which continues along the H7 west boundary). This is contrary to NPPF Paragraphs 7, 109, 170 and 175.• Concern that a detailed arboricultural survey of the development site was not undertaken as part of the 2017/0155 application, in line with paragraph 4.11 of the brief.• (In relation to Paragraph 5.3 and 6.18 of the document) note there is no commitment to retain hedges as part of 2017/0155 which only retains the southern and short section of the western boundary.• (In relation to Paragraph 4.8 ,6.16, 3.13) Note there was no landscape and visual impact assessment in support of 2017/0155 and LPD policy 19 was not utilised to assess the application.	
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Consultation Process	<p><u>Local Residents</u> – Concern with a lack of consultation and transparency. General frustration with the consultation event at The Beacon Community Centre in particular that it had no representation from the emergency services. Earlier consultation should take place.</p>	Noted.
Property Maintenance	Suggest the council maintains the currently neglected garages, hedges and roads with pot holes on Crawford Rise.	On adopted highways, mending potholes, roadside verges and hedge cutting are the responsibility of the County Council. It is generally the responsibility of the landowners to maintain private roads, private hedgerows and privately owned garages.
Sport Improvement Grants	<p><u>Mellish Rugby Club</u> – Request to apply for improvement grants for the Mellish Rugby Club premises to improve security.</p>	Noted.
H8 - LNR	Letter from Cllr Wheeler and Cllr Paling was misleading as it stated there would be no loss of the LNR	The letter was responding to the concerns that the whole Local Nature Reserve was to be developed for housing. The principle of using a small part of the LNR to access the H8 site has already been agreed through the examination of the Local Planning Document adopted in July 2018.

Draft development brief for three sites to the north east of Arnold

January 2019

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1 INTRODUCTION

Purpose of the Brief

1.1 This Supplementary Planning Document (SPD) has been prepared by David Lock Associates for Gedling Borough Council in order to add detail to three key site allocations for delivering housing growth in north east Arnold within Gedling Borough. The sites are identified in the Gedling Borough Council Local Planning Document: Part 2 Local Plan (referred to as the LPD) and are collectively referred to in this SPD as forming the North East Arnold Masterplan. The three sites are shown in Appendix 3 and are proposed to deliver at least 525 new homes and include:

- Site H2: Brookfields Garden Centre (90 homes)
- Site H7: Howbeck Road/Mapperley Plains (205 homes)
- Site H8: Killisick Lane (230 homes)

1.2 The three sites are in multiple ownership, two being in the private sector and the other including GBC and charitable groups.

The North East Arnold Masterplan Area

1.3 The Masterplan area also includes adjacent areas that are important for supporting the delivery of these sites, in terms of providing good connections, green infrastructure and overall to represent a comprehensive strategic approach in delivering much needed and high-quality housing growth in this part of the Borough. This will ensure that development will be well integrated with existing development on the rural edge and will be co-ordinated with ongoing clay extraction and restoration works at Dorket Head Quarry.

Relevance to the Local Plan

1.4 The proposed allocations, in forming part of the LPD, will play a key role in delivering planned housing growth in the Borough and, in turn, help to realise key spatial objectives and proposals for housing growth set out in the Greater Nottingham Aligned Core Strategy: Part 1 Local Plan (referred to as the ACS). This Masterplan aims to provide detailed developer guidance that will amplify the policies of the ACS and LPD, particularly ACS Policy 2 (The Spatial Strategy), Policy LPD 64 (Distribution of Housing); and Policy LPD 65 (Housing Allocations – Urban Area and edge of Hucknall).

1.5 The Gedling Borough Council Local Planning Document (LPD): Part 2 Local Plan has been prepared to provide further local detail to the adopted ACS and was adopted by Gedling Borough Council on 18th July 2018.

Masterplan Objectives

1.6 A key objective is to provide a robust and deliverable masterplan that promotes comprehensive development across the three site allocations. A masterplan approach is important to ensure that any applications submitted for developing parts of the site do not prejudice the delivery of planned development within or adjacent to the site or undermine infrastructure provision, in accordance with LPD 62 (Comprehensive Development) of the LPD. The North East Arnold Masterplan therefore aims to successfully address the following interconnected issues and cumulative impacts:

- The provision of a new primary school, contributions for which will also be expected to be from development at other sites in the Arnold education area (Sites H1, H5, X1, X2 and X3¹);
- The provision of affordable housing;
- Links to the countryside;
- Connectivity with adjacent existing residential areas;
- Drainage issues; and
- The provision of open space.

1.7 The Masterplan also:

- Sets out clear expectations to guide development proposals;
- Sets out the key design requirements, promoting best possible practice in urban design and for achieving sustainable development;
- Co-ordinates the delivery of development with planned clay extraction at Dorket Head Quarry;
- Provides mitigation requirements for managing potential impacts of development with regard to issues such as amenity, surface water drainage, and landscape and visual impacts;
- Establishes clear infrastructure requirements to support development of all three sites in a strategic manner; and
- Clarifies requirements for planning obligations.

Framework Plans

1.8 The Masterplan is supported with Framework Plans to guide development, setting out the specific locations where different types of development are expected and showing clearly the mix of land uses and the relationships between them. In this way, they build on and add clarity to the three allocations shown in the LPD and Policies Map. Planning applications on all or any part of the sites in this Masterplan will be expected to accord with these Framework Plans, which, together with this Masterplan, form the SPD, which is a material consideration for the determination of planning applications.

Consultation and Next Steps

1.9 Preparing this development brief has involved key stakeholders, including officers of the Borough Council and Nottinghamshire County Council. Their involvement has provided valuable input into the development of the Framework Plans included in this brief; has fed into development and design considerations and how the sites can be well integrated into their wider context.

1.10 The development brief was publicly consulted on between 17th August and 28th September 2018. The consultation sought responses on the proposed development and design objectives and on the delivery and implementation.

1.11 Following consultation, the Masterplan has been amended where appropriate and formally adopted as a Supplementary Planning Document (SPD). Details within the brief will be material considerations that will need to be taken into account by the Borough Council when determining applications relating to the sites. The document is structured as follows:

- Chapter 2: Site Location and Description describes the location and the characteristics of the sites;

¹ A plan of all housing allocations in Arnold as identified in the Local Planning Document is attached as Appendix 3.

- Chapter 3: Planning Policy Context sets out the relevant planning policies and obligations that site developers will need to accord with, alongside the requirements of the Masterplan;
- Chapter 4: Site Opportunities and Constraints identifies the key relevant considerations for sites developers, in terms of the local and natural and built environment;
- Chapter 5: Development Principles builds on the conclusions of previous chapters to set out development principles for the sites and key land uses envisaged. It also discusses Delivery and Phasing;
- Chapter 6: Design Principles sets out the detailed design considerations that site developers should incorporate into any development plans;
- Chapter 7: Delivery and Phasing discusses how development could be delivered and phased.

2 SITE LOCATION AND DESCRIPTION

- 1.1 The area subject to the North East Arnold Masterplan is shown in Figure 1. The area is located approximately 2km north east of Arnold town centre. The area is generally characterised as forming part of the north east edge of the Nottingham conurbation with residential development to the south and west and the rural edge extending to the north and east.
- 1.2 The Masterplan area includes the three site allocations that comprise Sites H2, H7 and H8 which are identified in Policy LPD 64 of the LPD. It also includes immediate adjacent areas which are considered to be important in supporting a comprehensive strategic approach to development.
- 1.3 “The Hobbucks” Local Nature Reserve lies immediately to the west of Site H8 and sets an important context for how new development should relate to this local asset.
- 1.4 Dorket Head Quarry occupies land to the north of Site H8, is subject to clay extraction, landfill restoration with extensions proposed to the south and east. Permitted extraction and restoration have informed the proposals set out in this brief, including proposals for development phasing and landscape mitigation.
- 1.5 Mellish Rugby Club lies between the eastern edge of Site H7 and Mapperley Plains. The club has occupied this site since 1984. It has 4 floodlit pitches and an additional mini pitch / training area. The club also has a clubhouse which is offered as accommodation for functions and meetings. Proximity to the rugby club has informed this brief.
- 1.6 A prominent ridgeline is a feature that reinforces the developed edge, with some development visible on Mapperley Plains.

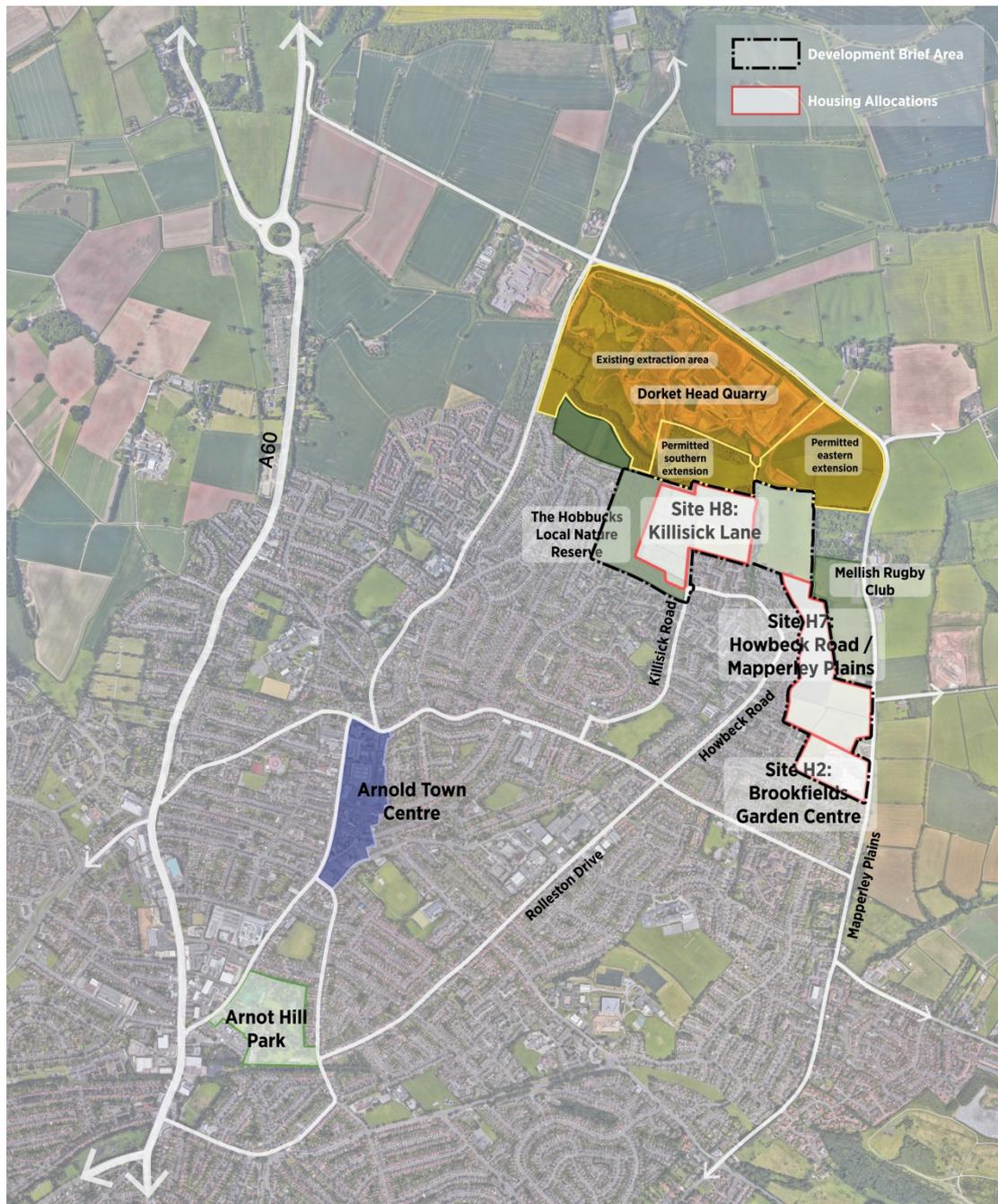


Figure 1: The North East Arnold Masterplan area including, site allocations, immediate adjacent areas which have influenced the Masterplan and key development and design principles

Site H2: Brookfields Garden Centre



Brookfields Garden Centre from Mapperley Plains

- 1.7 Site H2 is adjacent to the B684 Mapperley Plains to the south of Site H7: Howbeck Road/Mapperley Plains. Much of the site is occupied by the main garden centre building, outdoor nursery and car parking and as such has been allocated separately for residential development to reflect its status as a previously developed site. The western third of the site lies vacant and an outline planning application has been approved subject to S106 for up to 32 houses (Ref: 2017/0155).
- 1.8 Brookfields Garden Centre benefits from an existing vehicular access that serves the garden centre and car park. The site is enclosed to the south and west by existing residential development that is accessed from Middlebeck Drive and Crawford Rise respectively. To the north, the site is bounded by an agricultural field that forms part of Site H7 Howbeck Road/Mapperley Plains and a cluster of former farm buildings enclosed by hedgerow boundaries. Site H2 is the smallest of the three sites at 3.52ha.
- 1.9 The proposals for developing the western third of Site H2 is intended to facilitate the relocation of the garden centre. Illustrative plans suggest a layout that can be integrated with the wider development of this site.

Site H7: Howbeck Road/Mapperley Plains



Howbeck Road / Mapperley Plains from Crawford Rise

- 1.10 Site H7 is immediately north of Brookfields Garden Centre. The site is bounded by the B684, Mellish Rugby Football Club, and residential developments that are accessed from Howbeck Road. The site extends north between the rugby club and existing residential development and is sloping at the western edge. Site H8: Killisick Lane lies to the north west of this site and is separated by a field that forms the northern edge and separates the site from a proposed eastern extension to Dorket Head Quarry. Due to the proximity of the quarry, Policy LPD 64 requires this site to be considered for prior extraction of brick clay. With land forming the proposed eastern extension of Dorket Head Quarry, screening will be a key requirement to the north of this site. The site area is 9.75ha.

- 1.11 A parcel of land adjoining the north of site H7 'the Gables' does not form part of the allocated site but is also not within the Green Belt. If this land is promoted in the future it could form as an extension to H7, subject to compliance with all other relevant policies. This land is however not included within the brief as it is not allocated for development.

Site H8: Killisick Lane



Killisick Lane from Strathmore Road

- 1.12 Site H8 lies adjacent to the northern edge of Arnold. The site is adjacent to a Local Nature Reserve known as "The Hobbucks". Providing sufficient access to the site will involve the loss of a small part of the Local Nature Reserve. Primary access to the site is to be provided from Killisick Road and Howbeck Road. The site is also close to an existing bus route – the "Lime Line" which runs from Killisick Road, via Killisick Junior School and Gleneagles Drive to Howbeck Road. An existing bridleway (Killisick Lane) runs from Killisick Road through the centre of the site, which will be retained and enhanced as part of the masterplan. The site also has a distinctive field pattern along its western half. The site area is 10.56ha.
- 1.13 Due to the proximity of the quarry, Policy LPD 64 requires phasing of development at this site to be co-ordinated with the permitted southern extension at Dorket Head Quarry to maintain an appropriate standoff between residential development and quarry operations. This is required to avoid development unnecessarily sterilising viable clay deposits at the southern extension and equally to avoid quarrying activity impacting on future residents. A Statement of Common Ground has been signed by all interested parties in connection with clay extraction at Dorket Head and site H8.
- 1.14 The remaining areas that are defined within the Master Plan area boundary, as shown in Figure 1, include:
- Land between Site H8 Killisick Lane and Site H7 Howbeck Road/Mapperley Plains comprises a sloping agricultural field to the south of land that will be subject to future clay extraction as part of Dorket Head Quarry. The land is retained within the Green Belt and is considered to have an important role in accommodating screening between the quarry and residential development. Areas of the quarry, as they are restored, will provide an additional recreational resource with public rights of way. The area also has considerable potential for providing connections between Sites H7 and H8, providing open space and green infrastructure.
 - A woodland corridor lies between the eastern edge of Site H8 and extends south to Howbeck Road and a change in landform, the corridor separates two existing residential development that are accessed from Howbeck Road. The woodland corridor forms part of a longer corridor of green spaces that extends parallel to Howbeck Road and Rolleston Drive, which has been fragmented by series of infill developments.
 - Part of the B684 Mapperley Plains Road corridor that defines the eastern edge of Sites H2 and H7, has been included in the area covered by the

Masterplan where it may accommodate access into the site alongside improvements to pedestrian and cycling infrastructure.

- Part of “The Hobbucks” Local Nature Reserve lies to the immediate west of Site H8 Killisick Lane. The Hobbucks is enclosed by existing residential development to the south and west and a bridleway to the north. The area has been included within the area covered by the Masterplan as a local community and nature conservation asset that requires a sensitive design response.

3 PLANNING POLICY CONTEXT

Gedling Development Plan

- 1.15 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that all planning applications must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 1.16 In this instance, the statutory Development Plan comprises the Greater Nottingham Aligned Core Strategy (Part 1 Local Plan) (2014) and the Gedling Borough Council Local Planning Document (LPD): Part 2 Local Plan (2018). In addition to the Development Plan, there is the National Planning Policy Framework (2018).
- 1.17 For ease of reference, these are considered under the following headings:
1. National Planning Policy Framework;
 2. Greater Nottingham Aligned Core Strategy (Part 1 Local Plan);
 3. Gedling Borough Council Local Planning Document (Part 2 Local Plan);
 4. Other planning policy guidance; and
 5. Planning obligations.

National Planning Policy Framework (2018)

- 1.18 National planning policy is set out in the National Planning Policy Framework (NPPF) (2018) and the National Planning Practice Guidance (NPPG). Proposals for the site will need to take into account these and other relevant national guidance, in particular, government guidance on climate change, flooding and the achievement of zero carbon development. National Planning Practice Guidance: Design (2014) contains key principles for the design of new development, elaborating on the content of the NPPF.

Greater Nottingham Aligned Core Strategy Part 1 Local Plan (September 2014)

- 1.19 The Greater Nottingham Aligned Core Strategy Part 1 Local Plan (referred to as the ACS) was adopted in September 2014 and sets out key strategic policies for Greater Nottingham. Key relevant policies include:
- Policy 2: The Spatial Strategy – which makes provision for housing growth to be accommodated in Gedling and provides context for detailed allocations in the LPD;
 - Policy 3: The Green Belt – which establishes a sequential process for reviewing Green Belt boundaries.
- 1.20 Other relevant policies, are set out in the ACS which provide the context for detailed policies in the LPD and objectives and principles for this brief, including:
- Policy 8: Housing Size, Mix and Choice;
 - Policy 10: Design and Enhancing Local Identity;
 - Policy 12: Local Services and Healthy Lifestyles;
 - Policy 14: Managing Travel Demand;
 - Policy 16: Green Infrastructure, Parks and Open Space;
 - Policy 17: Biodiversity;
 - Policy 18: Infrastructure; and
 - Policy 19: Developer Contributions.

Gedling Borough Council Local Planning Document: Part 2 Local Plan (2018)

- 1.21 The Gedling Borough Council Local Planning Document: Part 2 Local Plan (LPD) has been prepared to provide further local detail to the adopted ACS and was adopted by Gedling Borough Council on 18th July 2018.
- 1.22 The policies of the LPD that are considered to be most relevant in the context of this Masterplan include: Policy LDP 62: Comprehensive Development; Policy LPD 63: Housing Distribution; and Policy LPD 64: Urban Area and Edge of Hucknall.
- 1.23 Policy LDP 62: Comprehensive Development, safeguards against the piecemeal development of allocated development sites in a way that would prejudice their comprehensive development. This reinforces the importance of this Masterplan in setting out clear development parameters, and development and design principles for individual development proposals to follow.
- 1.24 Policy LPD 63: Housing Distribution, sets out the overall strategy for distribution of housing in the Borough over the plan period. In this context the allocated sites will contribute to the major focus for housing in or adjoining the main built-up area of Arnold and Carlton.
- 1.25 Policy LPD 64: Urban Area and edge of Hucknall, provides further details of sites that will support the delivery of housing in this area, including the three sites in this Masterplan. For the sites listed, it also includes a summary of key planning requirements which must be considered in preparing planning applications.

H2: Brookfields Garden Centre

- Allocated for 90 homes, including 31 affordable homes.
- Contributions are expected towards education, health and open space.

H7: Mapperley Plains/Howbeck Road

- Allocated for 205 homes, including 62 affordable homes.
- Contributions are expected towards education, health and open space.

H8: Killisick Lane

- Allocated for 230 homes including 43 affordable homes, based on a requirement of 20% across the whole site, which straddles the two housing sub-markets of Arnold/Bestwood (20% requirement) and Arnold/Mapperley (30% requirement).
- Contributions are expected towards education, health and open space.
- Facilitating access from Howbeck Road / Killisick Lane, involves loss of part of The Hobbucks Local Nature Reserve, and therefore an area of land north of the allocation is to be provided in compensation.
- Additional pedestrian and cycling access may be possible from Strathmore Road.
- Proposals to extend Dorket Head Quarry to the south requires a phased approach to ensure that an adequate standoff is retained between new housing development and new quarry operations. The first phase comprising approximately 65 dwellings will be confined to the south western part of the site to a line approximate to the extent of the existing built up area (aligning with Brechin Close). The phasing and standoff was formally agreed between Ibstock, landowners and the Council in a Statement of Common Ground following concerns that the development of the Killisick Lane would constrain the ability to work out the southern extension. As agreed in the Statement of Common Ground, in the long term, as clay at Dorket Head

Quarry is worked out it is anticipated that subsequent restoration will result in land being returned back to agricultural use, with restored Public Right of Ways and recreational space, creating an attractive rural edge to the north of the site.

- The Statement of Common Ground at paragraph 2.10 refers to the need for screening to be built into the housing designs in order to screen views close to the houses from the existing and committed quarry workings. In relation to site H7 this would be addressed by a new planting screening buffer at its northern end complementing and reinforcing existing woodland in this area. For site H8 the form of mitigation to prevent overlooking of the quarry working would be to reinforce the existing landscaping along its northern boundary (as shown on the map at appendix 2). Both sites are located within the Dumbles Rolling Farmlands Policy Zone and any landscaping should take account of its landscape character.
 - LPD paragraphs 3.13 and 3.15 also state the need for the consideration of prior extraction of clay resource which would look at whether this was feasible and practical and in the light of consultation with Nottinghamshire County as part of the planning application process.
- 1.26 For Sites H7 and H8 applicants are required to consider prior extraction of brick clay, in terms of whether extraction is viable and feasible. During the planning application process Nottinghamshire County Council as the Mineral and Waste Planning Authority will determine whether there is a need for prior extraction.
- 1.27 Other Policies in the LPD that are considered relevant are set out below:
- Policy LPD 4: Surface Water Management;
 - Policy LPD 7: Contaminated Land;
 - Policy LPD 11: Air Quality
 - Policy LPD 18: Protecting and Enhancing Biodiversity;
 - Policy LPD 19: Landscape Character and Visual Impact;
 - Policy LPD 20: Protection of Open Space;
 - Policy LPD 21: Provision of New Open Space;
 - Policy LPD 32: Amenity;
 - Policy LPD 33: Residential Density;
 - Policy LPD 35: Safe, Accessible and Inclusive Development;
 - Policy LPD 36: Affordable Housing;
 - Policy LPD 37: Housing Type, Size and Tenure;
 - Policy LPD 42: Self Build and Custom Homes;
 - Policy LPD 48: Local Labour Agreements;
 - Policy LPD 57: Parking Standards;
 - Policy LPD 58: Cycle Routes, Recreational Routes and Public Rights of Way; and
 - Policy LPD 61: Highway Safety.

Nottinghamshire Minerals Local Plan 2005

- 1.28 The “saved” policies of the Nottinghamshire Minerals local Plan form part of the development plan for the area although this plan is being replaced by a new Minerals Local Plan. Relevant policies include Policy M2.2 which seeks to prevent minerals from being sterilised through inappropriate development. Minerals Safeguarding Areas (MSAs) and Minerals Consultation Areas (MCAs) have been identified in Nottinghamshire and in accordance with SP8 of the emerging draft Minerals Local Plan (July 2018) these should be taken into account where proposals for non-minerals development fall within them. The identified clay resource underlies the area covered by the development brief. The need to avoid sterilisation of the clay resource and phasing and mitigation in response to the permission to extend the adjoining clay quarry have been addressed through the LPD as stated in paragraph

3.11 above. SP8 and a map of the MSAs and MCAs are contained within the emerging Draft Minerals Local Plan (pages 49 and 53) available on the Nottinghamshire County Council website here:

<http://www.nottinghamshire.gov.uk/planning-and-environment/minerals-local-plan/draft>

Nottinghamshire and Nottingham Replacement Waste Plan Part 1 Waste Core Strategy 2013 and Waste Local Plan 2002 (saved policies 2007)

- 1.29 The Waste Core Strategy Part 1 document sets out the overall approach to future waste management in the plan area setting out in broad terms where new or extended waste management sites should be located. The second part of replacement Waste Local Plan will be the Sites and Policies Document. Some of the policies in the Waste Local Plan 2002 remain in force until they are replaced by the Part 1 Waste Local Plan.

Other Planning Policy Guidance

- 1.30 Other non-statutory guidance e.g. Manual for Streets 2007 (DfT), Manual for Streets 2 (CIHT) and Nottinghamshire County Council's adopted Nottinghamshire Highways Design Guide will assist developers in preparing proposals for development.
- 1.31 Sustainability objectives are shared by developers and regulatory agencies at all levels of government. All dwellings in the development will be required to meet the requirements of national policy on energy efficient buildings, and developers will be encouraged to consider guidance offered by national Optional Technical Housing Standards² for exceeding Building Regulation requirements.
- 1.32 In relation to transport and air quality Gedling Borough Council's Air Quality and Emissions Mitigation guidance for developers (2018) is a material consideration (as set out in Policy LPD 11). Developers are also encouraged to take account of the Government's 'Road to Zero' strategy which in particular gives support to the inclusion of electronic vehicle infrastructure.

Planning Obligations

- 1.33 Developer contributions will be sought for the provision and funding of existing and new community infrastructure, which importantly for the north-east Arnold sites includes: open space; schools; community facilities; affordable housing; public transport and highways.
- 1.34 With regard to education, this SPD confirms the need for a new One Form of Entry School at North East Arnold to meet the potential pupil demand that is forecast to arise from the development of sites across the wider Arnold education planning area, including demand from Sites H1, H5, X1, X2 and X3 (see Figure 4 and Appendix 3). As such contributions from developers for sites in this SPD at Sites H2, H7 and H8 will only be expected to meet pro-rata requirements. Developer contributions will also be required to for secondary education provision in line with the County Councils adopted updated Planning Obligations Strategy.
- 1.35 Adverse impacts to services not provided on site are likely to need to be offset by developer contributions in accordance with Section 106 contributions and the

² Housing: optional technical standards: <https://www.gov.uk/guidance/housing-optional-technical-standards>

Gedling Borough Community Infrastructure Levy (CIL) Charging Schedule, which was adopted by the Council in July 2015.

- 1.36 With regard to CIL Residential Zones, Sites H2 and H7 are in Residential Charging Zone 2. Site H8 is divided along the Killisick Lane brideway with land to the west in Zone 1, and to the east in Zone 2.



Figure 1 Killisick Lane Residential Charging Zones – Zone 1 shown in green (current rate £0) and Zone 2 shown in yellow (current rate £48.52)

- 1.37 Implications of the CIL Residential Charging Zones are, for:
- Site H2: Brookfields Garden Centre & Site H7: Howbeck Road/Mapperley Plains - In Charging Zone 2, the CIL charge is currently £48.52, which will be charged per sqm of the Gross Internal Area (GIA). Providing qualifying criteria is met and a relief application is made, any new floorspace provided for affordable housing will be deducted from the overall CIL liability.
 - Site H8: Killisick Lane - For the part of the site west of the Killisick Lane brideway that falls into Charging Zone 1, the CIL charge Zone 1 is currently £zero. Therefore, CIL will only be charged on the floorspace provided in the CIL Residential Charging Zone 2 (the current charge of £48.52 per sqm of GIA).
- 1.38 A final assessment of a development's impact on community infrastructure leading to Heads of Terms for a legal agreement will be made at the planning application stage when details of the proposed development and its timing are known. As housing developments these sites will need to meet several of the relevant CIL obligations. Nottinghamshire County Council's Planning Obligations Strategy (July 2018) sets out the mechanisms of calculating impact and cost in terms of transport and education infrastructure.

Future Management

- 1.39 The future management of new and retained open space, wildlife habitats, community facilities and other infrastructure is important in ensuring the long-term sustainability and legacy of the proposed developments. It is a requirement that plans are in place to the satisfaction of those bodies charged with future management of land or facilities. If any of the land to be managed, such as the Local Wildlife Site or the newly created wildlife habitats, requires work of a specialised

nature, this will be reflected in the S106 negotiations. In some cases, developer contributions beyond the standard open space formulae may be required.

4 SITE OPPORTUNITIES AND CONSTRAINTS

- 1.40 Developers will need to demonstrate that they have taken into account the sites, and surrounding context within and adjacent to the defined Masterplan area, particularly neighbouring residential development, Dorket Head Quarry, Mellish Rugby Club and the surrounding countryside. Some of the key considerations of the site and wider context are set out in this chapter and supported by the Opportunities and Constraints Plan (Appendix 2). Developers are expected to reflect these opportunities and constraints in planning applications, accompanying design and access statements and other relevant documents.

Flood Risk

- 1.41 The sites lie in part of the Daybrook catchment which feeds south and westwards towards the River Leen. Environment Agency Surface Water Mapping show that parts of the site experiences surface water flooding particularly around:
- The water course separating Site H8 from the adjacent field to the east;
 - Bridleway through the centre of Site H8;
 - Across Site H7, west towards residential development at Roxburgh Close; and
 - The eastern edge of Site H7 adjacent to Mapperley Plains.
- 1.42 Feedback from stakeholder sessions with Gedling Borough Council officers has confirmed that surface water flooding is an issue in the locality, particularly where water courses along the bridleway though Site H8 enters a culvert at the southern edge of the site. The sloping landform into the adjacent water course at the eastern edge of Site H8 is considered to contribute to surface water flooding issues that are experienced in a corridor parallel to Rolleston Drive. The sloping nature of the site eastwards towards Roxborough Close and neighbouring existing residential development is also considered to encourage some surface water run-off.
- 1.43 These issues have informed potential locations for Sustainable Urban Drainage System (SuDS) measures. A robust flood risk appraisal will be required to inform suitable above ground surface water attenuation measures. SuDS measures are to be adopted by the statutory sewerage undertaker, unless they form part of the highway network's drainage system.

Landscape

- 1.44 A key feature of the Masterplan area is the landform, landscape features and views to and from the area. The three site allocations fall within the Dumbles Rolling Farmland Policy Zone MN015 in the Greater Nottinghamshire Landscape Character Assessment (2009). The landscape in this area is generally described as being formed by a series of distinct ridgelines and valleys creating a characteristic rolling landform. This description is relevant to the Masterplan area, as a ridgeline runs south-north through Sites H2 and H7, acting as a visual barrier containing urban areas to the west from the wider rural area to the east. From the east the ridgeline is visible but interrupted with landscape features including hedgerows which filter views towards existing development on Mapperley Plains, including existing housing, Brookfields Garden Centre, Coppice Farmhouse and The Gables.



The ridgeline is prominent above existing development, as viewed from Howbeck Road towards Mellish Rugby Club

- 1.45 The ridgeline, despite existing built features, underpins the sensitivity of this eastern edge, reaffirmed by a Landscape and Visual Analysis of potential development sites undertaken by URS (2014), and Stakeholder responses and previous landowner site modelling. Previous modelling has included the retention of the ridge as open space. However, initial thoughts from stakeholders for appropriate mitigation included setting back development from the eastern edge and reinforcing landscaping on the hedgerow boundary adjacent to Mapperley Plains to provide a visual buffer. Controlling building heights would also have a role in minimising landscape and visual impacts.



The sloping nature of Site H7 between existing development and Mellish Rugby Club

- 1.46 The steep gradient of the land westwards towards existing residential development presents a challenge in how development might be best accommodated in a way that makes the most efficient use of land. The change in topography also provides opportunities to use level differences to create interesting housing designs. However, such designs must consider the requirements for disabled access under Part M of the Building Regulations.
- 1.47 The development proposals will need to be designed having regard to a Landscape and Visual Impact Assessment. Appropriate mitigation measures should be set out

in a landscaping strategy and appropriate conditions and/or a legal agreement may be used to ensure that the recommendations of the strategy are implemented.

Arboriculture

- 1.48 A desktop appraisal finds that there are no formally protected trees within the three sites. However, a tree subject to a Tree Preservation Order (TPO) lies to the east of Site H8: Killisick Lane at the western end of Campbell Gardens.



Hedgerows sub-dividing Site H8 west of the Killisick Lane bridleway

- 1.49 Hedgerows sub-divide much of Site H8: Killisick Lane into a pattern of small rectangular fields and include few trees. A woodland corridor is a feature at the east edge of Site H8 which extends south to Howbeck Road. Woodland copses dominate the character of The Hobbucks Local Nature Reserve to the west of Site H8.
- 1.50 Development proposals will need to be underpinned with a detailed arboricultural survey of the woodland and hedgerow features in and at the edges of development sites. The survey should be considered in conjunction with ecology surveys, where the value of features in amenity and ecological terms may differ.

Nature Conservation

- 1.51 In conjunction with any planning application, an ecology assessment will be required together with proposals to protect and enhance existing ecological resources, create new features and secure their long-term management. Appropriate conditions and/or a legal agreement may be used to ensure that the long-term management of ecological resources within the site are implemented.
- 1.52 The Hobbucks Local Nature Reserve is a key feature that lies to the immediate west of Site H8: Killisick Lane. The 14ha site was declared a Local Nature Reserve on 2nd July 2015, in recognition of its flora and fauna, hedgerows, wild flower meadows, scrub, grassland, veteran trees and plantation woodland. The area is considered to be valuable habitat for vertebrates, species of bird and mammals. The Hobbucks is also promoted as a local recreational resource, and benefits from investment and management by "Friends of The Hobbucks".
- 1.53 As stated in the supporting text for Policy LDP 64, access to Site H8: Killisick Lane would involve the loss of a small part of the Local Nature Reserve. The Policy states

that an area of land “to the north of the allocation” is to be provided in compensation. Any compensatory green infrastructure in place of the Local Nature Reserve should apply the concept of biodiversity net gain, such as the approach based on the DEFRA Metric, to ensure that there is a demonstrable gain in biodiversity assets. However, there is the opportunity for alternative measures for improving the overall quality of green infrastructure through the integration of green corridors through the Masterplan area, linking the development sites together with green spaces, recreation routes and facilitating improvements between the developed edge of Arnold, wider countryside. The proposed Gedling Borough Heritage Trail will also provide opportunities to contribute to wider heritage objectives.

- 1.54 Through stakeholder consultation with Nottinghamshire County Council officers, hedgerows within Site H8 may provide foraging routes for bats and require retention. The importance of retaining features within the site and providing compensatory measures will be dependent on the outcome of an ecology assessment and will need to be considered alongside the arboricultural survey.
- 1.55 For Site H8, there is an opportunity to retain and integrate hedgerow features within and at the edges of the site to form part of a wider green infrastructure that improves connections with The Hobbucks Nature Reserve.
- 1.56 For Sites H2 and H7, an ecology survey will also be required to identify the value of the network of hedgerows and trees and indicate whether any features should be retained for their ecological value.

Archaeology and Heritage

- 1.57 No recorded archaeological or heritage features have been identified from the desktop assessment or from consultation with stakeholders.
- 1.58 There is an opportunity for development of the allocated sites to be planned to enhance access to and enjoyment of the Borough’s cultural heritage. Stakeholder engagement with Gedling Borough Council officers found that there are emerging proposals, linked to the Council’s Heritage Strategy to create a Heritage Way: a proposed recreational route linking and providing access to key heritage sites of the Borough. A preferred route is yet to be identified, but is likely to follow existing footpaths and follow a route that is accessible from the urban edge. Figure 3 shows a concept of the Heritage Trail and how this could be connected to the Masterplan area.
- 1.59 A number of public rights of way cross the Masterplan area with links into the wider rural areas to the north and east. These routes offer excellent potential for providing connections to the Heritage Way from The Hobbucks Nature Reserve and Catfoot Lane. New development, should therefore seek to facilitate these connections towards the Heritage Way which will also maximise access to the wider countryside.
- 1.60 Developers will be required to demonstrate how links between the existing development and wider countryside will be facilitated through the improvements to existing Public Rights of Way and with new connections.

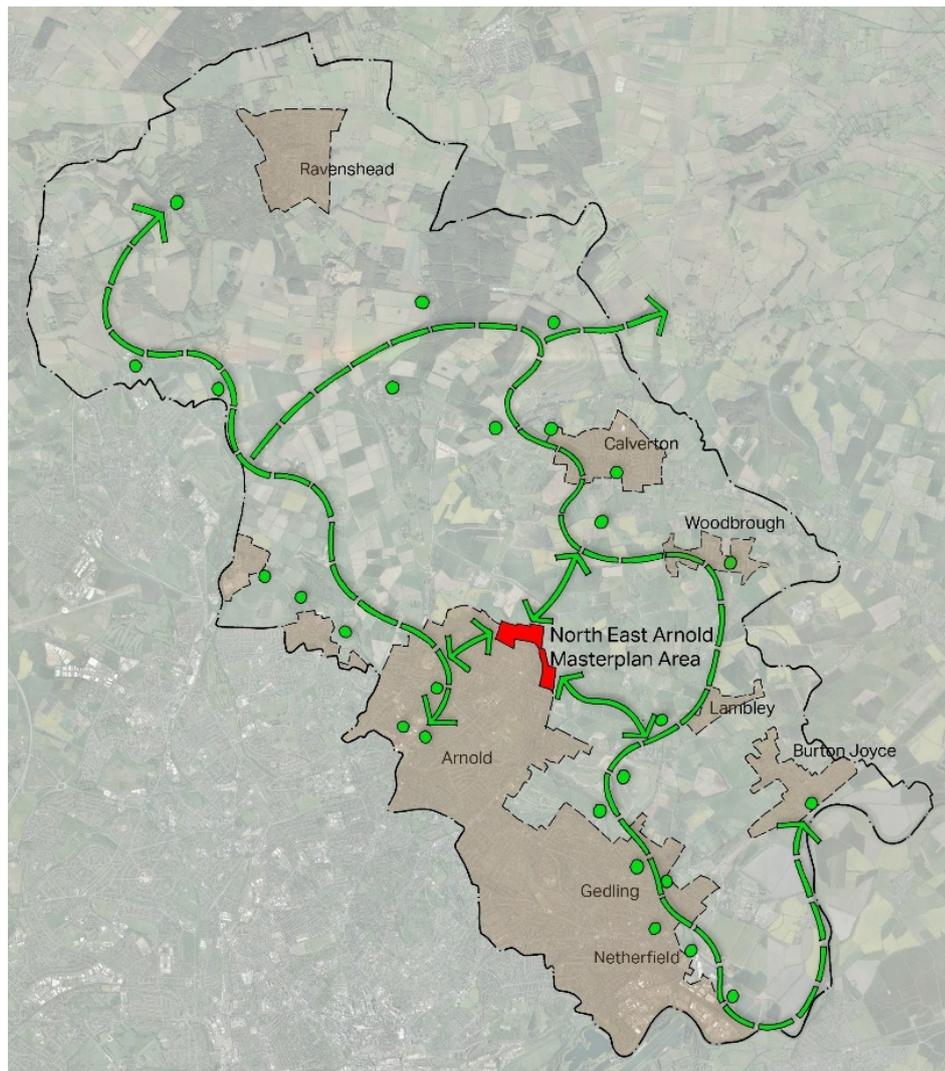


Figure 3: Heritage Trail Concept Plan with links to the Masterplan area

Built Environment

- 1.61 The character of development is dominated by a variety of suburban patterns of development. Large scale detached dwellings and bungalows, developed in the 1950s-1960s period characterise development on Middlebeck Drive and Mapperley Plains to the south of Site H2. Relatively low in density, dwellings are developed on large plots with wide frontages and generous set-backs. Heavily landscaped boundary treatments and mature tree planting softens the character of Middlebeck Drive and provides a positive feel. Despite dwellings being developed to similar styles, incremental alterations, landscaping and boundary treatments have contributed to a positive and mature suburban environment and a sense of individuality between plots. The long rear gardens of properties on Middlebeck Road define the southern edge of site H2 and therefore lack any direct frontage onto this site.
- 1.62 Development to the north of Middlebeck Drive, is characterised by 1970s residential development focussed on Howbeck Road and Gleneagles Drive. Rows of terraced housing are formed in rectilinear blocks with open plan frontages that enclose rear garage courts and are repetitive in form creating a homogenous character which dominates despite some alterations with windows and porches. A key issue raised during stakeholder meetings was the poor quality of the private parking and garage courts to the rear of the properties in this area, as none of them have been formally adopted or maintained through a management regime.



Terraced 1970's residential development on Howbeck Road with limited enclosure and a generally homogenous character

- 1.63 North of the 1970s terraced blocks are areas of housing developed in the 1980s and 1990s. These areas are accessed from the northernmost section of Howbeck Road that sweeps westwards towards Killisick Lane. The character is heavily influenced by the cul-de-sac layout and the informal arrangement of standard housing types with open plan frontages and individual landscape treatments. With development inwardly focussed, the edges of these developments adjacent to Sites H7 and H8 are defined by rear garden boundaries. There are few opportunities for connection between these areas and new development on the Masterplan area and the site allocations.



Residential development around cul-de-sacs between Howbeck Road and Site H7

- 1.64 More recent development completed within the last decade has been developed along the western edge of site H7 at Ladybank Rise and Roxborough Close. A variety of detached, semi-detached and terraced dwellings with limited set-backs

create a more enclosed feel and with a higher density. The character however, is dominated with standard house types. As with earlier development, the layout of development has little regard to the potential for future expansion into Site H7 as the eastern edge at the time was considered to be the limit for development. The edge onto Site H7 is therefore dominated with rear garden boundaries except to the north of Roxborough Close where the site narrows and terraced houses overlook a turning head immediately adjacent to Site H7.



Roxborough Close, higher density development is characteristic of this more recent development with limited set backs and a higher level of enclosure

- 1.65 Overall the character of development in the immediate locality is dominated by volume housebuilding from recent decades and therefore lacks references to development that are unique to the character of this area. A possible exception is the cluster of former farm buildings that is enclosed by the eastern boundaries of sites H2 and H7 on Mapperley Plains which have been adapted for residential use. The topography and landscape features therefore offer more locally distinctive references for influencing the character and setting of development and creating development layouts that work with the changing topography.
- 1.66 Developers are therefore required, in preparing proposals to draw on this initial assessment and consider the surrounding character of existing development, drawing on the positive features and using them to inform an appropriate approach to each site. Such an assessment must consider how the built form also relates successfully or otherwise to open spaces, key road corridors and the wider landscape to generate an appropriate response.

Key Local Facilities

- 1.67 Key local facilities are shown on the Opportunities and Constraints Plan (Appendix 2). They include:
- Community facilities at Killisick Road, including Beacon Baptist Church and Killisick Children's Centre;
 - Local retail units at Beechwood Road and Howbeck Road;
 - Employment uses at Rolleston Drive;
 - Existing local schools; and
 - Green spaces, including sports facilities at Killisick Road, to the south and west of the Masterplan area.

Access and Movement

- 1.68 The sites within the Masterplan area benefit from being adjacent to existing road infrastructure that can provide opportunities for access.



