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Gedling Borough Council

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

Agenda

Planning Committee

Date:	**Wednesday 13 February 2019**
Time:	**6.00 pm**
Place:	**Council Chamber, Civic Centre.**

For any further information please contact:

Cayte Goodall

Democratic Services Officer

0115 901 3961

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Planning Committee

Membership

Chair Councillor John Truscott

Vice-Chair Councillor Paul Wilkinson

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

AGENDA

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1.	**Apologies for Absence and Substitutions.**	
2.	**To approve, as a correct record, the minutes of the meeting held on 16 January 2019.**	5 - 25
	Planning Committee Protocol.	
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MINUTES
PLANNING COMMITTEE

Wednesday 16 January 2019

Councillor John Truscott (Chair)

In Attendance:	Councillor Paul Wilkinson	Councillor Meredith Lawrence
	Councillor Pauline Allan	Councillor Marje Paling
	Councillor Peter Barnes	Councillor John Parr
	Councillor Alan Bexon	Councillor Colin Powell
	Councillor Tammy Bisset	Councillor Alex Scroggie
	Councillor Kevin Doyle	Councillor Jane Walker
	Councillor David Ellis	

Absent: Councillor Michael Adams, Councillor Chris Barnfather, Councillor Barbara Miller and Councillor Henry Wheeler

Officers in Attendance: M Avery, C Goodall, F Whyley and G Wraight

97 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS.

Members joined the Chair in holding a one minute's silence for Cllr Denis Beeston MBE who had sadly passed away.

Apologies for absence were received from Councillors Adams, Barnfather, Miller and Wheeler. Councillors Bisset and Parr attended as substitutes.

98 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 05 DECEMBER 2018.

RESOLVED:

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

99 DECLARATION OF INTERESTS

Councillor Walker declared a non-pecuniary interest in item 7 on the agenda as she rented one of the garages in question.

The Chair declared a collective non-pecuniary interest on behalf of all Members in item 4 on the agenda as the access road to the development was in the ownership of Gedling Borough Council.

The Chair declared a collective non-pecuniary interest on behalf of all Members in item 5 on the agenda as Gedling Borough Council was leaseholder to part of the site.

100 APPLICATION NO. 2018/0911 - LAND AT SOUTH OF 64 WOODCHURCH ROAD, BESTWOOD

Land to be developed with the construction of 3 x detached dwelling house and 1 x detached bungalow.

The Service Manager – Development Services introduced the report and recommended that planning permission be granted in accordance with the report with the following amendments:

(i) The management company is only required for the maintenance of the new access **road** (not roads as detailed in the report) and areas of open space not within plot curtilages, and

(ii) An additional condition to restrict the hours of work during construction and delivery of materials.

RESOLVED to GRANT FULL PLANNING PERMISSION subject to the applicant entering into a Section 106 planning obligation with the Borough Council as Local Planning Authority for the financial contributions towards Public Open Space and the provision of a Management Company for maintenance of the new access road and areas of open space not within the curtilages; and subject to the following conditions:

Conditions

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

2 The development hereby permitted shall be constructed strictly in accordance with the following approved plans and details submitted with the application: Application Form; Certificate B signed 3/10/2018; Design and Access Statement (August 2018); Layout Plan; Proposed Plot 1 and 3 (Elevations Floor Plans); Proposed Plot 2 (Elevations Floor Plans); Proposed Plot 4 Bungalow (Elevations Floor Plans); Visualisation 1; Visualisation 2; Visualisation 3; Tree Survey indicating trees to be felled; Site Location Plan; Planting Maintenance Schedule; and Amended Landscape Plan (LANDP001 - Rev 03).

3 The dwellings shall not be brought into use until the site access has been widened to 5.5m and surfaced in a hard-bound material

in accordance with submitted Layout Plan and Landscape Plan (LANDP001 Rev 03).

4 Prior to above ground works commencing, precise details of the location, elevations, and materials of the proposed bin store shall be submitted to and approved in writing by the Borough Council. The development shall be implemented and maintained in accordance with the approved details for the life of the development.

5 No part of the development hereby approved shall be brought into use until the shared private drive is provided in accordance with the approved Layout Plan and Landscape Plan (LANDP001 Rev 03). The private drive shall then be retained in accordance with the approved plan(s) for the life of the development.

6 Before development is commenced there shall be submitted to and approved in writing by the Local Planning Authority drainage plans for the disposal of surface water. The scheme shall be implemented in accordance with the approved details before the development is first brought into use and shall be retained for the life of the development, unless otherwise agreed in writing by the Local Planning Authority.