Mapperley Plains

- 1.69 The B684 (Mapperley Plains) is a radial route from Nottingham City Centre that provides connections through Gedling Borough towards Lambley, Woodborough and Calverton and links to the A614 Ollerton Road. Access from this road serves Brookfields Garden Centre and offers the opportunity to provide access to developments at both Site H2 and Site H7.



Howbeck Road heading south towards Rolleston Drive

- 1.70 Howbeck Road forms part of a corridor including Sandfield Road and Rolleston Drive that leads from Arnold town centre and crosses Coppice Road to serve residential development to the north east of Arnold. Howbeck Road connects with Killisick Road which loops back in an anti-clockwise and southerly direction towards Coppice Road

and connects to other more mature residential areas. The proposed access to Site H8 is located at the transition between Howbeck Road and Killisick Lane.

1.71 Opportunities to maximise connectivity with adjacent residential areas are otherwise constrained by the pattern of adjacent development which is dominated by cul-de-sacs. However, potential connections to existing developments exist at, and in accordance with feedback from of the Highways Authority the types of connections may include:

- Crawford Rise into Site H2 from the east – outline proposals approved subject to S106 for the development of 32 dwellings (application reference: 2017/0155) will use this connection to provide the main access as shown in the submitted illustrative layout; and
- Connections for pedestrians and cyclists may be appropriate from Armadale Close, Roxburgh Close and Strathmore Road.



An opportunity to create emergency access to Site H7 with pedestrian and cycle connections from Roxburgh Close

Other opportunities for connections include the network of bridleways and public rights of way, including:

- The Killisick Lane Public Bridleway which leads from Killisick Lane and Howbeck Road north through the centre of Site H8 to The Hobbucks Local Nature Reserve and Surgeys Lane;
- Public Right of Way between Killisick Lane and the Woodborough Lane section of the B684. This route is to be diverted to facilitate the proposed Dorket Head Quarry southern extension, via a temporary route at the northern edge of site H8;
- Public Right of Way from Elder Close, through The Hobbucks Local Nature Reserve to the northern section of the Killisick Lane Bridleway;

- Public Right of Way from Howbeck Road and Killisick Road along the southern edge of the The Hobbucks Local Nature Reserve to Elder Close; and
 - Public Right of Way from Crawford Rise through Site H7 to Mapperley Plains.
- 1.72 A number of informal footpaths also exist within The Hobbucks Local Nature Reserve.
- 1.73 In terms of public transport, Nottinghamshire County Council have advised that the maximum recommended distance from a dwelling to a bus stop is 400m and will seek improvements to local bus infrastructure and possibly bus services.
- 1.74 The majority of the site allocation areas are within 400m of bus stops served by the “Lime Line” on Killisick Lane and Howbeck Road and Coppice Road which is served by service 58 and N58 night bus service. Services run with a frequency as regular as 7 minutes at peak times on this route.
- 1.75 Route 47 on the “Skyblue Line” operates on Mapperley Plains and connects Nottingham City Centre to Woodborough. However, the frequency of services is approximately hourly and the nearest bus stop is the Traveller’s Rest public house adjacent to Mellish Rugby Club. Investment in bus stops adjacent to Sites H2 and H7 and the frequency of bus services could enhance the offer of bus services to residential development at the eastern edges of Sites H2 and H7. Alternatively, ensuring good access to frequent services offered on the “Lime Line” could be achieved by ensuring that there are good pedestrian connections between residential areas and bus stops.
- 1.76 Developers will be required to provide a robust assessment of the movement network, drawing on the opportunities and constraints above to propose a network that fully exploits opportunities for access and maximising connectivity with existing neighbourhoods, open spaces and green infrastructure, and the wider countryside.

Geo-Environmental Considerations

- 1.77 Consultation with the Borough Council’s Public Protection Officer highlights a need to consider the risks of landfill gas migration from landfill activity that has taken place at Dorket Head Quarry. Feedback indicated a potential requirement for a programme of monitoring for a year before development can commence. Monitoring for gas migration should be undertaken for sites H7 and H8. Land contamination issues will be considered at the planning application stage for all sites in line with Policy LPD 7.
- 1.78 The potential for noise and dust emissions from extraction and restoration works at Dorket Head quarry was also highlighted. This underpins efforts between the Borough Council and Ibstock Brick to agree how clay is extracted at the Dorket Head Quarry Southern Extension and followed by restoration works to allow for the delivery of development at Site H8.
- 1.79 As set out in Section 3 above, for all sites there is a requirement to explore the potential for prior clay extraction at all three sites prior to development (see Policy LPD64 of the Local Planning Document This will require discussion between developers, Ibstock Brick and Nottinghamshire County Council to explore the scope of investigation.

5 DEVELOPMENT PRINCIPLES

- 1.80 The Development Framework Plan (See Appendix 2) sets out key parameters to demonstrate how the development will achieve key development objectives in accordance with key development principles.

Key Development Objectives

- Secure comprehensive development;
- Integrate development with adjacent residential areas by maximising links for pedestrians and cyclists;
- Integrate development with surrounding rural edge and The Hobbucks Local Nature Reserve; and
- Facilitate strong connections between existing development to the rural edge and onwards to a future Heritage Trail.

Key Development Principles

- Development in accordance with the proposed allocation will provide at least 525 homes and can accommodate additional homes.
- 1 Form Entry Primary School will be provided to support the development with sufficient capacity to allow the site to expand to a 1.5 Form Entry. This equates to providing a 1.5 ha site.
- The Green Belt areas of the Masterplan area will be used to provide a Recreation Area between Sites H7 and H8. This area will also include the playing field element of the proposed Primary School. This will enable residential capacity in the allocated sites to be maximised and for development to respond to sensitive edges, integrate green corridors and open spaces and deliver positive place making benefits.
- Suitable vehicular access will be provided to each site from the existing highway network and be supported with emergency vehicle access.
- Other opportunities for access will be fully exploited to enable direct access to bus stops, the new Primary School, connect developed areas with the rural edge and facilitate access to the proposed Heritage Way.

Key Land Uses

- 1.81 Key land uses are shown on the Development Framework Plan, with areas show on the Land Use Budget Plan (see Appendix 2) and comprise:
- Net Residential Development Areas – these will include local residential streets and local areas of play (LAPs) that are not to be provided within open spaces.
 - Primary Access Road infrastructure – the key access road serving the site and leading to secondary and / or tertiary residential streets.
 - Play Areas – which include local equipped areas of play (LEAPs), neighbourhood equipped areas of play (NEAPs) and local areas of play (LAPs) that are not separately provided within residential development areas.
 - Amenity Space – which include more informal open spaces and are considered to be key connecting elements between developments, open spaces, existing development and the countryside.
 - Landscaping – include existing landscaping to be retained and new areas of landscaping.

The size of each land use has been calculated in accordance with the guidance on net densities, as set out in paragraph 10.3.7 of the Local Planning Document (the supporting text to Policy LPD 33). The current preferred location for the primary

school is outside of the Masterplan area and is therefore not included in the landuse budget.

- 1.82 The key land uses are summarised for each of the site allocations (Sites H2, H7 and H8) and for the Recreation Area in the following tables:

Land use summary for Site H2: Brookfields Garden Centre	
Land Use	Size (ha)
Net residential development area	2.79 (includes the 0.89ha that has been granted permission subject to S106)
Amenity Space (Including SuDS)	0.17
Play Areas	0.17
Landscaping	0.14
Primary Access Roads	0.25
TOTAL	3.52

Land use summary for Site H7: Howbeck Road / Mapperley Plains	
Land Use	Size (ha)
Net residential development areas	6.54
Amenity Space (Including SuDS)	1.20
Play Areas	0.40
Landscaping	0.38
Primary Access Roads	1.15
TOTAL	9.68

Land use summary for Site H8: Killisick Lane	
Land Use	Size (ha)
Net residential development areas	6.89
Amenity Space (Including SuDS)	1.74
Play Areas	0.42
Landscaping	0.85
Primary Access Road	0.85
TOTAL	10.25

Land use summary for the proposed Recreation Area	
Land Use	Size (ha)
Amenity Space (Including SuDS)	2.77
Allotments	0.6
Local Area of Play	0.85
Informal Sports Provision	0.84
Landscaping	1.26
TOTAL	6.32

Housing Capacity

- 1.83 Paragraph 10.3.4 of the LPD states that 30 dwellings per hectare is considered a reasonable density for the majority of the Borough, especially within or adjacent to the urban areas.

Summary of net densities required to accommodate allocated homes			
	Homes allocated (LDP64)	Net residential area (ha)	Net residential density (dph)
H2 Brookfields Garden Centre	90	2.79	32
H7 Howbeck Road/Mapperley Plains	205	6.55	31
H8 Killisick Lane	230	6.89	33
TOTAL	525	16.23	32

- 1.84 The table above sets out the net residential densities, which have been calculated using the numbers of houses allocated for each site in Policy LPD 64 and the net residential site areas that have been identified through this masterplanning process, taking into account site constraints and requirements for infrastructure. On this basis the net densities are therefore greater than the 30 dwellings per hectare indicated as a reasonable density in paragraph 10.3.4 of the LPD.
- 1.85 The masterplanning process informing this Arnold Masterplan therefore indicates that the number of homes allocated in the plan, in Policy LDP 64 (525 homes), can be comfortably met within the net residential areas that have been identified in this process. It should be noted that Policy LPD 33 states that planning permission will not be granted for residential development of less than 30 dwelling per hectare subject to exceptions set out in the policy. The policy also states that residential developments with higher densities will be supported provided that this reflects local characteristics and does not harm the character of the area.
- 1.86 Policy LPD 64 also states that planning permission for residential development may be granted for proposals with higher numbers of homes subject to the overall scheme being suitable. Applying the highest density of 35 dwellings per hectare, as indicated in the table above for site H8, across all sites the comprehensive development of the Masterplan area could realise a greater capacity of around 555 dwellings (including the 32 dwellings proposed in the approved (subject to S106) outline planning application for part of Site H2).

Housing Mix

- 1.87 In line with ACS Policy 8: Housing Mix, Size and Choice, a mix of house types is encouraged. The mix is recommended to generally follow the pattern which was adopted for the plan wide viability work with a small adjustment to reflect that no apartments are proposed. The mix is also split by category into market housing and affordable housing types. Specifically, due to a limited demand for 1 bed properties, they are excluded from the property types proposed.
- 1.88 The requirement for affordable housing is 30% to reflect the policy requirement in this area in LDP Policy 36. However, part of Site H8 to the east of Killisick Lane lies in a neighbouring zone where the requirement for affordable housing is 20%, hence the two tables illustrating both property type and tenure. The split for the affordable housing is 70% rented with the majority as social rent and the remainder as affordable rent. Then 30% as intermediate housing and the Council's preference is for shared ownership.

Recommended Housing Mix for Market and Affordable Housing – where 20% affordable housing requirement applies				
	Market Housing (80%)	Affordable Housing: Shared Ownership (6%)	Affordable Housing: Social Rent (10%)	Affordable Housing: Affordable Rent (4%)
2 bed	25%	30%	35%	35%
3 bed	40%	45%	40%	40%
4 bed	20%	20%	20%	20%
5 bed	15%	5%	5%	5%

Recommended Housing Mix for Market and Affordable Housing – where 30% affordable housing requirement applies				
	Market Housing (80%)	Affordable Housing: Shared Ownership (9%)	Affordable Housing: Social Rent (15%)	Affordable Housing: Affordable Rent (6%)
2 bed	25%	30%	35%	35%

3 bed	40%	45%	40%	45%
4 bed	20%	25%	25%	20%
5 bed	15%	-	-	-

- 1.89 Developers should give consideration to the up to date national guidance relating to space standards for affordable housing which is currently set out in the DCLG (Homes England) document 'Technical housing standards – nationally described space standard'. (https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/524531/160519_Nationally_Described_Space_Standard___Final_Web_version.pdf)
- 1.90 Proposals for self-build and custom-build housing on the development sites will be supported provided they are in accordance with Policy LPD 42 (Self Build and Custom Build Homes) and do not undermine the comprehensive development of the allocated sites.

Education

- 1.91 The Greater Nottingham Infrastructure Delivery Plan outlines a requirement for 652 primary school places that will be generated by sites across the Borough including the three sites in this Masterplan.
- 1.92 Consultation with County Education Officers suggests that the development of Sites H2, H7 and H8 will generate demand for 110 pupils which equates to the capacity of a 0.5 Form Entry School. There are 14 primary schools within the Arnold education planning area (as shown in Figure 4) with a global net capacity of 3636 pupils. County Education Officers have advised that the existing primary schools are considered to have reached full capacity and all of the school sites are fully built out and cannot be expanded further.

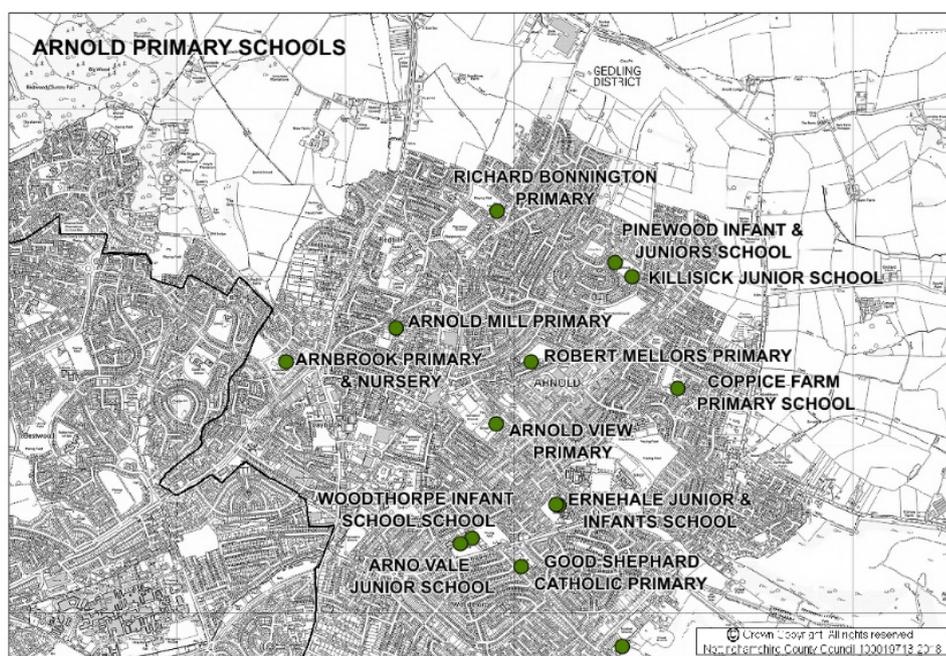


Figure 4: Arnold Primary Schools

- 1.93 According to Education Officers, to be sustainable, schools of 1 Form Entry capacity are required as a minimum. Given the provision of a 0.5 Form Entry is not acceptable, a site for a 1 Form Entry Primary School capable of expanding when required to a 1.5 Form Entry Primary School to support the development. The other

sites in the Arnold planning area (as identified in Appendix 3) will be expected to contribute on a pro-rata basis towards the delivery of the new primary school. As such, contributions will be required towards the value of the land provided plus the cost of building the school (rather than the standard formula which would otherwise be the case). More information is provided in Nottinghamshire County Council's Planning Obligations Strategy which was revised in July 2018. <http://www.nottinghamshire.gov.uk/planning-and-environment/general-planning/planning-obligations-strategy>

1.94

1.95 The Borough Council's preferred location for the primary school is on the housing allocation at Rolleston Drive H1 which is outside of the Masterplan area. It is considered that the site performs well against the County Education Authority and other planning criteria including accessibility, topography, compatibility with the surrounding area and deliverability. However, an alternative site may be considered if applicants can demonstrate that it can be delivered within the required time scales and is capable of being accessible to residential developments that are likely to be served by the school

1.96 Developer contributions will also be required to for secondary education provision in line with the County Councils adopted Updated Planning Obligations Strategy.

Transport and Access

1.97 All development will be expected to promote sustainable methods of transport such as walking, cycling and public transport. Routes through the site should logically and directly connect different areas and land uses with each other. Linkages to existing facilities in the vicinity of the development are to be identified and improved.

1.98 The street layout and design should have appropriate regard to the Nottinghamshire Highways Design Guide³ and Manual for Streets⁴.

1.99 Planning applications for residential development and provision of the primary school will need to be accompanied by a transport assessment and travel plan carried out in accordance with national planning practice guidance on transport evidence bases in plan making and decision taking.

1.100 Parking provision for the housing element of the development should be provided in line with the provisions of Policy LPD 57 and Gedling Borough's Parking Provision for Residential Developments SPD.

1.101 Gedling Borough Council's Air Quality and Emissions Mitigation guidance for developers (2018) is a material consideration (as set out in Policy LPD 11) and sets out mitigation requirements.

Road Access and Circulation

1.102 All sites will be served with a Primary Access Road. Access to Site H7 will be provided via a new roundabout interchange with Mapperley Plains and Catfoot Lane. Access to Site H2 will be provided via a new T-junction from Mapperley Plains.

³ 6Cs Residential Design Guide: <http://www.nottinghamshire.gov.uk/transport/roads/highway-design-guide>

⁴ Manual for Streets: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/341513/pdfmanforstreets.pdf

- 1.103 The main primary access to Site H8 will be created where Killisick Road turns east and becomes Howbeck Road. On the advice of Highway Officers access will be required in the form of a mini-roundabout junction.

Bus Services

- 1.104 The majority of the three sites are within the 400m catchments of bus stops that are served by the frequent "Lime Line" service. In this context, good connections must facilitate direct links to bus stops. Alternatives to amend the routing of the "Lime Line" and to provide new bus stops along Howbeck Road will be encouraged. Proposals to increase the frequency of services on the "Skyblue Line" with new stops adjacent to Sites H2 and H7 will also be encouraged. The key test in this context is to ensure that all new residential areas lie within 400m of bus stops.

Cycling and Walking

- 1.105 Cycling and walking will be encouraged through the provision of a comprehensive network of good quality footpaths and cycle ways that connect to existing neighbouring residential areas, bus stops and local facilities on Howbeck Road and Rolleston Drive. Routes will be encouraged to encourage walking and cycling between Sites H2, H7 and H8 and this will include a suitably lit route through the proposed Green Belt Recreation Area which would be best achieved with low level bollard lighting or alternatives that minimise intrusion in this Green Belt location.
- 1.106 Opportunities to maximise connectivity for pedestrians and cyclists from existing streets and footpaths should be fully exploited as suggested in the masterplan. This includes connections from footpaths and existing streets that terminate or lie in close proximity to the site boundary. Some of these connections should be capable of providing access for emergency vehicles at the locations suggested above.
- 1.107 Opportunities to fully integrate and connect to the wider Public Rights of Way network should be fully exploited, including routes through The Hobbucks Local Nature Reserve, Dorket Head Quarry (or temporary diversions) and east via Catfoot Lane.

Open Space

- 1.108 Open Space provision as set out in the Land Use Budget Plan (see Appendix 2) is proposed to meet the requirements generated by Sites H2, H7 and H8, and to accord with the Borough Council's New Housing Development Supplementary Planning Guidance for Open Space Provision (November 2001) and the Local Planning Document Policy LPD 21 (Provision of New Open Space). In addition, the provision shown in the Development Framework Plan (Appendix 2) reflects the Council's longer term aspirations for the area.
- 1.109 Policy LPD21 requires new residential development to provide a minimum of 10% open space and the Supplementary Planning Guidance sets out the following requirements for open space provision:-

Requirements for Open Space Provision				
Open Space Allocation	Features Requirement	Open Space Ratio	Comments	
Min. 10% gross site area (GSA) or	LAP, LEAP, NEAP, Informal Sports Facility	40% (4% of the GSA)	Dependent on allocation size, a combination of features may be installed i.e. LAP & Informal Sports Area	
Min. 20sqm per	Amenity Open	60%	Of the 10% allocation or similar, 40% is for play and	

dwelling (whichever is the greater)	Space	(6% of the GSA)	60% is for landscape An informal sports area would only be usually installed on sites of 50 or more dwellings Where insufficient space is allocated or the feature is found to be inappropriate for the development on site, a commuted sum will be required for provision off site
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- 1.110 Local areas of play (LAPs) are required to serve 240m (5 minute walk) catchment areas and be a maximum size of 100sqm with a 5m buffer.
- 1.111 Local equipped play areas (LEAPs) are each to serve up to 100 dwellings with a catchment area of 400m (10 minute walk). They are to be a minimum of 400sqm with a buffer zone of 20m between the edge of the activity area boundary and the boundary of the nearest residential property.
- 1.112 Neighbourhood equipped areas of play (NEAPs) are to serve “substantial” residential developments. They normally have a 600m (15minute walk) catchment and are a minimum of 1,000sqm size with a 30m buffer zone.

Open Space Provision within the development sites and recreation area				
Site	Play Facilities	Amenity Open Space & Landscaping	Allotments	TOTAL
H2: Brookfields Garden Centre	0.17ha	0.31ha	-	0.48ha (14% of 3.52ha)
H7: Howbeck Road / Mapperley Plains	0.4ha	1.58ha	-	1.98 ha (20% of 9.68ha)
H8: Killisick Lane	0.42ha	2.09ha	-	2.51ha (24% of 10.25ha)
Recreation Area	1.68 ha	4.04 ha	0.6 ha	6.32 ha

- 1.113 As shown in the Land Use Budget Plan (Appendix 2), the provision of Play Facilities meets the minimum requirements for each site. Amenity areas, combined with retained and new areas of landscaping, create areas that exceed minimum levels of provision due to the design response to constraints and to exploit opportunities to improve connections to the rural edge. Provision includes retained landscape features, buffers between new and existing development and sensitive edges such as The Hobbucks Nature Reserve, and Dorket Head Quarry. It also includes proposals to reinforce the landscape buffer at the edges of Sites H2 and H7 adjacent to Mapperley Plains.
- 1.114 A key feature of the open space network will be the proposed Green Belt Recreation Area, which is to be provided between sites H7 and H8. The area provides an opportunity for a combination of play facilities to include a LAP and Informal Sports Facility (ISF) (e.g. kick-about area) as well as allotment provision being the most accessible location.. The recreation area can accommodate these facilities with adequate buffers from neighbouring existing and future residential properties. Using this area as a significant recreation resource to serve all sites also allows for greater flexibility with residential layouts to respond to requirements for surface water attenuation, landscaping and protecting the amenity of neighbouring residential areas.
- 1.115 Although the Green Belt Recreation Area remains within the Green Belt, the provision of the above facilities will be an appropriate form of development in this

location. A sensitive design approach in terms of play areas, equipment, surfacing and lighting will be required for all types of provision to ensure that a sense of openness is retained and to accord with Green Belt policy. Developers will be encouraged to provide play equipment and surfacing with natural materials and employ low level bollard style lighting along cycle/pedestrian links.



Example of a NEAP, with play equipment made with natural materials at Brooklands, Milton Keynes



Example of informal amenity space at the edge of development at Brooklands, Milton Keynes

- 1.116 The Green Belt Recreation Area also has the potential to be interconnected, via green corridors with neighbouring residential areas and other recreational resources. This includes The Hobbucks Local Nature Reserve, restored land at Dorket Head Quarry and the Public Rights of Way network which offer onward connections to the wider countryside and towards the proposed Heritage Trail.

A LAP is to be provided in both the Howbeck Road and Killisick Lane sites to complement a NEAP within the Green Belt Recreation Area.

- 1.117 Amenity open space includes a mix of formal and informal parks and gardens or other landscaped or wildlife areas which provide areas for passive recreation for all ages, as well as creating attractive green spaces within residential areas. Within the Masterplan area amenity space provision will fulfil a number of functions to satisfy the following planning and place-making requirements:
- Formation of green corridors linking key spaces such as The Hobbucks Nature Reserve, proposed Recreational Area and defining the western edge of Site H7;
 - Definition of areas with retained woodland and new buffer planting;
 - Definition of informal open space in the proposed Green Belt Recreation Area between landscape buffer planting to the north and east of this area and creating a setting for play and sports facilities;
 - Provision of an appropriate setting for development; and
 - Integration surface water attenuation areas.
- 1.118 Part of the open space contribution made by developers in accordance with Policy LPD 21 will be provided on site in particular to include the LAPs on sites H7 and H8 and, where appropriate, on site provision in the form of open space. The remainder will be met by a commuted 'off site' sum to be used to contribute towards the Green Belt Recreation Area. A commuted sum will be negotiated with the developer for maintenance, with regard to the guidelines in the Council's SPG on Open Space (2001). Maintenance responsibilities will also be negotiated with the developer.

Flooding and Drainage

- 1.119 The Development Framework Plan responds to a desktop analysis of flood risk mapping and stakeholder involvement which highlighted issues summarised raised in Section 4 and indicates potential areas where surface water attenuation could be focussed.
- 1.120 In Site H2 surface water attenuation measures are proposed with the outline application (Ref: 2017/0155) approved subject to S106 for the western part of the site. A flood risk appraisal will need to consider whether additional attenuation may be required for development across the remaining area.
- 1.121 In Site H7 the westward sloping nature of the site suggests that surface water run off attenuation will be required along the western edge of the site to manage run off.
- 1.122 In Site H8 areas are indicated at the southern edge of the site adjacent to Killisick Lane which is known to suffer from surface water flooding issues associated with the watercourse entering a culvert at the southern end of the bridleway. Attenuation measures will be required to control run-off rates and to deal with flooding issues that occur at this location.
- 1.123 At the eastern edge of Site H8 and the western edge of the Green Belt Recreation Area, surface water run-off into the watercourse along the wooded corridor may need to be managed potentially with attenuation measures.
- 1.124 Applicants will be required to carry out a Flood Risk Assessment and identify appropriate attenuation measures that will be required. The drainage proposals submitted alongside any individual application will be assessed in terms of how they integrate with the strategic approach required across the whole Masterplan Area,

taking into account existing and proposed drainage interventions in other parts of the site at the time of application.

- 1.125 In light of the potential for surface water flooding at parts of the site and adjacent areas, development will not be permitted to commence until the planning authority has approved submitted drainage / surface water run-off management plans with input from Severn Trent Water, the Environment Agency and Nottinghamshire County Council as Local Lead Flood Authority. A condition to this effect should be attached to any future planning permission.
- 1.126 Developers should note that open space used for flood attenuation and / or drainage has the potential to be multifunctional, offering opportunities for promoting nature conservation, recreation and as structured amenity space. The design of SuDS and drainage elements should meet paragraph 6.1 of the Open Space Provision for New Housing Development SPG (2001).

6. DESIGN PRINCIPLES

Overarching Design Principles

- 1.127 The development and design principles in this Masterplan have been identified as a result of a robust analysis of the site, policy context and feedback from stakeholders on key issues identified during this process.
- 1.128 Development proposals for all or part of the sites in the Masterplan area should be guided by the Development Framework Plan (Appendix 2) that accompanies this text. Development should be designed on the basis of the key site constraints and opportunities identified in this document, including appropriate responses to the surrounding context, particularly The Hobbucks Local Nature Reserve, Dorket Head Quarry, the Rugby Club, views of the ridgeline and the character of neighbouring existing development, following key principles including:
- Integrating development with the existing developed edge of North East Arnold, maximising connections;
 - Integrating development with Dorket Head Quarry – phasing of operations with the phasing of development, links with future green infrastructure;
 - Integrating green corridors and enable links into the surrounding countryside;
 - Creating a well-defined edge that creates a distinct urban envelope; and Ensuring streets and spaces are well-overlooked with active frontages and dual aspect buildings at corners to provide natural surveillance and reduce the opportunities for crime.
- 1.129 Paragraph 128 of the National Planning Policy Framework (2018) advises: “Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot”. The preparation of this Masterplan has formed part of this early engagement and ongoing engagement in this respect is supported.

Quality

- 1.130 The design and construction of development and the enhancement and creation of spaces should be of the highest quality when judged against relevant design policies such as ACS Policy 10: Design and Enhancing Local Identity and Policy LPD 35: Safe, Accessible and Inclusive Development alongside the development and design principles set out in this Masterplan. Developers are encouraged to utilise the principles of Building for Life 12 to guide the overall quality of design of their proposals.
- 1.131 The character of development in the immediate locality is dominated by several ‘layers’ of residential expansion using standard designs. The most positive areas include older residential development on Middlebeck Drive with landscape and boundary treatments and a wide variety of house types and common rules relating to set backs and building heights. This contrasts with more recent open plan developments and homogenous house types that do not generate an individual/distinctive character.
- 1.132 Developers are therefore encouraged to create designs that are able to convey a true sense of place, responding to its relationship with Hobbucks Local Nature Reserve and the rural edge and ridgeline adjacent to Mapperley Plains. These key considerations have informed the Development Plan Framework, with the integration of linked green spaces and landscape features.
- 1.133 Developers will be expected to include a mix of bespoke housing designs and adapt standard house types to create a character that is tailored to the site. Architecturally,

the lack of a distinctive local style in neighbouring residential areas provides an opportunity to create a distinctive design, and in this context, contemporary designs are encouraged to create a development that is “of its time”. However, a more ‘vernacular’ style may be considered, if developers are able to demonstrate that it is distinctive and linked to a robust understanding of local character, based on examples of local character in nearby settlements.

- 1.134 However, the preferred approach must also be reflected successfully in the layout in terms of the composition of buildings in their scale, height and massing and the complementary treatment of streets, spaces and boundaries which can otherwise undermine the quality of residential environments, even where individual homes are well-designed.



An example of contemporary Housing at “The Sycamores”, Gateshead



Example of a “vernacular” approach where quality depends on the attention to detail at Millbrook, Melbourne, Derby

Connectivity

- 1.135 The design of development on this north eastern edge of Arnold should be fully integrated with existing development and the rural edge and fully exploit opportunities to maximise connectivity. With the comprehensive development of all three sites being a key aim of this Masterplan, there should also be good connections between all three sites and the Green Belt Recreation Area, and this is shown in the Development Framework Plan (Appendix 2), integrated with green corridors.
- 1.136 The street network should be designed to manage vehicular movement in a way that provides safe access, prevents through traffic and provides sufficient emergency access. This could be achieved by using a combination of vehicular streets and pedestrian connections to create permeable and legible blocks that manage vehicular traffic with an effective street hierarchy whilst promoting ease of movement for cyclists and pedestrians. The design of pedestrian and cycle connections, which must be visible, attractive and well overlooked, is a key element.
- 1.137 Overall developers are encouraged to design streets that promote place and are not dominated by highway engineering standards. Further guidance is offered by Manual for Streets and the Nottinghamshire Highways Design Guide. Junctions of streets within the site should be highlighted through changes in surfacing on the carriageway and pavements.
- 1.138 Materials make a key contribution to the quality of the street scene, the wider public realm and have a major influence on the overall character of development. Developers are therefore encouraged to use high quality materials to reflect the overall character sought in the development in accordance with the Nottinghamshire Highways Design Guide.
- 1.139 As demonstrated at Middlebeck Drive, landscape treatments can have a positive impact on the character of streets. Therefore, developers will be encouraged to create landscape strategies that feature natural boundary treatments that integrate, retain and supplement where possible existing hedgerows and trees.

Car Parking

- 1.140 Car parking standards alongside advice on the design of car parking is provided in Policy LPD 57 and the Borough Council's Parking Provision for Residential Developments SPD. Further guidance on the design and integration of car parking is provided in Manual for Streets.
- 1.141 The quality of provision of car parking is equally important as the quantity. A key role in the design of car parking is to create a flexible car parking layout and being able design out opportunities for inappropriate car parking. In this context, developers are required to develop a car parking strategy that achieves a good balance between on and off-street car parking. A lower amount of allocated off street car parking for example is more likely to be better utilised and result in fewer spaces being unused and sterilised by homes with low levels of car ownership. Unallocated off-street car parking integrated into streets with bays and informal widenings can offset a reduction of allocated off street spaces and offer greater flexibility particularly for providing space for households with higher car ownership levels and visitor car parking.
- 1.142 In providing for off-street car parking there are a number of off-street parking typologies, including some which are more favourable to others in terms of place making:
- Dwellings with car parking to the front of dwellings must be enclosed within a well-defined and identifiable private curtilage to reduce the visual dominance of vehicles parked in front of houses;

- Garages will not be counted as parking spaces. However, where they are provided, developers will be encouraged to create oversized garages that are capable of simultaneously accommodating a vehicle, cycle parking and miscellaneous storage; and
- The use of rear car parking courts is not an acceptable solution as they are not well-utilised and encourage pavement parking where they can be seen by owners.

Form, massing and layout

- 1.143 The form, massing and layout must be informed by site features, including landform and relationship with existing and new features to create a locally distinctive design response. Key design requirements for the site allocations include:

Site H2: Brookfields Garden Centre and Site H7: Howbeck Road / Mapperley Plains

- Retain hedgerows at the southern and eastern boundaries of Site H2.
- Create a set back from Mapperley Plains to allow for hedgerows to be reinforced with a landscape buffer to protect views from the east towards the site.
- Create attractive landscaped gateways at the primary street entrances, framed with key buildings.
- Focus development with a greater scale and massing on the primary streets, to create a good sense of enclosure and support legibility.
- At the steeper parts of Site H7, encourage bespoke housing designs or standard types that make the most of changes in levels and add interest to the overall design and character of the development. Dwellings with downhill-facing frontages could be up to three storeys and permitted to integrate garage accommodation adding interest to frontages with projecting balconies and larger window openings.
- Create active frontages onto the green corridor at the western edge and at the northern edge towards the Recreation Area.
- Create a positive relationship with those dwellings on Roxburgh Close that look towards the edge of Site H7 with active frontages that look across towards the site.
- Create landmark buildings at prominent corners to reinforce a sense of place and support legibility.

Site H8: Killisick Lane

- Create a well landscaped “Gateway” entrance from Howbeck Road and Killisick Lane, to provide a positive setting for both the development entrance into The Hobbucks Nature Reserve and Killisick Lane Bridleway
- Emphasise scale, frontage and enclosure on the Primary Street and the green corridor connecting The Hobbucks Local Nature Reserve and the Green Belt Recreation Area.
- Create lower density edges that address The Hobbucks Local Nature Reserve and the Green Belt Recreation Area.

Sustainable Design

- 1.144 Developers are encouraged to consider the scope for the residential layout to maximise the potential offered by photovoltaic panels for solar energy capture, through the orientation of dwellings, consideration of frontage widths and roof pitches. Developers must consider adapting the size of window openings, even in standard house types to maximise solar gain. Developers are also encouraged to consider the scope for off-street car parking to be served with electric vehicle charging infrastructure in line with the Gedling Borough Council Air Quality and Emissions Mitigation guidance for Developers which is a material consideration under Policy LPD 11.
- 1.145 Developers are also encouraged to utilise Sport England's ten principles of 'Active Design' to promote healthy and active communities through good urban design. The purpose of these principles is to create urban environments that make active choices easier and more attractive for people and communities.

Landscaping

- 1.146 Applicants will be required to develop a landscape strategy to set out how submitted proposals will integrate existing landscape features where possible and create new features. Landscaping proposals should:
- Demonstrate how the Masterplan area will be well-screened from future work phases at Dorket Head Quarry at the northern edge of Site H8 and the adjacent Recreation Area;
 - Retain and improve the hedgerows on the east-west green corridor between The Hobbucks and the Recreation Area, and consider the retention of other existing hedgerow features as boundary treatments of amenity features to retain the historical field boundary pattern;
 - Retain and enhance existing hedging and trees at the boundary of Site H7 adjacent to Mellish Rugby Club and The Gables;
 - Retain and enhance hedgerow and buffer planting at the eastern edge of Site H7 adjacent to Mapperley Plains;
 - Provide a landscape buffer in the proposed green corridor along the western edges of Site H7, which are defined by rear gardens of properties on Roxburgh Close; and
 - Integrate existing and new hedge and tree planting as boundary treatments on streets and adjacent to open spaces to create a soft street scene and attractive setting for new development and open spaces

7 DELIVERY AND PHASING

Viability

- 1.147 The three housing allocations for Sites H2, H7 and H8 were tested as part of the Plan Wide Viability Assessment exercise undertaken in 2016 to support the preparation of the Local Planning Document⁵. This indicated that Sites H7 and H8 were deliverable, but that H2 would be marginally unviable due to the fact that the site has an existing use.
- 1.148 The masterplanning process underpinning this Masterplan has allowed a more detailed viability review of these three sites, with greater clarity regarding residential areas, open space requirements and education provision.
- 1.149 The results for the three allocations are broadly similar to those produced by the Plan Wide Viability Assessment. They demonstrate that Sites H7 and H8 would be deliverable in planning terms (i.e. the assessments produce a positive result against policy compliance testing). Site H2, remains marginal albeit with a positive residual value. Adjustments to the affordable housing requirement could be considered to encourage development to come forward if deemed necessary at the planning application stage. This paragraph should not be misconstrued as an indication that any predetermination of the planning application has occurred.

Bringing Forward Development

- 1.150 The Masterplan includes a Development Framework Plan (Appendix 2) which reflects and safeguards essential spatial components of the three sites and provides clear guidance to landowners and developers as to what is required in planning terms. As with all sites allocated through the planning process, the speed and timing at which sites are brought forward is a choice for individual landowners and ultimately outside the control of the Council as local planning authority. However, through the SHLAA process landowners have provided a realistic timetable for site delivery.
- 1.151 In commercial terms the following issues will be considered by the site promoters when assessing barriers to delivery: -
- De-risking – what needs to be done
 - *Landowners have been engaged throughout the Masterplan process and have expressed a commitment to work in harmony to resolve the Masterplan site wide issues which could delay delivery at application stage.*
 - *Comprehensive development of the sites will be secured through ensuring that outline planning applications align with the Masterplan, working around absolute constraints in the short to medium term. Not one landowner should be expected to bear the burden of planning obligations which are of benefit to the whole Masterplan area, and in terms of the primary school, the wider education planning area. Brokering a mechanism for equalising the Masterplan area wide contributions to the derived land parcel in a fair and consistent manner will be essential to the smooth delivery of the housing sites.*

⁵ Gedling Borough Council Local Plan Viability Assessment, March 2016:
[https://www.gedling.gov.uk/lpdexamination/media/documents/planningbuildingcontrol/localplanningdocument/LPD-HOU-08%20Plan%20Wide%20Viability%20\(March%202016\).pdf](https://www.gedling.gov.uk/lpdexamination/media/documents/planningbuildingcontrol/localplanningdocument/LPD-HOU-08%20Plan%20Wide%20Viability%20(March%202016).pdf)

- Establishing a market
 - *The ability to attract residents to a location will be dependent on creating the right environment and a prioritised programme of deliverable opportunities. For residential occupiers, quality of environment is a key issue. There is also a need to provide the right mix of unit types. The Masterplan proposes a mix of housing of differing tenures to meet the need for a range of family housing in the North East of Arnold.*

Phasing of the Delivery Programme

- 1.152 The land within the Masterplan is held by a number of different landowners who will individually promote their separate parcels of land. As discussed above, outline planning permission for part of Site H2 has been approved subject to S106 for 32 dwellings. This site is likely to come forward first as it does not require any specific site wide infrastructure to be delivered. This part of the site will still need to make contributions towards the delivery of such infrastructure in future; for example, education provision; open space; access; health and any other section 106 requirements as yet to be determined by the Council. For the front / east portion of Site H2 to come forward (i.e. Brookfields Garden Centre), the garden centre will need to be relocated. When its current use is taken into consideration, the site exhibits marginal viability and therefore this portion of Site H2 may not deliver in the short to medium term.
- 1.153 In order for the larger allocations at Sites H7 and H8 to be delivered, the Primary School will need to be provided alongside the housing. However, as long as the land for the school is safeguarded, either site could come forward first or they could be developed concurrently.
- 1.154 For Site H8, the development phasing will need to take into account the mineral extraction at the proposed southern extension to Dorket Head Quarry to the north of the site (i.e. by commencing at the southern boundary of Site H8 and working northwards with regard to the phasing agreed in the Statement of Common Ground between Gedling Borough Council and Ibstock Brick).
- 1.155 It is anticipated that the larger more expensive family housing on Site H7 is likely to be developed to take advantage of the main road frontage to Mapperley Plains. This will therefore determine the direction of phasing i.e. starting from the main road and working back into the site. Both Sites H7 and H8 are expected to be delivered within the short to medium term.

APPENDICES**Appendix 1: Relevant policies in the Aligned Core Strategy (Part 1 Local Plan) and Local Planning Document (Part 2 Local Plan)****Relevant Policies of the Greater Nottingham Aligned Core Strategy (Part 1 Local Plan)**

Policy 2: The Spatial Strategy

Policy 3: The Green Belt

Policy 8: Housing Size, Mix and Choice

Policy 10: Design and Enhancing Local Identity

Policy 12: Local Services and Healthy Lifestyles

Policy 14: Managing Travel Demand

Policy 16: Green Infrastructure, Parks and Open Space

Policy 17: Biodiversity

Policy 18: Infrastructure

Policy 19: Developer Contributions

Relevant Policies of the Gedling Borough Council Local Planning Document (LPD): Part 2 Local Plan

Policy LPD 4: Surface Water Management

Policy LPD 18: Protecting and Enhancing Biodiversity

Policy LPD 19: Landscape Character and Visual Impact

Policy LPD 20: Protection of Open Space

Policy LPD 21: Provision of New Open Space

Policy LPD 32: Amenity

Policy LPD 33: Residential Density

Policy LPD 35: Safe, Accessible and Inclusive Development

Policy LPD 36: Affordable Housing

Policy LPD 37: Housing Type, Size and Tenure

Policy LPD 42: Self Build and Custom Homes

Policy LPD 48: Local Labour Agreements

Policy LPD 57: Parking Standards

Policy LPD 58: Cycle Routes, Recreational Routes and Public Rights of Way

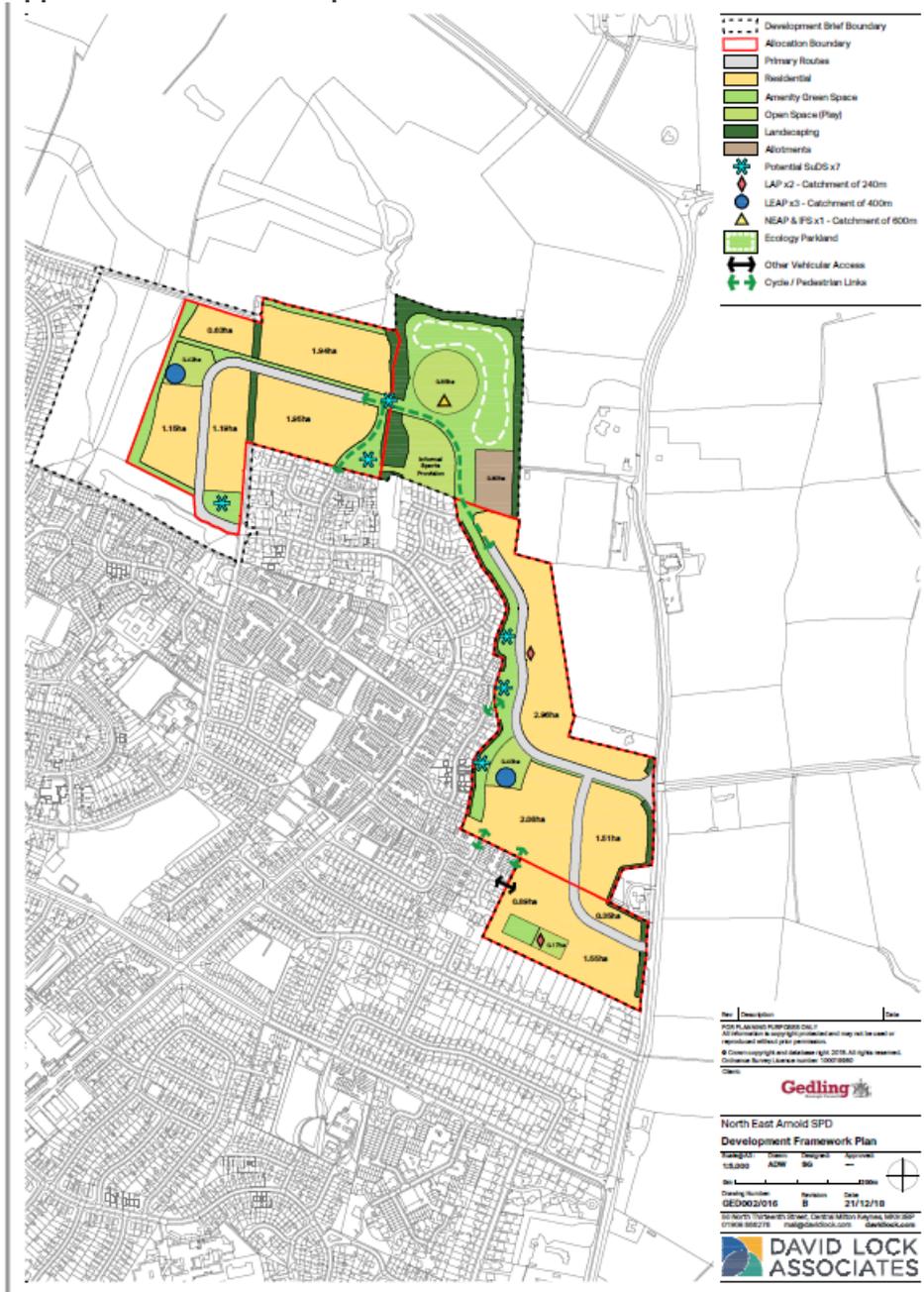
Policy LPD 61: Highway Safety

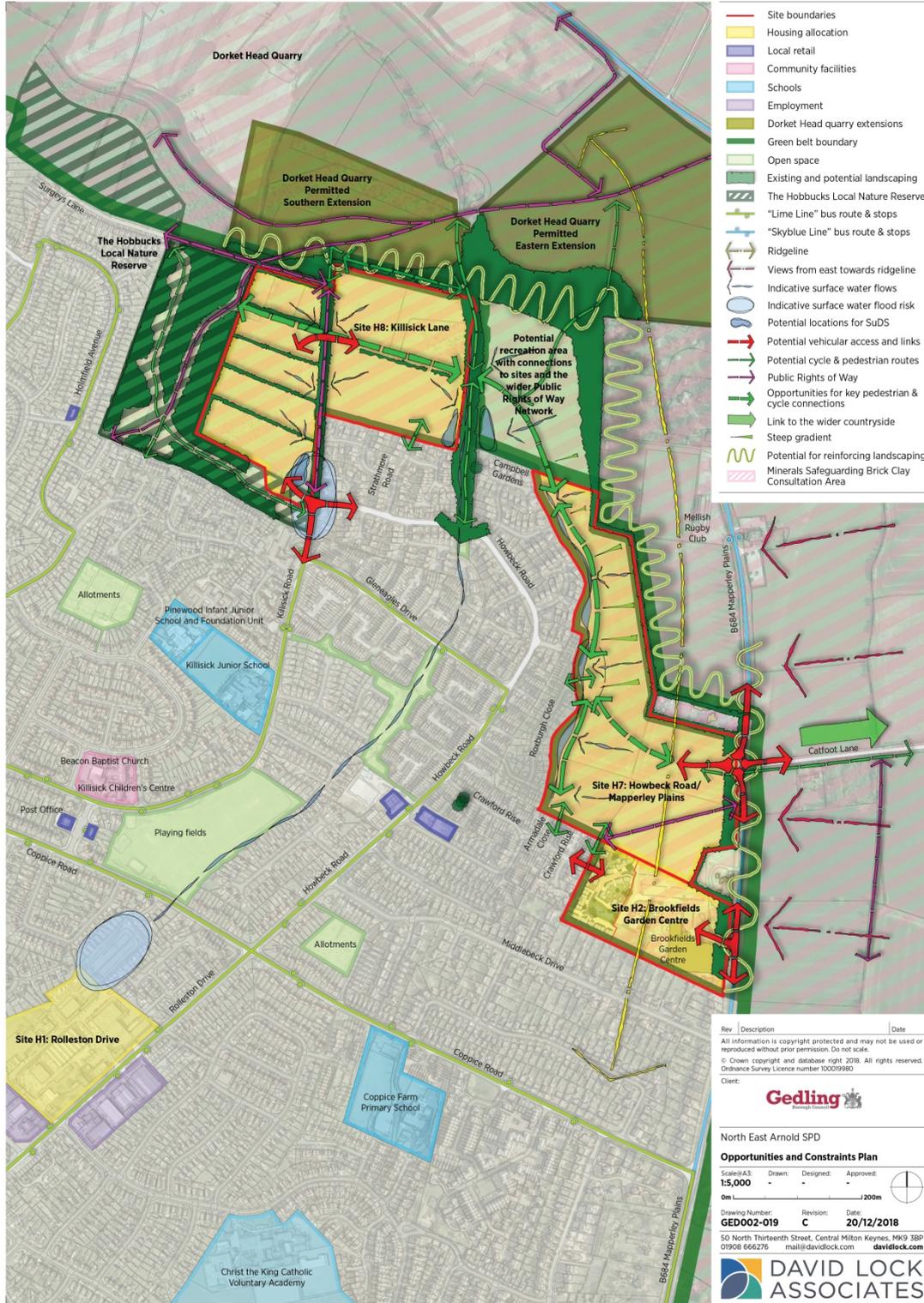
Policy LDP 62: Comprehensive Development

Policy LPD 63: Housing Distribution

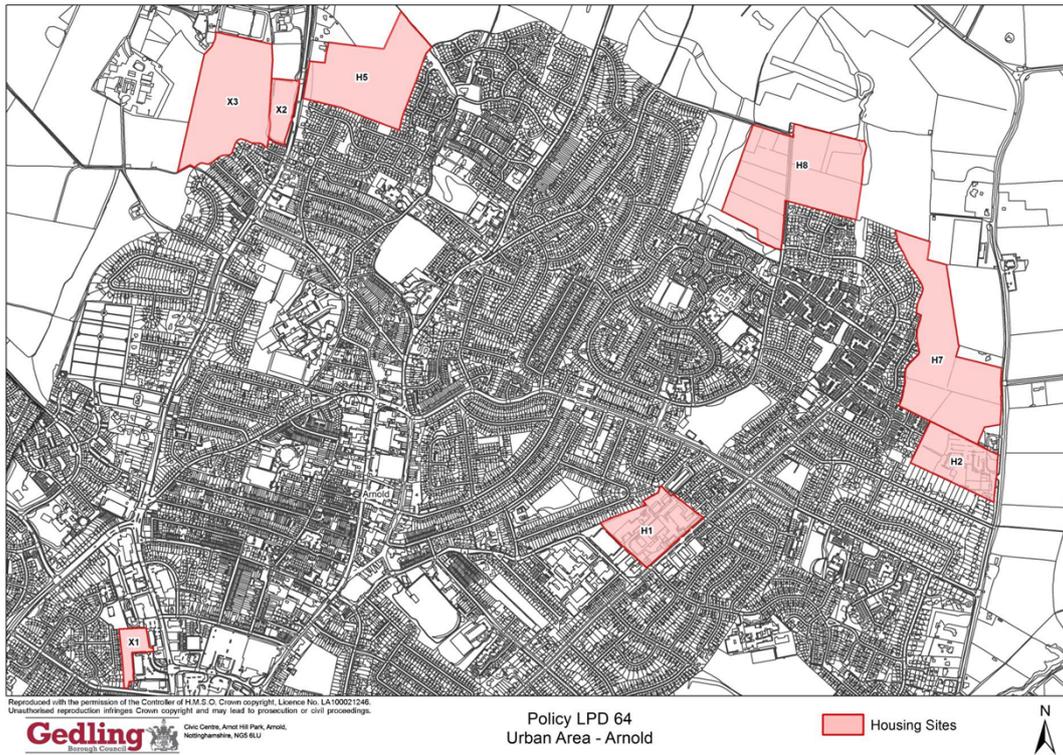
Policy LPD 64: Urban Area and edge of Hucknall

Appendix 2: Three Development Framework Plans





Appendix 3: Plan of housing allocations in Arnold as identified in Local Planning Document



Draft development brief for three sites to the north east of Arnold

January 2019

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1 INTRODUCTION

Purpose of the Brief

1.1 This Supplementary Planning Document (SPD) has been prepared by David Lock Associates for Gedling Borough Council in order to add detail to three key site allocations for delivering housing growth in north east Arnold within Gedling Borough. The sites are identified in the Gedling Borough Council Local Planning Document: Part 2 Local Plan (referred to as the LPD) and are collectively referred to in this SPD as forming the North East Arnold Masterplan. The three sites are shown in Appendix 3 and are proposed to deliver at least 525 new homes and include:

- Site H2: Brookfields Garden Centre (90 homes)
- Site H7: Howbeck Road/Mapperley Plains (205 homes)
- Site H8: Killisick Lane (230 homes)

1.2 The three sites are in multiple ownership, two being in the private sector and the other including GBC and charitable groups.

The North East Arnold Masterplan Area

1.3 The Masterplan area also includes adjacent areas that are important for supporting the delivery of these sites, in terms of providing good connections, green infrastructure and overall to represent a comprehensive strategic approach in delivering much needed and high-quality housing growth in this part of the Borough. This will ensure that development will be well integrated with existing development on the rural edge and will be co-ordinated with ongoing clay extraction and restoration works at Dorket Head Quarry.

Relevance to the Local Plan

1.4 The proposed allocations, in forming part of the LPD, will play a key role in delivering planned housing growth in the Borough and, in turn, help to realise key spatial objectives and proposals for housing growth set out in the Greater Nottingham Aligned Core Strategy: Part 1 Local Plan (referred to as the ACS). This Masterplan aims to provide detailed developer guidance that will amplify the policies of the ACS and LPD, particularly ACS Policy 2 (The Spatial Strategy), Policy LPD 64 (Distribution of Housing); and Policy LPD 65 (Housing Allocations – Urban Area and edge of Hucknall).

1.5 The Gedling Borough Council Local Planning Document (LPD): Part 2 Local Plan has been prepared to provide further local detail to the adopted ACS and was adopted by Gedling Borough Council on 18th July 2018.

Masterplan Objectives

1.6 A key objective is to provide a robust and deliverable masterplan that promotes comprehensive development across the three site allocations. A masterplan approach is important to ensure that any applications submitted for developing parts of the site do not prejudice the delivery of planned development within or adjacent to the site or undermine infrastructure provision, in accordance with LPD 62 (Comprehensive Development) of the LPD. The North East Arnold Masterplan therefore aims to successfully address the following interconnected issues and cumulative impacts:

- The provision of a new primary school, contributions for which will also be expected to be from development at other sites in the Arnold education area (Sites H1, H5, X1, X2 and X3¹);
- The provision of affordable housing;
- Links to the countryside;
- Connectivity with adjacent existing residential areas;
- Drainage issues; and
- The provision of open space.

1.7 The Masterplan also:

- Sets out clear expectations to guide development proposals;
- Sets out the key design requirements, promoting best possible practice in urban design and for achieving sustainable development;
- Co-ordinates the delivery of development with planned clay extraction at Dorket Head Quarry;
- Provides mitigation requirements for managing potential impacts of development with regard to issues such as amenity, surface water drainage, and landscape and visual impacts;
- Establishes clear infrastructure requirements to support development of all three sites in a strategic manner; and
- Clarifies requirements for planning obligations.

Framework Plans

1.8 The Masterplan is supported with Framework Plans to guide development, setting out the specific locations where different types of development are expected and showing clearly the mix of land uses and the relationships between them. In this way, they build on and add clarity to the three allocations shown in the LPD and Policies Map. Planning applications on all or any part of the sites in this Masterplan will be expected to accord with these Framework Plans, which, together with this Masterplan, form the SPD, which is a material consideration for the determination of planning applications.

Consultation and Next Steps

1.9 Preparing this development brief has involved key stakeholders, including officers of the Borough Council and Nottinghamshire County Council. Their involvement has provided valuable input into the development of the Framework Plans included in this brief; has fed into development and design considerations and how the sites can be well integrated into their wider context.

1.10 The development brief was publicly consulted on between 17th August and 28th September 2018. The consultation sought responses on the proposed development and design objectives and on the delivery and implementation.

1.11 Following consultation, the Masterplan has been amended where appropriate and formally adopted as a Supplementary Planning Document (SPD). Details within the brief will be material considerations that will need to be taken into account by the Borough Council when determining applications relating to the sites. The document is structured as follows:

- Chapter 2: Site Location and Description describes the location and the characteristics of the sites;

¹ A plan of all housing allocations in Arnold as identified in the Local Planning Document is attached as Appendix 3.

- Chapter 3: Planning Policy Context sets out the relevant planning policies and obligations that site developers will need to accord with, alongside the requirements of the Masterplan;
- Chapter 4: Site Opportunities and Constraints identifies the key relevant considerations for sites developers, in terms of the local and natural and built environment;
- Chapter 5: Development Principles builds on the conclusions of previous chapters to set out development principles for the sites and key land uses envisaged. It also discusses Delivery and Phasing;
- Chapter 6: Design Principles sets out the detailed design considerations that site developers should incorporate into any development plans;
- Chapter 7: Delivery and Phasing discusses how development could be delivered and phased.

2 SITE LOCATION AND DESCRIPTION

- 1.1 The area subject to the North East Arnold Masterplan is shown in Figure 1. The area is located approximately 2km north east of Arnold town centre. The area is generally characterised as forming part of the north east edge of the Nottingham conurbation with residential development to the south and west and the rural edge extending to the north and east.
- 1.2 The Masterplan area includes the three site allocations that comprise Sites H2, H7 and H8 which are identified in Policy LPD 64 of the LPD. It also includes immediate adjacent areas which are considered to be important in supporting a comprehensive strategic approach to development.
- 1.3 “The Hobbucks” Local Nature Reserve lies immediately to the west of Site H8 and sets an important context for how new development should relate to this local asset.
- 1.4 Dorket Head Quarry occupies land to the north of Site H8, is subject to clay extraction, landfill restoration with extensions proposed to the south and east. Permitted extraction and restoration have informed the proposals set out in this brief, including proposals for development phasing and landscape mitigation.
- 1.5 Mellish Rugby Club lies between the eastern edge of Site H7 and Mapperley Plains. The club has occupied this site since 1984. It has 4 floodlit pitches and an additional mini pitch / training area. The club also has a clubhouse which is offered as accommodation for functions and meetings. Proximity to the rugby club has informed this brief.
- 1.6 A prominent ridgeline is a feature that reinforces the developed edge, with some development visible on Mapperley Plains.

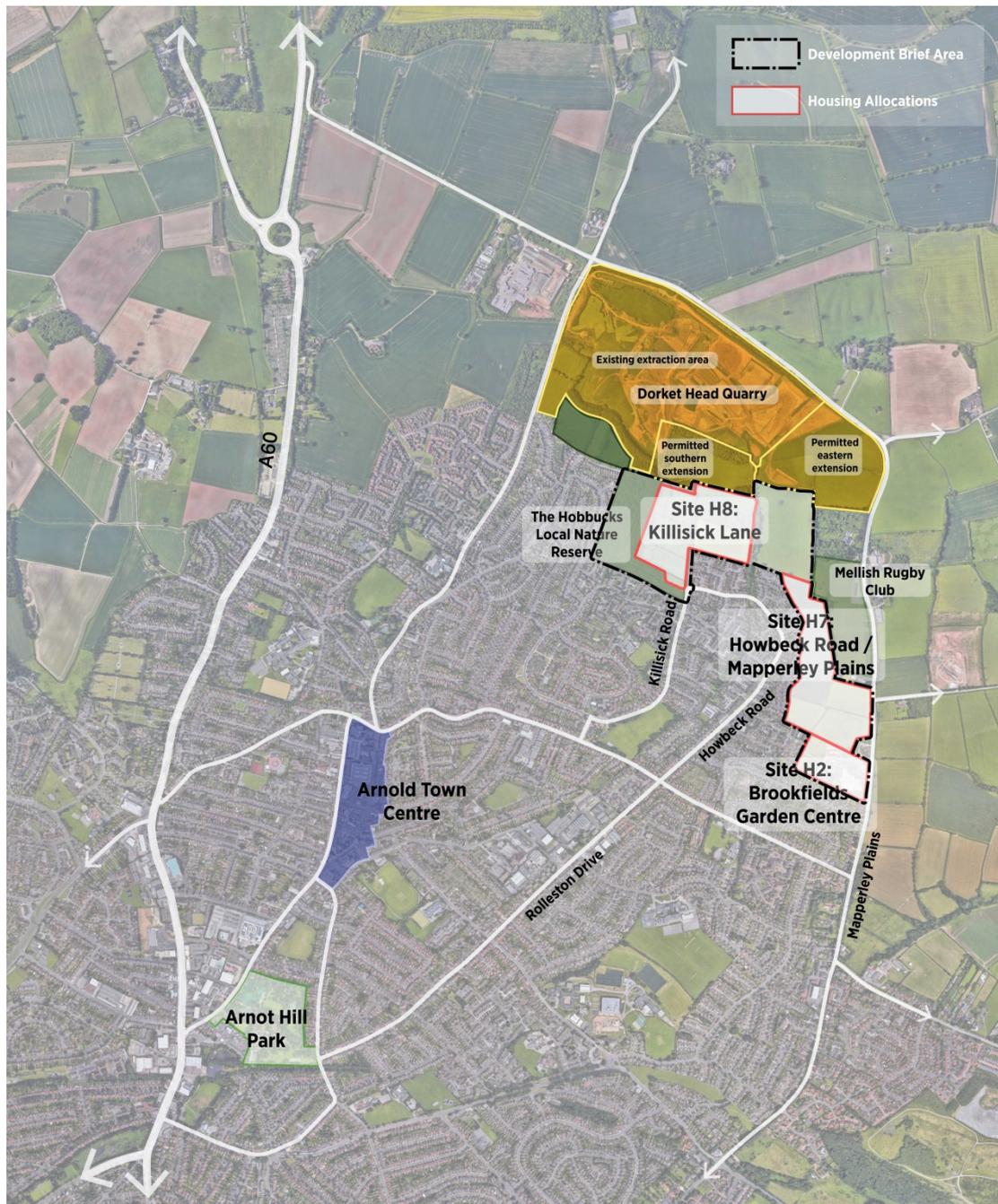


Figure 1: The North East Arnold Masterplan area including, site allocations, immediate adjacent areas which have influenced the Masterplan and key development and design principles

Site H2: Brookfields Garden Centre



Brookfields Garden Centre from Mapperley Plains

- 1.7 Site H2 is adjacent to the B684 Mapperley Plains to the south of Site H7: Howbeck Road/Mapperley Plains. Much of the site is occupied by the main garden centre building, outdoor nursery and car parking and as such has been allocated separately for residential development to reflect its status as a previously developed site. The western third of the site lies vacant and an outline planning application has been approved subject to S106 for up to 32 houses (Ref: 2017/0155).
- 1.8 Brookfields Garden Centre benefits from an existing vehicular access that serves the garden centre and car park. The site is enclosed to the south and west by existing residential development that is accessed from Middlebeck Drive and Crawford Rise respectively. To the north, the site is bounded by an agricultural field that forms part of Site H7 Howbeck Road/Mapperley Plains and a cluster of former farm buildings enclosed by hedgerow boundaries. Site H2 is the smallest of the three sites at 3.52ha.
- 1.9 The proposals for developing the western third of Site H2 is intended to facilitate the relocation of the garden centre. Illustrative plans suggest a layout that can be integrated with the wider development of this site.

Site H7: Howbeck Road/Mapperley Plains



Howbeck Road / Mapperley Plains from Crawford Rise

- 1.10 Site H7 is immediately north of Brookfields Garden Centre. The site is bounded by the B684, Mellish Rugby Football Club, and residential developments that are accessed from Howbeck Road. The site extends north between the rugby club and existing residential development and is sloping at the western edge. Site H8: Killisick Lane lies to the north west of this site and is separated by a field that forms the northern edge and separates the site from a proposed eastern extension to Dorket Head Quarry. Due to the proximity of the quarry, Policy LPD 64 requires this site to be considered for prior extraction of brick clay. With land forming the proposed eastern extension of Dorket Head Quarry, screening will be a key requirement to the north of this site. The site area is 9.75ha.

- 1.11 A parcel of land adjoining the north of site H7 'the Gables' does not form part of the allocated site but is also not within the Green Belt. If this land is promoted in the future it could form as an extension to H7, subject to compliance with all other relevant policies. This land is however not included within the brief as it is not allocated for development.

Site H8: Killisick Lane



Killisick Lane from Strathmore Road

- 1.12 Site H8 lies adjacent to the northern edge of Arnold. The site is adjacent to a Local Nature Reserve known as "The Hobbucks". Providing sufficient access to the site will involve the loss of a small part of the Local Nature Reserve. Primary access to the site is to be provided from Killisick Road and Howbeck Road. The site is also close to an existing bus route – the "Lime Line" which runs from Killisick Road, via Killisick Junior School and Gleneagles Drive to Howbeck Road. An existing bridleway (Killisick Lane) runs from Killisick Road through the centre of the site, which will be retained and enhanced as part of the masterplan. The site also has a distinctive field pattern along its western half. The site area is 10.56ha.
- 1.13 Due to the proximity of the quarry, Policy LPD 64 requires phasing of development at this site to be co-ordinated with the permitted southern extension at Dorket Head Quarry to maintain an appropriate standoff between residential development and quarry operations. This is required to avoid development unnecessarily sterilising viable clay deposits at the southern extension and equally to avoid quarrying activity impacting on future residents. A Statement of Common Ground has been signed by all interested parties in connection with clay extraction at Dorket Head and site H8.
- 1.14 The remaining areas that are defined within the Master Plan area boundary, as shown in Figure 1, include:
- Land between Site H8 Killisick Lane and Site H7 Howbeck Road/Mapperley Plains comprises a sloping agricultural field to the south of land that will be subject to future clay extraction as part of Dorket Head Quarry. The land is retained within the Green Belt and is considered to have an important role in accommodating screening between the quarry and residential development. Areas of the quarry, as they are restored, will provide an additional recreational resource with public rights of way. The area also has considerable potential for providing connections between Sites H7 and H8, providing open space and green infrastructure.
 - A woodland corridor lies between the eastern edge of Site H8 and extends south to Howbeck Road and a change in landform, the corridor separates two existing residential development that are accessed from Howbeck Road. The woodland corridor forms part of a longer corridor of green spaces that extends parallel to Howbeck Road and Rolleston Drive, which has been fragmented by series of infill developments.
 - Part of the B684 Mapperley Plains Road corridor that defines the eastern edge of Sites H2 and H7, has been included in the area covered by the

Masterplan where it may accommodate access into the site alongside improvements to pedestrian and cycling infrastructure.

- Part of “The Hobbucks” Local Nature Reserve lies to the immediate west of Site H8 Killisick Lane. The Hobbucks is enclosed by existing residential development to the south and west and a bridleway to the north. The area has been included within the area covered by the Masterplan as a local community and nature conservation asset that requires a sensitive design response.

3 PLANNING POLICY CONTEXT

Gedling Development Plan

- 1.15 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that all planning applications must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 1.16 In this instance, the statutory Development Plan comprises the Greater Nottingham Aligned Core Strategy (Part 1 Local Plan) (2014) and the Gedling Borough Council Local Planning Document (LPD): Part 2 Local Plan (2018). In addition to the Development Plan, there is the National Planning Policy Framework (2018).
- 1.17 For ease of reference, these are considered under the following headings:
1. National Planning Policy Framework;
 2. Greater Nottingham Aligned Core Strategy (Part 1 Local Plan);
 3. Gedling Borough Council Local Planning Document (Part 2 Local Plan);
 4. Other planning policy guidance; and
 5. Planning obligations.

National Planning Policy Framework (2018)

- 1.18 National planning policy is set out in the National Planning Policy Framework (NPPF) (2018) and the National Planning Practice Guidance (NPPG). Proposals for the site will need to take into account these and other relevant national guidance, in particular, government guidance on climate change, flooding and the achievement of zero carbon development. National Planning Practice Guidance: Design (2014) contains key principles for the design of new development, elaborating on the content of the NPPF.

Greater Nottingham Aligned Core Strategy Part 1 Local Plan (September 2014)

- 1.19 The Greater Nottingham Aligned Core Strategy Part 1 Local Plan (referred to as the ACS) was adopted in September 2014 and sets out key strategic policies for Greater Nottingham. Key relevant policies include:
- Policy 2: The Spatial Strategy – which makes provision for housing growth to be accommodated in Gedling and provides context for detailed allocations in the LPD;
 - Policy 3: The Green Belt – which establishes a sequential process for reviewing Green Belt boundaries.
- 1.20 Other relevant policies, are set out in the ACS which provide the context for detailed policies in the LPD and objectives and principles for this brief, including:
- Policy 8: Housing Size, Mix and Choice;
 - Policy 10: Design and Enhancing Local Identity;
 - Policy 12: Local Services and Healthy Lifestyles;
 - Policy 14: Managing Travel Demand;
 - Policy 16: Green Infrastructure, Parks and Open Space;
 - Policy 17: Biodiversity;
 - Policy 18: Infrastructure; and
 - Policy 19: Developer Contributions.

Gedling Borough Council Local Planning Document: Part 2 Local Plan (2018)

- 1.21 The Gedling Borough Council Local Planning Document: Part 2 Local Plan (LPD) has been prepared to provide further local detail to the adopted ACS and was adopted by Gedling Borough Council on 18th July 2018.
- 1.22 The policies of the LPD that are considered to be most relevant in the context of this Masterplan include: Policy LDP 62: Comprehensive Development; Policy LPD 63: Housing Distribution; and Policy LPD 64: Urban Area and Edge of Hucknall.
- 1.23 Policy LDP 62: Comprehensive Development, safeguards against the piecemeal development of allocated development sites in a way that would prejudice their comprehensive development. This reinforces the importance of this Masterplan in setting out clear development parameters, and development and design principles for individual development proposals to follow.
- 1.24 Policy LPD 63: Housing Distribution, sets out the overall strategy for distribution of housing in the Borough over the plan period. In this context the allocated sites will contribute to the major focus for housing in or adjoining the main built-up area of Arnold and Carlton.
- 1.25 Policy LPD 64: Urban Area and edge of Hucknall, provides further details of sites that will support the delivery of housing in this area, including the three sites in this Masterplan. For the sites listed, it also includes a summary of key planning requirements which must be considered in preparing planning applications.

H2: Brookfields Garden Centre

- Allocated for 90 homes, including 31 affordable homes.
- Contributions are expected towards education, health and open space.

H7: Mapperley Plains/Howbeck Road

- Allocated for 205 homes, including 62 affordable homes.
- Contributions are expected towards education, health and open space.

H8: Killisick Lane

- Allocated for 230 homes including 43 affordable homes, based on a requirement of 20% across the whole site, which straddles the two housing sub-markets of Arnold/Bestwood (20% requirement) and Arnold/Mapperley (30% requirement).
- Contributions are expected towards education, health and open space.
- Facilitating access from Howbeck Road / Killisick Lane, involves loss of part of The Hobbucks Local Nature Reserve, and therefore an area of land north of the allocation is to be provided in compensation.
- Additional pedestrian and cycling access may be possible from Strathmore Road.
- Proposals to extend Dorket Head Quarry to the south requires a phased approach to ensure that an adequate standoff is retained between new housing development and new quarry operations. The first phase comprising approximately 65 dwellings will be confined to the south western part of the site to a line approximate to the extent of the existing built up area (aligning with Brechin Close). The phasing and standoff was formally agreed between Ibstock, landowners and the Council in a Statement of Common Ground following concerns that the development of the Killisick Lane would constrain the ability to work out the southern extension. As agreed in the Statement of Common Ground, in the long term, as clay at Dorket Head

Quarry is worked out it is anticipated that subsequent restoration will result in land being returned back to agricultural use, with restored Public Right of Ways and recreational space, creating an attractive rural edge to the north of the site.

- The Statement of Common Ground at paragraph 2.10 refers to the need for screening to be built into the housing designs in order to screen views close to the houses from the existing and committed quarry workings. In relation to site H7 this would be addressed by a new planting screening buffer at its northern end complementing and reinforcing existing woodland in this area. For site H8 the form of mitigation to prevent overlooking of the quarry working would be to reinforce the existing landscaping along its northern boundary (as shown on the map at appendix 2). Both sites are located within the Dumbles Rolling Farmlands Policy Zone and any landscaping should take account of its landscape character.
 - LPD paragraphs 3.13 and 3.15 also state the need for the consideration of prior extraction of clay resource which would look at whether this was feasible and practical and in the light of consultation with Nottinghamshire County as part of the planning application process.
- 1.26 For Sites H7 and H8 applicants are required to consider prior extraction of brick clay, in terms of whether extraction is viable and feasible. During the planning application process Nottinghamshire County Council as the Mineral and Waste Planning Authority will determine whether there is a need for prior extraction.
- 1.27 Other Policies in the LPD that are considered relevant are set out below:
- Policy LPD 4: Surface Water Management;
 - Policy LPD 7: Contaminated Land;
 - Policy LPD 11: Air Quality
 - Policy LPD 18: Protecting and Enhancing Biodiversity;
 - Policy LPD 19: Landscape Character and Visual Impact;
 - Policy LPD 20: Protection of Open Space;
 - Policy LPD 21: Provision of New Open Space;
 - Policy LPD 32: Amenity;
 - Policy LPD 33: Residential Density;
 - Policy LPD 35: Safe, Accessible and Inclusive Development;
 - Policy LPD 36: Affordable Housing;
 - Policy LPD 37: Housing Type, Size and Tenure;
 - Policy LPD 42: Self Build and Custom Homes;
 - Policy LPD 48: Local Labour Agreements;
 - Policy LPD 57: Parking Standards;
 - Policy LPD 58: Cycle Routes, Recreational Routes and Public Rights of Way; and
 - Policy LPD 61: Highway Safety.

Nottinghamshire Minerals Local Plan 2005

- 1.28 The “saved” policies of the Nottinghamshire Minerals local Plan form part of the development plan for the area although this plan is being replaced by a new Minerals Local Plan. Relevant policies include Policy M2.2 which seeks to prevent minerals from being sterilised through inappropriate development. Minerals Safeguarding Areas (MSAs) and Minerals Consultation Areas (MCAs) have been identified in Nottinghamshire and in accordance with SP8 of the emerging draft Minerals Local Plan (July 2018) these should be taken into account where proposals for non-minerals development fall within them. The identified clay resource underlies the area covered by the development brief. The need to avoid sterilisation of the clay resource and phasing and mitigation in response to the permission to extend the adjoining clay quarry have been addressed through the LPD as stated in paragraph

3.11 above. SP8 and a map of the MSAs and MCAs are contained within the emerging Draft Minerals Local Plan (pages 49 and 53) available on the Nottinghamshire County Council website here:

<http://www.nottinghamshire.gov.uk/planning-and-environment/minerals-local-plan/draft>

Nottinghamshire and Nottingham Replacement Waste Plan Part 1 Waste Core Strategy 2013 and Waste Local Plan 2002 (saved policies 2007)

- 1.29 The Waste Core Strategy Part 1 document sets out the overall approach to future waste management in the plan area setting out in broad terms where new or extended waste management sites should be located. The second part of replacement Waste Local Plan will be the Sites and Policies Document. Some of the policies in the Waste Local Plan 2002 remain in force until they are replaced by the Part 1 Waste Local Plan.

Other Planning Policy Guidance

- 1.30 Other non-statutory guidance e.g. Manual for Streets 2007 (DfT), Manual for Streets 2 (CIHT) and Nottinghamshire County Council's adopted Nottinghamshire Highways Design Guide will assist developers in preparing proposals for development.
- 1.31 Sustainability objectives are shared by developers and regulatory agencies at all levels of government. All dwellings in the development will be required to meet the requirements of national policy on energy efficient buildings, and developers will be encouraged to consider guidance offered by national Optional Technical Housing Standards² for exceeding Building Regulation requirements.
- 1.32 In relation to transport and air quality Gedling Borough Council's Air Quality and Emissions Mitigation guidance for developers (2018) is a material consideration (as set out in Policy LPD 11). Developers are also encouraged to take account of the Government's 'Road to Zero' strategy which in particular gives support to the inclusion of electronic vehicle infrastructure.

Planning Obligations

- 1.33 Developer contributions will be sought for the provision and funding of existing and new community infrastructure, which importantly for the north-east Arnold sites includes: open space; schools; community facilities; affordable housing; public transport and highways.
- 1.34 With regard to education, this SPD confirms the need for a new One Form of Entry School at North East Arnold to meet the potential pupil demand that is forecast to arise from the development of sites across the wider Arnold education planning area, including demand from Sites H1, H5, X1, X2 and X3 (see Figure 4 and Appendix 3). As such contributions from developers for sites in this SPD at Sites H2, H7 and H8 will only be expected to meet pro-rata requirements. Developer contributions will also be required to for secondary education provision in line with the County Councils adopted updated Planning Obligations Strategy.
- 1.35 Adverse impacts to services not provided on site are likely to need to be offset by developer contributions in accordance with Section 106 contributions and the

² Housing: optional technical standards: <https://www.gov.uk/guidance/housing-optional-technical-standards>

Gedling Borough Community Infrastructure Levy (CIL) Charging Schedule, which was adopted by the Council in July 2015.

- 1.36 With regard to CIL Residential Zones, Sites H2 and H7 are in Residential Charging Zone 2. Site H8 is divided along the Killisick Lane brideway with land to the west in Zone 1, and to the east in Zone 2.



Figure 1 Killisick Lane Residential Charging Zones – Zone 1 shown in green (current rate £0) and Zone 2 shown in yellow (current rate £48.52)

- 1.37 Implications of the CIL Residential Charging Zones are, for:
- Site H2: Brookfields Garden Centre & Site H7: Howbeck Road/Mapperley Plains - In Charging Zone 2, the CIL charge is currently £48.52, which will be charged per sqm of the Gross Internal Area (GIA). Providing qualifying criteria is met and a relief application is made, any new floorspace provided for affordable housing will be deducted from the overall CIL liability.
 - Site H8: Killisick Lane - For the part of the site west of the Killisick Lane brideway that falls into Charging Zone 1, the CIL charge Zone 1 is currently £zero. Therefore, CIL will only be charged on the floorspace provided in the CIL Residential Charging Zone 2 (the current charge of £48.52 per sqm of GIA).
- 1.38 A final assessment of a development's impact on community infrastructure leading to Heads of Terms for a legal agreement will be made at the planning application stage when details of the proposed development and its timing are known. As housing developments these sites will need to meet several of the relevant CIL obligations. Nottinghamshire County Council's Planning Obligations Strategy (July 2018) sets out the mechanisms of calculating impact and cost in terms of transport and education infrastructure.

Future Management

- 1.39 The future management of new and retained open space, wildlife habitats, community facilities and other infrastructure is important in ensuring the long-term sustainability and legacy of the proposed developments. It is a requirement that plans are in place to the satisfaction of those bodies charged with future management of land or facilities. If any of the land to be managed, such as the Local Wildlife Site or the newly created wildlife habitats, requires work of a specialised

nature, this will be reflected in the S106 negotiations. In some cases, developer contributions beyond the standard open space formulae may be required.

4 SITE OPPORTUNITIES AND CONSTRAINTS

- 1.40 Developers will need to demonstrate that they have taken into account the sites, and surrounding context within and adjacent to the defined Masterplan area, particularly neighbouring residential development, Dorket Head Quarry, Mellish Rugby Club and the surrounding countryside. Some of the key considerations of the site and wider context are set out in this chapter and supported by the Opportunities and Constraints Plan (Appendix 2). Developers are expected to reflect these opportunities and constraints in planning applications, accompanying design and access statements and other relevant documents.

Flood Risk

- 1.41 The sites lie in part of the Daybrook catchment which feeds south and westwards towards the River Leen. Environment Agency Surface Water Mapping show that parts of the site experiences surface water flooding particularly around:
- The water course separating Site H8 from the adjacent field to the east;
 - Bridleway through the centre of Site H8;
 - Across Site H7, west towards residential development at Roxburgh Close; and
 - The eastern edge of Site H7 adjacent to Mapperley Plains.
- 1.42 Feedback from stakeholder sessions with Gedling Borough Council officers has confirmed that surface water flooding is an issue in the locality, particularly where water courses along the bridleway though Site H8 enters a culvert at the southern edge of the site. The sloping landform into the adjacent water course at the eastern edge of Site H8 is considered to contribute to surface water flooding issues that are experienced in a corridor parallel to Rolleston Drive. The sloping nature of the site eastwards towards Roxborough Close and neighbouring existing residential development is also considered to encourage some surface water run-off.
- 1.43 These issues have informed potential locations for Sustainable Urban Drainage System (SuDS) measures. A robust flood risk appraisal will be required to inform suitable above ground surface water attenuation measures. SuDS measures are to be adopted by the statutory sewerage undertaker, unless they form part of the highway network's drainage system.

Landscape

- 1.44 A key feature of the Masterplan area is the landform, landscape features and views to and from the area. The three site allocations fall within the Dumbles Rolling Farmland Policy Zone MN015 in the Greater Nottinghamshire Landscape Character Assessment (2009). The landscape in this area is generally described as being formed by a series of distinct ridgelines and valleys creating a characteristic rolling landform. This description is relevant to the Masterplan area, as a ridgeline runs south-north through Sites H2 and H7, acting as a visual barrier containing urban areas to the west from the wider rural area to the east. From the east the ridgeline is visible but interrupted with landscape features including hedgerows which filter views towards existing development on Mapperley Plains, including existing housing, Brookfields Garden Centre, Coppice Farmhouse and The Gables.



The ridgeline is prominent above existing development, as viewed from Howbeck Road towards Mellish Rugby Club

- 1.45 The ridgeline, despite existing built features, underpins the sensitivity of this eastern edge, reaffirmed by a Landscape and Visual Analysis of potential development sites undertaken by URS (2014), and Stakeholder responses and previous landowner site modelling. Previous modelling has included the retention of the ridge as open space. However, initial thoughts from stakeholders for appropriate mitigation included setting back development from the eastern edge and reinforcing landscaping on the hedgerow boundary adjacent to Mapperley Plains to provide a visual buffer. Controlling building heights would also have a role in minimising landscape and visual impacts.



The sloping nature of Site H7 between existing development and Mellish Rugby Club

- 1.46 The steep gradient of the land westwards towards existing residential development presents a challenge in how development might be best accommodated in a way that makes the most efficient use of land. The change in topography also provides opportunities to use level differences to create interesting housing designs. However, such designs must consider the requirements for disabled access under Part M of the Building Regulations.
- 1.47 The development proposals will need to be designed having regard to a Landscape and Visual Impact Assessment. Appropriate mitigation measures should be set out

in a landscaping strategy and appropriate conditions and/or a legal agreement may be used to ensure that the recommendations of the strategy are implemented.

Arboriculture

- 1.48 A desktop appraisal finds that there are no formally protected trees within the three sites. However, a tree subject to a Tree Preservation Order (TPO) lies to the east of Site H8: Killisick Lane at the western end of Campbell Gardens.



Hedgerows sub-dividing Site H8 west of the Killisick Lane bridleway

- 1.49 Hedgerows sub-divide much of Site H8: Killisick Lane into a pattern of small rectangular fields and include few trees. A woodland corridor is a feature at the east edge of Site H8 which extends south to Howbeck Road. Woodland copses dominate the character of The Hobbucks Local Nature Reserve to the west of Site H8.
- 1.50 Development proposals will need to be underpinned with a detailed arboricultural survey of the woodland and hedgerow features in and at the edges of development sites. The survey should be considered in conjunction with ecology surveys, where the value of features in amenity and ecological terms may differ.

Nature Conservation

- 1.51 In conjunction with any planning application, an ecology assessment will be required together with proposals to protect and enhance existing ecological resources, create new features and secure their long-term management. Appropriate conditions and/or a legal agreement may be used to ensure that the long-term management of ecological resources within the site are implemented.
- 1.52 The Hobbucks Local Nature Reserve is a key feature that lies to the immediate west of Site H8: Killisick Lane. The 14ha site was declared a Local Nature Reserve on 2nd July 2015, in recognition of its flora and fauna, hedgerows, wild flower meadows, scrub, grassland, veteran trees and plantation woodland. The area is considered to be valuable habitat for vertebrates, species of bird and mammals. The Hobbucks is also promoted as a local recreational resource, and benefits from investment and management by "Friends of The Hobbucks".
- 1.53 As stated in the supporting text for Policy LDP 64, access to Site H8: Killisick Lane would involve the loss of a small part of the Local Nature Reserve. The Policy states

that an area of land “to the north of the allocation” is to be provided in compensation. Any compensatory green infrastructure in place of the Local Nature Reserve should apply the concept of biodiversity net gain, such as the approach based on the DEFRA Metric, to ensure that there is a demonstrable gain in biodiversity assets. However, there is the opportunity for alternative measures for improving the overall quality of green infrastructure through the integration of green corridors through the Masterplan area, linking the development sites together with green spaces, recreation routes and facilitating improvements between the developed edge of Arnold, wider countryside. The proposed Gedling Borough Heritage Trail will also provide opportunities to contribute to wider heritage objectives.

- 1.54 Through stakeholder consultation with Nottinghamshire County Council officers, hedgerows within Site H8 may provide foraging routes for bats and require retention. The importance of retaining features within the site and providing compensatory measures will be dependent on the outcome of an ecology assessment and will need to be considered alongside the arboricultural survey.
- 1.55 For Site H8, there is an opportunity to retain and integrate hedgerow features within and at the edges of the site to form part of a wider green infrastructure that improves connections with The Hobbucks Nature Reserve.
- 1.56 For Sites H2 and H7, an ecology survey will also be required to identify the value of the network of hedgerows and trees and indicate whether any features should be retained for their ecological value.

Archaeology and Heritage

- 1.57 No recorded archaeological or heritage features have been identified from the desktop assessment or from consultation with stakeholders.
- 1.58 There is an opportunity for development of the allocated sites to be planned to enhance access to and enjoyment of the Borough’s cultural heritage. Stakeholder engagement with Gedling Borough Council officers found that there are emerging proposals, linked to the Council’s Heritage Strategy to create a Heritage Way: a proposed recreational route linking and providing access to key heritage sites of the Borough. A preferred route is yet to be identified, but is likely to follow existing footpaths and follow a route that is accessible from the urban edge. Figure 3 shows a concept of the Heritage Trail and how this could be connected to the Masterplan area.
- 1.59 A number of public rights of way cross the Masterplan area with links into the wider rural areas to the north and east. These routes offer excellent potential for providing connections to the Heritage Way from The Hobbucks Nature Reserve and Catfoot Lane. New development, should therefore seek to facilitate these connections towards the Heritage Way which will also maximise access to the wider countryside.
- 1.60 Developers will be required to demonstrate how links between the existing development and wider countryside will be facilitated through the improvements to existing Public Rights of Way and with new connections.