7 The development shall be constructed strictly in accordance with the revised Landscape Plan drawing no (LANDP001 Rev 03) and the email dated 3rd January 2019 increasing the number of replacement Yew Trees to 5. If within a period of five years beginning with the date of the planting of any tree or shrub, approved in relation to the Landscape Plan, that tree or shrub, or any tree or shrub that is planted in replacement of it, is removed, uprooted or destroyed or dies, or becomes in the opinion of the Local Planning Authority seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place, unless otherwise prior agreed in writing by the Local Planning Authority.

8 No above ground works shall commence until there has been submitted to and approved in writing by the Local Planning Authority precise details of the bricks and tiles to be used in the external elevations of the proposed development. Once approved the development shall be carried out strictly in accordance with these details, unless otherwise agreed in writing by the Local Planning Authority.

9 No development shall take place until a Construction Environmental Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period of the development. The Statement shall provide for: (i) the

parking of vehicles of site operatives and visitors; (ii) loading and unloading of plant and materials; (iii) storage of plant and materials used in constructing the development; (iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate; (v) wheel washing facilities; (vi) measures to control the emission of dust and dirt during construction; (vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.

10 The hours of work during construction and the delivery of materials to the site shall be restricted to between 08.00-18.00 hours Monday-Friday, 08.00-13.00 hours Saturdays and no working or delivery of materials shall take place on Sundays and Bank Holidays.

Reasons

1 In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

2 For the avoidance of doubt.

3 To enable vehicles to enter and leave the access in a slow and controlled manner and in the interests of general Highway safety.

4 To enable the Refuse lorries to collect on collection day.

5 In the interests of Highway safety.

6 To ensure that the development is provided with satisfactory means of drainage as well as reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution.

7 To ensure a satisfactory development and that the landscaping of the development accords with the requirements of Policy 17 of the Aligned Core Strategy.

8 To ensure a satisfactory development, in accordance with the aims of Policy 10 of the Aligned Core Strategy.

9 To protect the residential amenity of the area in accordance with the aims of Section 15 of the National Planning Policy Framework and Policy 10 of the Aligned Core Strategy for Gedling Borough (September 2014) and Policy LPD32 (Amenity).

10 To protect the residential amenity of the area in accordance with the aims of Section 15 of the National Planning Policy Framework and Policy 10 of the Aligned Core Strategy for Gedling Borough (September 2014) and Policy LPD32 (Amenity).

Reasons for Decision

The development has been considered in accordance with the National Planning Policy Framework, the Aligned Core Strategy for Gedling Borough (September 2014) and the Local Planning Document, where appropriate. In the opinion of the Borough Council, the proposed development accords with the relevant policies of these frameworks and plans. Where the development conflicts with the Development Plan, it is the opinion of the Borough Council that other material considerations indicate that permission should be granted. The benefits of granting the proposal outweigh any adverse impacts that can be mitigated through further details and particulars secured by condition.

Notes to Applicant

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

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

Your attention is brought to Bestwood St Albans Parish Path No.9 which runs along the southern boundary of the site. The availability of the footpath should not be affected or obstructed in any way by the proposed development at this location unless subject to appropriate diversion or closure orders. The Rights of Way Office should be consulted in any re-surfacing or gating issues. You are advised that potential path users in the area should not be impeded or endangered in any way.

Your attention is brought to the implications of the private drive for future occupiers if the roads are not adopted. (i) Future maintenance liabilities; (ii) Public liabilities; (iii) Street cleansing; (iv) Lack of pedestrian facilities; (v) Lack of / or poor standard of lighting and drainage; (vi) Nottinghamshire County Council have no powers under the Highways Act; (vii) The police have no powers to remove obstructions.

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

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

Planning Statement - The Borough Council has undertaken negotiations during the consideration of the application to address adverse impacts identified by officers to address concerns in connection with the proposal, addressing the identified adverse impacts, thereby resulting in a more acceptable scheme and favourable recommendation. The Borough Council has worked positively and proactively with the applicant in accordance with paragraphs 38 of the National Planning Policy Framework (March 2012).

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

Date Recommended: 19th December 2018

101 APPLICATION NO. 2018/1050 - LAND NORTH OF PAPPLEWICK LANE, LINBY

Full planning application for 5 No. plot substitutions to planning permission 2017/0201

RESOLVED to Grant Full Planning Permission: Subject to the applicant entering into a deed of variation amending the original Section 106 Agreement to planning approval: 2013/1406 with the Borough Council as local planning authority and with the County Council as local highway and education authority for the provision of, or financial contributions towards, Junction Mitigation Measures, Public Transport, Travel Plan Monitoring, Educational and Library Facilities, Primary Healthcare, Affordable Housing, Open Space, an Ecology Park; and subject to the following conditions:

Conditions

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

2 This permission shall be read in accordance with the details within the Application Form and Drawings: Proposed Site Plan (PC-0320-100 rev A); Location Plan (PC-0320-200 rev A); Hemington (HEM/2017/02); and Somerby (SOM/2017/02).