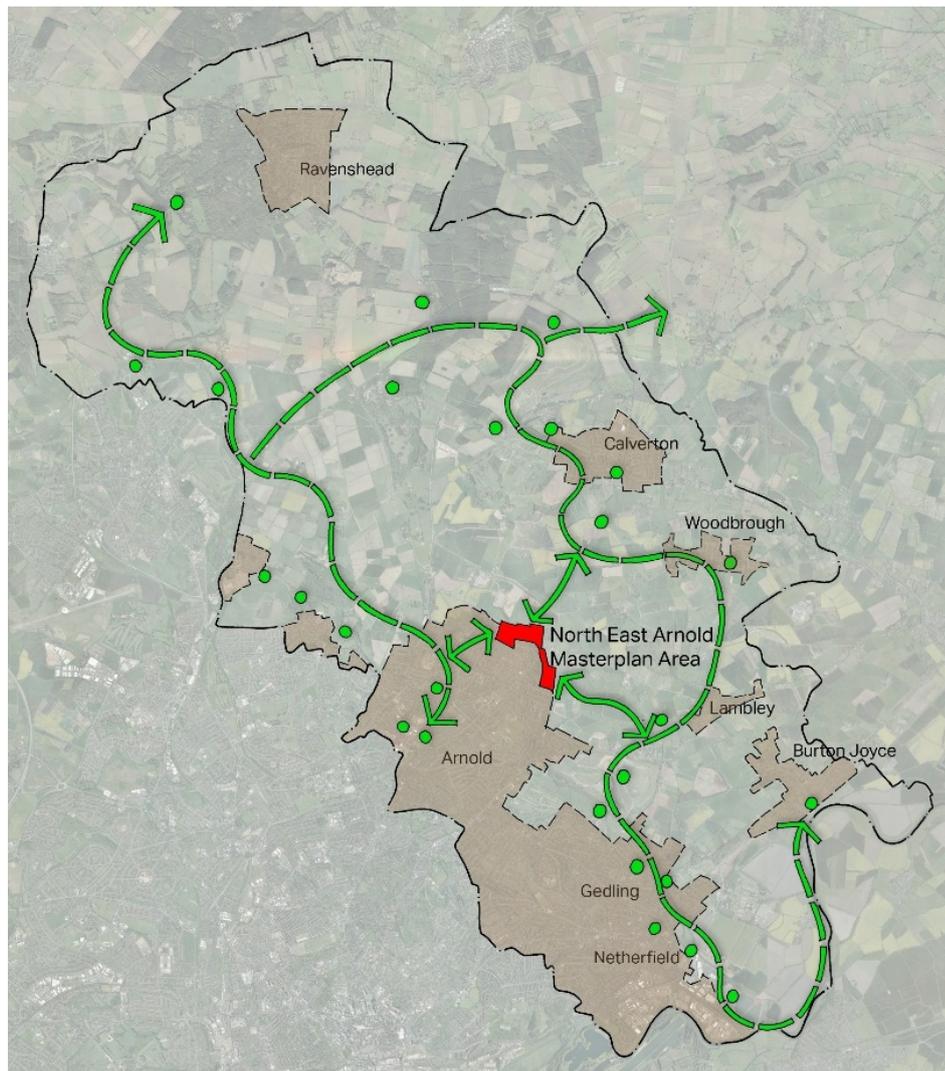


Figure 3: Heritage Trail Concept Plan with links to the Masterplan area

Built Environment

- 1.61 The character of development is dominated by a variety of suburban patterns of development. Large scale detached dwellings and bungalows, developed in the 1950s-1960s period characterise development on Middlebeck Drive and Mapperley Plains to the south of Site H2. Relatively low in density, dwellings are developed on large plots with wide frontages and generous set-backs. Heavily landscaped boundary treatments and mature tree planting softens the character of Middlebeck Drive and provides a positive feel. Despite dwellings being developed to similar styles, incremental alterations, landscaping and boundary treatments have contributed to a positive and mature suburban environment and a sense of individuality between plots. The long rear gardens of properties on Middlebeck Road define the southern edge of site H2 and therefore lack any direct frontage onto this site.
- 1.62 Development to the north of Middlebeck Drive, is characterised by 1970s residential development focussed on Howbeck Road and Gleneagles Drive. Rows of terraced housing are formed in rectilinear blocks with open plan frontages that enclose rear garage courts and are repetitive in form creating a homogenous character which dominates despite some alterations with windows and porches. A key issue raised during stakeholder meetings was the poor quality of the private parking and garage courts to the rear of the properties in this area, as none of them have been formally adopted or maintained through a management regime.



Terraced 1970's residential development on Howbeck Road with limited enclosure and a generally homogenous character

- 1.63 North of the 1970s terraced blocks are areas of housing developed in the 1980s and 1990s. These areas are accessed from the northernmost section of Howbeck Road that sweeps westwards towards Killisick Lane. The character is heavily influenced by the cul-de-sac layout and the informal arrangement of standard housing types with open plan frontages and individual landscape treatments. With development inwardly focussed, the edges of these developments adjacent to Sites H7 and H8 are defined by rear garden boundaries. There are few opportunities for connection between these areas and new development on the Masterplan area and the site allocations.



Residential development around cul-de-sacs between Howbeck Road and Site H7

- 1.64 More recent development completed within the last decade has been developed along the western edge of site H7 at Ladybank Rise and Roxborough Close. A variety of detached, semi-detached and terraced dwellings with limited set-backs

create a more enclosed feel and with a higher density. The character however, is dominated with standard house types. As with earlier development, the layout of development has little regard to the potential for future expansion into Site H7 as the eastern edge at the time was considered to be the limit for development. The edge onto Site H7 is therefore dominated with rear garden boundaries except to the north of Roxborough Close where the site narrows and terraced houses overlook a turning head immediately adjacent to Site H7.



Roxborough Close, higher density development is characteristic of this more recent development with limited set backs and a higher level of enclosure

- 1.65 Overall the character of development in the immediate locality is dominated by volume housebuilding from recent decades and therefore lacks references to development that are unique to the character of this area. A possible exception is the cluster of former farm buildings that is enclosed by the eastern boundaries of sites H2 and H7 on Mapperley Plains which have been adapted for residential use. The topography and landscape features therefore offer more locally distinctive references for influencing the character and setting of development and creating development layouts that work with the changing topography.
- 1.66 Developers are therefore required, in preparing proposals to draw on this initial assessment and consider the surrounding character of existing development, drawing on the positive features and using them to inform an appropriate approach to each site. Such an assessment must consider how the built form also relates successfully or otherwise to open spaces, key road corridors and the wider landscape to generate an appropriate response.

Key Local Facilities

- 1.67 Key local facilities are shown on the Opportunities and Constraints Plan (Appendix 2). They include:
- Community facilities at Killisick Road, including Beacon Baptist Church and Killisick Children's Centre;
 - Local retail units at Beechwood Road and Howbeck Road;
 - Employment uses at Rolleston Drive;
 - Existing local schools; and
 - Green spaces, including sports facilities at Killisick Road, to the south and west of the Masterplan area.

Access and Movement

- 1.68 The sites within the Masterplan area benefit from being adjacent to existing road infrastructure that can provide opportunities for access.



Mapperley Plains

- 1.69 The B684 (Mapperley Plains) is a radial route from Nottingham City Centre that provides connections through Gedling Borough towards Lambley, Woodborough and Calverton and links to the A614 Ollerton Road. Access from this road serves Brookfields Garden Centre and offers the opportunity to provide access to developments at both Site H2 and Site H7.



Howbeck Road heading south towards Rolleston Drive

- 1.70 Howbeck Road forms part of a corridor including Sandfield Road and Rolleston Drive that leads from Arnold town centre and crosses Coppice Road to serve residential development to the north east of Arnold. Howbeck Road connects with Killisick Road which loops back in an anti-clockwise and southerly direction towards Coppice Road

and connects to other more mature residential areas. The proposed access to Site H8 is located at the transition between Howbeck Road and Killisick Lane.

1.71 Opportunities to maximise connectivity with adjacent residential areas are otherwise constrained by the pattern of adjacent development which is dominated by cul-de-sacs. However, potential connections to existing developments exist at, and in accordance with feedback from of the Highways Authority the types of connections may include:

- Crawford Rise into Site H2 from the east – outline proposals approved subject to S106 for the development of 32 dwellings (application reference: 2017/0155) will use this connection to provide the main access as shown in the submitted illustrative layout; and
- Connections for pedestrians and cyclists may be appropriate from Armadale Close, Roxburgh Close and Strathmore Road.



An opportunity to create emergency access to Site H7 with pedestrian and cycle connections from Roxburgh Close

Other opportunities for connections include the network of bridleways and public rights of way, including:

- The Killisick Lane Public Bridleway which leads from Killisick Lane and Howbeck Road north through the centre of Site H8 to The Hobbucks Local Nature Reserve and Surgeys Lane;
- Public Right of Way between Killisick Lane and the Woodborough Lane section of the B684. This route is to be diverted to facilitate the proposed Dorket Head Quarry southern extension, via a temporary route at the northern edge of site H8;
- Public Right of Way from Elder Close, through The Hobbucks Local Nature Reserve to the northern section of the Killisick Lane Bridleway;

- Public Right of Way from Howbeck Road and Killisick Road along the southern edge of the The Hobbucks Local Nature Reserve to Elder Close; and
 - Public Right of Way from Crawford Rise through Site H7 to Mapperley Plains.
- 1.72 A number of informal footpaths also exist within The Hobbucks Local Nature Reserve.
- 1.73 In terms of public transport, Nottinghamshire County Council have advised that the maximum recommended distance from a dwelling to a bus stop is 400m and will seek improvements to local bus infrastructure and possibly bus services.
- 1.74 The majority of the site allocation areas are within 400m of bus stops served by the “Lime Line” on Killisick Lane and Howbeck Road and Coppice Road which is served by service 58 and N58 night bus service. Services run with a frequency as regular as 7 minutes at peak times on this route.
- 1.75 Route 47 on the “Skyblue Line” operates on Mapperley Plains and connects Nottingham City Centre to Woodborough. However, the frequency of services is approximately hourly and the nearest bus stop is the Traveller’s Rest public house adjacent to Mellish Rugby Club. Investment in bus stops adjacent to Sites H2 and H7 and the frequency of bus services could enhance the offer of bus services to residential development at the eastern edges of Sites H2 and H7. Alternatively, ensuring good access to frequent services offered on the “Lime Line” could be achieved by ensuring that there are good pedestrian connections between residential areas and bus stops.
- 1.76 Developers will be required to provide a robust assessment of the movement network, drawing on the opportunities and constraints above to propose a network that fully exploits opportunities for access and maximising connectivity with existing neighbourhoods, open spaces and green infrastructure, and the wider countryside.

Geo-Environmental Considerations

- 1.77 Consultation with the Borough Council’s Public Protection Officer highlights a need to consider the risks of landfill gas migration from landfill activity that has taken place at Dorket Head Quarry. Feedback indicated a potential requirement for a programme of monitoring for a year before development can commence. Monitoring for gas migration should be undertaken for sites H7 and H8. Land contamination issues will be considered at the planning application stage for all sites in line with Policy LPD 7.
- 1.78 The potential for noise and dust emissions from extraction and restoration works at Dorket Head quarry was also highlighted. This underpins efforts between the Borough Council and Ibstock Brick to agree how clay is extracted at the Dorket Head Quarry Southern Extension and followed by restoration works to allow for the delivery of development at Site H8.
- 1.79 As set out in Section 3 above, for all sites there is a requirement to explore the potential for prior clay extraction at all three sites prior to development (see Policy LPD64 of the Local Planning Document This will require discussion between developers, Ibstock Brick and Nottinghamshire County Council to explore the scope of investigation.

5 DEVELOPMENT PRINCIPLES

- 1.80 The Development Framework Plan (See Appendix 2) sets out key parameters to demonstrate how the development will achieve key development objectives in accordance with key development principles.

Key Development Objectives

- Secure comprehensive development;
- Integrate development with adjacent residential areas by maximising links for pedestrians and cyclists;
- Integrate development with surrounding rural edge and The Hobbucks Local Nature Reserve; and
- Facilitate strong connections between existing development to the rural edge and onwards to a future Heritage Trail.

Key Development Principles

- Development in accordance with the proposed allocation will provide at least 525 homes and can accommodate additional homes.
- 1 Form Entry Primary School will be provided to support the development with sufficient capacity to allow the site to expand to a 1.5 Form Entry. This equates to providing a 1.5 ha site.
- The Green Belt areas of the Masterplan area will be used to provide a Recreation Area between Sites H7 and H8. This area will also include the playing field element of the proposed Primary School. This will enable residential capacity in the allocated sites to be to be maximised and for development to respond to sensitive edges, integrate green corridors and open spaces and deliver positive place making benefits.
- Suitable vehicular access will be provided to each site from the existing highway network and be supported with emergency vehicle access.
- Other opportunities for access will be fully exploited to enable direct access to bus stops, the new Primary School, connect developed areas with the rural edge and facilitate access to the proposed Heritage Way.

Key Land Uses

- 1.81 Key land uses are shown on the Development Framework Plan, with areas show on the Land Use Budget Plan (see Appendix 2) and comprise:
- Net Residential Development Areas – these will include local residential streets and local areas of play (LAPs) that are not to be provided within open spaces.
 - Primary Access Road infrastructure – the key access road serving the site and leading to secondary and / or tertiary residential streets.
 - Play Areas – which include local equipped areas of play (LEAPs), neighbourhood equipped areas of play (NEAPs) and local areas of play (LAPs) that are not separately provided within residential development areas.
 - Amenity Space – which include more informal open spaces and are considered to be key connecting elements between developments, open spaces, existing development and the countryside.
 - Landscaping – include existing landscaping to be retained and new areas of landscaping.

The size of each land use has been calculated in accordance with the guidance on net densities, as set out in paragraph 10.3.7 of the Local Planning Document (the supporting text to Policy LPD 33). The current preferred location for the primary

school is outside of the Masterplan area and is therefore not included in the land use budget.

- 1.82 The key land uses are summarised for each of the site allocations (Sites H2, H7 and H8) and for the Recreation Area in the following tables:

Land use summary for Site H2: Brookfields Garden Centre	
Land Use	Size (ha)
Net residential development area	2.79 (includes the 0.89ha that has been granted permission subject to S106)
Amenity Space (Including SuDS)	0.17
Play Areas	0.17
Landscaping	0.14
Primary Access Roads	0.25
TOTAL	3.52

Land use summary for Site H7: Howbeck Road / Mapperley Plains	
Land Use	Size (ha)
Net residential development areas	6.55
Amenity Space (Including SuDS)	1.20
Play Areas	0.40
Landscaping	0.38
Primary Access Roads	1.15
TOTAL	9.68

Land use summary for Site H8: Killisick Lane	
Land Use	Size (ha)
Net residential development areas	6.89
Amenity Space (Including SuDS)	1.74
Play Areas	0.42
Landscaping	0.35
Primary Access Road	0.85
TOTAL	10.25

Land use summary for the proposed Recreation Area	
Land Use	Size (ha)
Amenity Space (Including SuDS)	2.77
Local Area of Play	0.85
Informal Sports Provision	0.84
Allotments	0.60
Landscaping	1.26
TOTAL	6.32

Housing Capacity

- 1.83 Paragraph 10.3.4 of the LPD states that 30 dwellings per hectare is considered a reasonable density for the majority of the Borough, especially within or adjacent to the urban areas.

Summary of net densities required to accommodate allocated homes			
	Homes allocated (LDP64)	Net residential area (ha)	Net residential density (dph)
H2 Brookfields Garden Centre	90	2.79	32
H7 Howbeck Road/Mapperley Plains	205	6.55	31
H8 Killisick Lane	230	6.89	33
TOTAL	525	16.23	32

- 1.84 The table above sets out the net residential densities, which have been calculated using the numbers of houses allocated for each site in Policy LPD 64 and the net residential site areas that have been identified through this masterplanning process, taking into account site constraints and requirements for infrastructure. On this basis the net densities are therefore greater than the 30 dwellings per hectare indicated as a reasonable density in paragraph 10.3.4 of the LPD.
- 1.85 The masterplanning process informing this Arnold Masterplan therefore indicates that the number of homes allocated in the plan, in Policy LDP 64 (525 homes), can be comfortably met within the net residential areas that have been identified in this process. It should be noted that Policy LPD 33 states that planning permission will not be granted for residential development of less than 30 dwelling per hectare subject to exceptions set out in the policy. The policy also states that residential developments with higher densities will be supported provided that this reflects local characteristics and does not harm the character of the area.
- 1.86 Policy LPD 64 also states that planning permission for residential development may be granted for proposals with higher numbers of homes subject to the overall scheme being suitable. Applying the highest density of 35 dwellings per hectare, as indicated in the table above for site H8, across all sites the comprehensive development of the Masterplan area could realise a greater capacity of around 555 dwellings (including the 32 dwellings proposed in the approved (subject to S106) outline planning application for part of Site H2).

Housing Mix

- 1.87 In line with ACS Policy 8: Housing Mix, Size and Choice, a mix of house types is encouraged. The mix is recommended to generally follow the pattern which was adopted for the plan wide viability work with a small adjustment to reflect that no apartments are proposed. The mix is also split by category into market housing and affordable housing types. Specifically, due to a limited demand for 1 bed properties, they are excluded from the property types proposed.
- 1.88 The requirement for affordable housing is 30% to reflect the policy requirement in this area in LDP Policy 36. However, part of Site H8 to the east of Killisick Lane lies in a neighbouring zone where the requirement for affordable housing is 20%, hence the two tables illustrating both property type and tenure. The split for the affordable housing is 70% rented with the majority as social rent and the remainder as affordable rent. Then 30% as intermediate housing and the Council's preference is for shared ownership.

Recommended Housing Mix for Market and Affordable Housing – where 20% affordable housing requirement applies

	Market Housing (80%)	Affordable Housing: Shared Ownership (6%)	Affordable Housing: Social Rent (10%)	Affordable Housing: Affordable Rent (4%)
2 bed	25%	30%	35%	35%
3 bed	40%	45%	40%	40%
4 bed	20%	20%	20%	20%
5 bed	15%	5%	5%	5%

Recommended Housing Mix for Market and Affordable Housing – where 30% affordable housing requirement applies

	Market Housing (80%)	Affordable Housing: Shared Ownership (9%)	Affordable Housing: Social Rent (15%)	Affordable Housing: Affordable Rent (6%)
2 bed	25%	30%	35%	35%
3 bed	40%	45%	40%	45%

4 bed	20%	25%	25%	20%
5 bed	15%	-	-	-

- 1.89 Developers should give consideration to the up to date national guidance relating to space standards for affordable housing which is currently set out in the DCLG (Homes England) document 'Technical housing standards – nationally described space standard'. (https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/524531/160519_Nationally_Described_Space_Standard___Final_Web_version.pdf)
- 1.90 Proposals for self-build and custom-build housing on the development sites will be supported provided they are in accordance with Policy LPD 42 (Self Build and Custom Build Homes) and do not undermine the comprehensive development of the allocated sites.

Education

- 1.91 The Greater Nottingham Infrastructure Delivery Plan outlines a requirement for 652 primary school places that will be generated by sites across the Borough including the three sites in this Masterplan.
- 1.92 Consultation with County Education Officers suggests that the development of Sites H2, H7 and H8 will generate demand for 110 pupils which equates to the capacity of a 0.5 Form Entry School. There are 14 primary schools within the Arnold education planning area (as shown in Figure 4) with a global net capacity of 3636 pupils. County Education Officers have advised that the existing primary schools are considered to have reached full capacity and all of the school sites are fully built out and cannot be expanded further.

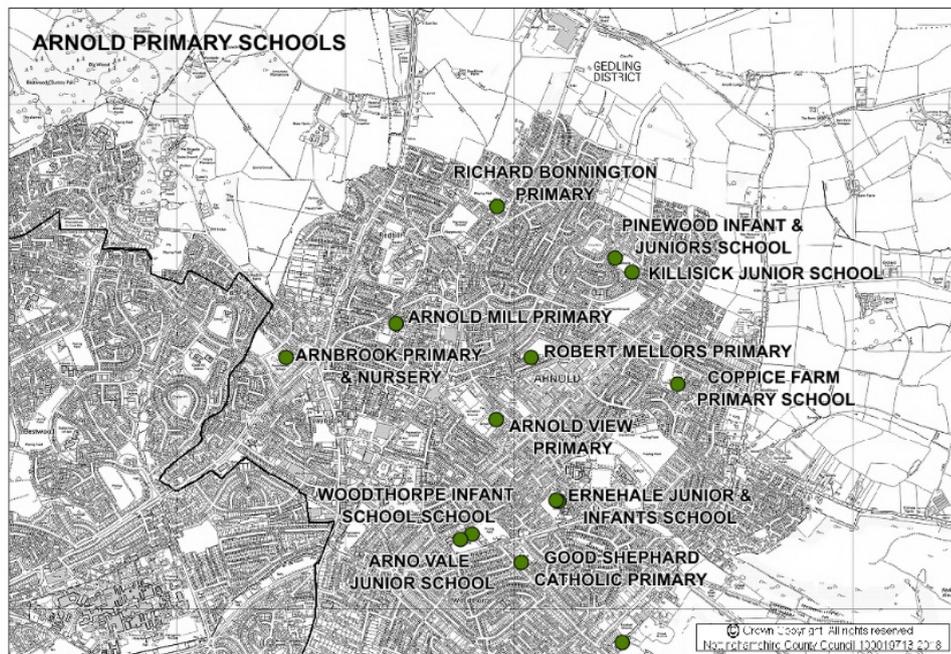


Figure 4: Arnold Primary Schools

- 1.93 According to Education Officers, to be sustainable, schools of 1 Form Entry capacity are required as a minimum. Given the provision of a 0.5 Form Entry is not acceptable, a site for a 1 Form Entry Primary School capable of expanding when required to a 1.5 Form Entry Primary School to support the development. The other sites in the Arnold planning area (as identified in Appendix 3) will be expected to

contribute on a pro-rata basis towards the delivery of the new primary school. As such, contributions will be required towards the value of the land provided plus the cost of building the school (rather than the standard formula which would otherwise be the case). More information is provided in Nottinghamshire County Council's Planning Obligations Strategy which was revised in July 2018. <http://www.nottinghamshire.gov.uk/planning-and-environment/general-planning/planning-obligations-strategy>

- 1.94 The Borough Council's preferred location for the primary school is on the housing allocation at Rolleston Drive H1 which is outside of the Masterplan area. It is considered that the site performs well against the County Education Authority and other planning criteria including accessibility, topography, compatibility with the surrounding area and deliverability. However, an alternative site may be considered if applicants can demonstrate that it can be delivered within the required time scales and is capable of being accessible to residential developments that are likely to be served by the school
- 1.95 Developer contributions will also be required to for secondary education provision in line with the County Councils adopted Updated Planning Obligations Strategy.

Transport and Access

- 1.96 All development will be expected to promote sustainable methods of transport such as walking, cycling and public transport. Routes through the site should logically and directly connect different areas and land uses with each other. Linkages to existing facilities in the vicinity of the development are to be identified and improved.
- 1.97 The street layout and design should have appropriate regard to the Nottinghamshire Highways Design Guide³ and Manual for Streets⁴.
- 1.98 Planning applications for residential development and provision of the primary school will need to be accompanied by a transport assessment and travel plan carried out in accordance with national planning practice guidance on transport evidence bases in plan making and decision taking.
- 1.99 Parking provision for the housing element of the development should be provided in line with the provisions of Policy LPD 57 and Gedling Borough's Parking Provision for Residential Developments SPD.
- 1.100 Gedling Borough Council's Air Quality and Emissions Mitigation guidance for developers (2018) is a material consideration (as set out in Policy LPD 11) and sets out mitigation requirements.

Road Access and Circulation

- 1.101 All sites will be served with a Primary Access Road. Access to Site H7 will be provided via a new roundabout interchange with Mapperley Plains and Catfoot Lane. Access to Site H2 will be provided via a new T-junction from Mapperley Plains.
- 1.102 The main primary access to Site H8 will be created where Killisick Road turns east and becomes Howbeck Road. On the advice of Highway Officers access will be required in the form of a mini-roundabout junction.

³ 6Cs Residential Design Guide: <http://www.nottinghamshire.gov.uk/transport/roads/highway-design-guide>

⁴ Manual for Streets: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/341513/pdfmanforstreets.pdf

Bus Services

- 1.103 The majority of the three sites are within the 400m catchments of bus stops that are served by the frequent “Lime Line” service. In this context, good connections must facilitate direct links to bus stops. Alternatives to amend the routing of the “Lime Line” and to provide new bus stops along Howbeck Road will be encouraged. Proposals to increase the frequency of services on the “Skyblue Line” with new stops adjacent to Sites H2 and H7 will also be encouraged. The key test in this context is to ensure that all new residential areas lie within 400m of bus stops.

Cycling and Walking

- 1.104 Cycling and walking will be encouraged through the provision of a comprehensive network of good quality footpaths and cycle ways that connect to existing neighbouring residential areas, bus stops and local facilities on Howbeck Road and Rolleston Drive. Routes will be encouraged to encourage walking and cycling between Sites H2, H7 and H8 and this will include a suitably lit route through the proposed Green Belt Recreation Area which would be best achieved with low level bollard lighting or alternatives that minimise intrusion in this Green Belt location.
- 1.105 Opportunities to maximise connectivity for pedestrians and cyclists from existing streets and footpaths should be fully exploited as suggested in the masterplan. This includes connections from footpaths and existing streets that terminate or lie in close proximity to the site boundary. Some of these connections should be capable of providing access for emergency vehicles at the locations suggested above.
- 1.106 Opportunities to fully integrate and connect to the wider Public Rights of Way network should be fully exploited, including routes through The Hobbucks Local Nature Reserve, Dorket Head Quarry (or temporary diversions) and east via Catfoot Lane.

Open Space

- 1.107 Open Space provision as set out in the Land Use Budget Plan (see Appendix 2) is proposed to meet the requirements generated by Sites H2, H7 and H8, and to accord with the Borough Council’s New Housing Development Supplementary Planning Guidance for Open Space Provision (November 2001) and the Local Planning Document Policy LPD 21 (Provision of New Open Space). In addition, the provision shown in the Development Framework Plan (Appendix 2) reflects the Council’s longer term aspirations for the area.
- 1.108 Policy LPD21 requires new residential development to provide a minimum of 10% open space and the Supplementary Planning Guidance sets out the following requirements for open space provision:-

Requirements for Open Space Provision			
Open Space Allocation	Features Requirement	Open Space Ratio	Comments
Min. 10% gross site area (GSA) or	LAP, LEAP, NEAP, Informal Sports Facility	40% (4% of the GSA)	Dependent on allocation size, a combination of features may be installed i.e. LAP & Informal Sports Area
Min. 20sqm per dwelling (whichever is the greater)	Amenity Open Space	60% (6% of the GSA)	Of the 10% allocation or similar, 40% is for play and 60% is for landscape An informal sports area would only be usually installed on sites of 50 or more dwellings

			Where insufficient space is allocated or the feature is found to be inappropriate for the development on site, a commuted sum will be required for provision off site
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- 1.109 Local areas of play (LAPs) are required to serve 240m (5 minute walk) catchment areas and be a maximum size of 100sqm with a 5m buffer.
- 1.110 Local equipped play areas (LEAPs) are each to serve up to 100 dwellings with a catchment area of 400m (10 minute walk). They are to be a minimum of 400sqm with a buffer zone of 20m between the edge of the activity area boundary and the boundary of the nearest residential property.
- 1.111 Neighbourhood equipped areas of play (NEAPs) are to serve “substantial” residential developments. They normally have a 600m (15minute walk) catchment and are a minimum of 1,000sqm size with a 30m buffer zone.

Open Space Provision within the development sites and recreation area				
Site	Play Facilities	Amenity Open Space & Landscaping	Allotments	TOTAL
H2: Brookfields Garden Centre	0.17ha	0.31ha	-	0.48ha (14% of 3.52ha)
H7: Howbeck Road / Mapperley Plains	0.4ha	1.58ha	-	1.98ha (20% of 9.68ha)
H8: Killisick Lane	0.42ha	2.09ha	-	2.51ha (24% of 10.25ha)
Green Belt Recreation Area	1.68ha	4.04ha	0.6ha	6.32 ha

- 1.112 As shown in the Land Use Budget Plan (Appendix 2), the provision of Play Facilities meets the minimum requirements for each site. Amenity areas, combined with retained and new areas of landscaping, create areas that exceed minimum levels of provision due to the design response to constraints and to exploit opportunities to improve connections to the rural edge. Provision includes retained landscape features, buffers between new and existing development and sensitive edges such as The Hobbucks Nature Reserve, and Dorket Head Quarry. It also includes proposals to reinforce the landscape buffer at the edges of Sites H2 and H7 adjacent to Mapperley Plains.
- 1.113 A key feature of the open space network will be the proposed Green Belt Recreation Area, which is to be provided between sites H7 and H8. The area provides an opportunity for a combination of play facilities to include a LAP and Informal Sports Facility (ISF) (e.g. kick-about area) as well as allotment provision being the most accessible location.. The recreation area can accommodate these facilities with adequate buffers from neighbouring existing and future residential properties. Using this area as a significant recreation resource to serve all sites also allows for greater flexibility with residential layouts to respond to requirements for surface water attenuation, landscaping and protecting the amenity of neighbouring residential areas.
- 1.114 Although the Green Belt Recreation Area remains within the Green Belt, the provision of the above facilities will be an appropriate form of development in this location. A sensitive design approach in terms of play areas, equipment, surfacing and lighting will be required for all types of provision to ensure that a sense of openness is retained and to accord with Green Belt policy. Developers will be

encouraged to provide play equipment and surfacing with natural materials and employ low level bollard style lighting along cycle/pedestrian links.



Example of a NEAP, with play equipment made with natural materials at Brooklands, Milton Keynes



Example of informal amenity space at the edge of development at Brooklands, Milton Keynes

- 1.115 The Green Belt Recreation Area also has the potential to be interconnected, via green corridors with neighbouring residential areas and other recreational resources. This includes The Hobbucks Local Nature Reserve, restored land at Dorket Head Quarry and the Public Rights of Way network which offer onward connections to the wider countryside and towards the proposed Heritage Trail.

A LAP is to be provided in both the Howbeck Road and Killisick Lane sites to complement a NEAP within the Green Belt Recreation Area.

- 1.116 Amenity open space includes a mix of formal and informal parks and gardens or other landscaped or wildlife areas which provide areas for passive recreation for all ages, as well as creating attractive green spaces within residential areas. Within the Masterplan area amenity space provision will fulfil a number of functions to satisfy the following planning and place-making requirements:
- Formation of green corridors linking key spaces such as The Hobbucks Nature Reserve, proposed Recreational Area and defining the western edge of Site H7;
 - Definition of areas with retained woodland and new buffer planting;
 - Definition of informal open space in the proposed Green Belt Recreation Area between landscape buffer planting to the north and east of this area and creating a setting for play and sports facilities;
 - Provision of an appropriate setting for development; and
 - Integration surface water attenuation areas.
- 1.117 Part of the open space contribution made by developers in accordance with Policy LPD 21 will be provided on site in particular to include the LAPs on sites H7 and H8 and, where appropriate, on site provision in the form of open space. The remainder will be met by a commuted 'off site' sum to be used to contribute towards the Green Belt Recreation Area. A commuted sum will be negotiated with the developer for maintenance, with regard to the guidelines in the Council's SPG on Open Space (2001). Maintenance responsibilities will also be negotiated with the developer.

Flooding and Drainage

- 1.118 The Development Framework Plan responds to a desktop analysis of flood risk mapping and stakeholder involvement which highlighted issues summarised raised in Section 4 and indicates potential areas where surface water attenuation could be focussed.
- 1.119 In Site H2 surface water attenuation measures are proposed with the outline application (Ref: 2017/0155) approved subject to S106 for the western part of the site. A flood risk appraisal will need to consider whether additional attenuation may be required for development across the remaining area.
- 1.120 In Site H7 the westward sloping nature of the site suggests that surface water run off attenuation will be required along the western edge of the site to manage run off.
- 1.121 In Site H8 areas are indicated at the southern edge of the site adjacent to Killisick Lane which is known to suffer from surface water flooding issues associated with the watercourse entering a culvert at the southern end of the bridleway. Attenuation measures will be required to control run-off rates and to deal with flooding issues that occur at this location.
- 1.122 At the eastern edge of Site H8 and the western edge of the Green Belt Recreation Area, surface water run-off into the watercourse along the wooded corridor may need to be managed potentially with attenuation measures.
- 1.123 Applicants will be required to carry out a Flood Risk Assessment and identify appropriate attenuation measures that will be required. The drainage proposals submitted alongside any individual application will be assessed in terms of how they integrate with the strategic approach required across the whole Masterplan Area, taking into account existing and proposed drainage interventions in other parts of the site at the time of application.

- 1.124 In light of the potential for surface water flooding at parts of the site and adjacent areas, development will not be permitted to commence until the planning authority has approved submitted drainage / surface water run-off management plans with input from Severn Trent Water, the Environment Agency and Nottinghamshire County Council as Local Lead Flood Authority. A condition to this effect should be attached to any future planning permission.
- 1.125 Developers should note that open space used for flood attenuation and / or drainage has the potential to be multifunctional, offering opportunities for promoting nature conservation, recreation and as structured amenity space. The design of SuDS and drainage elements should meet paragraph 6.1 of the Open Space Provision for New Housing Development SPG (2001).

6. DESIGN PRINCIPLES

Overarching Design Principles

- 1.126 The development and design principles in this Masterplan have been identified as a result of a robust analysis of the site, policy context and feedback from stakeholders on key issues identified during this process.
- 1.127 Development proposals for all or part of the sites in the Masterplan area should be guided by the Development Framework Plan (Appendix 2) that accompanies this text. Development should be designed on the basis of the key site constraints and opportunities identified in this document, including appropriate responses to the surrounding context, particularly The Hobbucks Local Nature Reserve, Dorket Head Quarry, the Rugby Club, views of the ridgeline and the character of neighbouring existing development, following key principles including:
- Integrating development with the existing developed edge of North East Arnold, maximising connections;
 - Integrating development with Dorket Head Quarry – phasing of operations with the phasing of development, links with future green infrastructure;
 - Integrating green corridors and enable links into the surrounding countryside;
 - Creating a well-defined edge that creates a distinct urban envelope; and Ensuring streets and spaces are well-overlooked with active frontages and dual aspect buildings at corners to provide natural surveillance and reduce the opportunities for crime.
- 1.128 Paragraph 128 of the National Planning Policy Framework (2018) advises: “Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot”. The preparation of this Masterplan has formed part of this early engagement and ongoing engagement in this respect is supported.

Quality

- 1.129 The design and construction of development and the enhancement and creation of spaces should be of the highest quality when judged against relevant design policies such as ACS Policy 10: Design and Enhancing Local Identity and Policy LPD 35: Safe, Accessible and Inclusive Development alongside the development and design principles set out in this Masterplan. Developers are encouraged to utilise the principles of Building for Life 12 to guide the overall quality of design of their proposals.
- 1.130 The character of development in the immediate locality is dominated by several ‘layers’ of residential expansion using standard designs. The most positive areas include older residential development on Middlebeck Drive with landscape and boundary treatments and a wide variety of house types and common rules relating to set backs and building heights. This contrasts with more recent open plan developments and homogenous house types that do not generate an individual/distinctive character.
- 1.131 Developers are therefore encouraged to create designs that are able to convey a true sense of place, responding to its relationship with Hobbucks Local Nature Reserve and the rural edge and ridgeline adjacent to Mapperley Plains. These key considerations have informed the Development Plan Framework, with the integration of linked green spaces and landscape features.
- 1.132 Developers will be expected to include a mix of bespoke housing designs and adapt standard house types to create a character that is tailored to the site. Architecturally,

the lack of a distinctive local style in neighbouring residential areas provides an opportunity to create a distinctive design, and in this context, contemporary designs are encouraged to create a development that is “of its time”. However, a more ‘vernacular’ style may be considered, if developers are able to demonstrate that it is distinctive and linked to a robust understanding of local character, based on examples of local character in nearby settlements.

- 1.133 However, the preferred approach must also be reflected successfully in the layout in terms of the composition of buildings in their scale, height and massing and the complementary treatment of streets, spaces and boundaries which can otherwise undermine the quality of residential environments, even where individual homes are well-designed.



An example of contemporary Housing at “The Sycamores”, Gateshead



Example of a “vernacular” approach where quality depends on the attention to detail at Millbrook, Melbourne, Derby

Connectivity

- 1.134 The design of development on this north eastern edge of Arnold should be fully integrated with existing development and the rural edge and fully exploit opportunities to maximise connectivity. With the comprehensive development of all three sites being a key aim of this Masterplan, there should also be good connections between all three sites and the Green Belt Recreation Area, and this is shown in the Development Framework Plan (Appendix 2), integrated with green corridors.
- 1.135 The street network should be designed to manage vehicular movement in a way that provides safe access, prevents through traffic and provides sufficient emergency access. This could be achieved by using a combination of vehicular streets and pedestrian connections to create permeable and legible blocks that manage vehicular traffic with an effective street hierarchy whilst promoting ease of movement for cyclists and pedestrians. The design of pedestrian and cycle connections, which must be visible, attractive and well overlooked, is a key element.
- 1.136 Overall developers are encouraged to design streets that promote place and are not dominated by highway engineering standards. Further guidance is offered by Manual for Streets and the Nottinghamshire Highways Design Guide. Junctions of streets within the site should be highlighted through changes in surfacing on the carriageway and pavements.
- 1.137 Materials make a key contribution to the quality of the street scene, the wider public realm and have a major influence on the overall character of development. Developers are therefore encouraged to use high quality materials to reflect the overall character sought in the development in accordance with the Nottinghamshire Highways Design Guide.
- 1.138 As demonstrated at Middlebeck Drive, landscape treatments can have a positive impact on the character of streets. Therefore, developers will be encouraged to create landscape strategies that feature natural boundary treatments that integrate, retain and supplement where possible existing hedgerows and trees.

Car Parking

- 1.139 Car parking standards alongside advice on the design of car parking is provided in Policy LPD 57 and the Borough Council's Parking Provision for Residential Developments SPD. Further guidance on the design and integration of car parking is provided in Manual for Streets.
- 1.140 The quality of provision of car parking is equally important as the quantity. A key role in the design of car parking is to create a flexible car parking layout and being able design out opportunities for inappropriate car parking. In this context, developers are required to develop a car parking strategy that achieves a good balance between on and off-street car parking. A lower amount of allocated off street car parking for example is more likely to be better utilised and result in fewer spaces being unused and sterilised by homes with low levels of car ownership. Unallocated off-street car parking integrated into streets with bays and informal widenings can offset a reduction of allocated off street spaces and offer greater flexibility particularly for providing space for households with higher car ownership levels and visitor car parking.
- 1.141 In providing for off-street car parking there are a number of off-street parking typologies, including some which are more favourable to others in terms of place making:
- Dwellings with car parking to the front of dwellings must be enclosed within a well-defined and identifiable private curtilage to reduce the visual dominance of vehicles parked in front of houses;

- Garages will not be counted as parking spaces. However, where they are provided, developers will be encouraged to create oversized garages that are capable of simultaneously accommodating a vehicle, cycle parking and miscellaneous storage; and
- The use of rear car parking courts is not an acceptable solution as they are not well-utilised and encourage pavement parking where they can be seen by owners.

Form, massing and layout

- 1.142 The form, massing and layout must be informed by site features, including landform and relationship with existing and new features to create a locally distinctive design response. Key design requirements for the site allocations include:

Site H2: Brookfields Garden Centre and Site H7: Howbeck Road / Mapperley Plains

- Retain hedgerows at the southern and eastern boundaries of Site H2.
- Create a set back from Mapperley Plains to allow for hedgerows to be reinforced with a landscape buffer to protect views from the east towards the site.
- Create attractive landscaped gateways at the primary street entrances, framed with key buildings.
- Focus development with a greater scale and massing on the primary streets, to create a good sense of enclosure and support legibility.
- At the steeper parts of Site H7, encourage bespoke housing designs or standard types that make the most of changes in levels and add interest to the overall design and character of the development. Dwellings with downhill-facing frontages could be up to three storeys and permitted to integrate garage accommodation adding interest to frontages with projecting balconies and larger window openings.
- Create active frontages onto the green corridor at the western edge and at the northern edge towards the Recreation Area.
- Create a positive relationship with those dwellings on Roxburgh Close that look towards the edge of Site H7 with active frontages that look across towards the site.
- Create landmark buildings at prominent corners to reinforce a sense of place and support legibility.

Site H8: Killisick Lane

- Create a well landscaped “Gateway” entrance from Howbeck Road and Killisick Lane, to provide a positive setting for both the development entrance into The Hobbucks Nature Reserve and Killisick Lane Bridleway
- Emphasise scale, frontage and enclosure on the Primary Street and the green corridor connecting The Hobbucks Local Nature Reserve and the Green Belt Recreation Area.
- Create lower density edges that address The Hobbucks Local Nature Reserve and the Green Belt Recreation Area.

Sustainable Design

- 1.143 Developers are encouraged to consider the scope for the residential layout to maximise the potential offered by photovoltaic panels for solar energy capture, through the orientation of dwellings, consideration of frontage widths and roof pitches. Developers must consider adapting the size of window openings, even in standard house types to maximise solar gain. Developers are also encouraged to consider the scope for off-street car parking to be served with electric vehicle charging infrastructure in line with the Gedling Borough Council Air Quality and Emissions Mitigation guidance for Developers which is a material consideration under Policy LPD 11.
- 1.144 Developers are also encouraged to utilise Sport England's ten principles of 'Active Design' to promote healthy and active communities through good urban design. The purpose of these principles is to create urban environments that make active choices easier and more attractive for people and communities.

Landscaping

- 1.145 Applicants will be required to develop a landscape strategy to set out how submitted proposals will integrate existing landscape features where possible and create new features. Landscaping proposals should:
- Demonstrate how the Masterplan area will be well-screened from future work phases at Dorket Head Quarry at the northern edge of Site H8 and the adjacent Recreation Area;
 - Retain and improve the hedgerows on the east-west green corridor between The Hobbucks and the Recreation Area, and consider the retention of other existing hedgerow features as boundary treatments of amenity features to retain the historical field boundary pattern;
 - Retain and enhance existing hedging and trees at the boundary of Site H7 adjacent to Mellish Rugby Club and The Gables;
 - Retain and enhance hedgerow and buffer planting at the eastern edge of Site H7 adjacent to Mapperley Plains;
 - Provide a landscape buffer in the proposed green corridor along the western edges of Site H7, which are defined by rear gardens of properties on Roxburgh Close; and
 - Integrate existing and new hedge and tree planting as boundary treatments on streets and adjacent to open spaces to create a soft street scene and attractive setting for new development and open spaces

7 DELIVERY AND PHASING

Viability

- 1.146 The three housing allocations for Sites H2, H7 and H8 were tested as part of the Plan Wide Viability Assessment exercise undertaken in 2016 to support the preparation of the Local Planning Document⁵. This indicated that Sites H7 and H8 were deliverable, but that H2 would be marginally unviable due to the fact that the site has an existing use.
- 1.147 The masterplanning process underpinning this Masterplan has allowed a more detailed viability review of these three sites, with greater clarity regarding residential areas, open space requirements and education provision.
- 1.148 The results for the three allocations are broadly similar to those produced by the Plan Wide Viability Assessment. They demonstrate that Sites H7 and H8 would be deliverable in planning terms (i.e. the assessments produce a positive result against policy compliance testing). Site H2, remains marginal albeit with a positive residual value. Adjustments to the affordable housing requirement could be considered to encourage development to come forward if deemed necessary at the planning application stage. This paragraph should not be misconstrued as an indication that any predetermination of the planning application has occurred.

Bringing Forward Development

- 1.149 The Masterplan includes a Development Framework Plan (Appendix 2) which reflects and safeguards essential spatial components of the three sites and provides clear guidance to landowners and developers as to what is required in planning terms. As with all sites allocated through the planning process, the speed and timing at which sites are brought forward is a choice for individual landowners and ultimately outside the control of the Council as local planning authority. However, through the SHLAA process landowners have provided a realistic timetable for site delivery.
- 1.150 In commercial terms the following issues will be considered by the site promoters when assessing barriers to delivery: -
- De-risking – what needs to be done
 - *Landowners have been engaged throughout the Masterplan process and have expressed a commitment to work in harmony to resolve the Masterplan site wide issues which could delay delivery at application stage.*
 - *Comprehensive development of the sites will be secured through ensuring that outline planning applications align with the Masterplan, working around absolute constraints in the short to medium term. Not one landowner should be expected to bear the burden of planning obligations which are of benefit to the whole Masterplan area, and in terms of the primary school, the wider education planning area. Brokering a mechanism for equalising the Masterplan area wide contributions to the derived land parcel in a fair and consistent manner will be essential to the smooth delivery of the housing sites.*

⁵ Gedling Borough Council Local Plan Viability Assessment, March 2016:
[https://www.gedling.gov.uk/lpdexamination/media/documents/planningbuildingcontrol/localplanningdocument/LPD-HOU-08%20Plan%20Wide%20Viability%20\(March%202016\).pdf](https://www.gedling.gov.uk/lpdexamination/media/documents/planningbuildingcontrol/localplanningdocument/LPD-HOU-08%20Plan%20Wide%20Viability%20(March%202016).pdf)

- Establishing a market
 - *The ability to attract residents to a location will be dependent on creating the right environment and a prioritised programme of deliverable opportunities. For residential occupiers, quality of environment is a key issue. There is also a need to provide the right mix of unit types. The Masterplan proposes a mix of housing of differing tenures to meet the need for a range of family housing in the North East of Arnold.*

Phasing of the Delivery Programme

- 1.151 The land within the Masterplan is held by a number of different landowners who will individually promote their separate parcels of land. As discussed above, outline planning permission for part of Site H2 has been approved subject to S106 for 32 dwellings. This site is likely to come forward first as it does not require any specific site wide infrastructure to be delivered. This part of the site will still need to make contributions towards the delivery of such infrastructure in future; for example, education provision; open space; access; health and any other section 106 requirements as yet to be determined by the Council. For the front / east portion of Site H2 to come forward (i.e. Brookfields Garden Centre), the garden centre will need to be relocated. When its current use is taken into consideration, the site exhibits marginal viability and therefore this portion of Site H2 may not deliver in the short to medium term.
- 1.152 In order for the larger allocations at Sites H7 and H8 to be delivered, the Primary School will need to be provided alongside the housing. However, as long as the land for the school is safeguarded, either site could come forward first or they could be developed concurrently.
- 1.153 For Site H8, the development phasing will need to take into account the mineral extraction at the proposed southern extension to Dorket Head Quarry to the north of the site (i.e. by commencing at the southern boundary of Site H8 and working northwards with regard to the phasing agreed in the Statement of Common Ground between Gedling Borough Council and Ibstock Brick).
- 1.154 It is anticipated that the larger more expensive family housing on Site H7 is likely to be developed to take advantage of the main road frontage to Mapperley Plains. This will therefore determine the direction of phasing i.e. starting from the main road and working back into the site. Both Sites H7 and H8 are expected to be delivered within the short to medium term.

APPENDICES**Appendix 1: Relevant policies in the Aligned Core Strategy (Part 1 Local Plan) and Local Planning Document (Part 2 Local Plan)****Relevant Policies of the Greater Nottingham Aligned Core Strategy (Part 1 Local Plan)**

Policy 2: The Spatial Strategy

Policy 3: The Green Belt

Policy 8: Housing Size, Mix and Choice

Policy 10: Design and Enhancing Local Identity

Policy 12: Local Services and Healthy Lifestyles

Policy 14: Managing Travel Demand

Policy 16: Green Infrastructure, Parks and Open Space

Policy 17: Biodiversity

Policy 18: Infrastructure

Policy 19: Developer Contributions

Relevant Policies of the Gedling Borough Council Local Planning Document (LPD): Part 2 Local Plan

Policy LPD 4: Surface Water Management

Policy LPD 18: Protecting and Enhancing Biodiversity

Policy LPD 19: Landscape Character and Visual Impact

Policy LPD 20: Protection of Open Space

Policy LPD 21: Provision of New Open Space

Policy LPD 32: Amenity

Policy LPD 33: Residential Density

Policy LPD 35: Safe, Accessible and Inclusive Development

Policy LPD 36: Affordable Housing

Policy LPD 37: Housing Type, Size and Tenure

Policy LPD 42: Self Build and Custom Homes

Policy LPD 48: Local Labour Agreements

Policy LPD 57: Parking Standards

Policy LPD 58: Cycle Routes, Recreational Routes and Public Rights of Way

Policy LPD 61: Highway Safety

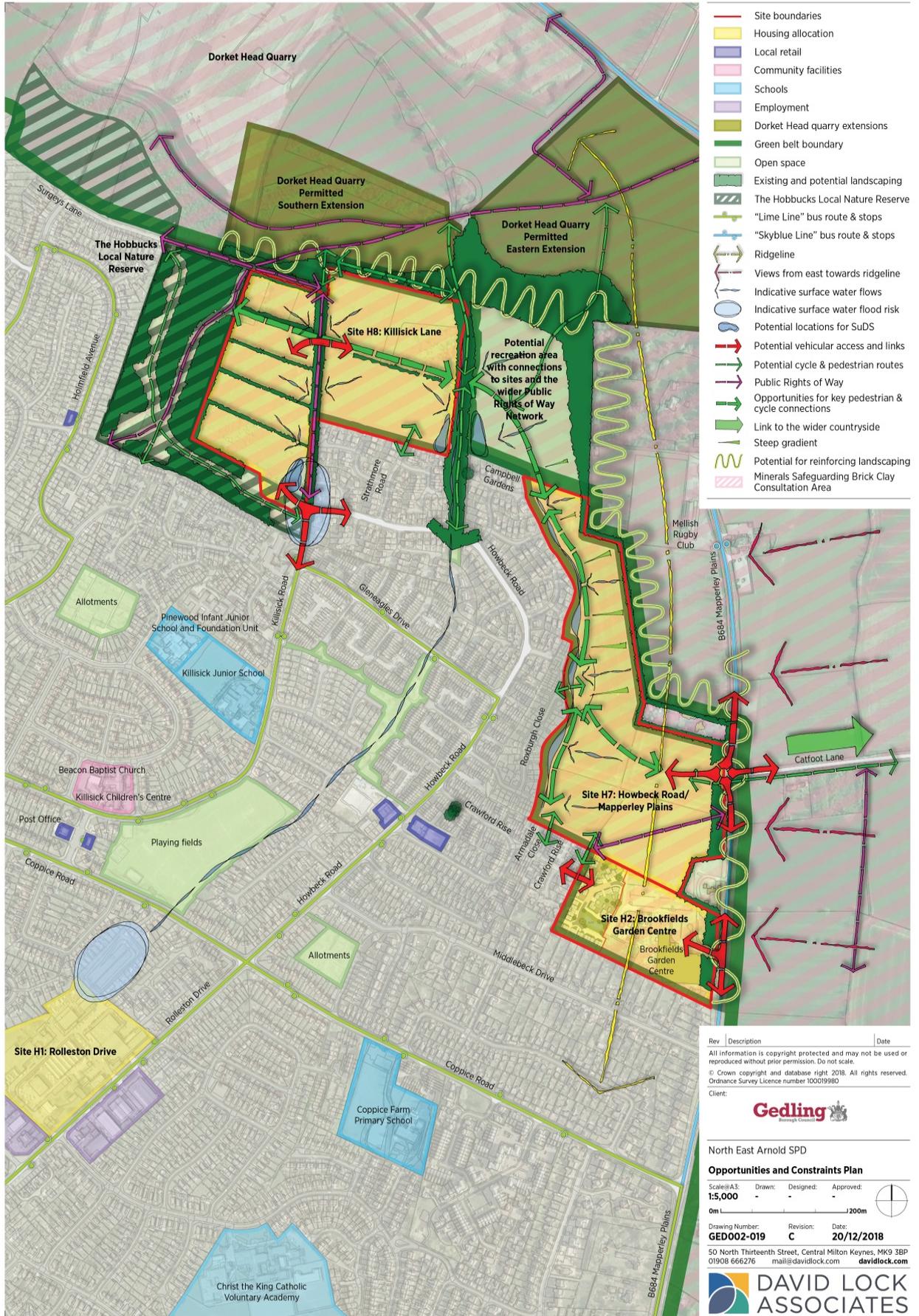
Policy LDP 62: Comprehensive Development

Policy LPD 63: Housing Distribution

Policy LPD 64: Urban Area and edge of Hucknall

Appendix 2: Three Development Framework Plans





Rev	Description	Date
1	Initial design	10/12/2018
2	Revised design	20/12/2018

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 Client: **Gedling** Borough Council

North East Arnold SPD
Opportunities and Constraints Plan
 Scale@A3: Drawn: Designed: Approved:
1:5,000 - - -
 0m 100m 200m
 Drawing Number: **GED002-019** Revision: **C** Date: **20/12/2018**
 50 North Thirteenth Street, Central Milton Keynes, MK9 3BP
 01908 666276 mail@davidlock.com davidlock.com
DAVID LOCK ASSOCIATES



- Redline (23.49ha)
- Development Brief Boundary
- Infrastructure
- Residential
- Informal Open Space
- Open Space (Play)
- Open Space (Landscape)
- Allotments

H2 - Brookfields Garden Centre		
PID	Land Use	Area (Ha)
INFO2b	Infrastructure	0.25
LOS12b	Open Space (Landscape)	0.07
LOS13	Open Space (Landscape)	0.07
RES10	Residential	0.35
RES11	Residential	2.44
IOS08	Informal Open Space	0.17
POS05	Open Space (Play)	0.17
Infrastructure		0.25
Open Space (Landscape)		0.14
Open Space (Play)		0.17
Residential		2.79
Informal Open Space		0.17
Total		3.52

H7 - Howbeck Road / Mapperley Plains		
PID	Land Use	Area (Ha)
INFO2a	Infrastructure	1.15
IOS05	Informal Open Space	1.15
IOS07	Informal Open Space	0.05
LOS09	Open Space (Landscape)	0.14
LOS11	Open Space (Landscape)	0.09
LOS12a	Open Space (Landscape)	0.15
POS03	Open Space (Play)	0.40
RES06	Residential	2.96
RES07	Residential	2.08
RES08	Residential	1.51
Infrastructure		1.15
Informal Open Space		1.2
Open Space (Landscape)		0.38
Open Space (Play)		0.40
Residential		6.55
Total		9.68

HB - Killisick Lane		
PID	Land Use	Area (Ha)
INFO1	Infrastructure	0.85
IOS01	Informal Open Space	1.27
IOS02	Informal Open Space	0.20
IOS03	Informal Open Space	0.27
LOS1	Open Space (Landscape)	0.07
LOS2	Open Space (Landscape)	0.10
LOS3	Open Space (Landscape)	0.13
LOS5	Open Space (Landscape)	0.04
LOS6	Open Space (Landscape)	0.01
POS1	Open Space (Play)	0.42
RES01	Residential	0.63
RES02	Residential	1.94
RES03	Residential	1.15
RES04	Residential	1.22
RES05	Residential	1.95
Infrastructure		0.85
Informal Open Space		1.74
Open Space (Landscape)		0.35
Open Space (Play)		0.42
Residential		6.89
Total		10.25

Recreation Area		
PID	Land Use	Area (Ha)
ALT01	Allotments	0.60
IOS04	Informal Open Space	2.77
LOS4	Open Space (Landscape)	0.96
LOS7	Open Space (Landscape)	0.28
LOS8	Open Space (Landscape)	0.03
POS2	Open Space (Play)	0.85
POS4	Open Space (Play)	0.84
Allotments		0.60
Informal Open Space		2.77
Open Space (Landscape)		1.26
Open Space (Play)		1.68
Total		6.32

Site Wide Totals		
Land Use	Area (Ha)	
Infrastructure	2.25	
Allotments	0.60	
Informal Open Space	5.88	
Open Space (Landscape)	2.13	
Open Space (Play)	2.67	
Residential	16.23	
Total	29.77	

Rev Description Date
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North East Arnold SPD

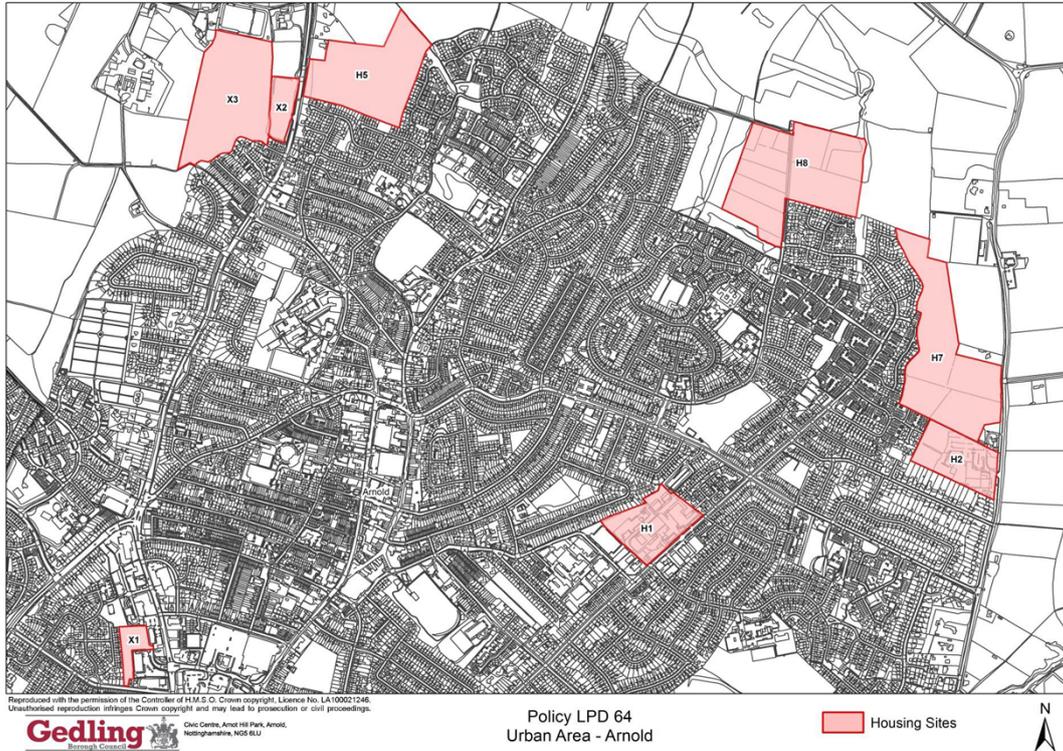
Land Use Budget

Scale@A3: Drawn: Designed: Approved:
1:5,000 EW ADW SG

Drawing Number: GED002-017
 Revision: B Date: 03/01/2019
 50 North Thirteenth Street, Central Milton Keynes, MK9 3DP
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Appendix 3: Plan of housing allocations in Arnold as identified in Local Planning Document



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Report to Cabinet

Subject: Non-Designated Heritage Assets Selection Criteria

Date: 31st January 2019

Author: Service Manager Planning Policy

Wards Affected

Borough-wide

Purpose

The purpose of this report is to seek Cabinet's approval of the document 'Non-Designated Heritage Assets: Selection Criteria' attached as Appendix A which sets out the process for identifying Non-Designated Heritage Assets in Gedling Borough, including specific selection criteria.

Key Decision

This is not a key decision.

Recommendation(s)

THAT:

- 1) **Cabinet approves the document 'Non-Designated Heritage Assets: Selection Criteria' attached as Appendix A which establishes the selection criteria for identifying a local list of non-designated heritage assets in Gedling Borough.**
- 2) **Cabinet authorises the Planning Policy Service Manager to publicise the document and undertake an on-going public call for asset nominations.**

- 3) Cabinet authorises the Planning Policy Service Manager to approve the outcome of assessments made against the selection criteria and to update and publish the local list of non-designated heritage assets as appropriate.**
- 4) Cabinet authorises the Planning Policy Service Manager to update the document 'Non-Designated Heritage Assets: Selection Criteria' to make minor presentational/ typographical/ factual corrections if required.**
- 5) Cabinet authorises the Chief Executive to determine any appeals made against the outcome of the assessment to include/ not include an asset on the local list.**

1 Background

- 1.1 The National Planning Policy Framework (NPPF) (2018) makes a distinction between designated and non-designated heritage assets and gives specific protections to both of these. Designated heritage assets are generally designated at the national level and are given certain statutory and planning policy protections. Non-designated heritage assets are optionally identified by the local planning authority and are given certain planning policy protections. The Gedling Borough Local Planning Document (Part 2 Local Plan) (LPD) Policy LPD 31 refers to 'locally important heritage assets' which as a point of clarification is an interchangeable terms for referring to non-designated heritage assets.
- 1.2 Paragraph 9.7.3 of the LPD proposes that the Council will undertake a process to identify non-designated heritage assets on a local list following the adoption of the LPD. Identified non-designated heritage assets would then be given planning policy protection under Policy LPD 31 (Locally Important Heritage Assets) and other relevant heritage policies. The Council previously updated its local list in 2005 when the Gedling Borough Replacement Local Plan was adopted, which was superseded by the LPD. The LPD includes the previously identified local list at Appendix E.
- 1.3 The proposal to take a selection criteria approach to identifying non-designated heritage assets enables the Council to monitor and update the local list on an on-going basis reflecting new sources of information. The previous approach to adopt the list through the Local Plan was less flexible and less transparent and resulted in a local list that became out of date and was therefore less robust.

- 1.4 There is no requirement for the Council to prepare a local list of non-designated heritage assets. However, doing so is good practice and ensures that the Council is taking a proactive approach towards protecting locally significant buildings and structures in the Borough.
- 1.5 In planning terms, the identification of non-designated heritage assets does not change any of the planning controls affecting the alteration or demolition of assets where planning permission is not required. Permitted development rights would still apply to an asset identified on the local list, unlike in the case of designated assets such as Listed Building or Conservation Areas where certain permitted development rights are removed as a result of designation. However, where planning permission is required for development proposals affecting a non-designated heritage asset, proposals would be expected to demonstrate that they conserve and/or enhance the significance of the asset and that alterations are carried out in a sympathetic manner using high quality design. The key distinction to make is that whilst local listing gives certain protection to identified assets, the level of protection is not as high as is given for nationally designated assets which are given statutory protection. It is however intended that identifying non-designated heritage assets will raise general awareness of the importance of these assets amongst landowners even in cases where proposed alterations do not require planning permission.
- 1.6 The document 'Non-Designated Heritage Assets: Selection Criteria' attached at **Appendix A** sets out the selection criteria against which it is proposed the Council will determine whether or not an asset should be identified on the local list. The criteria, set out in section 3.0 of the document, are based on Historic England Advice Note 7 (Local Heritage Listing) and examples of good practice present in similar criteria adopted by other local authorities. It is not proposed to consult on the selection criteria given that they are based on established advice and practice, however Officers have undertaken a pilot exercise to test the appropriateness of the criteria and to inform their preparation.
- 1.7 Section 5.0 of the document establishes the following sources from which assets will be nominated for assessment against the selection criteria:-
- Assets on the previously identified local list in the Replacement Local Plan (2005) (now included at Appendix E of the LPD);
 - Assets nominated for assessment in adopted neighbourhood plans;
 - Assets referred to in the Council's Conservation Area

Appraisals;

- Assets rejected by Historic England for national designation;
- Assets identified through public nomination (providing an engagement opportunity for individuals and interest groups such as parish councils, heritage organisations and the Gedling Borough Heritage Forum);
- Assets identified through the Development Management process.

1.8 Nominated assets will be assessed against the selection criteria and should meet at least one element of 'interest/significance' and one element of 'values that articulate interest/significance' in order to be identified on the local list as a non-designated heritage asset. Harm or benefit to the significance of identified assets will then be a material consideration in determining planning applications. The local list will be published on the Council's website and updated and monitored on an ongoing basis to take account of new sources of information. It is proposed that any changes to the local list are reported annually in the Authority Monitoring Report (i.e. as new assets are identified or existing assets are removed). Landowners will be notified in writing that their building or structure has been added to the local list.

1.9 Landowners will have the opportunity to appeal the Council's decision to identify (or not identify) their asset on the local list. Appeals must be made in writing within 28 days of the decision and demonstrate why the asset does not (or does) meet the selection criteria. It is proposed that appeals are determined by the Chief Executive. Given that non-designated heritage assets are not given statutory protections and are not identified on the Local Plan Policies Map, they will not be identified through land charges searches. However it is the case that the current local list has never been identified through land charges searches. The local list is a planning tool and will be published on the Council's website in a similar manner with which other non-statutory planning tools such as landscape zones and supplementary planning documents are publicised. After the 28 day appeal period landowners will be able to challenge the merits of local listing of the asset as part of the formal planning application process (see paragraph 1.5 of this report).

1.10 As outlined above, one of the sources of asset nomination is through public nomination. Subject to Cabinet approval of the selection criteria document, Planning Policy intends to undertake a public call for nominated assets. The call for nominations will in particular include members of the Gedling Borough Heritage Forum and Parish Councils to ensure these specialist interest groups are aware of the project, and will be publicised on the Council's website. The nomination process will

not be time limited and the Council will welcome nominations on an on-going basis.

2 Proposal

- 2.1 It is proposed that Cabinet approve the document 'Non-Designated Heritage Assets: Selection Criteria' attached at **Appendix A** which establishes the selection criteria for identifying a local list of non-designated heritage assets in Gedling Borough.
- 2.2 The document will then be published and an on-going public call for asset nominations will be publicised. Nominations received from all sources will be assessed against the selection criteria in order to prepare a local list of non-designated heritage assets. This list will be updated reflecting new evidence on an ongoing basis.

3 Alternative Options

- 3.1 An alternative option is for the Council not to approve the document 'Non-Designated Heritage Assets: Selection Criteria'. Whilst the identification of Non-Designated Heritage Assets is an optional activity, not approving the document would result in the Council having less control for conserving and/or enhancing elements of the historic environment that are not already nationally designated, where planning applications relate to such assets. The local list previously published in the superseded Replacement Local Plan (2005) is now considered to be out-of-date.
- 3.2 Another alternative option is for the Council to adopt different selection criteria or process. The selection criteria have been developed to be consistent with Historic England advice and have also been influenced by examples taken from wider practice and are therefore considered to be appropriate and to reflect good practice. The process has been written to enable pragmatic and efficient working whilst maintaining a robust local list.

4 Financial Implications

- 4.1 Costs associated with the process of identifying Non-Designated Heritage Assets and using the resulting local list to determine planning applications can be met from existing budgets. Officer time will be required to undertake the project, which can be met from existing budgets. Additional officer time may be required when determining planning applications involving non-designated heritage assets in order

to consider the relevant policies, which can be met from existing budgets.

5 Appendices

5.1 Appendix A: 'Non-Designated Heritage Assets: Selection Criteria'

6 Background Papers

6.1 Historic England (May 2016), Local Heritage Listing: Historic England Advice Note 7. <https://content.historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/heag018-local-heritage-listing.pdf/>

7 Reasons for Recommendations

7.1 In order to give greater planning control for the identification and conservation/ enhancement of heritage assets in Gedling Borough that are not already nationally designated.

Non-Designated Heritage Assets: Selection Criteria

(January 2019)

Non-Designated Heritage Assets: Selection Criteria

Executive Summary

The purpose of this document is to establish and adopt criteria for the selection of non-designated heritage assets and to set out a process for their selection. Those assets identified as having significance will then be given due weight according to their heritage value in making planning decisions. The National Planning Policy Framework and Gedling Borough Council's Local Planning Document (Part 2 Local Plan) set out specific policy protections for non-designated heritage assets.

It is intended that the preparation of a local list will raise general awareness of the importance of heritage assets in Gedling Borough and that this document will form a basis for good practice, including in cases where planning permission is not required.

The list of non-designated heritage assets will be published on the Gedling Borough Council website: www.gedling.gov.uk/heritage-assets.

Contents

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3.0	Selection Criteria for Identifying Non-Designated Heritage Assets	7
4.0	The Impact of Identifying Non-Designated Heritage Assets	10
5.0	Identification of Nominated Assets	12
6.0	Adding to Local List	14
	Further Advice and Contact	15

1.0. Introduction

Defining the Historic Environment and Local Listing

- 1.1. This section summarises the definition of heritage assets and the role of local listing within the wider historic environment framework.
- 1.2. The historic environment contributes to the delivery of wider social, cultural, economic and environmental objectives and is therefore an asset of significant value. The National Planning Policy Framework (NPPF) defines **heritage assets** as:

‘a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)’¹.

- 1.3. Some heritage assets are ‘designated’ (including Listed Buildings, Conservation Areas, World Heritage Sites, Registered Parks and Gardens and Scheduled Ancient Monuments) and have certain statutory protections. The Government recognises local listing within its definition of heritage assets. Historic England summarises **local listing** as having:

‘...an essential role in building and reinforcing a sense of local character and distinctiveness in the historic environment, as part of the wider range of designation. They enable the significance of any building or site on the list (in its own right and as a contributor to the local planning authority’s wider strategic planning objectives), to be better taken into account in planning applications affecting the building or site or its setting’².

Purpose of this Document

- 1.4. This document establishes selection criteria for identifying ‘non-designated’ heritage assets in Gedling Borough and sets out the process for their selection. It is considered that the local list will be consistent, robust and will be given due weight for the purpose of determining planning applications.
- 1.5. The local list for Gedling Borough was last updated through the adoption of the Replacement Local Plan (2005). This plan was superseded by the Local Planning Document (Part 2 Local Plan) (2018), which includes the 2005 local list at Appendix E and proposes that this will be the starting point for updating the local list. The key benefits of adopting a selection criteria approach is that this will enable continual monitoring and review of the local list, based on the latest evidence, and will provide some degree of protection in the planning

¹ MHCLG (2018), National Planning Policy Framework, Annex 2.

² Historic England (2016), Local Heritage Listing Historic England Advice Note 7, Summary.

process to those non-designated heritage assets either identified already or yet to be discovered.

- 1.6.** Through local listing, the Council will raise the profile of locally important features of the historic environment that are not already statutorily protected, and give these additional planning policy protections.

2.0. Planning Policy Context

2.1. This section summarises the planning policies and other documents that are relevant to development proposals affecting non-designated heritage assets.

2.2. National Planning Policy Framework (2018)

- Section 16 establishes the national policy approach to be taken when determining development proposals affecting heritage assets, including local listing. To summarise, proposals affecting the significance of a heritage asset or its setting should avoid or minimise any conflict with the heritage asset's conservation.
- Paragraph 192 relates to heritage assets generally and states:
'In determining planning applications, local planning authorities should take account of (1) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; (2) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and (3) the desirability of new development making a positive contribution to local character and distinctiveness'.
- Paragraph 197 relates specifically to considering the potential impacts of development proposals upon non-designated heritage assets and states:
'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'.

2.3. Greater Nottingham Aligned Core Strategy (Part 1 Local Plan) (2014)

- Policy 10 (Design and Enhancing Local Identity) establishes that development proposals will be assessed in terms of their treatment of design elements including 'materials, architectural style and detailing' and 'setting of heritage assets'.
- Policy 11 (The Historic Environment) supports the conservation and/or enhancement of heritage assets and their settings in line with their interest and significance. The policy outlines approaches including 'identifying ways to positively manage and make better use of historic assets' and 'considering the need for the preparation of local evidence' to assist in the protection of the historic environment.

2.4. Gedling Borough Local Planning Document (Part 2 Local Plan) (2018)

- Policy LPD 26 (Heritage Assets) establishes development criteria for all heritage assets and requires planning proposals to demonstrate in a proportionate manner the significance of the asset; to identify the impact upon the special character of the asset and its setting and to justify any resulting harm to the asset weighed against public benefit. Proposals that conserve or enhance the asset will be supported. Proposals that cause harm to the significance of an asset will be refused unless there are overriding public benefits or mitigation measures are secured, including where necessary the negotiation of a Section 106 obligation.
- Policy LPD 31 (Locally Important Heritage Assets*) sets out that where planning permission is required for development affecting a non-designated heritage asset, permission will only be granted where its significance is conserved or enhanced. The supporting text of the policy refers to the preparation of a 'robust assessment process involving heritage experts' in order to prepare a list of such assets. Where a non-designated heritage asset has been identified, its status 'will be a material consideration capable of being given substantial weight when determining planning applications'. Policy LPD 31 effectively establishes the framework for the preparation of this selection criteria document.

*It should be noted that the Local Planning Document uses the terminology 'locally important heritage asset' whereas the National Planning Policy Framework uses the terminology 'non-designated heritage asset'. These terms are interchangeable and are referring to the same thing.

2.5. Neighbourhood Plans

There are currently four designated Neighbourhood Areas in Gedling Borough covering the parishes of Burton Joyce, Calverton, Linby and Papplewick. Neighbourhood Plans are prepared and approved by the local community. Neighbourhood Plans can identify assets of local and historic value, and nominate these for consideration as non-designated heritage assets. Two Neighbourhood Plans have nominated assets for consideration:-

- Papplewick Neighbourhood Plan Final Plan (2018): Policy 7 nominates 11 buildings for assessment as non-designated heritage assets.
- Burton Joyce Neighbourhood Plan Final Plan (2018): Policy NP6 nominates 13 buildings for assessment as non-designated heritage assets.

2.6. Conservation Area Appraisals

There are six designated Conservation Areas in Gedling Borough located in Bestwood Village; Calverton; Lambley; Linby; Papplewick and Woodborough. Conservation Areas have certain statutory protections under the Planning (Listed Buildings and Conservation Areas) Act 1990. The Council has adopted Conservation Area Character Appraisals³ for each which identifies features that contribute to each area's character, including features that are not necessarily designated on their own merit. These documents are periodically reviewed.

2.7. Historic England Local Heritage Listing Advice Note 7 (2016)

The selection criteria and process have been prepared taking account of the latest advice published by Historic England⁴.

³<http://www.gedling.gov.uk/resident/planningandbuildingcontrol/planningpolicy/heritage/conservationareas/>

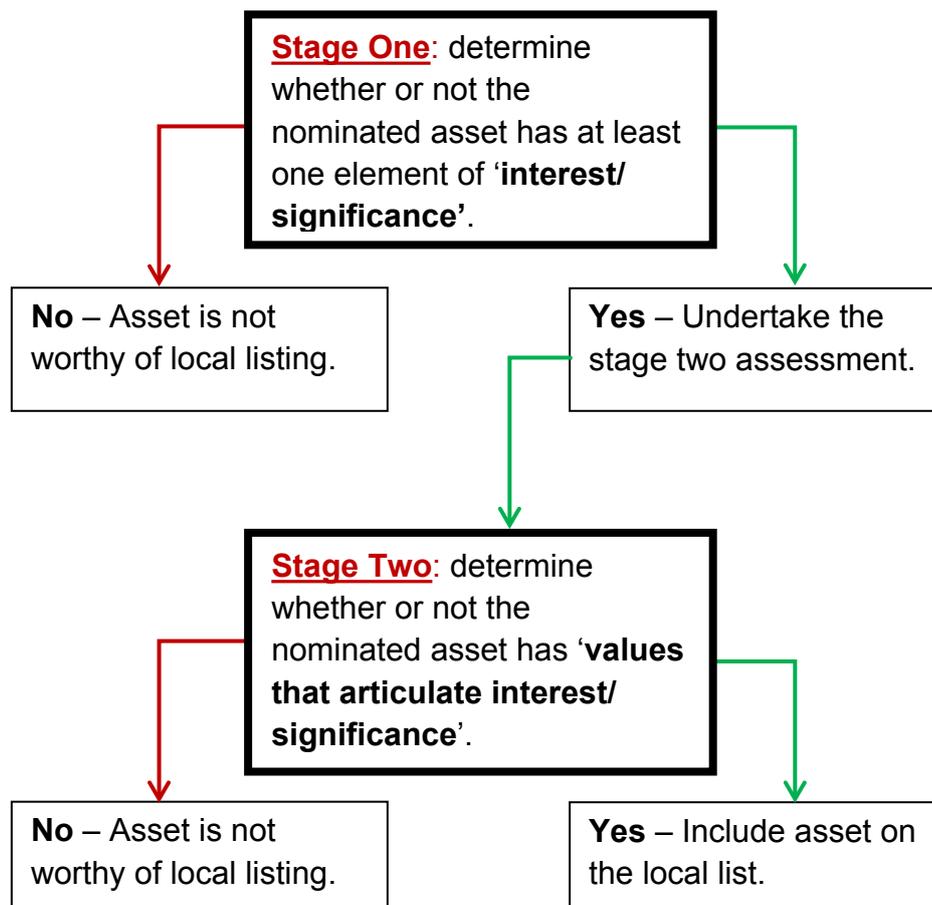
⁴ <https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/>

3.0. Selection Criteria for Identifying Non-Designated Heritage Assets

- 3.1. This section sets out the selection criteria for identifying non-designated heritage assets. The criteria are based primarily on Historic England advice⁵ and examples of good practice present in similar criteria adopted by other local authorities.
- 3.2. The selection criteria provide a sound basis for local listing in Gedling Borough. The local list will be monitored and reviewed on an on-going basis. As a result it is considered that due weight can be given to the conservation and/or enhancement of identified non-designated heritage assets.

Selection Criteria

- 3.3. Nominated assets will be assessed on (1) their '**interest/ significance**' and (2) the '**values that articulate interest/ significance**'. In order for an asset to be identified as a non-designated heritage asset it must demonstrate having at least one of each elements (1) and (2). Where there is insufficient information to assess a nominated asset or where the assessment is marginal it will not be locally listed.
- 3.4. The assessment process for identification is shown on the diagram below.



⁵ Historic England (2016), Local Heritage Listing Historic England Advice Note 7, Page 9.

Stage One – Elements of interest/ significance:

Criteria	How this will be assessed
<p>Age – The age of an asset may be an important criterion. Age ranges can be adjusted to take into account distinctive local characteristics, building traditions and different periods/styles of development.</p>	<p>The older an asset is, the more likely it is to be of significance. Assessment will be based on the date of original construction and can take into account the date of any additions or alterations to the building and the level of survival of historic fabric and features.</p>
<p>Rarity – For an asset to have a degree of rarity (whether a building, archaeological site, landscape feature or settlement) it must exemplify a design, settlement pattern, or other quality that is in itself uncommon locally. An asset that is uniquely characteristic will have a greater degree of rarity. A building could be of considerable age but may not be rare.</p>	<p>The assessment of rarity should take account the asset's distinctiveness. If an asset is very common locally it would not be considered to be rare, whereas if there were limited or no other examples of the type of asset its rarity would be greater. Similar assets at different locations may have a different degree of rarity depending on their context. Rarity will not take account of former inhabitants or uses where these are no longer evident.</p>
<p>Architectural or Artistic Interest – For an asset to have a degree of architectural interest it should be a physical representation of a particular style or period of architecture or its design, construction, craftsmanship or decoration should contribute to reinforcing the individual sense of place that is relatively uncommon. Certain architectural or other decorative features may also contribute to its artistic interest (namely creative qualities in its creation or design, composition and material used, and decorative detailing or artistic elements such as sculpture or painting). Assets with architectural interest may not necessarily have artistic interest and vice-versa – an asset does not have to exemplify both. For example a monument or wall may have significant artistic interest as a result of their detailing but have limited architectural element.</p>	<p>An asset with special architectural or artistic interest should be able to demonstrate one or more of the following:-</p> <ul style="list-style-type: none"> • It is individually distinctive within its locality or represents a historic style or era • It is associated with an architect or designer of local importance • It demonstrates a high quality of design, execution and innovation which survives in anything like its original condition or form • Original detailing or materials is associated with a company or organisation of historic local importance • Its architectural or aesthetic characteristics exemplify a historically unique function which survives in anything like its original condition or form

<p>Designed Landscape Interest – For an asset to have designed landscape interest it will be or have an association with a historically planned garden, grounds or open space and will have a particular interest due to their design or social history. These assets may have started as the grounds of private houses or may be public parks or cemeteries. The emphasis for this category is however on the historic ‘design’ of the landscape as opposed to modern enhancements or non-heritage related matters such as planting or botanical importance.</p>	<p>This criterion is relevant where the asset contributes towards the significance of a historically designed landscape.</p>
--	--

Stage Two – Values that articulate interest/ significance:

Criteria	How this will be assessed
<p>Grouping – For an asset to have grouping value, it will have a clear visual design or historic relationship with other assets (designated or not) within its direct locality. There may be a case for group value occurring within the wider locality if there is clearly a historic relationship between the assets.</p>	<p>The asset should demonstrate that it has a clear visual relationship with other assets of significance within its direct locality (for example importance within the street scene), or it should demonstrate that it has a clear historic relationship with assets within the locality. The greater the number of assets in the group, the more likely it is to meet this criterion. The assessment will also consider whether or not the grouping contributes to a townscape that has been skilfully planned reflecting the landscaping fashions of their day (including consideration of roof scape vista, streets, squares, boundary treatments, street surfaces and street furniture).</p>
<p>Archival – For an asset to have archival interest it should be well documented within contemporary or historic written records. The archive should provide a historic context specifically about the asset, beyond a description of basic details or its visual appearance.</p>	<p>Where the historic context of an asset is supported by archive(s) that provide a large amount of detail, in particular in cases where the archival evidence derives from qualified sources it will have archival value. The assessment should be proportionate to the amount of detail that would be reasonably expected for the type</p>

	of asset, however assets supported by little archival detail are unlikely to meet this criteria.
Historical Association – For an asset to have historic association value it should have a clear historic connection of local note, including links to important people or past events. It is highly unlikely that this would apply to assets associated with a living person or events within living memory.	An asset with historical association value should be able to demonstrate that it is associated with a locally important historic figure or event (such as cottage industries) and that the asset retains physical attributes that are of key importance to its historic significance (i.e. re-constructions or land with no remains of the asset will not meet this criteria). Blue Plaque (or similar) schemes may be relevant.
Landmark Status – For an asset to have landmark status, it should have strong communal or historic associations or have an especially striking aesthetic value to be singled out as a central feature or landmark within the local scene.	An asset will only be assessed as having landmark status if it is demonstrably a symbolic feature of the locality above and beyond consideration of other criteria.
Communal Value - For an asset to have communal value, it should be perceived as a historic source of local identity, distinctiveness, social interaction and coherence and contribute to the “collective memory” of a place. The asset may be associated with distinctive communal, commemorative, symbolic or spiritual significance or be associated with locally distinctive cultural heritage such as art, literature, music or film.	An asset will have communal value if it was historically used as a forum for community activity. It may also have communal value if it is associated with a particular social event or the history of a community.

4.0. The Impact of Identifying Non-Designated Heritage Assets

- 4.1.** This section sets out how the identification of a non-designated heritage asset impacts development rights and the requirement for planning permission in instances where development would affect the asset.

Permitted Development Rights

- 4.2.** The identification of a non-designated heritage asset does not change any of the planning controls affecting its alteration or demolition prior to the requirement for planning permission. Permitted types of development, as specified in the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) can still be carried out on non-designated heritage assets without the requirement for planning permission, unless the Council adopts an Article 4 Direction in the future (see below). In cases where prior notification to the Local Planning Authority is required, this does not mean that planning consent will necessarily be required as a result of local listing. However other planning controls will still apply, for example if the asset is located in a Conservation Area many permitted development rights are removed and planning permission for certain works is required. **In all cases, it is advisable that advice is sought from the Council's planning department (contact details on page 15).**

Planning Permission

- 4.3.** Where planning permission is required for development proposals that directly impact a non-designated heritage asset or its setting, the Council will take into account the relevant planning policies in determining the planning application (summarised in Section 2.0). The key principle is that development proposals will be expected to demonstrate that they conserve and/or enhance the significance of the non-designated heritage asset and that any alterations will be expected to be carried out in a sympathetic manner using high quality design. Any identified harm to the significance of a non-designated heritage asset should be avoided/ mitigated, and such harm will form part of the consideration in determining the planning application.

Listed Building Consent

- 4.4.** Listed Building Consent is not required for works on a non-designated heritage asset – this type of consent is only required for statutorily listed buildings.

Landowners

- 4.5.** Through identification on the local list, it is intended that this process will raise general awareness of the importance of locally listed assets and encourage landowners to positively maintain these, in particular in cases where alterations do not require planning permission. Landowners surrounding non-designated heritage assets are equally encouraged to conserve and enhance

the significance of the setting of the asset. The identification of non-designated heritage assets forms a basis for good practice, even in cases where planning permission is not required, and landowners are encouraged to seek advice from the Council's planning department or a heritage expert prior to starting works.

Article 4 Direction

- 4.6.** If it is considered necessary to do so in the future, the Council will consider the case for introducing an Article 4 Direction to withdraw permitted development and demolition rights related to non-designated heritage assets. It is most likely that this approach would be taken where non-designated heritage assets fall within Conservation Areas or where assets are considered to be at risk. If an Article 4 Direction is introduced this does not indefinitely prohibit works from taking place, but it does mean that landowners will be required to obtain planning permission prior to carrying out works. At the time of writing an Article 4 Direction of this type has not been adopted in Gedling Borough.

5.0 Identification of Nominated Assets

Sources of Nomination

5.1. Assets will be nominated for assessment to be identified on the local list using the following sources:-

- Local Planning Document (Part 2 Local Plan) – Appendix E of the plan sets out ‘Local Interest Buildings’ which were previously identified in the now superseded Gedling Borough Replacement Local Plan (2005). Paragraph 9.7.4 of the Local Planning Document sets out that this will be the starting point for identifying assets for inclusion on the local list, taking account of changes that have affected the significance of these assets since 2005.
- Neighbourhood Plans – Local communities may nominate assets for assessment through their Neighbourhood Plan. Some Neighbourhood Areas in Gedling Borough have taken this approach.
- Conservation Area Appraisals – Local Planning Authorities have a duty to formulate and publish proposals for the preservation and enhancement of Conservation Areas⁶. Conservation Area Appraisals have been prepared for the six Conservation Areas in Gedling Borough, each of which identifies certain features that make a positive contribution to the character of the area.
- Assets Rejected for National Designation – Assets that have been assessed by Historic England and it has been decided that they are not worthy of national designation. Information published on Heritage Gateway⁷.
- Public Nominations – Individuals, interested groups/ societies and other organisations are invited to nominate assets to be assessed. The Council will undertake an initial public call for nominated sites in 2019 and will continue to welcome nominations on an on-going basis.
- Development Management – Previously unidentified assets that otherwise meet the selection criteria may be brought to the Council’s attention through the Development Management process. On a case-by-case basis, the Council will use the selection criteria to inform planning decisions in relation to non-designated heritage assets that are not yet identified. Assets will be added to the local list accordingly.

⁶ Planning (Listed Buildings and Conservation Areas) Act 1990, Section 71.