Reasons

1 In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

2 For the avoidance of doubt.

Reasons for Decision

In the opinion of the Borough Council the proposed development is visually acceptable, results in no significant impact on neighbouring residential properties and amenities and would not have any impacts of Highways Safety. The proposed development therefore accords with Policy 32 of the Local Planning Document, Policy 10 of the Aligned Core Strategy, and the aims set out in the National Planning Policy Framework.

Notes to Applicant

The Borough Council has worked positively and proactively with the applicant in accordance with paragraphs 38 of the National Planning Policy Framework (March 2012).

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

Date Recommended: 20th December 2018

102 APPLICATION NO. 2018/0951 - LAND OFF TEAL CLOSE, NETHERFIELD

Variation of conditions 32 (highway works), 33 (highway works) & 35 (footway/cycleway works) on outline planning permission reference 2017/0999.

The Service Manager – Development Services introduced the report.

RESOLVED to Grant variation to planning conditions 32, 33 and 35 attached to the Outline Planning Permission Reference: 2017/0999 by issuing a replacement planning permission subject to the applicant entering into a deed of variation amending the original Section 106 Agreement with the Borough Council as local planning authority for the provision of, or financial contributions towards, the Gedling Access Road, Junction Mitigation Measures, Public Transport, Travel Plan Monitoring, Educational Facilities, Primary Healthcare, Affordable Housing, Open Space, an Ecology Park and Air Quality Monitoring; and subject to the following conditions:

Conditions

1 Application for the approval of reserved matters shall be made to the Local planning Authority not later than five years from the date of this permission. Details of Appearance, Landscaping, Layout and Scale (hereinafter called the reserved matters) for each phase of development shall be submitted to and approved in writing by the Local Planning Authority before any development within that phase begins and the development shall be carried out as approved. The development hereby permitted shall commence

no later than two years from the date of approval of the last reserved matters to be approved.

2 The development shall be carried out in accordance with the Schedule of Development revision B submitted on the 10th October 2013 and the following plans; Site Location Plan DE076_016; Parameters Plan DE076_014 Rev B (as amended by DE076_014 Rev C received by the Local Planning Authority on the 6th November 2018 and approved under application reference 2018/1063NMA). The vehicular accesses to the site shall be constructed in general accordance, subject to detailed design, with drawing numbers: 90372_002, 90372_003 (Revision B), deposited on 20th May 2013; and drawing number: 90372_001 (Revision E), received on 6th August 2013.

3 No phase of development shall commence until a Phasing Schedule has been submitted and approved in writing by the Local Planning Authority. The development hereby approved shall be carried out in phases in accordance with the approved Phasing Schedule unless otherwise agreed in writing by the Local Planning Authority prior to the commencement of a particular phase.

4 The development hereby approved comprises;(1) up to 830 residential dwellings; (2) up to 18,000 square metres of business use falling within use classes B1 'Business', B2 'General Industrial' and B8 'Storage and Distribution'; (3) the creation of a local centre and commercial centre of up to 2,800 square metres within use classes falling into A1 'Shop', A2 'Financial', A3 'Restaurant and café', A4 'Drinking Establishment', A5 'Hot Food Takeway', B1 'Business' and D1 'Non-residential institutions'; (4) a Hotel providing up to 150 beds; (5) up to 500 square metres of uses falling with use classes D1 ' Non- residential institutions' and D2 'Assembly and Leisure' (additional to (3) above); (6) a one form entry primary school which shall cover a minimum of 1.1ha; (7) a C2 'Residential Institution' of up to 60 beds; and (8) general opening space including landscaping, children's play areas, allotments and playing pitches as indicated on the approved parameters plan.

5 The total B1 'Business' floor area within the business and/or local centre and commercial areas hereby approved shall comprise not more than 4,500 square metres. The local centre shall not comprise of more than 2,499 square metres floor area of A1 'Shop' or D2 'Assembly and Leisure' uses.

6 The total amount of A1 'Shop' floor space shall not exceed 1,500 square metres and no individual A1 'Shop' unit shall exceed 750 square metres (measured internally).

7 Applications for the approval of reserved matters for each phase of development shall include a written statement setting out how that particular phase has been designed to take account of the approved Parameters Plan drawing reference DE076_014 Rev. B.

8 Prior to the commencement of any phase of development hereby approved a site level survey plan shall be undertaken for that phase of development showing existing site levels. This existing site level survey plan shall be submitted to and approved in writing by the Local Planning Authority.