⁷ <https://www.heritagegateway.org.uk/gateway/>

Process for Assessment

- 5.2.** An assessment of nominated assets will be undertaken by the Council to establish whether or not the asset is likely to meet each of the selection criteria. Assets that demonstrate that they are likely to meet the selection criteria through this assessment will be identified as non-designated heritage assets and added to the local list.
- 5.3.** Once non-designated heritage assets have been identified, any detailed assessment against the selection criteria would be undertaken by the Council at the appropriate time, such as in an appeal case or through the development management process where it may be required to determine the significance of the asset in detail.
- 5.4.** The local list will include a caveat to state that the list is not exhaustive and that any asset that has been considered likely to meet the selection criteria is considered to be a non-designated heritage asset. Inevitably some assets that demonstrate they are likely to meet the selection criteria will be more important than others, but all of these will be locally listed. The detailed significance of an asset will only be determined at the appropriate time (in accordance with above paragraph) to ensure that the assessment process is flexible and resource-effective.
- 5.5.** Section 6.0 sets out the actions the Council will take when formally adding assets to the local list.

Review and Monitoring

- 5.6.** The local list will be monitored and updated on an on-going basis to take account of new information that is available about specific assets that justifies its inclusion or removal, or to consider newly nominated assets. This would include reviewing updated Conservation Area Appraisals; reviewing adopted Neighbourhood Plans; and information received through public nomination and the development management process.
- 5.7.** If a nominated asset has been assessed and is not considered to meet the selection criteria, re-assessment will only take place if further information about the asset has come to light that reveals more about the significance of that asset.

6.0 Adding to Local List

- 6.1.** An up-to-date database of non-designated heritage assets will be made available online on the webpage: www.gedling.gov.uk/heritage-assets
- 6.2.** As stated in section 5.0, the local list will be reviewed on an ongoing basis reflecting new sources of information. As part of the monitoring process, it may be necessary to remove assets from the local list due to loss of significance in relation to the selection criteria.
- 6.3.** When an asset is added to the local list, the landowners (where known) of non-designated heritage assets will be notified in writing that their building or structure has been added to the local list. The Council will explain why the asset has been identified and the implications of this. It is intended that this proactive approach will better facilitate the conservation and/or enhancement of the non-designated heritage asset.
- 6.4.** The Council will share appropriate information gathered through the assessment of nominated assets with the Nottinghamshire County Council Historic Environment Record (HER)⁸ in accordance with data protection requirements. The HER is an important local historic resource and collaboration in this respect will enable the HER to update their records accordingly.

Appeals Process

- 6.5.** Landowners will have the opportunity to appeal the Council's decision to add (or not add) their asset to the local list, should they feel aggrieved by this decision, and request that the asset is removed from (or included in) the local list. Such appeals should be made in writing no later than 28 days after the decision to identify (or not identify) the asset, and should demonstrate why the asset does not (or does) meet each of the selection criteria set out in section 3.0 of this document. The Chief Executive of the Council will consider the merits of the appeal. Reasons for removal would be that upon further investigation the significance of the asset was found to be less important than was originally thought. Reasons for addition following a Council decision not to include would be that further evidence has been discovered or revealed that proves the asset has greater significance than was originally thought and it will therefore be added to the list. Future plans for alterations will not be accepted as justification for removal from the local list – landowners are advised to read section 4.0 of this document which sets out how local listing impacts their rights in terms of permitted development and the requirement for planning permission.

⁸ <http://www.nottinghamshire.gov.uk/culture-leisure/heritage/historic-environment-record>

Monitoring

- 6.6.** Policy LPD 31 includes the monitoring indicators ‘number of non-designated heritage assets’ and ‘number and percentage of non-designated heritage assets at risk’. These indicators will be reported annually in Gedling Borough Council’s Authority Monitoring Report⁹.

⁹[https://www.gedling.gov.uk/resident/planningandbuildingcontrol/planningpolicy/amrandfiveyearhousin
glandsupply/](https://www.gedling.gov.uk/resident/planningandbuildingcontrol/planningpolicy/amrandfiveyearhousin
glandsupply/)

Policy Advice

For further information about non-designated heritage assets and the selection criteria, please contact Planning Policy:

E-mail:	planningpolicy@gedling.gov.uk ; or
Post:	Planning Policy, Gedling Borough Council, Civic Centre, Arnot Hill Park, Arnold, Nottingham, NG5 6LU.
Telephone:	0115 901 3733

Development Advice

If you intend to do works or have concerns about works taking place on non-designated heritage asset or an unidentified building that may meet the selection criteria please contact Development Management:-

E-mail:	developmentcontrol@gedling.gov.uk
Post:	Development Management, Gedling Borough Council, Civic Centre, Arnot Hill Park, Arnold, Nottingham, NG5 6LU.
Telephone:	0115 901 3719



Report to Cabinet

Subject: Prudential Code Indicator Monitoring 2018/19 and Quarterly Treasury Activity Report for Quarter ended 31 December 2018

Date: 31 January 2019

Author: Deputy Chief Executive and Director of Finance

Wards Affected

All

Purpose

To inform Members of the performance monitoring of the 2018/19 Prudential Code Indicators, and to advise Members of the quarterly treasury activity as required by the Treasury Management Strategy.

Key Decision

This is not a key decision.

Recommendation

That:

1. Members note the report, together with the Treasury Activity Report 2018/19 for Quarter 3, at Appendix 1, and the Prudential and Treasury Indicator Monitoring 2018/19 for Quarter 3, at Appendix 2.

Background

1.1 The Council is required by regulations issued under the Local Government Act 2003 to report on its Prudential Code indicators and treasury activity. This report meets the requirements of both the CIPFA Code of Practice on Treasury Management (the Code) and the CIPFA Prudential Code for Capital Finance in Local Authorities (the Prudential Code).

1.2 For 2018/19 the minimum reporting requirements are that the Full Council

should receive the following reports:

- An annual Treasury Strategy in advance of the year (the TMSS, considered by Cabinet on 15 February 2018 and subsequently approved by Full Council on 5 March 2018);
- A mid-year treasury update report;
- An annual review following the end of the year describing the activity compared to the Strategy.

In accordance with best practice, quarterly monitoring reports for treasury activity are provided to Members, and this exceeds the minimum requirements.

- 1.3 The regulatory environment places responsibility on Members for the review and scrutiny of treasury management policy and activities. This report provides details of the position at 31 December 2018 and highlights compliance with the Council's policies.

Proposal

2.1 Economic update

UK - after weak economic growth of only 0.1% in Q1, growth picked up to 0.4% in Q2 and to 0.6% in Q3. However, uncertainties over Brexit look likely to cause growth to have weakened again in Q4. The Monetary Policy Committee (MPC) raised Bank Rate from 0.5% to 0.75% in August 2018, but unsurprisingly has refrained from any further increases. Further MPC action is unlikely until uncertainty over Brexit lessens. In the event of a "disorderly" Brexit, the MPC has indicated that rates could go up or down, though it is more likely to be down, to support growth. The MPC does however have concerns over the trend in wage inflation, which peaked at a new post financial crisis high of 3.3%, (excluding bonuses), in the three months to October. This is largely due to a lack of suitably skilled staff due to the continuing increase in total employment and unemployment being near to 43 year lows. Correspondingly, the total level of vacancies has risen to new highs.

CPI inflation has been falling, reaching 2.3% in November, however, the Bank of England's November Inflation Report raised the forecast for inflation over the two year time horizon to marginally above the MPC's target of 2%, indicating a slight build-up in inflationary pressures.

A rise in wage inflation combined with a fall in CPI inflation is good news for consumers, improving their spending power. The differential is now around 1%, i.e. a real term increase. Given that the UK economy is largely service sector driven, an increase in household spending power is likely to feed through into providing some support to the overall rate of economic growth in the coming months.

In the political arena, there is a risk that the current Conservative minority government may remain unable to muster a majority in the Commons over Brexit. However, Link Asset Services' central position remains that it will endure, despite various setbacks, along the route to Brexit in March 2019. If, however, the UK faces a general election in 2019, this could result in a potential loosening of monetary policy and therefore medium to longer dated gilt yields could rise on the expectation of a weak pound and concerns around inflation picking up, and this could have an impact on interest rates.

USA - President Trump's easing of fiscal policy in 2018 fuelled a temporary boost in consumption, which generated an upturn in the rate of growth from 2.2% in Q1 to 4.2% in Q2 and 3.5% in Q3. Strong growth in employment led to an upturn in wage inflation, which hit 3.1% in November. However, CPI inflation overall fell to 2.2% in November and looks to be on a falling trend to drop below the Federal Reserve's (Fed) target of 2% during 2019. The Fed increased the range for its benchmark Fed Fund Rate by another 0.25% in December, to between 2.25% and 2.50%, this being the fifth increase in 2018, and the ninth in this cycle. However, they also reduced their forecast for further increases from three to two. This latest increase compounded investor fears that the Fed is over doing the rate and level of increases in rates, and that it may cause a US recession as a result - there is evidence from previous monetary policy cycles of the Fed's series of increases doing exactly that. Consequently, stock markets around the world have fallen, under the weight of fears around the Fed's actions, the trade war between the US and China, an expectation that world growth will slow, and Brexit.

EUROZONE - growth fell to 0.2% in Q3 from 0.4% in Q2, but this is likely to be a one-off caused primarily by a fall in car production. The European Central Bank (ECB) forecasts overall growth in 2018 to be 1.9%, falling to 1.7% in 2020. The ECB ended its programme of quantitative easing (QE) purchases of debt in December, which means that the central banks in the US, UK and EU have all now ended their post financial crisis expansion of liquidity, supporting world financial markets.

CHINA - economic growth has been weakening over successive years, despite repeated rounds of central bank stimulus and medium term risks are increasing. Major progress is still needed to eliminate excess industrial capacity and the stock of unsold property, and to address the level of non-performing loans in the banking and credit systems.

JAPAN - has been struggling to stimulate consistent significant GDP growth and to get inflation up to its target of 2%, despite huge monetary and fiscal stimulus. It is also making little progress on fundamental reform of the economy.

2.2 Interest rate forecast

The Council's treasury advisers, Link Asset Services (LAS) undertook its last review of interest rate forecasts on 6 November. After the August increase in Bank Rate to 0.75%, the first rise above 0.5% since the financial crash, the MPC has put any further action on hold – probably until the uncertainty around Brexit lessens and there is some degree of certainty around where the UK is headed. It is particularly unlikely that the MPC would increase Bank Rate in February 2019, just ahead of the current 29 March deadline, if no agreement on Brexit has been reached by then.

On the LAS central assumption of a reasonably orderly Brexit, the expectation is for the next rise in Bank Rate to be in May 2019, with a further rise in February 2020. However, in the light of ongoing failures to achieve any sort of agreement, this assumption could yet be confounded, and in the event of a disorderly Brexit, cuts in Bank Rate could follow.

The overall balance of risk to economic growth in the UK is probably neutral. The balance of risks to increases in Bank Rate and shorter term PWLB rates are probably also even, and are broadly dependent on how strong GDP growth turns out, how slowly inflation pressures subside, and how quickly and positively the Brexit negotiations move forward.

Link Asset Services (LAS) have provided the following forecast:

Link Asset Services Interest Rate View													
	Mar-19	Jun-19	Sep-19	Dec-19	Mar-20	Jun-20	Sep-20	Dec-20	Mar-21	Jun-21	Sep-21	Dec-21	Mar-22
Bank Rate View	0.75%	1.00%	1.00%	1.00%	1.25%	1.25%	1.25%	1.50%	1.50%	1.75%	1.75%	1.75%	2.00%
3 Month LIBID	0.90%	1.00%	1.10%	1.20%	1.30%	1.40%	1.50%	1.50%	1.60%	1.70%	1.80%	1.90%	2.00%
6 Month LIBID	1.00%	1.20%	1.30%	1.40%	1.50%	1.60%	1.70%	1.70%	1.80%	1.90%	2.00%	2.10%	2.20%
12 Month LIBID	1.20%	1.30%	1.40%	1.50%	1.60%	1.70%	1.80%	1.90%	2.00%	2.10%	2.20%	2.30%	2.40%
5yr PWLB Rate	2.10%	2.20%	2.20%	2.30%	2.30%	2.40%	2.50%	2.50%	2.60%	2.60%	2.70%	2.80%	2.80%
10yr PWLB Rate	2.50%	2.60%	2.60%	2.70%	2.80%	2.90%	2.90%	3.00%	3.00%	3.10%	3.10%	3.20%	3.20%
25yr PWLB Rate	2.90%	3.00%	3.10%	3.10%	3.20%	3.30%	3.30%	3.40%	3.40%	3.50%	3.50%	3.60%	3.60%
50yr PWLB Rate	2.70%	2.80%	2.90%	2.90%	3.00%	3.10%	3.10%	3.20%	3.20%	3.30%	3.30%	3.40%	3.40%

2.3 Investment strategy

The Treasury Management Strategy Statement (TMSS) for 2018/19, which includes the Annual Investment Strategy, was approved by Council on 5 March 2018, and sets out the Council's investment priorities as:

- security of capital;
- liquidity;
- yield

Whilst the Council will always seek to obtain the optimum return (yield) on its investments, this will at all times be commensurate with proper levels of security and liquidity. In the current economic climate it is considered appropriate either to keep investments short term to cover cash flow needs, or to extend the period up to 12 months with highly rated financial institutions, selected by the use of the LAS creditworthiness methodology (see below) which includes consideration of sovereign ratings.

Investment counterparty limits for 2018/19 are generally **£3m** per individual counterparty, however a higher limit of **£4m** per Money Market Fund is considered prudent since such funds are already by definition highly diversified investment vehicles. The Chief Financial Officer has delegated authority to vary these limits as appropriate, and to report any change to Cabinet as part of the next quarterly report. The limits have not been exceeded during the period 1 April to 31 December 2018.

During the period from 1 April to 31 December 2018, significant use has been made of the Council's two Money Market Funds (MMFs). These are AAA rated investment vehicles which allow the pooling of many billions of pounds into highly diversified funds, thus reducing risk. The current rate of return on these funds is around 0.73%, and this is generally higher than overnight treasury deposit rates, and the rate obtainable from the Debt Management Office (DMO).

An investment of £1m was made in the CCLA Local Authority Property Fund (LAPF) on 1 December 2017. The LAPF is a local government investment scheme approved by the Treasury under the Trustee Investments Act 1961 (section 11). Dividends are currently averaging around 4% per annum and are treated as revenue income. This investment has allowed the Council to introduce a property element into its investment portfolio without the risks associated with the direct purchase of assets. The main risk around Property Funds is the preservation of the capital sum, however evidence from recent years shows that over time the property market has been a positive long-term investment. It is accordingly anticipated that this investment will be held for at least five years to minimise any risk.

The property fund investment purchased a number of units, determined by the unit price on the entry date, valuing the initial £1m investment at £936k and setting the entry fee at £64k, or 6.4%. As indicated above, the property fund investment is for the long-term, and it is expected that this will be recovered as the fund grows, however for prudence an equivalent contribution of £64,000 was made to an earmarked reserve in 2017/18, and this will be used to mitigate the impact on the General Fund of any future significant valuation movements arising from the accounting changes being introduced in 2018/19.

The Treasury Activity Report for the quarter ended 31 December 2018 is attached at Appendix 1, in accordance with the Treasury Management Strategy.

Members will note that investment interest of £98,407 was generated from MMF activity, term deposits with banks and building societies, and the property fund, during the period from 1 April to 31 December 2018. This represents an overall equated rate for the Council of 0.96% and outperforms the benchmark 7 day LIBID rate, which averaged 0.48% for the same period. In cash terms this represents additional income to the General Fund of around £49,200 and was achieved by positive investment management and a favourable return on the property fund. Performance in respect of the longer 3 month LIBID rate, which averaged 0.65%, still represents additional income of £31,800.

Rates in the market remain low, and this is likely to continue following the UK's vote to leave the EU and the uncertainty surrounding Brexit. As loans mature every effort is made to replace them at favourable rates, however security and liquidity will always be the overriding factors in the Council's treasury management. LAS currently forecast that Bank Rate is unlikely to rise again until May 2019 at the earliest, however there is much uncertainty and interest rates are still expected to rise only gradually, and not significantly.

It is currently anticipated that the outturn for investment interest will be £127,000, an increase of £17,000 on the current approved estimate of £110,000 for 2018/19. The impact of this increase is included in the Q3 revenue budget monitoring report elsewhere on this agenda.

Credit ratings advice is taken from LAS and the Chief Financial Officer has adopted the LAS credit rating methodology for the selection of investment counterparties. This employs a sophisticated modelling approach utilising credit ratings from all three of the main rating agencies to give a suggested maximum duration for investments. Accordingly it does not place undue reliance on any one agency's ratings.

The methodology subsequently applies an "overlay" to take account of positive and negative credit watches and/or credit outlook information, which may increase or decrease the suggested duration of investments. It then applies a second overlay based on the credit default swap spreads for institutions, the monitoring of which has been shown to give an early warning of likely changes in credit ratings. It also incorporates sovereign ratings to ensure selection of counterparties from only the most creditworthy countries. The current Treasury Strategy permits the use of any UK counterparties subject to their individual credit ratings under the LAS methodology. It also permits the use of counterparties from other countries

with a minimum sovereign rating of AA. For information, the UK currently has a rating of AA.

The LAS modelling approach combines all the various factors in a weighted scoring system and results in a series of colour coded bands which indicate the creditworthiness of counterparties. The colour bandings are as follows:

- Yellow 5 years (UK Government debt or its equivalent)
- Dark pink 5 years for Ultra Short Dated Bond Funds (credit score 1.25)
- Light pink 5 years for Ultra Short Dated Bond Funds (credit score 1.50)
- Purple 2 years
- Blue 1 year (nationalised or semi nationalised UK banks only)
- Orange 1 year
- Red 6 months
- Green 100 days
- No colour not to be used

Credit ratings are monitored weekly and the Council is also alerted to interim changes by its use of the LAS creditworthiness service, however ratings under the methodology, including sovereign ratings, will not necessarily be the sole determinant of the quality of an institution. Other information sources used will include the financial press, share price and other such information pertaining to the banking sector in order to establish the most robust scrutiny process on the suitability of potential investment counterparties.

The ultimate decision on what is prudent and manageable for the Council will be taken by the Chief Financial Officer under the approved scheme of delegation.

2.4 New borrowing

New long-term borrowing of £1m was undertaken during the quarter ended 31 December 2018 and long term borrowing now totals £7.812m. No further borrowing is anticipated during 2018/19 and it is currently anticipated that the outturn for PWLB interest payable will be £284,600, which is a reduction of £7,100 on the current approved estimate of £291,700. The impact of this reduction is included in the Q3 revenue budget monitoring report elsewhere on this agenda.

The Council has embarked upon a commercialisation programme aimed at the generation of funding to replace central government support, which is scheduled to be withdrawn by 2019/20. Significant additional borrowing may be required to support this commercial programme, and this will be supported by individual business case assessments and appropriate budget

approvals, to demonstrate that each project generates a return sufficient to cover any borrowing costs. Advice will be taken from LAS with regard to the amount and timing of any additional borrowing, and should conditions become advantageous, some borrowing in advance of need will also be considered by the Chief Financial Officer.

The Council's Capital Financing Requirement (CFR) represents its underlying need to borrow to finance capital investment. Due to favourable interest rates, borrowing in advance of need is sometimes desirable, with the result that the CFR can differ to the actual borrowing planned in the year. Updated investment guidance issued in February 2018 reaffirms that borrowing in advance of need purely to profit from the investment of the extra sums borrowed, rather than prudent early borrowing for a service objective, is however unlawful.

Whilst borrowing rates remain historically low, investment rates are also very low, and serious consideration must be given to the cost of carrying any additional borrowing during the period prior to it being required for the financing of capital expenditure since this places a further burden on the General Fund.

2.5 Debt rescheduling

Debt rescheduling opportunities are limited in the current economic climate, and due to the structure of interest rates. Advice in this regard will continue to be taken from LAS. No debt rescheduling has been undertaken during the period from 1 April to 31 December 2018.

2.6 Compliance with Prudential and treasury indicators

It is a statutory duty for the Council to determine and keep under review the affordable borrowing limit. The Council's approved Prudential and Treasury Indicators (affordability limits) are included in the Treasury Management Strategy Statement (TMSS) approved by Full Council on 5 March 2018.

During the financial year to date the Council has at all times operated within the treasury limits and Prudential Indicators set out in the Council's TMSS, and in compliance with the Council's Treasury Management Practices. The Prudential and Treasury Indicators as at 31 December 2018 are shown at Appendix 2.

a. Prudential Indicators:

These indicators are based on estimates of expected outcomes, and are key indicators of "affordability". They are monitored on a quarterly basis, and Appendix 2 compares the approved indicators with the projected

outturn for 2018/19, and shows variances on some of the indicators, as described below:

i. Capital Expenditure

The latest projected outturn shows that capital expenditure is expected to be £4,954,700. This differs to the original estimate of £8,374,000 due to the inclusion of approved carry-forward requests from 2017/18, as well as the approved and proposed variations to the capital programme during 2018/19.

ii. Capital Financing Requirement (CFR)

The projected closing CFR for 2018/19 is £10,949,800. This differs to the approved indicator of £15,086,500, due to savings on the 2017/18 capital programme and slippage of schemes to 2018/19, both of which reduced the borrowing requirement in that year, as well as the approved and proposed variations to the capital programme during 2018/19.

iii. Costs to Net Revenue Stream

The projected outturn of 6.38% differs to the approved indicator of 7.49% due to reductions in MRP arising from the savings and slippage on the capital programme in 2017/18, the reduced PWLB interest payable, and the additional investment interest receivable. These reductions are partially offset by increased revenue contributions to capital expenditure.

iv. Maximum gross debt

The Council must ensure that its gross debt does not, except in the short term, exceed the opening capital financing requirement, plus estimates of any additional CFR for 2018/19 and the following two financial years. This allows flexibility for early borrowing for future years, but ensures that borrowing is not undertaken for revenue purposes. The Council's gross debt at 31 December 2018 was £7.812m which was well within the approved indicator.

b. Treasury Management Indicators:

These indicators are based on limits, beyond which activities should not pass without management action. They include two key indicators of affordability and four key indicators of prudence.

Affordability:

i. Operational boundary for external debt

This is the limit which external debt is not “normally” expected to exceed. In most cases, this would be a similar figure to the CFR, but it may be lower or higher depending on the levels of actual debt, and must allow for unusual cashflow movements.

ii. Authorised limit for external debt

This limit represents a control on the “maximum” level of borrowing. It is the statutory limit determined under s3 (1) of the Local Government Act 2003 and represents the limit beyond which external debt is prohibited. The Authorised Limit must be set, and revised if necessary, by Full Council. It reflects a level of external debt which, while not desirable, could be afforded in the short term, but is not sustainable in the longer term. The Government retains an option to control either the total of all councils’ plans, or those of a specific council, although this power has not yet been exercised.

Prudence:

iii. Interest rate exposure

Prior to the 2017 revisions to the Treasury Management Code there was a requirement to set indicators for the Council’s maximum exposure to fixed and variable interest rates for net borrowing (ie. external borrowing less investments). This requirement has now been removed in favour of a statement in the TMSS stating how interest rate exposure is managed and monitored by the Council, and this is repeated below:

The Council has a general preference for fixed rate borrowing in order to minimise uncertainty and ensure stability in the charge to revenue, however it is acknowledged that in certain circumstances, some variable rate borrowing may be prudent, for example if interest rates are expected to fall. The Council’s investments are generally for cashflow purposes and accordingly a mix of fixed and variable rates will be used to maximise flexibility and liquidity. Interest rate exposure will be managed and monitored on a daily basis by the Chief Financial Officer.

Local indicators for the proportions of fixed and variable rate loans, have been retained by the Council for information purposes.

iv. Maximum new principal sums to be invested during 2018/19 for periods in excess of one year (365 days). Such investments are classified as “non-

specified”. This indicator is subject to the overall limit for non-specified investments set out in the TMSS, and to the overall limit per counterparty.

- v. Upper limits for the maturity structure of borrowing - set to reduce the Council’s exposure to large fixed rate sums falling due for refinancing.

Appendix 2 shows the actual position as at 31 December 2018, and demonstrates that all activities are contained within the currently approved limits.

2.7 Other Issues

Revised Cipfa Codes of Practice

As previously noted, revised editions of the Prudential Code and the Treasury Management Code and Cross Sectoral Guidance Notes were published in 2017, with particular focus on non-treasury (non-financial) investments, eg. commercial property purchases, which are made primarily to generate income at a higher level than can be attained by treasury investments. The revised Codes acknowledge the drive for income generation and the use of non-treasury investments such as commercial property, but they reiterate the need for risk management - including proportionality in respect of overall resources.

Additional indicators relating to non-treasury investments and proportionality are currently being developed and will be included in the Council’s 2019/20 Treasury Strategy (TMSS).

Revised Investment and MRP Guidance

As previously reported, the Ministry of Housing, Communities and Local Government (MHCLG) issued revised Investment Guidance and Minimum Revenue Provision (MRP) Guidance in February 2018. The definition of “investment” has been changed to include expenditure driven activity, eg. commercial property, as well as simple treasury cash. Such activity would represent “non-treasury investments”, ie investments in “non-financial assets”.

The revised MRP guidance also focuses on expenditure on non-financial investments, eg. commercial property, making it clear that the duty to make MRP extends to investment property where its acquisition has been partially or fully funded by an increase in borrowing. The guidance also reaffirms that borrowing may only be undertaken for investments made for strategic purposes and not “purely” for financial return.

Alternative Options

There are no alternative options in that this report is a requirement of the Council's Treasury Management Strategy Statement (TMSS).

Financial Implications

No specific financial implications are attributable to this report.

Appendices

1. Treasury Activity Report 2018/19 for Quarter 3 (31 December 2018)
2. Prudential and Treasury Indicator Monitoring 2018/19 for Quarter 3 (31 December 2018).

Background Papers

None identified.

Reasons for Recommendation

To comply with the requirements of the Council's Treasury Management Strategy Statement.

For more information, please contact:

Alison Ball, Financial Services Manager, on 0115 901 3980

TREASURY ACTIVITY REPORT 2018/19

For Quarter ended 31 December 2018

	<u>Position @</u> <u>1 Oct 2018</u> £	<u>Loans Made</u> <u>During Q3</u> £	<u>Loans Repaid</u> <u>During Q3</u> £	<u>Position @</u> <u>31 Dec 2018</u> £
<u>Long Term Borrowing</u>				
PWLB	6,811,577	1,000,000	0	7,811,577
Total Long Term Borrowing	6,811,577	1,000,000	0	7,811,577
<u>Temporary Borrowing</u>				
Local Authorities	0	0	0	0
Central Government	0	0	0	0
Banks & Other Institutions	0	0	0	0
Total Temporary Borrowing	0	0	0	0
TOTAL BORROWING	6,811,577	1,000,000	0	7,811,577
<u>Long Term Investment</u>				
CCLA LAPF Property Fund	(1,000,000)	0	0	(1,000,000)
Total Long Term Investment	(1,000,000)	0	0	(1,000,000)
<u>Short Term Investment</u>				
Bank of Scotland	(3,000,000)	(2,000,000)	2,000,000	(3,000,000)
Blackrock Money Market Fund	(4,000,000)	(7,580,000)	7,580,000	(4,000,000)
Barclays	0	(1,000,000)	0	(1,000,000)
Debt Management Office	0	0	0	0
Goldman Sachs	(3,000,000)	0	0	(3,000,000)
HSBC Treasury	(1,000,000)	(8,930,000)	7,650,000	(2,280,000)
Aberdeen Money Market Fund (Ignis)	(1,340,000)	(12,685,000)	10,440,000	(3,585,000)
Local Authorities & Other	0	0	0	0
Nationwide	0	0	0	0
Santander	(2,000,000)	(1,000,000)	0	(3,000,000)
Total Short Term Investment	(14,340,000)	(33,195,000)	27,670,000	(19,865,000)
TOTAL INVESTMENT (See below)	(15,340,000)	(33,195,000)	27,670,000	(20,865,000)
NET BORROWING / (INVESTMENT)	(8,528,423)	(32,195,000)	27,670,000	(13,053,423)

Temporary Borrowing & Investment Statistics at 31 December 2018**Investment:**

Fixed Rate Investment	(7,000,000)	(11,930,000)	9,650,000	(9,280,000)
Variable Rate Investment	(8,340,000)	(21,265,000)	18,020,000	(11,585,000)
TOTAL INVESTMENT	(15,340,000)	(33,195,000)	27,670,000	(20,865,000)

Proportion of Fixed Rate Investment	44.48%
Proportion of Variable Rate Investment	55.52%
Temporary Investment Interest Receivable	£ 98,407
Equated Temporary Investment	£ 10,220,115
Weighted Average Interest Rate Received (Interest Receivable / Equated Investment)	0.96%
7 Day LIBID (Benchmark)	0.48%
3 Month LIBID	0.65%

Borrowing:

Temporary Borrowing Interest Payable	£ -
Equated Temporary Borrowing	£ -
Weighted Average Interest Rate Paid (Interest Payable / Equated Borrowing)	n/a
7 Day LIBOR (Benchmark)	0.71%

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Prudential Indicators for 2018/19
1 April to 31 December 2018

Appendix 2

1. Prudential Indicators

Affordability:

- a) Capital Expenditure
- b) Capital Financing Requirement
- c) Ratio of Financing Costs to Net Revenue Stream
- e) Maximum Gross Debt

2. Treasury Management Indicators

- a) Operational Boundary for External Debt:

Borrowing
 Other Long Term Liabilities
 Total Operational Boundary

- b) Authorised Limit for External Debt:

Borrowing
 Other Long Term Liabilities
 Total Authorised Limit

- c) Upper limit for fixed interest rate exposure:
 (Maximum outstanding net BORROWING)

Local Indicator - Investment Only
 Local Indicator - Borrowing Only

- d) Upper limit for variable interest rate exposure:
 (Maximum outstanding net BORROWING)

Local Indicator - Investment Only
 Local Indicator - Borrowing Only

- e) Upper & Lower limits for the maturity structure
 of outstanding Borrowing during 2018/19:

Under 1 Year
 1 Year to 2 Years
 2 Years to 5 Years
 5 Years to 10 Years
 Over 10 Years

- f) Investment Treasury Indicator and limit:

Maximum NEW principal sums invested in-year for periods OVER 365 days (ie. non-specified), subject to the maximum non-specified per counterparty of £3m AND to the prevailing overall counterparty limit AND to the TOTAL non-specified (all counterparties) limit of £5m.

	2018/19 Original Estimate	2018/19 Position at 31-Dec-18
(Council 5/3/18)		
	£ 8,374,000	£ 4,954,700
	£ 15,086,500	£ 10,949,800
	7.49%	6.38%
	£ 16,849,000	£ 7,811,577
	£ 17,800,000	£ 7,811,577
	£ 1,500,000	£ -
	£ 19,300,000	£ 7,811,577
	£ 18,800,000	£ 7,811,577
	£ 1,500,000	£ -
	£ 20,300,000	£ 7,811,577
	100.00%	44.48%
	100.00%	100.00%
	100.00%	55.52%
	50.00%	0.00%
	U 40%, L 0%	0%
	U 40%, L 0%	0%
	U 50%, L 0%	0%
	U 50%, L 0%	0%
	U 100%, L 0%	100%
	£ 3,000,000	£ -

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Report to Cabinet

Subject: Quarterly Gedling Plan Performance and Budget Monitoring.

Date: 31 January 2019

Author: Senior Leadership Team

Wards Affected

Borough-wide

Purpose

- To inform Cabinet of the performance against Improvement Actions and Performance Indicators in the 2018/19 Gedling Plan.
- To update Cabinet on the likely outturn of the Revenue and Capital Budgets for the 2018/19 financial year. The budgets include all carried forward amounts from the 2017/18 financial year.
- To request Cabinet approval for the budget changes outlined in this report.

Key Decision

This is a Key Decision.

Recommendations

Members are **recommended**:

- a) To note the progress against Improvement Actions and Performance Indicators in the 2018/19 Gedling Plan;
- b) To agree the amendments to the performance indicator targets set out in paragraph 2.1.7;
- c) To approve the General Fund Revenue Budget virements included in Appendix 1;
- d) To note the use of reserves and funds during quarter three as detailed in Appendix 2;
- e) To approve the changes to the capital programme included in paragraph 2.2.3.

Background

- 1.1 The Council has made a commitment to closely align budget and performance management. This is in line with accepted good practice.
- 1.2 To deliver this commitment, systems to monitor performance against revenue and capital budgets, improvement activity and performance indicators have all been brought together and are embedded in the way the Council works.
- 1.3 In addition, performance reports focus more directly on the Council's priorities and offer an "early warning" system of instances where targets may not be secured.
- 1.4 As usual, comprehensive details about current performance against the Gedling Plan can be accessed through the following link on the Council's website:-

<http://www.gedling.gov.uk/council/aboutus/prioritiesplansandperformance/howweredoing/>

Members are recommended to view this document which provides valuable background detail to this summary paper. It provides a more in-depth review of indicators, actions and outcomes for quarter 3.

- 1.5 A full set of papers that appear on the website have been printed and these reports are available in the Members' Room. They contain explanations of variances from expected performance together with trend arrows for all the performance indicators within the Gedling Plan (note that an upward arrow indicates improved performance, irrespective of whether improvement is represented by a higher or lower value) and progress bars for all Gedling Plan actions showing progress made against project milestones.
- 1.6 The assessment criteria used for actions and indicators is based on red, amber and green traffic light symbols. To be assessed as green performance indicators must be in line with their expected performance at this stage of the year, whilst actions must be on target against the "completed" or "in progress" milestones determined within the performance management system, Pentana.

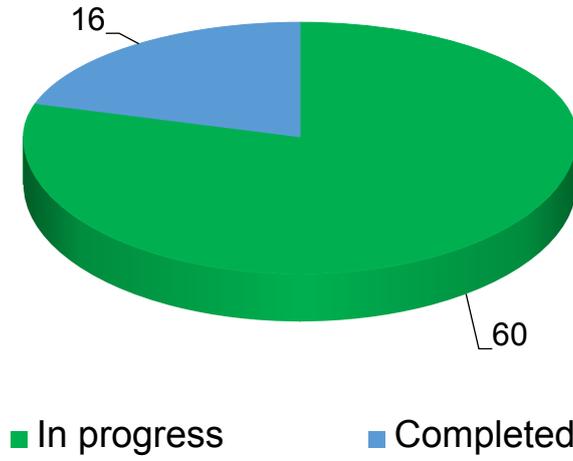
Proposal

2 **Quarterly Progress Report**

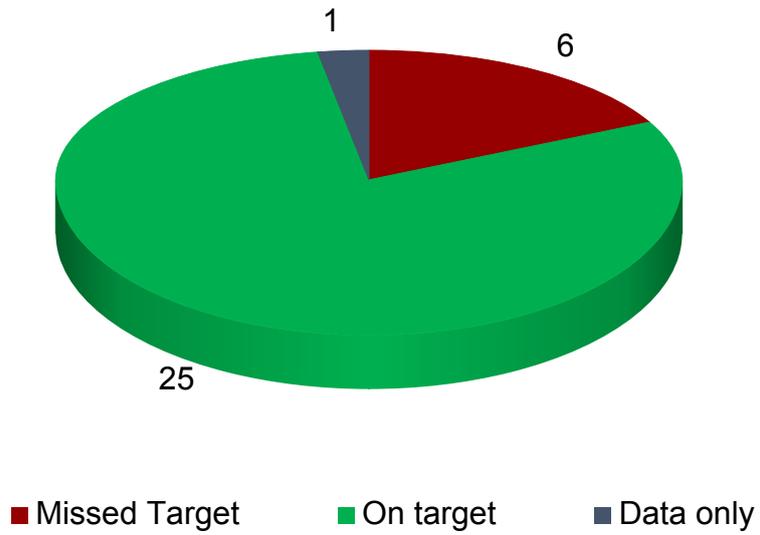
2.1 **Current Performance Information**

- 2.1.1 Overall performance at quarter 3 against the 2018/19 Gedling Plan actions and indicators shows the following:

2018/19 Quarter 2 Actions Performance



2018/19 Quarter 3 Indicator Performance

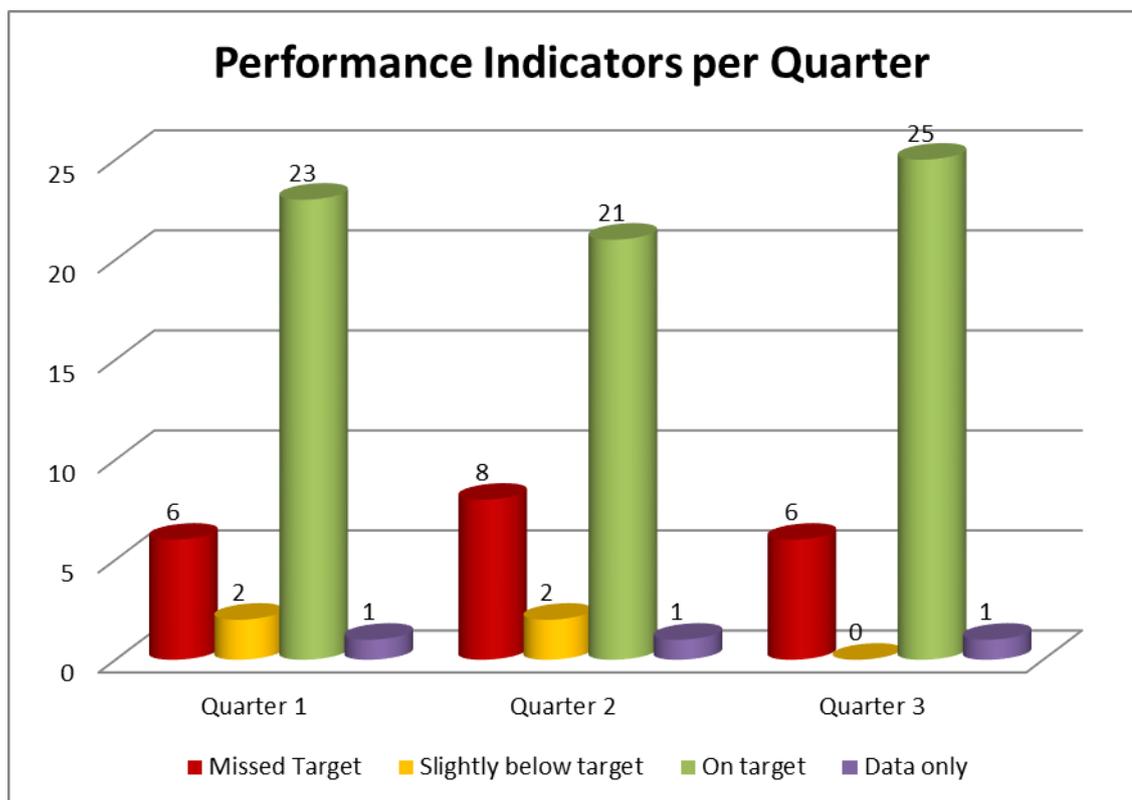


Actions

2.1.2 Sixteen of the 76 Gedling Plan actions are completed, with the remaining either in progress or assigned to an Officer. It must be noted that the data in this report refers to the third quarter of the financial year only and it is expected that actions identified for the year will be met.

Indicators

2.1.3 Overall indicator performance at the end of quarter 3 shows that out of a total of 32 indicators, 25 were on or above target and 6 indicators missed their target. One indicator is for tracking purposes only. There is an improvement from quarter 2, as follows:



2.1.4 Examples of particularly positive performance during quarter 3 include:

- The number of attendances at Bonington Theatre significantly exceeded target with 15,083 attendants against a target of 7,125. In addition the number of theatre events/shows taking place at the Bonington Theatre was 234 against a target of 173 and the number of cinema shows was 124 against a target of 87.
- Number of visits to leisure centres was 286,653 against a target of 234,600.
- Significant drop in level of recorded anti-social behaviour across Gedling Borough (per 1000 population) to 3.4 from 4.5 in quarter 2.

- 93.6% of calls to the customer contact centre were answered, against a target of 90%.
- 8 long-term empty homes in the Borough were returned to use in quarter 3 (against a target of 5) and the yearly target of 20 empty homes has already been exceeded.
- The percentage of planning applications processed for minor and other are well within targets set, with 'other' applications at 93.3% against a target of 85.0% and 'minor' applications at 96.43% against a target of 91%.

2.1.5 The following performance indicators are worth of note at this stage:

Crime

Recorded crime for quarter 3 has shown an increase of 300 incidents (20.2%) compared to the previous quarter however an overall increase of 2.2% compared to the period April to September 2017. This increase is less than South Notts. Community Partnership as a whole. Key priorities for the community safety partnership will be focused upon violence while maintaining existing work to address burglary (year to date 20% decrease); vehicle crime (year to date a 5.7% increase) and shop theft (year to date decrease of 11.6%).

Housing Needs and Welfare Support

During quarter 3 the average time to process new Housing Benefit claims (in calendar days) was 14.7 days against a target of 13 days. The Council sets a challenging target for this indicator and despite not meeting the target for most of the year we maintain high standards of performance that places us in the top 5% of national performance.

The average length of time spent in temporary accommodation (in weeks) met target during quarter 3, but as reported at quarter 2 is expected to miss target at year end. New legislation introduced on 1 April 2018 (Homelessness Reduction Act) requires the council to provide 56 days for temporary accommodation relief instead of the previous 28 days. Further, there are not enough properties available in the private rented sector for people to move into from temporary accommodation. The Government reduced tax concessions for landlords causing many of them to leave the market, evict their tenants and sell up. To help with this the Council is working with 5 other Councils to try to intervene with landlords to prevent eviction called the "Call B4 you serve" service.

The council has also taken on two Homelessness Prevention Officers aiming to work with Landlords before the Eviction process to try to secure accommodation in the Private Rented Sector as well as the Social Housing Sector.

Jobs and Employment

The percentage of 18-24 year old claiming Job Seekers Allowance in Gedling in November was 1.8% compared to 0.7% in the East Midlands and 0.6% in Great Britain. The Gedling figure has reduced from 1.9% in September 2018.

While the Borough figure has decreased slightly since the last quarter several wards have seen an increase. However, this only reflects a few additional claimants. Although there is always a spike when the new academic year starts we will have to review at the end of quarter four to see if the ward increases continue and if the Borough figure increases as a result.

The annual apprenticeship fair will take place on 26 February which, whilst not exclusively for young people, is important for this age group.

The employability programme continues to be delivered in the secondary schools to prevent individuals from becoming NEET as well as further work activities delivered through the Gedling Employment and Skills delivery plan.

In addition, the JSA claimant rate for Gedling in November 2018 was 1.2% compared to Nottinghamshire at 0.9%, Great Britain at 0.8% and the East Midlands at 0.9%.

This is the same percentage as quarter two but although there has been no increase it is not decreasing like the Great Britain figure which was 0.9% in quarter two.

During quarter three there is often a temporary spike in the figures due to full time education leavers. We will have to monitor this and review at the end of quarter four to see if the figure decreases.

Economic Growth continues to work with DWP and wider partners to deliver targeted events such as the Carers event on 2 October and the Health and Wellbeing taster sessions on 27 November. Further courses are planned for March. In addition there are work activities being delivered through the Gedling Employment and Skills Group.

Homes

Whilst quarter 1 showed encouraging signs of the anticipated delivery of additional homes, 52 net additional homes were provided against a target of 120 and no affordable homes were delivered during quarter 3.

The adoption of the Local Planning Document at Council on 18th July released additional sites from the green belt for development. The trajectory for housing delivery confirms a five year land supply and an increase in the number of homes to be delivered. It is anticipated that speed of delivery will increase with the newly adopted Local Plan and the ongoing submission of planning applications for the Local Plan allocations. All future development sites in the five year supply assessment have been identified through the Council's Strategic Housing Land Availability Assessment. Agents, developers and landowners are asked to provide information on the delivery rates through

the SHLAA process. If these are not provided then assumptions about when a site will start to be developed are made based on the strength of the site's sub market area.

To encourage further development we are:

- Preparing a development brief for North East of Arnold which considers three Local Plan sites in Arnold.
- Holding a Housing Delivery Workshop on the 14th February 2019 including discussion of the Developers protocol.
- Introducing a Housing Implementation Strategy which assesses the risk to non-delivery of the Local Plan allocated sites.
- Hosting regular Developers Forum meetings drawing out topical issues for consideration with local representations from the development industry.
- Review of Core Strategy and considering housing need requirements up to 2038 including the review of the Infrastructure Delivery Plan
- Holding monthly meetings with the County Council Property Service to ensure timely delivery and associated infrastructure requirements of County owned Local Plan sites of Rolleston Drive and Top Wighay Farm
- Maintaining a Brownfield Register including sites with Permission in Principle
- Progressing ongoing work with Nottinghamshire County Council and other partners to ensure clarity over infrastructure requirements for Local Planning allocations.

The 8 affordable units mentioned in the quarter 2 performance report will be completed in quarter 4. Discussions are ongoing to progress both Council owned sites and those in the private sector with registered provider partners, to facilitate the delivery of more homes.

Target change requests

2.1.6 There were no target request changes during quarter 3.

Achievements

2.1.7 A separate report is produced highlighting key achievements delivered during quarter 3, focusing on areas where the Council has made a real difference to people's lives. This is attached as Appendix 4 and is available on the Council's website and in hard copy in the Members' Room. The following outcomes are identified for particular attention.

People

Selective Landlord Licensing Scheme - In October the new Selective Landlord Licensing scheme was introduced in Netherfield. This complex programme was introduced on time with all IT and staffing in place. The

number of applications from private sector housing landlords has exceeded all expectations and by the end of December stands at 400. This means that the scheme has already achieved financial stability and that tenants in Netherfield can start to become confident that their homes are of a safe and secure standard.

WWI Commemoration Events – On Saturday 10th November, a full programme of events and activities were planned to commemorate the end of WWI culminating in an event at the Civic Centre.

Gedling Play Forum attended and made poppies dedicated to every fallen soldier in the Borough. Those named on the War Memorial in Arnot Hill Park were planted alongside the memorial ready for Sunday's Remembrance Service. Several Churches, schools and Community Groups requested packs for their local fallen soldiers.

Residents' displays of WWI Memorabilia were on show including a replica WWI machine gun from The Sherwood Yeomanry. Carlton Brass Band and local Schools and choirs entertained with songs from the era performing on the balcony.

Schoolchildren provided letters and poems from the front which were read out by The Prospect Players. Several schools also provided poignant artwork for display during the event.

After a traditional WWI tea complete with bread and dripping, Flying High Dance Group performed an excerpt from their commissioned WWI Dance Project at the Bonington Theatre after which *Blackadder Goes Forth* and *They Shall Not Grow Old* were screened to a nearly full capacity audience.

Craft Club - Carlton Forum LC has launched a Saturday morning kid's craft club for children of all ages, which is very popular and attracts over 20 children each week. The staff at site have shown some real passion to get this club off the ground and contribute to ideas, equipment and materials for the club (recycled products). The Craft club has received more positive comments than any other club the site has run and continues to receive positive remarks all over Facebook. The clubs promotion of a green environment and the message of being more recycling friendly has been well received by parents and children alike.

Under 18 Burial Plan - An 'Under 18 Burial Plan' has been approved by Cabinet members that came into force with immediate effect, such that no cost will be levied against residents who are arranging the burial of a child under the age of 18. The increase in the exemption from paying a burial fee, which is currently offered for burials of anyone aged up to 12 years old, aims to help reduce the burden of a sudden and unexpected cost to families trying to cope with the tragedy of losing a child.

Christmas Lunch at Newstead - In order to establish whether or not there would be support for a regular lunch club in Newstead, the Locality Co-ordinator helped the Miners Welfare Charity to obtain funding to provide a free Christmas lunch for those over 60 in Newstead. Just over 40 attended and had a fabulous time, there was support for a regular lunch club with many

mentioning other people they thought would come. The Locality Co-ordinator had also arranged for the SPRING social prescribing project and the Connect Service to be present to chat to people and leave information about these services.

Christmas Events – a range of successful and well-attended Christmas Fairs and events were held throughout the Borough including the Arnold Christmas Event and Christmas Fairs at Newstead and Killisick.

Faith and Community Leaders Meeting - On 15 November 2018, the Council hosted an inaugural meeting of local Faith and Community Leaders. The meeting chaired by the Leader and Deputy Leader of the Council, included leaders from a broad range of faith and community backgrounds. The meeting arose following a motion at Full Council regarding the emerging issues of intolerance in society in recent times and attendees gave their experiences of current community issues.

Place

Gedling Country Park Local Nature Reserve Status – Approval has been given to ‘designate’ Gedling Country Park as a Local Nature Reserve. A Local Nature Reserve (LNR) status will raise public awareness of the importance of wildlife and nature conservation. The status will help to conserve and enhance wildlife, biodiversity and the landscape of the country park. The Council will continue to manage the site within its existing revenue budget; however an LNR status may enhance future funding applications from organisations such as WREN and DEFRA.

Burton Joyce Neighbourhood Plan - Following the examination of the Burton Joyce Neighbourhood Plan a referendum was held on 29th November 2018 which asked the question ‘do you want GBC to use the Neighbourhood Plan for Burton Joyce to help it decide planning applications in the neighbourhood plan area’. There was a turnout of 20.4% and 94% voted in favour of ‘yes’. As a consequence the Burton Joyce Neighbourhood Plan was approved and therefore forms part of the statutory development plan for Gedling Borough. This means that the Neighbourhood Plan is being used in conjunction with the Aligned Core Strategy (2014) and the Local Planning Document (2018) to determine planning applications in the Neighbourhood Plan (being the parish of Burton Joyce).

Performance

Annual Staff Health Fair and Employee Conference - The annual staff Health Fair took place in December. Staff were able to book prostate, bone density, NHS health checks and Body Stat analysis along with head massages. The commissioned services Everyone Health, SmokefreeNotts and Let’s Talk Wellbeing were there to provide advice and support for staff. Feedback received for the event was largely positive.

Activities provided for the Employee Conference included Hula Hooping and Orienteering delivered by local organisations. Both activities well received by staff that participated.

A special edition of the staff newsletter was sent out on World Mental Health Day. Let's Talk Wellbeing provided 2 drop in sessions for staff and members of the public.

Customer Services Week - A highly successful Customer Services week took place in October, in conjunction with the National Customer Services Week, with the highlight being an advice day where positive outcomes were achieved for a number of our customers through partnership working with partners, including the DWP and Gedling Homes.

Employee awards - In December the annual employee awards were held in front of a lively audience of over 80 of our colleagues. Organised by the STEP's group, this year nearly 100 nominations for 68 individuals across the seven categories were received. The categories were:

- Employee of the year
 - Can do
 - Conscientious
 - Capable and Professional
 - Care and Consideration
- Manager of the year
- Team of the year
- Chief Executive Award

46 long service awards were recognised on the day, including 5 staff reaching 25 years' service and a further 3, 30 years' service.

2.2 Financial Information

2.2.1 Appendices 1 and 3 set out details of the current financial position on the Council's General Fund Revenue Budget and the Capital Programme 2018/19.

2.2.2 General Fund Revenue Budget

The following table summarises the overall financial position of the General Fund Revenue Budget and the expected total spend for the year. This information has been compiled using the best information made available to Financial Services by the relevant spending officers as at 31 December 2018. In summary the Council's General Fund outturn is projected to be underspent by £243,200 against the approved budget. This represents a 2% underspend against the original budget of £12,145,200. The projected underspend will enable a reduction in the contribution required from the General Fund Balance to support the 2018/19 budget, moving it from £1,278,800 to £1,035,600. This will be reflected in the 2019/20 budget process and medium term financial plan.

General Fund Revenue Budget 2018/19 – Change Analysis

	£
Net Council Budget for 2018/19 approved by Council on 5 March 2018 and Cabinet’s Maximum Budget is:	12,145,200
Up to the end of December 2018 expenditure less income totalled	7,826,735
In the remaining 3 months of year we expect net expenditure to be <i>(including major spend items of Capital Financing, IT Acquisitions and Use of Transformation Fund)</i>	4,075,265
Total net revenue spend for the year is currently expected to be	11,902,000
Total Projected Revenue (Under)/Overspend 2018/19	(243,200)

Appendix 1 outlines how the General Fund Revenue budget is divided between the Portfolios of the Council and includes a detailed variance analysis identifying the current proposed changes for quarter three against the approved budget for each Portfolio area. Cabinet is recommended to approve these changes.

The major variances detailed in Appendix 1 include:

Expenditure:

- Leisure Centres – (£45,200) staff saving due to vacancies being temporarily covered by internal secondments and casual staff as lower grades;
- Housing Benefit – (£40,000) savings due to early delivery of efficiencies from vacant posts;
- Rent Allowances – (£58,000) reduced bad debt provision;
- Parks – (£23,900) savings due to vacant apprentice posts;
- Economic Development – (£38,000) saving due to vacant posts;
- Waste – £32,200 cost of the extended Bulky Waste Amnesty.

Income:

- Cemeteries – (£100,000) additional fee income;
- Parks External Works – £40,000 reduced fee income;
- Waste - £30,000 reduced income, bin sales to new housing developments deferred to 2019/20;
- Development Management – £48,000 lower income from CIL administration, due to timing of developments, and S106 monitoring and Street Naming and Numbering fees.

Financing:

- Corporate Interest & Expenditure – (£24,100) additional investment interest and reduced borrowing costs.

Attached at Appendix 2 are details of the budget virements authorising the usage of Earmarked Reserves and Revenue Budget Funds as approved by the Deputy Chief Executive and Director of Finance and the relevant Director in accordance with Financial Regulations. No virements were approved by Portfolio Holders for amounts of £50,000 or less during quarter three.

Efficiency/Budget Reduction Programme – Progress Update

Since 2014/15 Council have approved three separate budget reduction programmes totalling £5.2m net of risk provision. Progress to date has been positive and budget reductions achieved are in line with the estimate. Of the total programme £2.8m is still to be delivered over the period 2018/19 to 2022/23.

In 2018/19 the original programme for the delivery of efficiencies totalled £1,187,000. Quarter 3 monitoring has identified one proposal, deletion of CDP Smart planning software £3,000, which will not be achieved due to the expected alternative technical solutions for obtaining the data not being available. This reduces the total 2018/19 programme to £1,184,000 which remains within the overall risk provision identified in the Medium Term Financial Plan for the total programme.

During quarters 1 and 2 Cabinet approved amendments to the programme, moving projects totalling £140,100 for delivery in 2019/20. Quarter 3 has identified projects of £85,000 which are now proposed for delivery in 2019/20. These are largely offset by the early delivery of some 2019/20 and 2020/21 projects totalling (£83,600). The detail is set out in the table below. The budget impact of the quarter 3 programme changes are included in Appendix 1 and are accommodated within the current approved 2018/19 budget.

Movements on Efficiencies 2018/19	
	£
Previously Approved Amendments Quarters 1 and 2	140,100
Quarter 3 – Proposed Amendments	
Removal From Programme	
Planning Policy CPD Smart	3,000
Deferred Projects	
New Development Bin Sales	30,000
Tree Teams income	40,000
Street Naming and Numbering income	10,000
Sponsorship of Flowerbeds	5,000
Total Deferred	85,000
Offset by:	
Early Delivery of 2019/20 and 2020/21 Schemes	
Housing Benefit Staffing	(40,000)
Council Tax Staffing	(14,000)

Customer Services Staffing	(19,500)
Corporate Printing	(8,000)
Community Relations Arts – New ways of working	(2,100)
Total Early Delivery	(83,600)
Total Quarter 3 Amendments	4,400
Total Amendments 2018/19 to Date	144,500

2.2.3 Capital Programme

Appendix 3 details the current projected position on the Capital Programme and its financing for 2018/19, analysed by Portfolio, and this is summarised in the table below. Cabinet is recommended to approve these changes.

Capital Budget 2018/19 - Change Analysis

	£
Original 2018/19 budget approved by Council on 5 March 2018	8,374,000
Approved Capital Carry Forwards from 2017/18	2,025,000
Supplement approved by Council 18/07/18 Pet Cremation Vehicle	23,800
Approved amendments from Quarter 1 and 2 monitoring	(647,200)
Current approved budget for 2018/19	9,775,600
<u>Proposed Quarter 3 Amendments to the 2018/19 Programme</u>	
Additional Schemes:	
Additional Disabled Facilities Grant funded by government grant	170,300
Netherfield Cinderpath – funded by revenue contribution	3,000
Scheme identified for deferral:	
Arnold Market – feasibility work undertaken which will inform the detailed redevelopment of the site for delivery in 2019/20.	(980,000)
Carlton Square – design work complete with detailed plans for redevelopment to be advanced in 2019/20.	(790,000)
Affordable Housing – working with partners to identify suitable schemes, expected delivery in 2019/20.	(154,300)

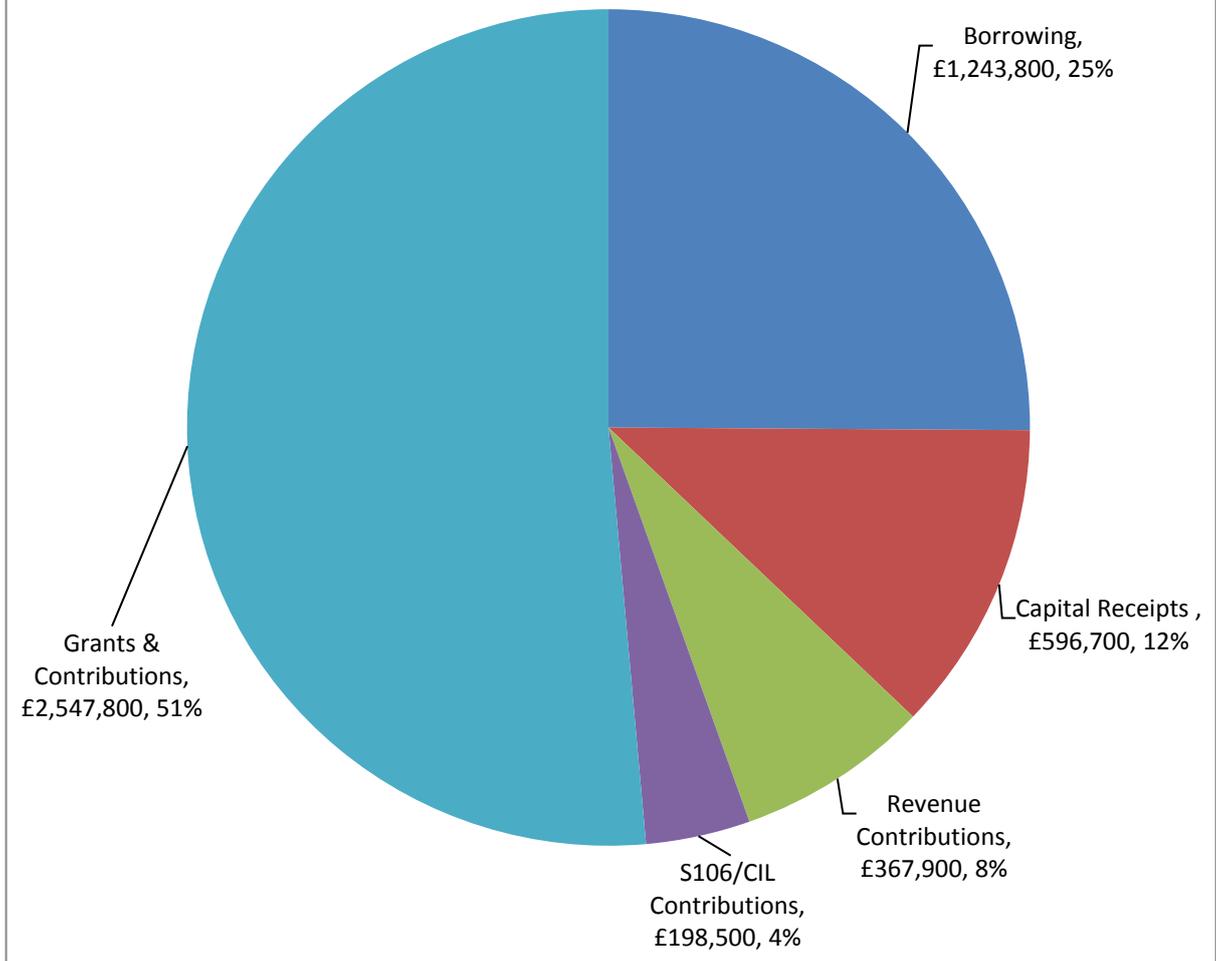
Civic Centre Toilets – to be incorporated into a larger scheme for the upgrade of the meeting room provision.	(22,000)
Vehicle slippage due to extending useful lives.	(32,000)
Gedling Country Park – awaiting outcome of grant application to enable expansion of the scheme to include viewing platforms.	(31,800)
Haywood Road Play Area – contractor not secured during initial procurement exercise.	(95,300)
Carlton Cemetery – awaiting final design of the scheme before preparing the tender.	(268,800)
Commercial Property Investment – awaiting approval of commercial investment strategy.	(2,500,000)
Asset Management Fund – awaiting identification of suitable schemes.	(120,000)
Total Proposed Amendments to the Capital Programme	(4,820,900)
Proposed Revised Capital Programme 2018/19	4,954,700
Actual Expenditure to Quarter 3 2018/19	3,288,540
Estimated Expenditure Quarter 4 2018/19 (<i>including spend expected on major projects including Disabled Facilities Grants and the Vehicle replacement programme</i>)	1,666,160
Projected Outturn 2018/19	4,954,700

There is a quarterly capital monitoring of the projects chaired by the Deputy Chief Executive and Director of Finance and attended by finance officers and project officers. This meeting is pro-active and solution focussed for each individual project to ensure that they are delivered as efficiently and quickly as possible.

Capital Programme Financing

The projected method of financing the current capital programme requirement of £4,954,700 is detailed in Appendix 3 and summarised in the chart below:

Capital Financing 2018/19



Capital Receipt Monitoring

When the Council sells General Fund assets it is permitted to use this income to fund capital expenditure. Quarter 3 monitoring indicates that capital receipts generated during 2018/19 will total £596,700, a reduction of £413,300 compared to the original estimate of £1,010,000. This was due to lower than expected sales of small areas of land and right to buy receipts and a delay in agreeing the sale of Teal Close. The capital receipt from Teal Close £3.1m will still be received in full but the profile for receipt has slipped by one year.

Community Infrastructure Levy (CIL) Monitoring

Officers have been requested to report to Cabinet on the progress with the Community Infrastructure awards. In total, since the implementation of CIL (15 October 2015), 139 liability notices have been issued and 102 Reliefs have been granted either for new dwellings, residential extensions over 100 square metres or residential annexes.

Since 15 October 2015 to 31 December 2018 the Council has received 49 payments across 30 developments totalling £820,669. Of this £122,149 (15%) is to be spent on the locality it has been collected from via Neighbourhood Funding. £41,033 (5%) is to be set aside to cover the administration costs as permitted under the Regulations and the remaining £657,487 is to be spent on the strategic infrastructure projects that are identified on the Regulation 123 list.

Up to 31 December the Council has issued liability notices totalling £2,005,445 of which £1,184,776 is still to be collected. This is reliant upon the developments commencing and the applicants complying with the notice. Each individual case is regularly reviewed and monitored by the CIL officer and appropriate action taken.

Alternative Options

- 3 Option – Not to amend the original Council approved budgets during the year to reflect the latest projected outturn position.

Advantages:

- The final outturn position of the Council can be easily compared to its original intentions when the budget was set and areas of budget risk identified.

Disadvantages:

- Budgets not aligned to current budget pressures resulting in increased likelihood of budget overspend and emerging Council priorities not being addressed.
- Restrict the effectiveness of medium term planning process and preparation of the forward budget if pressures and areas of efficiency are not readily identifiable during budget preparation.
- Budget not reflective of latest performance information.

Reason for rejection – the option is not likely to result in the best outcomes in financial management or support delivery of priorities.

Financial Implications

- 4 The nature of the report is such that it has significant resource implications across the Council. The report itself demonstrates how resources are being managed.

Appendices

- 5 Appendix 1 – General Fund Revenue Budget 2018/19 – Budgetary Control

Report

Appendix 2 – Use of Earmarked Reserves and Revenue Budget Funds

Appendix 3 - Capital Programme 2018/19 – Budgetary Control Report

Appendix 4 – Examples of Outcomes achieved during Quarter 3 2018/19

Background Papers

6 Detailed Quarterly Budgetary Control Exception Reports

Reasons for Recommendations

7 To align the budgets to the current pressures and priorities and ensure the delivery of Council objectives is supported.

To ensure Members are informed of the performance against the Gedling Plan 2018/19.

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Grand Summary**Revenue Quarterly Budgetary Control Report****Quarter Ending 31 December 2018**

	Current Approved Budget	Profiled Budget	Actual to date	Variance	%	Projected Outturn	Projected Annual Variance
	£	£	£	£		£	£
Community Development	1,524,200	865,767	822,473	-43,294	-5	1,531,000	6,800
Housing, Health & Well-being	2,510,800	752,972	396,553	-356,419	-47	2,309,100	-201,700
Public Protection	1,556,600	598,872	375,955	-222,917	-37	1,534,600	-22,000
Environment	4,622,700	1,980,602	1,706,197	-274,405	-14	4,623,300	600
Growth & Regeneration	891,600	368,400	267,719	-100,681	-27	895,600	4,000
Resources & Reputation	2,287,100	4,349,275	4,257,839	-91,436	-2	1,699,700	-587,400
Total Portfolio Budget	13,393,000	8,915,887	7,826,735	-1,089,152	-12	12,593,300	-799,700
Transfer to/ -from Earmarked Reserves	-1,287,900					-691,300	596,600
Total General Fund Quarter 3	12,105,100	8,915,887	7,826,735	-1,089,152		11,902,000	-203,100
Net Council Budget (Cabinet's General Fund Maximum Budget)	12,145,200					11,902,000	-243,200

COMMUNITY DEVELOPMENT PORTFOLIO**BUDGETARY CONTROL REPORT - DECEMBER 2018****REVENUE ITEMS TO BE REPORTED**

Budget Head	Current Approved Budget	Latest Projected Outturn	Net Budget Variance		Reason for Variance (New Items Only)
			Favourable £'000	Adverse £'000	
Community Centres	£'000	£'000			
Revenue Income	(109.0)	(105.2)		3.3	Lower rental income as new lease to be negotiated this year.
			1.4	1.9	Lower attendances on classes at Killisick CC Increase in one off party bookings at the community centres
Localities					
Capital Interest	10.0	13.0		3.0	Additional revenue contribution to capital for the Cinderpath scheme funded by Earmarked Reserves.
All other budget heads					
Including items previously reported	1,623.2	1,623.2			
PORTFOLIO TOTAL	1,524.2	1,531.0	1.4	8.2	Net Portfolio Total £6.8k Adverse

HOUSING, HEALTH & WELLBEING PORTFOLIO**BUDGETARY CONTROL REPORT - DECEMBER 2018****REVENUE ITEMS TO BE REPORTED**

Budget Head	Current Approved Budget	Latest Projected Outturn	Net Budget Variance		Reason for Variance (New Items Only)
			Favourable £'000	Adverse £'000	
	£'000	£'000			
<u>Housing Needs</u>					
Employee Expenses	287.5	273.5	14.0		Vacant housing officer posts.
Revenue Income	(193.3)	(211.8)	18.5		Budget adjustment to reflect actual rental income of Council owned houses.
<u>Housing Benefit Administration</u>					
Employee Expenses	530.7	490.7	40.0		Early delivery of 19/20 efficiency proposal from vacant posts.
Supplies and Services	44.6	37.6	7.0		Underspend on postages and subscriptions.
<u>Calverton Leisure Centre</u>					
Employee Expenses	358.6	345.3	13.3		Temporary secondment of General Manager at a lower band and savings due to casual staff covering vacancies.
Revenue Income	(373.4)	(382.9)	9.5		Additional 1-2-1 swimming lessons bookings due to temporary reprogramming of the pool timetables
<u>Carlton Forum Leisure Centre</u>					
Revenue Income	(1,182.7)	(1,182.4)	13.0		Additional 1-2-1 swimming lessons bookings due to temporary reprogramming of the pool timetables
				12.7	Reduction in pay & play users.

HOUSING, HEALTH & WELLBEING PORTFOLIO**BUDGETARY CONTROL REPORT - DECEMBER 2018****REVENUE ITEMS TO BE REPORTED**

Budget Head	Current Approved Budget	Latest Projected Outturn	Net Budget Variance		Reason for Variance (New Items Only)
			Favourable £'000	Adverse £'000	
<u>Redhill Leisure Centre</u>	£'000	£'000			
Employee Expenses	380.8	371.5	8.7		Vacancies covered by casual staff at a lower rate, and associated savings in holiday pay.
Revenue Income	(516.6)	(488.8)		27.8	Lower income due to a fall in DNA memberships.
<u>Arnold Theatre</u>					
Employee Expenses	133.6	121.8	11.8		Vacancies covered by casual staff at lower rate and technician hours covered by contracted staff at single rate overtime
Revenue Income	(161.4)	(169.2)	7.8		Increase in cinema shows and associated increase in bar sales, partly offset by a reduction in theatre bookings.
<u>Arnold Leisure Centre</u>					
Premises Related Expenses	149.1	139.0	10.1		Reduction in Water charges based on actual use.
Revenue Income	(463.1)	(479.3)	16.2		Additional 1-2-1 swimming lessons bookings due to temporary reprogramming of the pool timetables
<u>Richard Herrod Centre</u>					
Employee Expenses	291.4	280.0	11.4		Vacancies covered by casual staff at a lower rate, and associated savings in holiday pay.
<u>Leisure Services</u>					
Premises Related Expenses	106.5	117.1		10.6	Electricity inflation as per new contract

HOUSING, HEALTH & WELLBEING PORTFOLIO**BUDGETARY CONTROL REPORT - DECEMBER 2018****REVENUE ITEMS TO BE REPORTED**

Budget Head	Current Approved Budget	Latest Projected Outturn	Net Budget Variance		Reason for Variance (New Items Only)
			Favourable £'000	Adverse £'000	
Rent Allowances	£'000	£'000			
Supplies & Services	208.0	10.0	198.0		Lower bad debt provision required due to an expected reduction in overpayments following the delay in the roll out of Universal Credit.
Transfer Payments	23,704.3	24,652.8		948.5	
Revenue Income	(23,984.2)	(24,793.2)	809.0		
Council Tax Benefits					
Transfer Payment	2.0	4.0		2.0	Abolition of CTB subsidy arrangements.
Income	(13.0)	(28.0)	15.0		
All other budget heads Including items previously reported	3,201.4	3,201.4			
PORTFOLIO TOTAL	2,510.8	2,309.1	1,203.3	1,001.6	Net Portfolio Total £201.7K Favourable

PUBLIC PROTECTION PORTFOLIO**BUDGETARY CONTROL REPORT - DECEMBER 2018****REVENUE ITEMS TO BE REPORTED**

Budget Head	Current Approved Budget	Latest Projected Outturn	Net Budget Variance		Reason for Variance (New Items Only)
			Favourable £'000	Adverse £'000	
<u>Licencing & Hackney Carriages</u>	£'000	£'000			
Employee Expenses	180.9	166.9	14.0		Licencing Officer Vacancy.
Supplies and Services	57.4	49.4	8.0		} Lower CRB expenditure offset with associated income
Revenue Income	(621.2)	(613.2)		8.0	
<u>Community Protection</u>					
Employee Expenses	367.8	359.8	8.0		Neighbourhood Warden Vacancy.
<u>All other budget heads</u>	1,571.7	1,571.7			
Including items previously reported					
PORTFOLIO TOTAL	1,556.6	1,534.6	30.0	8.0	Net Portfolio Total £22K Favourable

ENVIRONMENT PORTFOLIO

BUDGETARY CONTROL REPORT - DECEMBER 2018

REVENUE ITEMS TO BE REPORTED

Budget Head	Current Approved Budget	Latest Projected Outturn	Net Budget Variance		Reason for Variance (New Items Only)
			Favourable	Adverse	
	£'000	£'000	£'000	£'000	
Fleet					
Employee Expenses	289.6	278.3	14.5		Saving due to vacant apprentice role (part offset by contribution from reserve)
				3.2	Additional overtime costs for Bulky Waste free amnesty.
Transport related Expenses	515.6	526.1		10.5	Additional fuel costs due to price increase.
<u>Direct Services Support Service</u>					
Employee Expenses	124.2	136.2		12.0	Additional cost of apprentice and honorarium.
<u>Waste Management</u>					
Employee Expenses	1,564.0	1,601.9		20.9	Additional agency costs for long term sickness cover.
				17.0	Additional overtime costs for Bulky Waste free amnesty.
Income	(878.5)	(855.3)	18.8		Additional garden waste income due to an increase in customers.
				12.0	Reduction in Bulky Waste income due to Bulky Waste amnesty extension.
				30.0	Deferral of New Development Bin sales efficiency proposal.

ENVIRONMENT PORTFOLIO

BUDGETARY CONTROL REPORT - DECEMBER 2018

REVENUE ITEMS TO BE REPORTED

Budget Head	Current Approved Budget	Latest Projected Outturn	Net Budget Variance		Reason for Variance (New Items Only)
			Favourable	Adverse	
	£'000	£'000	£'000	£'000	
<u>Parks</u>					
Employee Expenses	648.3	624.4	23.9		Apprentice posts not filled in the current year.
Premises Related Expenses	207.4	214.4		7.0	Previous meter readings were estimated leading to a large one off bill once the meter had been accurately read.
Revenue Income	(141.5)	(156.3)	11.0		Additional S106 income for Spring Lane maintenance (see Earmarked Reserves)
			3.8		Rental income for Burton Rd Pavilion and boot camps, partly offset by non achievement of sponsorship income (efficiency proposal)
<u>Parks - External Works</u>					
Revenue Income	(357.5)	(317.5)		40.0	Reduced Tree Team income.
<u>Cemeteries</u>					
Premises Related Expenses	21.1	37.1		16.0	Previous meter readings were estimated leading to a large one off bill once the meter had been accurately read.
Revenue Income	(453.7)	(553.7)	100.0		Additional fee income
<u>Electricity charges</u>					
Premises Related Expenses	25.9	29.9		4.0	Electricity inflation as per new contract
<u>All other budget heads</u> (including items previously reported)	3,057.8	3,057.8			
PORTFOLIO TOTAL	4,622.7	4,623.3	172.0	172.6	Net Portfolio Total £0.6K Adverse

GROWTH & REGENERATION PORTFOLIO**BUDGETARY CONTROL REPORT - DECEMBER 2018****REVENUE ITEMS TO BE REPORTED**

Budget Head	Current Approved Budget	Latest Projected Outturn	Net Budget Variance		Reason for Variance (New Items Only)
			Favourable	Adverse	
	£'000	£'000	£'000	£'000	
<u>Economic Development</u>					
Employee Expenses	223.0	185.0	38.0		Vacant posts
<u>Development Management</u>					
Income	(704.0)	(656.0)		25.0	Deferral of Street Naming & Numbering and S106 monitoring income.
				23.0	Reduction in CIL admin income due to timing of developments coming forward.
<u>Planning Policy</u>					
Supplies & services	103.3	117.3		3.0	CPD Smart - efficiency proposal cannot be delivered.
				11.0	Development of Papplewick & Burton Joyce Local Plan, funded from Neighbourhood's Local Plan Grant, balance transferred to LDF Reserve (see Earmarked Reserves sheet).
Income	(20.6)	(40.6)	20.0		
<u>All other budget heads</u> (including items previously reported)	1,289.9	1,289.9			
PORTFOLIO TOTAL	891.6	895.6	58.0	62.0	Net Portfolio Total £4K Adverse

RESOURCES & REPUTATION PORTFOLIO**BUDGETARY CONTROL REPORT - DECEMBER 2018****REVENUE ITEMS TO BE REPORTED**

Budget Head	Current Approved Budget	Latest Projected Outturn	Net Budget Variance		Reason for Variance (New Items Only)
			Favourable	Adverse	
	£'000	£'000	£'000	£'000	
Corporate Management					
Employee Expenses	558.8	575.1		10.0	Honoraria payment and final recruitment costs. Additional temporary PA to Senior Leadership Team.
				6.3	
Central Print Room					
Supplies & Services	28.6	20.6	8.0		Early delivery of 19/20 printing and stationery efficiency proposal.
Registration Of Electors					
Supplies and Services	40.1	48.1		8.0	Increased postage due to postal vote identifier refresh offset by additional election grant income
Revenue Income	(18.2)	(26.2)	8.0		
Elections					
Supplies and Services	2.5	10.0		7.5	Additional expenditure from General election offset by election grant income
Revenue Income	(6.0)	(13.5)	7.5		
Sales & Marketing					
Employee Expenses	53.1	36.4	16.7		Savings due to maternity leave.
Supplies & Services	5.0	0.0	5.0		
Estates & Valuation					
Supplies & Services	30.1	41.3		11.2	Additional consultancy budget required for land development advice.

RESOURCES & REPUTATION PORTFOLIO**BUDGETARY CONTROL REPORT - DECEMBER 2018****REVENUE ITEMS TO BE REPORTED**

Budget Head	Current Approved Budget	Latest Projected Outturn	Net Budget Variance		Reason for Variance (New Items Only)
			Favourable	Adverse	
	£'000	£'000	£'000	£'000	
<u>Public Offices</u>					
Premises	331.7	346.0		14.3	Depot electrical improvements in relation to the installation of the Pet Cremator.
<u>Customer Services/Corp Admin</u>					
Employee Expenses	792.8	773.3	19.5		Early delivery of staffing 19/20 efficiency proposal as a result of the restructure.
<u>Revenues - Local Taxation</u>					
Employee Expenses	431.3	420.3	14.0		Early delivery of 19/20 efficiency proposal from vacant posts, partly offset by overspend on Training Expenses.
Supplies & Services	110.7	103.7	7.0	3.0	Underspend on Postages and Court Fees.
Revenue Income	(339.9)	(345.5)	5.6		Contribution to Single Person Discount review from Precepting Authorities.
<u>Public Offices</u>					
Premises Related Expenses	67.0	68.8		1.8	Electricity inflation as per new contract
<u>Corporate Income & Expenditure</u>					
Capital Interest	303.7	296.6	7.1		Reduction in borrowing costs.
Income	(105.5)	(122.5)	17.0		Higher interest rates.

RESOURCES & REPUTATION PORTFOLIO**BUDGETARY CONTROL REPORT - DECEMBER 2018****REVENUE ITEMS TO BE REPORTED**

Budget Head	Current Approved Budget	Latest Projected Outturn	Net Budget Variance		Reason for Variance (New Items Only)
			Favourable £'000	Adverse £'000	
Movement In Reserves	£'000	£'000			Reduced usage of the Economic Development fund and NNDR Pool reserve due to an increase in grant from N2Growth, and slippage of the Arnold Town Centre and Carlton Square capital schemes (offset by reserve movement - see earmarked reserves sheet).
Revenue Contribution to Capital	1,286.1	752.0	534.1		
All other budget heads (including items previously reported)	(1,284.8)	(1,284.8)			
PORTFOLIO TOTAL	2,287.1	1,699.7	649.5	62.1	Net Portfolio Total £587.4K Favourable

EARMARKED RESERVES
BUDGETARY CONTROL REPORT - DECEMBER 2018
REVENUE ITEMS TO BE REPORTED

Budget Head	Current Approved Budget	Latest Projected Outturn	Net Budget Variance		Reason for Variance (New Items Only)
			From	To/Reduce	
	£'000	£'000	£'000	£'000	
<u>Transfer to/from Reserves</u>					
<u>Localities</u>					
Contribution from Reserve	(10.0)	(13.0)	3.0		Additional contribution from the Asset Management Reserve to fund additional costs of the Netherfield Cinderpath scheme.
<u>Planning Policy</u>					
Contribution to Reserve	7.4	76.4		9.0	Balance of Papplewick Neighbourhood Grant to LDF Reserve.
				60.0	Contribution to LDF Reserve from general underspend for Planning Policy Evidence Preparation and CIL review.
<u>Fleet</u>					
Contribution from Reserve	(7.5)	0.0		7.5	Removal of contribution from Apprentice reserve as not required due to vacancy.
<u>Parks</u>					
Contribution from Reserve	(74.0)	(85.0)	11.0		Additional contribution from S106 Revenue reserve for Spring Lane maintenance.
<u>Movement In Reserves</u>					
Contribution from Reserve	(730.7)	(196.6)		534.1	Reduced usage of NNDR Pool and Economic Development reserves due to additional grant and slippage of Arnold Town Centre and Carlton Square capital schemes.
<u>All other budget heads</u>					
Including items previously reported	(473.1)	(473.1)			
RESERVES TOTAL	(1,287.9)	(691.3)	14.0	610.6	Net Portfolio Total £596.6k Net Reserve Movement

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Transfers to/from Earmarked Reserves and Revenue Budget Funds

Quarter Ended December 2018

As approved by the Deputy Chief Executive and Director of Finance and the relevant Corporate Director in accordance with the delegations outlined in the Financial Regulations.

Usage of Earmarked Reserves		
		£
1.	Community Development	
	Match funding for Cinderpath capital scheme	10,000
	Contribution from the Asset Management Reserve	(10,000)
	Grant payment to Nottingham Playhouse	2,500
	Contribution from Community & Crime Reserve	(2,500)
	Drawdown of grants for Community Arts schemes	1,300
	Drawdown from Community Relations Reserve	(1,300)
	Pot hole repairs to Community Centre Car Parks	2,700
	Contribution from Risk Management Reserve	(2,700)
2.	Housing Health & Wellbeing	
	Housing Needs Bed & Breakfast	44,700
	Contribution from Homelessness Reduction Reserve	(44,700)
3.	Public Protection	
	CCTV Replacement Programme	30,000
	Contribution from CCTV Replacement Reserve	(30,000)
	Shop/Pub Watch Communication upgrade	5,800
	Contribution from Shop/Pub Watch Communication Reserve	(5,800)
4.	Environment	
	Fencing works at Haywood Road recreation ground	20,000
	Contribution from Asset Management Reserve	(20,000)
	Section 106 contributions for grounds maintenance	18,000
	Contribution from S106 Reserve	(18,000)
	Surfacing repairs at Cavendish Road recreation ground	9,000
	Contribution from Asset Management Reserve	(9,000)
	Revenue contribution to Capital for Muirfield outdoor gym equipment	4,000
	Contribution from Earmarked Reserves	(4,000)

	Repair of steps at Church Lane recreation ground	3,000
	Contribution from Asset Management Reserve	(3,000)
5.	Resources & Reputation	
	Revenue contribution to capital for Microsoft Licences	100,000
	Contribution from IT Replacement Fund	(100,000)
	Expenditure on computer licences and software	19,000
	Contribution from New Burdens Reserve	(19,000)
	Appointment of Risk Management Consultants to support insurance tender.	5,000
	Contribution from Insurance Reserve	(5,000)
	Contribution to New Burdens Reserve	5,200
	New Burdens Grant Income for computer software and licences	(5,200)
	Total Expenditure	£269,800
	Total Reserves	(£269,800)

Usage of Revenue Budget Funds		
		£
	None to Report	
	General Fund Total	£0

FINANCIAL MANAGEMENT REPORT - CAPITAL BUDGET MONITORING

	Original Capital Programme	Carry Forwards	Quarter 1 Cabinet	Quarter 2 Cabinet	Virements/Supplements	Revised Cap Prog inc c/f & supp	Quarter 3 Proposals to Cabinet	Revised Cap Prog inc Qtr 3 Proposals	Actual To Date	Estimate for Qtr 4	Latest Projected Outturn
	£000's	£000's	£000's	£000's		£000's	£000's	£000's	£000's	£000's	£000's
EXPENDITURE											
Community Development	0.0	7.6	0.0		0.0	7.6		7.6	3.6	4.0	7.6
Housing, Health & Wellbeing	2650.8	1376.7	-92.3	-160.3	0.0	3774.9	-1924.3	1850.6	1708.5	142.1	1850.6
Public Protection	900.0	62.1	21.0		0.0	983.1	170.3	1153.4	686.7	466.7	1153.4
Environment	1723.2	507.4	-154.0	38.4	23.8	2138.8	-446.9	1691.9	863.3	828.6	1691.9
Resources & Reputation	3100.0	71.2	0.0	-300.0	0.0	2871.2	-2620.0	251.2	26.5	224.7	251.2
TOTAL EXPENDITURE	8374.0	2025.0	-225.3	-421.9	23.8	9775.6	-4820.9	4954.7	3288.5	1666.2	4954.7
RESOURCES											
Borrowing	4548.9	1041.8	(310.0)	-300.0	23.8	5004.5	-3760.7	1243.8	0.0	1243.8	1243.8
Capital Receipts	1010.0					1010.0	-413.3	596.7	331.6	265.1	596.7
Revenue Contributions											
Redhill Changing Rooms			8.8			8.8		8.8	8.8	0.0	8.8
Economic Development Fund		426.2		-200.0		226.2	-30.0	196.2	196.2	0.0	196.2
NNDR Pool Reserve		304.1				304.1	-304.1	0.0	0.0	0.0	0.0
Cinderpath (AM Reserve)		10.0				10.0	3.0	13.0	13.0	0.0	13.0
Redhill Changing Rooms (AM Reserve)			23.9			23.9		23.9	23.9	0.0	23.9
King George V CCTV		5.0				5.0		5.0	5.0	0.0	5.0
CCTV Reserve			21.0			21.0		21.0	21.0	0.0	21.0
IT Replacement Fund							100.0	100.0	100.0	0.0	100.0
CIL/S106 Contributions											
S106 Commuted Sum	270.0					270.0	-154.3	115.7	115.7	0.0	115.7
S106 Gedling Country park	34.8					34.8	-31.8	3.0	3.0	0.0	3.0
S106 Arnot Hill Play Area		74.8				74.8		74.8	74.8	0.0	74.8
CIL Contribution (GCP Car Park)						0.0		0.0	0.0	0.0	0.0
CIL Contribution (KGV CCTV)		5.0				5.0		5.0	5.0	0.0	5.0
Grants & Contributions											
Disabled Facilities Grant	900.0	62.1				962.1	170.3	1132.4	921.2	211.2	1132.4
HCA Starter Homes	160.3			-160.3		0.0		0.0	0.0	0.0	0.0
WREN Grant - Haywood Road	50.0					50.0	-50.0	0.0	0.0	0.0	0.0
WREN Grant - Arnot Hill Play Area		50.0				50.0		50.0	50.0	0.0	50.0
WREN Grant - Cinder Path Netherfield		46.0		38.4		84.4		84.4	0.0	84.4	84.4
Warren Hill Action Group (Muirfield)			12.0			12.0		12.0	9.5	2.5	12.0
NCC Contribution (Redhill Changing Rooms)			15.0			15.0		15.0	0.0	15.0	15.0
Bestwood Parish Council (Muirfield)			4.0			4.0		4.0	0.0	4.0	4.0
N2 Growth Fund (Arnold)	1050.0			200.0		1250.0		1250.0	1250.0	0.0	1250.0
N2 Growth Fund (Carlton)	350.0					350.0	-350.0	0.0	0.0	0.0	0.0
TOTAL RESOURCES	8374.0	2025.0	-225.3	-421.9	23.8	9775.6	-4820.9	4954.7	3128.7	1826.0	4954.7
UNDER/(OVER RESOURCED)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0			0.0

NOTES :-
All budgets are grossed up with any contribution from outside bodies shown as income in the Resources section.