9 Buildings comprising Less Vulnerable uses (as defined by the National Planning Policy Framework) and their associated vehicle access routes within the development hereby approved shall have finished floor levels at no lower than 20.660m Ordnance Datum (AOD) where existing levels are at or exceed that level. Where existing levels are below 20.660m Ordnance Datum (AOD), set finished floor levels shall be a minimum of 20.660m Ordnance Datum (AOD) or 600mm above existing ground levels, whichever is lower.

10 Prior to the commencement of any phase of development hereby approved a scheme for that phase of development to provide flood prevention design for More Vulnerable uses (as defined by the National Planning Policy Framework) shall be submitted to and approved in writing by the Local Planning Authority. The flood prevention design scheme shall: (1) Set finished floor levels for all More Vulnerable buildings and associated vehicular access routes to the east of the A612 to 20.960 m above Ordnance Datum (AOD); (2) Set finished floor levels for all More Vulnerable buildings and associated vehicular access routes to the west of the A612 to 20.650 m above Ordnance Datum (AOD); and (3) provide a minimum of 300mm flood resilience measures for all More Vulnerable buildings. The scheme for each phase shall be implemented in accordance with the approved details prior to occupation of buildings within that phase.

11 Prior to the commencement of any phase of development hereby approved a scheme to provide flood resilience design for Less Vulnerable development, as defined by the National Planning Policy Framework, within that phase of development shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in accordance with the approved details prior to the occupation of any buildings within that phase and subsequently maintained.

12 Prior to the occupation of any building(s) falling within use classes C3 'dwelling houses', C2 'Residential institutions', C1 'Hotels' or D1 'Non-residential institutions', a Verification Report confirming

the finished base slab and wearing course levels of that building(s) and the finished levels of internal road(s) serving that building(s) within the particular phase shall be submitted to and approved in writing by the Local Planning Authority. The Verification Report for each phase shall also include confirmation that the approved flood resilient construction methods approved under condition 10 for More Vulnerable uses accords with the approved details.

13 Prior to the commencement of any phase of development hereby approved a scheme to provide a minimum of an 8 metre unobstructed easement from all watercourses, culverted watercourses and flood defence structures, including the Ouse Dyke (Main River) and any ordinary watercourses, within that phase has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in accordance with the approved details prior to occupation of any buildings within that phase or any other features (i.e. playing fields) being brought into use and subsequently maintained.

14 Prior to the commencement of any phase of development hereby approved an evacuation plan for all Less Vulnerable development at risk of flooding within that phase shall be submitted to, and approved in writing by, the Local Planning Authority. The approved scheme shall be implemented prior to the occupation of any buildings within that phase and subsequently maintained.

15 No ground raising or permanent built structures shall be built within the modelled floodplain of the Ouse Dyke as shown in the Flood Risk Assessment, November 2013, submitted as part of the outline planning application hereby approved.

16 Prior to the commencement of any phase of development hereby approved, a surface water drainage scheme for that phase of development, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details prior to the occupation of any buildings within that phase. The scheme (s) to be submitted shall demonstrate: (1)The utilisation of holding sustainable drainage techniques; (2) The limitation of surface water run-off to equivalent greenfield rates; (3) A minimum of two forms of surface water treatment to be provided prior to discharge from the site, in accordance with CIRIA C697; (4) The ability to accommodate surface water run-off on-site up to the critical 1 in 100 year event plus an appropriate allowance for climate change, based upon the submission of drainage calculations; and (5) Responsibility for the future maintenance of drainage features.

17 Prior to the commencement of any phase of development hereby approved a scheme to dispose of foul drainage for that phase of development shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme (s) shall be implemented as approved.

18 Prior to the commencement of each phase of development hereby approved a remediation strategy that addresses the provision of the following components to deal with the risks associated with contamination of that phase of the site, together with a programme for submission and prior approval of the component elements, shall each be submitted to and approved, in writing, by the local planning authority: (1) A preliminary risk assessment which has identified; (a) all previous uses (b)potential contaminants associated with those uses; and (c) a conceptual model of the site indicating sources, pathways and receptors potentially unacceptable risks arising from contamination at the site; (2). A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site; and (3) The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how and when they are to be undertaken. The scheme(s) and all details identified therein shall be implemented in accordance with the approved details. Any changes to these components require the express written consent of the Local Planning Authority.

19 Prior to the commencement of each phase of development hereby approved a verification plan shall be submitted to and approved in writing by the Local Planning Authority. The verification plan shall provide details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) (of condition above 18) are complete and identifies any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. The verification plan(s) and all details identified therein shall be implemented in accordance with the approved details. Any changes to these components require the express written consent of the Local Planning Authority.