Quarter 3 Detailed Capital Monitoring by Portfolio								
Project	Original Capital Programme	Carry Forwards	Quarter 1 Cabinet	Quarter 2 Cabinet	Vire / Supplements	Current Approved Budget	Quarter 3 Proposals	Revised Capital Programme
	£000's	£000's	£000's	£000's	£000's	£000's	£000's	£000's
Aid to Parishes	0.0	7.6	0.0	0.0	0.0	7.6	0.0	7.6
Community Development Total	0.0	7.6	0.0	0.0	0.0	7.6	0.0	7.6
Eagle Square	0.0	0.0	0.0	0.0	73.0	73.0	0.0	73.0
Strategic Intervention	1,050.5	1,367.2	0.0	0.0	-73.0	2,344.7	-980.0	1,364.7
Carlton Square Development	840.0	9.5	0.0	0.0	0.0	849.5	-790.0	59.5
Station Road Carlton	160.3	0.0	0.0	-160.3	0.0	0.0	0.0	0.0
Affordable Housing	270.0	0.0	0.0	0.0	0.0	270.0	-154.3	115.7
CLC - Soft Play Installation	140.0	0.0	-140.0	0.0	0.0	0.0	0.0	0.0
CF Replacement Gym Equipment	190.0	0.0	0.0	0.0	0.0	190.0	0.0	190.0
Redhill Changing Rooms	0.0	0.0	47.7	0.0	0.0	47.7	0.0	47.7
Housing & Health Total	2,650.8	1,376.7	-92.3	-160.3	0.0	3,774.9	-1,924.3	1,850.6
CCTV Smithy Crescent	0.0	0.0	15.0	0.0	0.0	15.0	0.0	15.0
CCTV Gedling Country Park	0.0	0.0	6.0	0.0	0.0	6.0	0.0	6.0
Disabled Facilities Grants	900.0	62.1	0.0	0.0	0.0	962.1	170.3	1,132.4
Public Protection Total	900.0	62.1	21.0	0.0	0.0	983.1	170.3	1,153.4
Civic Centre Public Toilets	22.0	0.0	0.0	0.0	0.0	22.0	-22.0	0.0
Land Sales Fees	0.0	89.4	0.0	0.0	0.0	89.4	0.0	89.4
Vehicle Replacement Programme	1,057.0	210.9	-170.0	0.0	44.8	1,142.7	-32.0	1,110.7
Gedling Country Park	34.8	0.0	0.0	0.0	0.0	34.8	-31.8	3.0
Arnot Park Play Area	0.0	124.8	0.0	0.0	0.0	124.8	0.0	124.8
Cinder Path Netherfield	0.0	56.0	0.0	38.4	0.0	94.4	3.0	97.4
Haywood Road Play Area	100.0	0.0	0.0	0.0	0.0	100.0	-95.3	4.7
PASC Trees/Landscaping Equipment	171.0	0.0	0.0	0.0	0.0	171.0	0.0	171.0
King George V CCTV Equipment	0.0	10.0	0.0	0.0	0.0	10.0	0.0	10.0
Muirfield Road Outdoor Gym	0.0	0.0	16.0	0.0	0.0	16.0	0.0	16.0
Carlton Cem - Expansion/Car Park	273.0	16.3	0.0	0.0	0.0	289.3	-268.8	20.5
Pet Cremation Service	65.4	0.0	0.0	0.0	-21.0	44.4	0.0	44.4
Environment Total	1,723.2	507.4	-154.0	38.4	23.8	2,138.8	-446.9	1,691.9
All Weather Pitch Carlton Le Willows	300.0	0.0	0.0	-300.0	0.0	0.0	0.0	0.0
Commercial Property	2,500.0	0.0	0.0	0.0	0.0	2,500.0	-2,500.0	0.0
Asset Management Fund	150.0	71.2	0.0	0.0	-77.5	143.7	-120.0	23.7
AMF - Footpath Resurfacing	0.0	0.0	0.0	0.0	26.5	26.5	0.0	26.5
AMF Hazleford Way Drainage	0.0	0.0	0.0	0.0	51.0	51.0	0.0	51.0
AMF - Equipment Replacement	150.0	0.0	0.0	0.0	0.0	150.0	0.0	150.0
Resources & Reputation Total	3,100.0	71.2	0.0	-300.0	0.0	2,871.2	-2,620.0	251.2
Total Expenditure	8,374.0	2,025.0	-225.3	-421.9	23.8	9,775.6	-4,820.9	4,954.7

Examples of Achievements and Activities

During

Quarter 3 2018/19

PEOPLE

Objective: Reduce anti-social behaviour, crime and the fear of crime

Leisure services work with Pythian Group on knife crime prevention - The Bonington worked with a local community organisation, The Pythian Club, on a Theatre In Education production co-ordinated and delivered by young people. The production included over twenty young people, creating a new theatre piece called Double Edge.

The theatre was made available for a full day of rehearsals (21st November) including technical support. The theatre piece created was filmed and then presented on 7th December to an audience of sixty professionals with a view to contributing towards combatting knife crime.

Selective Landlord Licencing Scheme - In October the new Selective Landlord Licencing scheme was introduced in Netherfield. This complex programme was introduced on time with all IT and staffing in place. The number of applications from private sector housing landlords has exceeded all expectations and by the end of December stands at 400. This means that the scheme has already achieved financial stability and that tenants in Netherfield can start to become confident that their homes are of a safe and secure standard.

CCTV– Nottingham City Council’s final proposal has been analysed and reported upon. Decision made to continue providing CCTV in-house due to cost, quality and risk issues. Focus is now on developing the in-house service further and addressing some deferred maintenance issues. Additional camera installed in Smithy Crescent. Active replacement programme of old cameras with new low-light models.

Objective: Provide a range of leisure activities for young people

Development of the Learn to Swim Pathway - Launched at the start of Q3 the learn to swim programme now includes structured lessons for children aged 0 to 3yrs, which helps create a seamless transition into the mainstream lessons that start for children around 4yrs old. There are 116 children taking part in these new lessons.

Craft Club - Carlton Forum LC has launched a Saturday morning kid’s craft club for children of all ages, which is very popular and attracts over 20 children each week. The staff at site have shown some real passion to get this club off the ground and contribute to ideas, equipment and materials for the club (recycled products). The Craft club has received more positive comments than any other club the site has run and continues to receive positive remarks all over Facebook. The clubs promotion of a green environment and the message of being more recycling friendly has been well received by parents and children alike.

Objective: Reduce hardship and provide support to the most vulnerable

Under 18 Burial Plan - An ‘Under 18 Burial Plan’ has been approved by Cabinet members that came into force with immediate effect, such that no cost will be levied against residents who are arranging the burial of a child under the age of 18. The increase in the exemption from paying a burial fee, which is currently offered for burials of anyone aged up to 12 years old, aims to help reduce the burden of a sudden and unexpected cost to families trying to cope with the tragedy of losing a child.

Local Sports Coaches gain new roles

Local sports coaches who have delivered the externally funded Doorstep Sport Clubs for young people run by the Council at Redhill Youth Club and Newstead Village have used this experience to great effect by securing part time youth worker roles in the Borough. The two coaches have been coaching multi-sports in the youth centre settings for a number of years. Both will be an asset working for Nottinghamshire County Council Youth Service across Gedling Borough.

Nottingham Playhouse - Funding from the Council and Gedling Homes has allowed a number of local groups to attend the panto 'Robin Hood and the Babes in the Wood' at Nottingham Playhouse. Netherfield Youth Club, the Breathe Easy group, Arnold Methodist Church Befriending Group, Netherfield Sure Start and Grapevine children's group all attended in December 2018.

Christmas Lunch at Newstead - In order to establish whether or not there would be support for a regular lunch club in Newstead, the Locality Co-ordinator helped the Miners Welfare Charity to obtain funding to provide a free Christmas lunch for those over 60 in Newstead. Just over 40 attended and had a fabulous time, there was support for a regular lunch club with many mentioning other people they thought would come. The Locality Co-ordinator had also arranged for the SPRING social prescribing project and the Connect Service to be present to chat to people and leave information about these services.

Objective: Promote and encourage pride, good citizenship and participation in the local area

Newstead Commemorates Armistice - Newstead Village came together to commemorate the centenary of the end of WW1 at an event in November which involved Newstead Primary School, Newstead Youth Club, The Pit Micro Pub Craft Club and Newstead PTA. Using funding secured by the Locality Co-ordinator from the Nottinghamshire County Council WW1 Community Commemoration Fund, the local Youth Club researched the names on the War Memorial to find out more information about these men including where they lived in 1911. The most interesting discoveries were that the head teacher of the school was one of those killed but he had come home and visited the school during the war, the owner of Newstead Abbey was killed and one of those who died had written a poem which was published in Hucknall Dispatch - there was also an account of his death which was by drowning in the river. The records were printed on tissue and dipped in red and then used to make poppies, one for each man. These poppies were then on display at Annesley Church as part of a WW1 British Legion Commemoration exhibition. Newstead Primary School made poppies with resources from Gedling Play Forum which had been provided by Gedling Borough Council and these were presented by the children. The craft club also unveiled a poppy cascade that they had crocheted. As the school couldn't bring all the children in, follow up sessions were organised in school to talk about the Youth Club project and what they had discovered with a focus on the head teacher who died and the school are now planning a plaque in his memory.

WWI Commemoration Events – On Saturday 10th November, a full programme of events and activities were planned to commemorate the end of WWI culminating in an event at the Civic Centre.

Gedling Play Forum attended and made poppies dedicated to every fallen soldier in the Borough. Those named on the War Memorial in Arnot Hill Park were planted alongside the memorial ready for Sunday's Remembrance Service. Several Churches, schools and Community Groups requested packs for their local fallen soldiers.

Residents' displays of WWI Memorabilia were on show including a replica WWI machine gun from The Sherwood Yeomanry. Carlton Brass Band and local Schools and choirs entertained with songs from the era performing on the balcony.

Schoolchildren provided letters and poems from the front which were read out by The Prospect Players. Several schools also provided poignant artwork for display during the event.

After a traditional WWI tea complete with bread and dripping, Flying High Dance Group performed an excerpt from their commissioned WWI Dance Project at the Bonington Theatre after which Blackadder Goes Forth and They Shall Not Grow Old were screened to a nearly full capacity audience.

The Council also supported all three major local Remembrance Day Parades in the Borough in Arnold, Gedling and Mapperley. The Council financially supported the traffic management of road closures to enable the parades to take place on 11 November in Arnold and Gedling and 18 November in Mapperley. Additional assistance was also offered in the planning and on the day management of the Arnold parade and service at Arnot Hill Park, which saw a large turnout from the local community.

Christmas Events – a range of successful and well-attended Christmas Fairs and events were held throughout the Borough including the Arnold Christmas Event and Christmas Fairs at Newstead and Killisick.

Chappell Room Exhibitions - A hanging system has been installed in the Civic Centre Chappell Room enabling art work to be exhibited in a more professional manner. The City Arts 'Express Yourself' project, 'Spinning Yarns' textile heritage project and Calverton and Gedling Art Society have exhibited work so far.

Memorial to Thomas Hawksley - Severn Trent Water has awarded the Council £10K to create a permanent memorial to Thomas Hawksley in Arnot Hill Park. To support this process we are working with Papplewick Pumping Station, Arnold Local History Group and a number of local history enthusiasts. The group will select an artist to create the memorial which will be installed later in 2019.

Faith and Community Leaders Meeting - On 15 November 2018, the Council hosted an inaugural meeting of local Faith and Community Leaders. The meeting chaired by the Leader and Deputy Leader of the Council, included leaders from a broad range of faith and community backgrounds. The meeting arose following a motion at Full Council regarding the emerging issues of intolerance in society in recent times and attendees gave their experiences of current community issues including:

- hate crime that is difficult to prove and the silence of victims not coming forward
- hate crime figures and prominence of race hate crime in the Borough
- people still have feelings about things that happened a long time ago
- the important role of young people in understanding diversity
- the marginalisation of those with a mental illness
- the need to engage with those communities not represented at the meeting

Results from 'Make Your Mark' Campaign - Gedling Youth Council members have been promoting the national 'Make Your Mark' campaign within local secondary schools to great effect. Figures have highlighted Gedling young people were responsible for over 22% of the Countywide turnout – over 600 local pupils in total. The Gedling cohort has identified knife crime and mental health issues as their issues of most concern.

Other issues the Youth Council is currently focusing on include:

- a film project
- a new Youth Mayor
- Anti-bullying
- Health and wellbeing of young people
- Children's commissioner takeover challenge of the Council's Senior Leadership Team meeting
- Planning an intergenerational event in partnership with the Gedling Senior's Council

Objective: Improve health and wellbeing

Carlton Forum Leisure Centre Christmas opening - Carlton Forum LC trialled extended opening hours over the Christmas period to compete with local competition and provide additional opportunities for Gedling customers to utilise their membership. Unlike previous years, the site opened on Christmas Eve and New Year's Eve, which brought in additional income of £814 and 1,749 additional attendances. The Bonington Cinema also increased its opening times which brought in 619 people compared to 175 people in 2017.

Courses at Carlton Forum Leisure Centre - During Q3 Carlton Forum LC ran courses that generated additional revenue for the centre, as well as creating future casual staff (lifeguards and swim instructors) and customer fitness opportunities (beginner's yoga courses).

New Zipwire and Outdoor Gym for Bestwood Village - Bestwood Village Parish Council officially opened the Zipwire and Outdoor Gym funded by the Nottinghamshire County Council's Local Improvement Scheme and the Bestwood Village Healthy Communities' Section 106 budget. The application was supported by the Council's Community Health and Wellbeing Co-ordinator to provide outdoor provision to increase physical activity and improve health and wellbeing in Bestwood Village.

Health and Wellbeing E-Newsletter - The latest edition of the community newsletter sent out to over 2800 subscribers and contained information on a number of activities and services provided to improve health and wellbeing including: Every Mind Matters campaign, Self-Care week 2018, Sugar awareness information, Falls prevention classes and Everyone Health's latest weight management service. A special edition of the newsletter was also circulated to promote World Mental Health Day, this provided information on local support services and activities available to improve mental wellbeing.

SPRING – Social Prescription Reducing Isolation In Gedling - Referrals continue through a range of sources including GPs, Notts Fire and Rescue and self-referrals. A number of community navigators are now signed up to the project and have gone through an induction and training. The second stakeholder event took place in October to promote the project and more specifically the Community Grant Fund, a number of community groups have now received grants from the community fund. NTU have designed an evaluation tool that is now being used with clients. Applications have been submitted to the Age-friendly and inclusive volunteering fund and the Masonic Charitable Foundation. Outcomes will be provided in January 2019.

Falls Prevention Classes - These new classes have been running at Carlton Forum Leisure Centre since June 2018 and averaging 8 per session. The sessions have had a positive impact on Mrs M (see below).

Mrs M is a 71 year old Female who attended the OTAGO sessions for 8 weeks from July – September 2018. She initially attended using a walking stick primarily for security so that when she was out and about it was visible to others that she was a little unstable on her feet and they would give her a wide berth. After only a couple of sessions she plucked up the courage to go over to Newark to an antiques shop without her stick and she was thrilled that she managed the stairs unaided, something she wouldn't have dreamed of doing prior to the sessions. She said she was nervous about participating in the sessions and was concerned that she wouldn't be able to perform the exercises. She found some of them challenging but coped with others really well and every week she would comment how her confidence had rocketed. She got to the point where she felt she had got what she could from the sessions and was going to move on to other activities. It was highly rewarding to see her regain such confidence in her own abilities.

PLACE

Objective: Provide an attractive and sustainable local environment that local people can enjoy and appreciate

Gedling Country Park Local Nature Reserve Status - Successful authorisation to 'Designate' Gedling Country park as a Local Nature Reserve. A Local Nature Reserve (LNR) status will raise public awareness of the importance of wildlife and nature conservation. The status will help to conserve and enhance wildlife, biodiversity and the landscape of the country park. The Council will continue to manage the site within its existing revenue budget; however an LNR status may enhance future funding applications from organisations such as WREN and DEFRA.

Burton Joyce Neighbourhood Plan - Following the examination of the Burton Joyce Neighbourhood Plan a referendum was held on 29th November 2018 which asked the question 'do you want GBC to use the Neighbourhood Plan for Burton Joyce to help it decide planning applications in the neighbourhood plan area'. There was a turnout of 20.4% and 94% voted in favour of 'yes'. As a consequence the Burton Joyce Neighbourhood Plan was approved and therefore forms part of the statutory development plan for Gedling Borough. This means that the Neighbourhood Plan is being used in conjunction with the Aligned Core Strategy (2014) and the Local Planning Document (2018) to determine planning applications in the Neighbourhood Plan (being the parish of Burton Joyce).

Development brief for 3 housing allocations to the north east of Arnold - A consultation exercise was undertaken in relation to the preparation of the draft development brief. The purpose of the brief is to ensure that the three housing allocations are delivered in a comprehensive manner and a strategic approach it taken to the delivery of supporting infrastructure. The consultation exercise took place between 17th August and 28th September 2018 and a workshop was held which was well attended by local residents. Careful consideration is now being given to the comments received and a final version of the development brief will be taken forward for adoption shortly.

Waste and Recycling – Extra black bin waste and glass taken over the festive period. Waste/recycling collection calendars completed and distributed November 2018 with addition recycling information included. In addition to the annual bulky waste amnesty dates from 10th November 2018 to 23rd February 2019, Saturday free bulky waste collections have been added. Garden waste customers have increased and the back office information for garden waste has been improved to produce better management information.

PERFORMANCE

Objective: Improve the customer experience of dealing with the Council/ Give taxpayers value for money

Customer Services –

- Carlton Hub reached week 52 since opening in the first week of October.
- A highly successful Customer Services week took place in October, in conjunction with the National Customer Services Week, with the highlight being an advice day where positive outcomes were achieved for a number of our customers through partnership working with partners, including the DWP and Gedling Homes.
- A recent website report has shown a doubling of transactions undertaken by customers via the web in the first year of the new site.
- No complaints received vs Customer Services in Q3.

Objective: Maintain a positive and productive working environment and strong staff morale

Annual Staff Health Fair and Employee Conference - The annual staff Health Fair took place in December. Staff were able to book prostate, bone density, NHS health checks and Body Stat analysis along with head massages. The commissioned services Everyone Health, SmokefreeNotts and Let's Talk Wellbeing were there to provide advice and support for staff. Feedback received for the event was largely positive.

Activities provided for the Employee Conference included Hula Hooping and Orienteering delivered by local organisations. Both activities well received by staff that participated.

A special edition of the staff newsletter was sent out on World Mental Health Day. Let's Talk Wellbeing provided 2 drop in sessions for staff and members of the public.

Employee Awards - In December the annual employee awards were held in front of a lively audience of over 80 of our colleagues. Organised by the STEP's group, this year nearly 100 nominations for 68 individuals across the seven categories were received. The categories were:

- Employee of the year
 - Can do
 - Conscientious
 - Capable and Professional
 - Care and Consideration
- Manager of the year
- Team of the year
- Chief Executive Award

46 long service awards were recognised on the day, including 5 staff reaching 25 years' service and a further 3, 30 years' service.

Well@work E-newsletter - Staff members have received the latest package of healthy lifestyles and wellbeing information through our internal e-newsletter. The latest edition has focused on sun safety, menopause in the workplace, leisure centre membership offers, staff Pilates and mindfulness sessions, tips for physical activity and healthy eating and it also promoted a staff resilience and mindfulness training course.

Flu Vaccinations – 150 staff members took advantage of free flu vaccinations provided at work during December.

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Report to Cabinet

Subject: Brexit and its Potential impact on Gedling Borough Council

Date: 31 January 2019

Author: Deputy Chief Executive

Wards Affected:

All wards

Purpose:

This report will explore the potential impacts of Brexit on the services provided by Gedling Borough Council following the UK's decision to withdraw from the EU on 29th March 2019.

Key Decision:

This is not a key decision.

Recommendation(s)

THAT Cabinet:

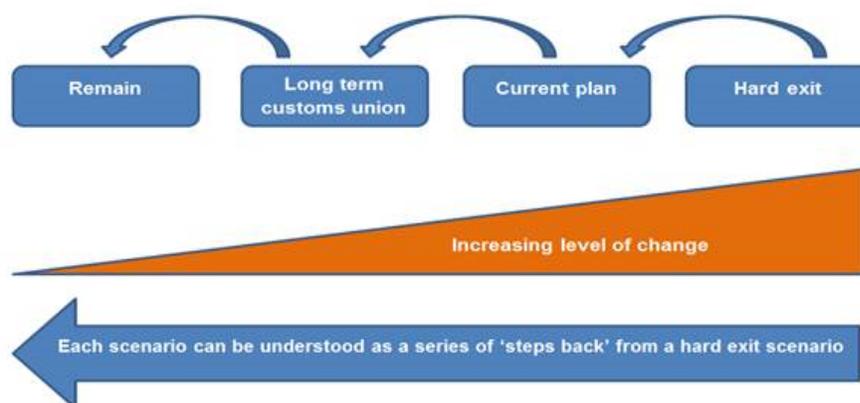
- 1) **Notes the report.**
- 2) **Supports the lobbying of central government as regards to potential changes in legislation, which may improve the council's aspirations in its community leadership role.**
- 3) **Instructs officers as a matter of urgency, to review all of the Council's contractual relationships and supply chains to ensure that service operations will remain effective post Brexit.**

1 Background

- 1.1 Following the UK's vote to leave the EU, the UK Government triggered Article 50 in March 2017, starting a two year negotiation on a Withdrawal Agreement. On 29th March 2019 the UK will leave the EU and all EU law will transpose into UK

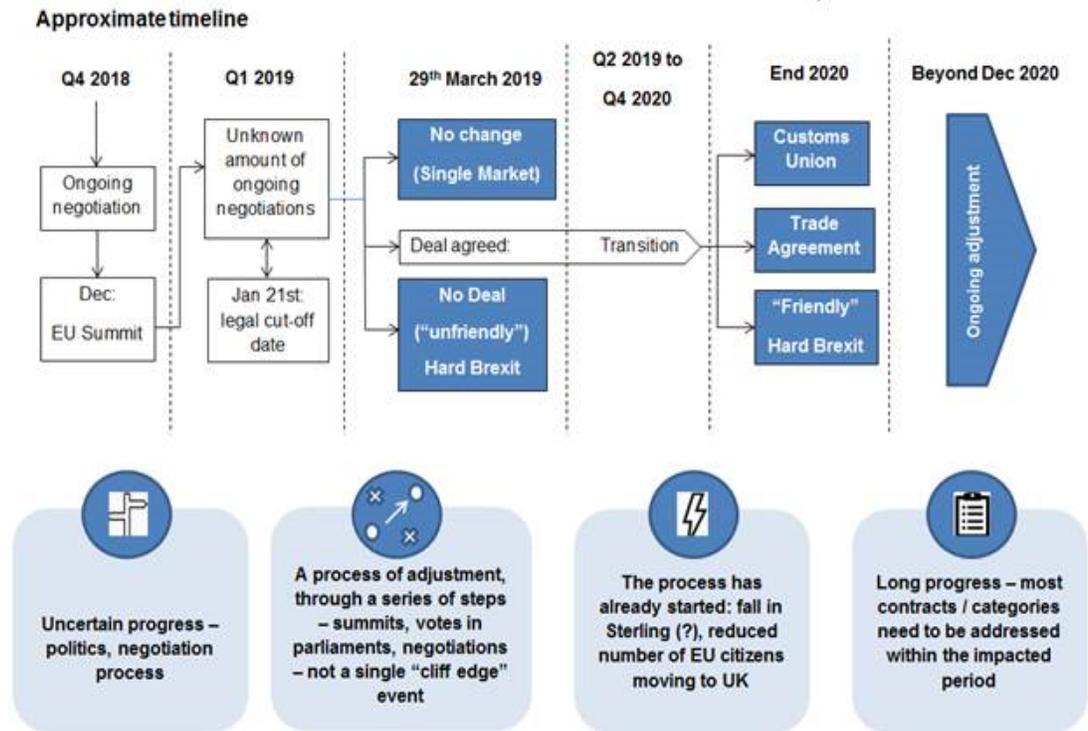
law, following which the UK Government will be able to keep, amend or discard each law. The UK can leave the EU in March 2019 without an agreement, but an 'orderly withdrawal' would be the desired outcome for all parties.

- 1.2 A phased approach has been taken to the UK/EU negotiations. In December 2017 the first phase concluded, with satisfactory progress on citizens' rights, the UK's contribution to the EU budget and participation in EU programmes, and Northern Ireland/Republic border arrangements.
- 1.3 The second phase concluded in March 2018, with agreement on a 21-month transition period until 31st December 2020, during which time the UK will need to abide by all EU rules, but will lose membership of the EU institutions.
- 1.4 The third phase concluded in November 2018, when the EU officially endorsed the terms of the UK's withdrawal during a short meeting, bringing to an end the negotiations which began in March 2017. The UK Parliament was expected to vote on the deal on 12th December, but this was called off by the Prime Minister beforehand.
- 1.5 The House of Commons voted on the Brexit withdrawal deal on 15th January, and it resulted in an overwhelming defeat by a majority of 230 votes. As at the time of writing this report, the so-called "Plan B" will be debated in parliament on 29th January.
- 1.6 Until such an agreement is reached by the UK Parliament, there are many possible scenarios that can result from negotiations, but each one can be understood as a series of 'steps back' from the 'Hard Brexit' scenario. This report therefore focusses on the 'Hard Brexit' scenario which represents the option with the most potential changes.



- 1.7 Moving forwards, Brexit will not be a single event, but a series of events with periods of adjustment, and full adjustment will be a long and protracted process.

This can be diagrammatically presented as follows:



1.8 What is not clear at present is what will happen now. The government will outline its strategy for Plan B which go through a second vote on 29th January. However MPs could still propose alternative plans through a series of amendments. These could include a further attempt to renegotiate the draft Withdrawal Agreement; a so-called 'People's Vote' second referendum; a general election could be called; another vote of no confidence; parliament could take control and seek an extension of Article 50; or even revoke Article 50 to effectively cancel Brexit.

1.9 A 'no deal' Brexit means the UK and the EU would be unable to reach a withdrawal agreement, meaning there would be no 21-month transition period. If that was the case, consumers, businesses and public bodies would have to respond immediately to changes as a result of leaving the EU on the 29th March. A 'no deal' does not stop the UK leaving, but it means there is no clarity about what happens next.

National Impact

1.10 A 'no deal' Brexit would have some significant consequences as follows:

- **Trade** – the UK would revert to the World Trade Organisation rules on trade. While the UK would no longer be bound by EU rules, it would have to face the EU's external tariffs. The price of goods in UK shops could go up as businesses would have to place tariffs on goods imported from the EU. Some British-made products may be rejected by the EU as new

authorisation and certification might be required. Manufacturers could move their operations to the EU to avoid delays in components coming across the border.

- People – the UK would be free to set its own controls on immigration by EU nationals and vice versa. There could be long delays at borders if passport and custom checks are heightened. The fate of ‘expats’ in terms of their rights to live and work would be unclear. Professionals working in the EU might find their qualifications are no longer recognised, meaning they are no longer able to practice, resulting in a large influx of vulnerable UK nationals returning from Europe. Flights to the EU could be grounded as the necessary safety confirmations to cover both ends of the journey might not be in place. UK nationals would lose the right to access healthcare abroad under the European Health Insurance Cards.
- Laws – relevant EU laws would be transferred over so there would be no black holes in the UK’s law book. UK would no longer have to adhere to the rulings of the European Court of Justice but it would be bound to the European Court of Human Rights, a non-EU body.
- Crime – responses to cross-border crime, including cyber-crime and Child Sexual Exploitation (CSE) are currently delivered under EU Directives. There are also considerations for the future of cross-border family law and border protections, which could have impacts for human trafficking and modern day slavery.
- Money – the Government would not have to pay the annual £13 billion contribution to the EU budget. However the UK would lose out on some EU subsidies e.g. the Common Agricultural Policy currently provides £3 billion to farmers.
- Food – the UK is a net importer of food (circa 60% self-sufficiency) so controls around the safety and security of food imports is important. The UK’s food system is fragile and vulnerable to disruption, and is heavily reliant on food produced by its EU neighbours. A ‘no deal’ withdrawal could affect public health, consumer protection, animal welfare and environmental sustainability, as other countries begin to produce food for the UK to replace those imports previously coming from the EU.
- The Irish Border – the issue of the border between Northern Ireland and the Republic would remain unresolved. While physical infrastructure has been vetoed, the border would become an external frontier for the EU in the event of a ‘no deal’ Brexit. There would be pressure to enforce customs and immigration controls.

1.11 Other potential impacts of a ‘Hard Brexit’ at a national level are outlined below:

- Reduction in GDP growth nationally with implications for local economy and local employment levels;
- Lower levels of household formation as a result of reductions in inward-migration from EU;
- Without an agreement the status of any EU citizens in the UK will be unclear. This will be the case in particular for those who have no documentation certifying their permanent residency, and those who cannot qualify for permanent residency as they have not been living in the UK for more than five years;
- Potential fall in property prices due to a disorganised exit and consequent downturn in construction;
- Uncertainty regarding procurement processes during transition;
- Loss of access to European Structural and Investment Funding (ESIF) if not replaced by central Government funding (the Treasury has previously confirmed that it would underwrite ESIF until the end of 2020 and has proposed a 'Shared Prosperity Fund' to be in place by 2021 but details are awaited);
- Loss of/reduced ability to attract skilled migrant workers impacting on the construction and health sectors in particular;
- If regulatory trading environments remain uncertain, there are risks of major businesses relocating out of the UK, and that the UK experiences difficulty in attracting new inward investors;
- Inflationary pressures increasing business and householder costs stemming from weaker currency;
- or increased tariffs on imports;
- No impact on State Aid rules which are to be transposed into UK law and will continue to apply as normal;
- The UK could face a Sovereign downgrade in its credit rating, which will impact on national loan debt and the performance of UK banks. The reaction could be an 'emergency' cut to bank base rates by the MPC, followed by a series of rate hikes over the medium term in reaction to falling sterling prices and inflationary pressures.

Regional Impact

1.12 The potential impacts of a 'Hard Brexit' at a regional level are outlined below:

- It has been suggested that if there is a sudden chaotic Brexit, then there could be urgent requirements for storage and distribution sites, storage areas and premises (this is in relation to recent government announcements on the need to stockpile food, medicines and medical devices, and other materials). This is more likely to impact on the M1 corridor locations to the west of Nottingham and around East Midlands Airport;
- Businesses employing 'just in time' techniques may face particular difficulties and may also require, or be encouraged to increase, storage capability locally at extra cost to themselves and ultimately consumers;
- Potential impact on national infrastructure spending, for example HS2;
- Opportunities or threats to the East Midlands economy from potential reprioritisation of north-south and east-west transport corridor movements in relation to new markets and the accessibility of ports to this new trade;
- Delays caused by queuing for customs checks at ports would have knock-on effects across the national/regional transport network, and additional costs for local exporting businesses;
- At the LEP level, challenges in planning, commissioning and providing continuity of delivery in part EU-funded programmes that currently support economic development, job creation and training. In turn this could create potential negative impacts by engendering a lower skilled workforce and stalled regeneration projects;
- Scope to develop new or expanded ports and airports.
- Local Resilience Forums have been asked to prepare for 'reasonable, worst case scenarios', which could include runs on banks, petrol and food. This also includes concerns about civil unrest and regional protests.

Local Impact

1.13 The potential impacts and key risks of a 'Hard Brexit' for Gedling as a local authority and in its community leadership role are outlined below:

a) Development & the Built Environment

- Downturn in development and construction locally with implications for affordable housing delivery due to increases in the price of building resources e.g. bricks and shortage of construction workers;
- Potentially lower Local Housing Need Assessment leading to downward review of housing targets, but potentially greater demand for social/affordable housing if the economy slumps;

- Possible adoption of new approaches to Environmental Impact Assessment (EIA) both in terms of scope and procedures, meaning that EIA's may only be required for major developments;
- Much greater flexibility to change legislation on the protection of wildlife and habitats albeit limited by government commitments to international treaties. This could relax the current constraints around permitted developments.

b) Economy & Place

- Possible implications for the future recruitment of professional staff due to restrictions on the movement of people from the EU;
- Additional tariffs for local exporting businesses would increase costs and may be forced to shed labour as a result;
- Local businesses in sectors such as construction may face increased difficulties in recruiting skilled labour;
- Reduced access to skills and regeneration funding if not supported by Government;
- Uncertainties over trade agreements and import/export arrangements will cause larger businesses to be risk averse and commission work in smaller contracts, which will in turn affect local sub-contractors who need guaranteed income to survive.

c) Council Resources

- Potentially fewer planning applications and pre-application requests for advice and less income from planning fees and EIA's meaning reduced work load and decreased income levels;
- Likely increase in demand for support and advice from economic development team from local businesses especially in relation to "no deal" planning;
- The lack of clarity over the status of EU citizens may have implications in relation to the right to work for some of our employees; the right to vote for some of our residents; the right to access benefits and housing for some of our residents;
- A risk to the Council's business rates collections as local businesses go into liquidation or EU citizens (as local business owners) leave the UK, which may have an impact on local high streets;
- Council resources required to lobby government post Brexit, for example

in relation to environmental protection and other secondary legislation affecting local government services;

- The increased costs of construction may lead to fewer developments, meaning less Community Infrastructure Levies and Section 106 monies;
- Reduced housing delivery will affect any potential New Homes Bonus payments from the government;
- Changing eligibility criteria for assessing individuals' immigration status will impact on the housing and safeguarding teams;
- Poverty could become a major issue, with increasing demand for council services to vulnerable people and families, including food banks, homeless provision and benefit support;
- Further changes to government grants to pay for the estimated £80 billion hole that a “no deal” will create in the finances of the UK;
- As outlined above, investment rates of return and borrowing costs could be affected depending on the decision;
- The council needs to ensure that adequate reserves of fuel and appropriate emergency supply chains are in place to mitigate any shortages that may arise.

Opportunities

1.14 Brexit represents a range of opportunities for new levels of devolution, whilst at the same time it allows the chance to review areas of regulation that inhibit growth, and local authorities are therefore a key voice as the local experts.

1.15 From the council's perspective, the following opportunities have been identified:

a) Development & the Built Environment

- Gedling shares the government's aim of increasing house building, and a review of “disrupters” in the building process would be welcomed. This can include issues around un-actioned planning permissions due to developers awaiting favourable market conditions, but also can include a review of environmental planning constraints with regards to British wildlife and habitat, rather than them being assessed on a Europe-wide basis.

b) Economy & Place

- There will be increased opportunities and a necessity to open up new markets outside of the EU for local firms;

- Gedling is predominantly a small and medium enterprise (SME) area, and by simplifying regulations e.g. VAT registration for small businesses and allowing them to have a turnover of more than £83k without penalty, would allow businesses to grow unencumbered by red tape;
- The public sector currently spends billions of pounds, particularly the NHS, and it is currently very difficult for local SME's to bid for public contracts under EU public contracting regulations. By simplifying public sector contracting arrangements then local SME's would not only benefit economically, but would also benefit from greater efficiency;
- Unlike now, infrastructure investment should be outcome-based with objective measures set to judge the return on capital expended, thereby reducing restrictions such as State Aid;
- The European Working Time Directive and other EU employment law e.g. that which inhibits companies from employing people on a permanent basis rather than on temporary contracts, should be examined for change.

c) Council Resources

- An opportunity exists for all policymakers of all sectors to work together and rethink the UK's approach to improving the health of the local population. There is the opportunity to put health at the heart of new policy frameworks for employment, and make health a central consideration in international, national and local trade agreements;
- Depending on final agreements, there is potentially scope for some powers from Brussels to be repatriated to the local level. Brexit will give local authorities the opportunity to lobby central government for the devolution of power to local authorities, for greater flexibility in grants, and the ability to bid directly for funding;
- With increased costs of construction, housing developers will be less likely to build affordable housing and this could give an opportunity for Gedling to step into this area by becoming more commercial. This could possibly be achieved by using innovative new construction techniques, such as modular housing, to build affordable housing that results in quality homes for residents and potentially creates a revenue for the Council;
- With the likely disruption to holidaymakers going abroad, Brexit would give an opportunity to revisit tourism in the area and promote the borough's unique Heritage trail.

Summary

1.16 In summary, Brexit can be broken down into a series of familiar challenges:

- Changes in regulation (import/export, possible tariffs or non-tariff barriers);
- Changes in the rights of movement for people (and the knock-on effects on labour market changes);
- Foreign Exchange and finance uncertainties;
- Legal changes.

1.17 The UK has seen all of these before, however it hasn't faced them all at the same time. Businesses/ organisations can therefore take some definable actions now to ensure they are ready i.e. they need to understand contracts, understand supply chains, and understand suppliers and markets in which they operate.

2 Proposal

2.1 The final form of Brexit is not yet known and it is proposed that Cabinet members note the report.

2.2 A number of opportunities exist for lobbying of central government as regards to potential changes in legislation, which may improve the council's aspirations in its community leadership role.

2.3 As a matter of urgency, council officers should review all of its contractual relationships and supply chains to ensure that service operations will remain effective post Brexit.

3 Alternative Options

3.1 Members are asked to note the report and therefore there are no alternative options to consider.

4 Financial Implications

4.1 There are no financial implications arising directly from this report.

5 Appendices

5.1 None.

6 Background Papers

6.1 Information for this report has been gathered from a collection of magazine articles, industry briefings, BBC news reports and other media.

7 Reasons for Recommendations

7.1 The Council has no influence over Brexit discussions and can only react to

changes enforced upon it at a national government level.

- 7.2 If the opportunity arises then the Council will engage in lobbying central government where, and in whichever circumstances, it is deemed fit to do so.
- 7.3 The Council should be reassured that services will continue to be effective and uninterrupted after 29th March 2019.

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Report to Cabinet

Subject: Forward Plan

Date: 31 January 2019

Author: Service Manager, Democratic Services

Wards Affected

Borough-wide.

Purpose

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

Key Decision

This is not a Key Decision.

Recommendation(s)

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

Background

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

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

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

Proposal

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

Alternative Options

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

Financial Implications

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

Appendices

- 5 Appendix 1 – Forward Plan

Background Papers

- 6 None identified.

Reasons for Recommendations

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

Gedling

Borough Council



FORWARD PLAN

FOR THE FOUR MONTH PERIOD 1 FEBRUARY 2019 TO 31 MAY 2019

This Forward Plan sets out the details of the key and non-key decisions which the Executive Cabinet, individual Executive Members or Officers expect to take during the next four month period.

The current members of the Executive Cabinet are:

Councillor John Clarke – Leader of the Council

Councillor Michael Payne – Deputy Leader and Portfolio Holder for Resources and Reputation

Councillor Peter Barnes – Portfolio Holder for Environment

Councillor David Ellis – Portfolio Holder for Public Protection

Page 301 Councillor Gary Gregory – Portfolio Holder for Community Development

Councillor Jenny Hollingsworth – Portfolio Holder for Growth and Regeneration

Councillor Henry Wheeler – Portfolio Holder for Health and Wellbeing.

301 Anyone wishing to make representations about any of the matters listed below may do so by contacting the relevant officer listed against each key decision, within the time period indicated.

Description of the decision	Date decision is expected to be taken and who will take the decision?	Responsible Officer	Documents to be considered by the decision maker	Cabinet Portfolio	Open / Exempt (and reason if the decision is to be taken in private) Is this a Key Decision?
Non-designated Heritage Assets To inform members of the proposed identification of non-designated heritage assets and to seek approval for the methodology and selection criteria to be used.	31 Jan 2019 Cabinet	Jo Gray, Service Manager, Planning Policy		Portfolio Holder for Growth and Regeneration	Open No
Review of the Community Infrastructure Levy (CIL) To commence the process of reviewing the Community Infrastructure Levy.	31 Jan 2019 Cabinet	Alan Siviter, Community Infrastructure Levy Officer	Review of the Community Infrastructure Levy (CIL)	Portfolio Holder for Growth and Regeneration	Open Yes
Development Brief for Three Sites to the north east of Arnold To approve the development brief for three sites to the north east of Arnold	31 Jan 2019 Cabinet	Jo Gray, Service Manager, Planning Policy	Development Brief for Three Sites to the north east of Arnold	Portfolio Holder for Growth and Regeneration	Open Yes
Non-Designated Heritage Assets Selection Criteria Report of Service Manager for Planning Policy	31 Jan 2019 Cabinet	Seb Wilkins, Planning Officer	Non-Designated Heritage Assets Selection Criteria	Portfolio Holder for Growth and Regeneration	Open Yes
Prudential Code Indicator Monitoring 2018/19 and Quarterly Treasury Activity Report To inform Members of the performance monitoring of the 2018/19 Prudential Code Indicators, and to advise Members of the quarterly treasury activity as required by the Treasury Management Strategy.	31 Jan 2019 Cabinet	Sue Healey, Principal Accountant		Portfolio Holder for Resources and Reputation	Open Yes
Quarterly Budget Monitoring, Performance Digest & Virement Report To update members on financial and performance information for the 3rd quarter of the 2018/19 year.	31 Jan 2019 Cabinet	Alison Ball, Service Manager Finance		Portfolio Holder for Resources and Reputation	Open Yes

Description of the decision	Date decision is expected to be taken and who will take the decision?	Responsible Officer	Documents to be considered by the decision maker	Cabinet Portfolio	Public / Exempt (and reason if the decision is to be taken in private) Is this a key decision?
Prudential and Treasury Indicators and Treasury Management Strategy Statement 2019/20 To approve the Council's Prudential Code Indicators and Treasury Strategy for 2018/19.	14 Feb 2019 Cabinet 4 Mar 2019 Council	Sue Healey, Principal Accountant		Portfolio Holder for Resources and Reputation	Open Yes
Capital Programme and Capital Investment Strategy To approve the capital investment strategy and capital spending programme for the next financial year.	14 Feb 2019 Cabinet 4 Mar 2019 Council	Alison Ball, Service Manager Finance		Portfolio Holder for Resources and Reputation	Open Yes
Bedding Plan 2019/20 (including General Fund Revenue Budget) To approve the priorities, objectives and top actions for the Council for the forthcoming year with the associated revenue budget.	14 Feb 2019 Cabinet 4 Mar 2019 Council	Alison Ball, Service Manager Finance		Portfolio Holder for Resources and Reputation	Open Yes
Carlton Square To progress the arrangements to make arrangements for the improvements works at Carlton Square.	14 Feb 2019 Cabinet	Dawn Alvey, Major Projects Officer	Carlton Square	Portfolio Holder for Growth and Regeneration	Part exempt Report commercially sensitive information No
Adoption of Linby Neighbourhood Plan To adopt the Linby Neighbourhood Plan.	Not before 1 Jun 2019 Cabinet	Jo Gray, Service Manager, Planning Policy		Portfolio Holder for Growth and Regeneration	Open No

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