20 In the event that contamination is found at any time when carrying out the approved development that was not previously identified pursuant to condition 18 above must be reported in writing immediately to the Local Planning Authority and once the Local Planning Authority has identified the part of the site affected by the unexpected contamination development must be halted on that part of the site until an assessment has been undertaken in accordance with the requirements set out in condition 18 and 19

above, and where remediation is necessary a remediation scheme, together with a timetable for its implementation and verification reporting, has been submitted to and approved in writing by the Local Planning Authority. The development must then proceed in accordance with the approved details.

21 Prior to the commencement of each phase of development hereby approved, details of any lighting to be used during the construction of that particular phase of development shall be submitted to and approved in writing by the Local Planning Authority. The details to be submitted shall indicate the location and type of lighting to be utilised together with luminance levels and hours that lighting will be in operation. The lighting of the construction of any approved phase of development shall be lit in accordance with the approved details.

22 Details of any lighting to be provided (other than street lighting and lighting within domestic curtilages) during the operational phase of that phase of development shall be submitted to and approved in writing by the Local Planning Authority prior to its implementation. The details to be submitted shall indicate the location and type of lighting to be utilised together with luminance levels and hours that any such lighting will be in operation. The lighting of the development during its operational phase shall be carried out in accordance with the details approved.

23 If the sports pavilion to the north of the A612 is not demolished by the 30th June 2014, then in accordance with the submitted Bat Activity Surveys at the sports pavilion off Teal Close report further bat survey work shall be undertaken and an assessment report together with any proposed mitigation measures shall be submitted to and approved in writing by the Local Planning Authority, prior to any demolition taking place. Any approved mitigation measures shall be carried out in accordance with the approved details. In the unlikely event that bat(s) are found during the demolition of the sports pavilion then the procedure set out in the appendix to the Bat Activity Surveys at the sports pavilion off Teal Close report (dated 24th June 2013) shall be followed.

24 Prior to the commencement of each phase of development hereby approved a Construction Environmental Management Plan (CEMP) for that phase of development shall be submitted to and approved in writing by the Local Planning Authority. Each CEMP shall include the following details; (1) the hedgerow and tree protection measures that shall be implemented for all retained woodland, trees and hedgerows approved as part of the landscaping details to be submitted as part of the reserved matters pursuant to this application. A statement shall also be provided which details how the protection measures shall be implemented so as to minimise damage and disturbance to

habitats within the vicinity and the species they support. The protection measures shall accord with current British Standards in relation to design, demolition and construction (BS5837:2012 or any subsequent revision); (2) the measures that shall be implemented during the construction of that particular phase of the development so as to minimise water runoff and works pollution entering watercourses; and (3) the measures that shall be implemented so as to avoid any disturbance to nesting birds during that particular phase of construction.(4) details of traffic routes for Heavy Good Vehicular movements during the construction of that phase of development. (5) details of wheel washing facilities to be used by vehicles entering and leaving site during the construction of that phase of development ; and (6) details of how the principle of Best Practicable Means shall be applied in relation to minimising impact on the surrounding area during the construction of that particular phase of development in relation to noise and vibration and safeguarding air quality. The approved CEMP(s) and all details therein shall be implemented in accordance with the approved details.

25 Prior to the commencement of each phase of development hereby approved a written scheme of archaeological investigation related to that phase shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out strictly in accordance with the approved scheme(s)

26 Prior to the commencement of any development on the existing playing pitches located to the west of the A612 (including the demolition of the existing sports pavilion) replacement playing pitches (including associated changing room facilities) hereby approved to the east of the A612 shall have been provided and shall be operational.

27 Prior to the commencement of development of the playing pitches to be provided to the east of the A612 details of the following shall be submitted to and approved in writing by the Local Planning Authority; (1) the location and specification of the playing pitches to be provided together with details of their drainage; (2) the location and specifications of the changing room facilities to be provided; and (3) a schedule of maintenance of the playing pitches and associated drainage. The playing pitches and changing room facilities shall be provided, managed and maintained in accordance with the approved details.

28 Prior to first occupation of the development hereby approved, other than the business development to be accessed from Stoke Lane, construction details of the site access junctions from the A612 as show in outline on plan references 90372_001 Revision E and 90372_002 shall be submitted to and approved in writing by the Local Planning Authority. Along with the construction

details to be submitted, shall also be submitted to and approved in writing by the Local Planning Authority a programme of implementation of construction details of the site access. The site access details to be submitted pursuant to plan reference 903732_002 shall also include provision of a physical strip/central refuge fronting the proposed access to prevent vehicles from u-turning and associated signing and lining. The approved detailed access arrangements shall thereafter be implemented in accordance with the approved programme of implementation, related to the phasing of the development.

29 Prior to first occupation of the business floor space (Class B1, B2, B8) hereby approved (aside from any B1 use contained in the Local Centre) the access from Stoke Lane as shown in outline on plan reference 90372_003 Revision B shall be provided in accordance with the construction details to be first submitted to and approved in writing by the Local Planning Authority. The business floorspace hereby approved (Class B1, B2, B8) (aside from any B1 use contained in the Local Centre) shall only be accessed via Stoke Lane, other than in an emergency.

30 Prior to first occupation of the development hereby approved a u-turn prohibition shall be implemented by means of a legal Traffic Regulation Order and appropriate signs shall be provided at the A612/Stoke Lane junction for the A612 west approach in accordance with details to be first submitted and approved in writing by the Local Planning Authority.

31 Prior to the commencement of the development hereby approved details shall be submitted to and approved in writing by the local planning authority in relation to the extension of the 40mph speed restrictions by amendment of the existing Traffic Regulation Order along Stoke Lane towards west of its junction with the A612 covering the site frontage. Details shall also include the location of proposed signing/lining and street lighting to accommodate the extension. The extended 40mph speed restriction area shall be provided in accordance with the approved details prior to first occupation of the development, unless otherwise agreed in writing by the local planning authority.

32 Prior to first occupation of the residential development hereby approved construction details of the mitigation measures at the Lowdham Roundabout as shown in outline on plan reference 90372/PSTN/003 shall be submitted to and approved in writing by the Local Planning Authority. The mitigation measures at the Lowdham Roundabout shall be implemented in accordance with the approved details prior to the occupation of the 325th dwelling of the development hereby approved.

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

34 DELETED.

35 Prior to first occupation of the residential development hereby approved details of a new shared footway/cycleway shall be provided along the northern boundary of the site shall be submitted to and approved in writing by the Local Planning Authority. The shared footway/cycleway shall be provided in accordance with the approved details prior to the occupation of the 30th dwelling of the development hereby approved.

36 Prior to the commencement of each phase of development hereby approved details of a local labour agreement to cover the construction of that phase of development shall be submitted to and approved in writing by the Local Planning Authority. The local labour agreement shall be implemented in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reasons

1 In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004 and Section 92 of the Town and Country Planning Act 1990.

2 For the avoidance of doubt.

3 To provide a degree of flexibility to assist the delivery of the site, that also enables the Local Authority to monitor and manage the supply of housing and employment land.

4 To define the consent and to ensure that a satisfactory form of development is obtained.

5 A limit has been placed on B1 uses in order to ensure an appropriate balance of uses. A limit has also been placed on the amount of A1 and D2 uses in order to ensure that there is no adverse impact on any surrounding local centres.

6 A limit has been placed on the amount of A1 uses to ensure that such uses are commensurate with the scale of the proposed

development and would not cause harm to viability of the nearby Netherfield Centre.

7 To ensure that a satisfactory development is achieved that takes account of the Parameters Plan.

8 To establish existing site levels in order to ensure that finished floor levels accord with conditions 9 to 12 below and that flood risk is appropriately mitigated in line with the National Planning Policy Framework.

9 To reduce the risk of flooding to the proposed development and future occupants.

10 To reduce the risk of flooding to the proposed development and future occupants.

11 To reduce the impact of flooding to the proposed development.

12 To ensure that finished floor levels accord with conditions 9 and 10 above and that approved flood resilient measures have been provided in order to reduce the risk of flooding to the proposed development and future occupants.

13 To allow for future maintenance, emergency access, natural morphology, and improvements of the watercourses. Please note that our records show a culverted watercourse located between the storage pond (immediately south of the A612) and the Ouse Dyke, which will require further investigation at detailed design stage.

14 To confirm that all occupants and site users can access and egress the site safely during time of flood.

15 To prevent an increase in flood risk elsewhere.

16 To prevent the increased risk of flooding elsewhere.

17 To ensure that the proposals are appropriate and protective of controlled waters.

18 The submitted Phase 1 Desk Study, Curtins Consulting, January 2013 (preliminary risk assessment) identifies potential for contamination. This condition is required to ensure that the risks posed to controlled waters are investigated and remediated as necessary and that the site is remediated appropriately.

19 The submitted Phase 1 Desk Study, Curtins Consulting, January 2013 (preliminary risk assessment) identifies potential for contamination. This condition is required to ensure that the risks

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

20 This condition is required to ensure that the risks posed to controlled waters or the environment are investigated and remediated as necessary.

21 To minimise light spill around the development during the construction of the development as inappropriate lighting could have an adverse impact on nocturnal species such as bats.

22 To minimise light spill around the development during the operation of the development as inappropriate lighting could have an adverse impact on nocturnal species such as bats.

23 To ensure that the demolition of the sports pavilion has no adverse impact upon bats and to ensure that the development accords with paragraph 118 of the National Planning Policy Framework.

24 To ensure that appropriate measures are taken to protect the local environment in terms of impact on trees; hedgerows and woodland, flora and fauna, water quality, air quality and on the amenity of neighbouring uses.

25 To ensure that the site is surveyed appropriately to identify any potential archaeology and if found is appropriately dealt with.

26 To ensure that the replacement recreation ground is in operation prior to the existing pitches being removed, so as to protect sports facilities and ensure continuity for those sports affected by the proposed development.

27 To ensure that the required replacement playing pitches and changing room facilities are provided appropriately in order to provide satisfactory replacement facilities for those to be lost as part of the development hereby approved.

28 In the interests of highway safety.

29 In the interests of highway safety.

30 In the interests of highway safety.

31 In the interests of highway safety.

32 In the interests of highway safety.

33 In the interests of highway safety.

34 DELETED.

35 To promote sustainable travel.

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

Reason for Decision

The proposed variations to the wording of conditions 32, 33 and 35 would not cause harm to highway safety/highway capacity and therefore would meet with the objectives of the National Planning Policy Framework and Policy LPD 61 of the Local Planning Document (Part 2 Local Plan).

103 ENFORCEMENT REF. 0099/2018 - LAND AT MERE CLOSE, BROOM ROAD AND LABRAY ROAD, CALVERTON

Councillor Walker left the meeting.

Breach of Planning Control: Material change of use of residential garages to B8 commercial storage.

RESOLVED that the Service Manager, Development Services, in conjunction with the Director of Organisational Development & Democratic Services, be authorised to take all enforcement action including the service of any necessary enforcement notices and proceedings through the courts if required to ensure;

a) the cessation of the unauthorised storage use in the residential garages

b) the removal of all materials and items which are not incidental or ancillary to the domestic residential use of the garages.

Councillor Walker joined the meeting.

104 ENFORCEMENT REF. 0204/2018 - LAND TO THE SOUTH OF OLD RUFFORD ROAD, (A614) CALVERTON AND OPPOSITE MANNA FARM, CALVERTON

Breach of Planning Control: Material change of use of the land for the stationing or positioning of caravans and the erection of unauthorised buildings and structures.

RESOLVED that the Service Manager, Development Services, in conjunction with the Director of Organisational Development & Democratic Services, be authorised to take all enforcement action including the service of any necessary enforcement notices and proceedings through the courts if required to ensure;

a) the removal of the static caravan and one of the touring caravans currently positioned on the land

b) the removal of all unauthorised buildings and structures on the land.

105 ENFORCEMENT REF. 0190/2018 - LAND AT NO. 21 ST LUKES WAY/STOKE LANE, STOKE BARDOLPH

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

RESOLVED that the Service Manager, Development Services, in conjunction with the Director of Organisational Development & Democratic Services, be authorised to take all enforcement action including the service of any necessary enforcement notices and proceedings through the courts if required to ensure;

(a) the cessation of the unauthorised car sales business including bringing vehicles to the property to be photographed in readiness for advertising them for sale and

(b) the removal of all vehicles which are not incidental or ancillary to the domestic residential use of the dwelling.

106 APPEAL DECISION - 36-38 VICTORIA ROAD, NETHERFIELD

Ground floor change of use from a restaurant (Use Class A3) to a 9 bedroomed HMO (Use Class Sui Generis).

RESOLVED:

To note the information.

107 APPEAL DECISION - 284 LONGDALE LANE, RAVENSHEAD

The development proposed is a tractor store and stables.

RESOLVED:

To note the information.

108 DELEGATION PANEL ACTION SHEETS

RESOLVED:

To note the information.

109 FUTURE APPLICATIONS

RESOLVED:

To note the information.

110 ANY OTHER ITEMS WHICH THE CHAIR CONSIDERS URGENT.

None.

The meeting finished at 6.25 pm

Signed by Chair:
Date:

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PLANNING COMMITTEE PROTOCOL

Introduction

1. This protocol is intended to ensure that planning decisions made at the Planning Committee meeting are reached, and are seen to be reached, in a fair, open and impartial manner, and that only relevant planning matters are taken into account.

2. Planning Committee is empowered by the Borough Council, as the democratically accountable decision maker, to determine planning applications in accordance with its constitution. In making legally binding decisions therefore, it is important that the committee meeting is run in an ordered way, with Councillors, officers and members of the public understanding their role within the process.

3. If a Councillor has any doubts about the application of this Protocol to their own circumstances they should seek advice from the Council Solicitor and Monitoring Officer as soon as possible and preferably well before any meeting takes place at which they think the issue might arise.

4. This protocol should be read in conjunction with the Council;s Member's Code of Conduct, Code of Practice for Councillors in dealing with Planning Applications, briefing note on predetermination and the Council's Constitution.

Disclosable Pecuniary and Non- Pecuniary Interests

5. The guidance relating to this is covered in the Council's Member's Code of Conduct and Code of Practice for Councillors in dealing with Planning Applications.

6. If a Councillor requires advice about whether they need to declare an interest, they should seek advice from the Council Solicitor and Monitoring Officer as soon as possible and preferably well before any meeting takes place at which they think the issue might arise.

Pre-determination and Predisposition

7. Councillors will often form an initial view (a predisposition) about a planning application early on in its passage through the system whether or not they have been lobbied. Under Section 25(2) of the Localism Act 2011 a Councillor is not to be taken to have had, or to have appeared to have had, a closed mind when making a decision just because the decision-maker had previously done anything that directly or indirectly indicated what view the decision-maker took, or would or might take in relation to a matter, and, the matter was relevant to the decision.

8. This provision recognises the role of Councillors in matters of local interest and debate, but Councillors who are members of the Planning Committee taking part in a decision on a planning matter should not make up their minds how to vote prior to consideration of the matter by the Planning Committee and therefore should not

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

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

Lobbying

10. The guidance relating to this is covered in the Code for dealing with Planning Applications.

11. If a Councillor requires advice about being lobbied, they should seek advice from the Council Solicitor and Monitoring Officer as soon as possible and preferably well before any meeting takes place at which they think the issue might arise.

Roles at Planning Committee

12. The role of Councillors at committee is not to represent the views of their constituents, but to consider planning applications in the interests of the whole Borough. When voting on applications, Councillors may therefore decide to vote against the views expressed by their constituents. Councillors may also request that their votes are recorded.

13. The role of Officers at Planning Committee is to advise the Councillors on professional matters, and to assist in the smooth running of the meeting. There will normally be a senior Planning Officer, plus a supporting Planning Officer, a senior Legal Officer and a Member Services Officer in attendance, who will provide advice on matters within their own professional expertise.

14. If they have questions about a development proposal, Councillors are encouraged to contact the case Officer in advance. The Officer will then provide advice and answer any questions about the report and the proposal, which will result in more efficient use of the Committees time and more transparent decision making.

Speaking at Planning Committee

15. Planning Committee meetings are in public and members of the public are welcome to attend and observe; however, they are not allowed to address the meeting unless they have an interest in a planning application and follow the correct procedure.

16. Speaking at Planning Committee is restricted to applicants for planning permission, residents and residents' associations who have made written comments to the Council

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

17. Other than as detailed above, no person is permitted to address the Planning Committee and interruptions to the proceedings will not be tolerated. Should the meeting be interrupted, the Chair of the Committee will bring the meeting to order. In exceptional circumstances the Chair of the Committee can suspend the meeting, or clear the chamber and continue behind closed doors, or adjourn the meeting to a future date.

18. Where members of the public wish to leave the chamber before the end of the meeting, they should do so in an orderly and respectful manner, refraining from talking until they have passed through the chamber doors, as talking within the foyer can disrupt the meeting.

Determination of planning applications

19. Councillors will then debate the motion and may ask for clarification from officers. However, if there are issues which require factual clarification, normally these should be directed to the case Officer before the Committee meeting, not at the meeting itself. After Councillors have debated the application, a vote will be taken.

20. Whilst Officers will provide advice and a recommendation on every application and matter considered, it is the responsibility of Councillors, acting in the interests of the whole Borough, to decide what weight to attach to the advice given and to the considerations of each individual application. In this way, Councillors may decide to apply different weight to certain issues and reach a decision contrary to Officer advice. In this instance, if the Officer recommendation has been moved and seconded but fails to be supported, or if the recommendation is not moved or seconded, then this does not mean that the decision contrary to Officer advice has been approved; this needs to be a separate motion to move and must be voted on. If, in moving such a motion Councillors require advice about the details of the motion, the meeting can be adjourned for a short time to allow members and Officers to draft the motion, which will include reasons for the decision which are relevant to the planning considerations on the application, and which are capable of being supported and substantiated should an appeal be lodged. Councillors may move that the vote be recorded and, in the event of a refusal of planning permission, record the names of Councillors who would be willing to appear if the refusal was the subject of an appeal.
Oct 2015

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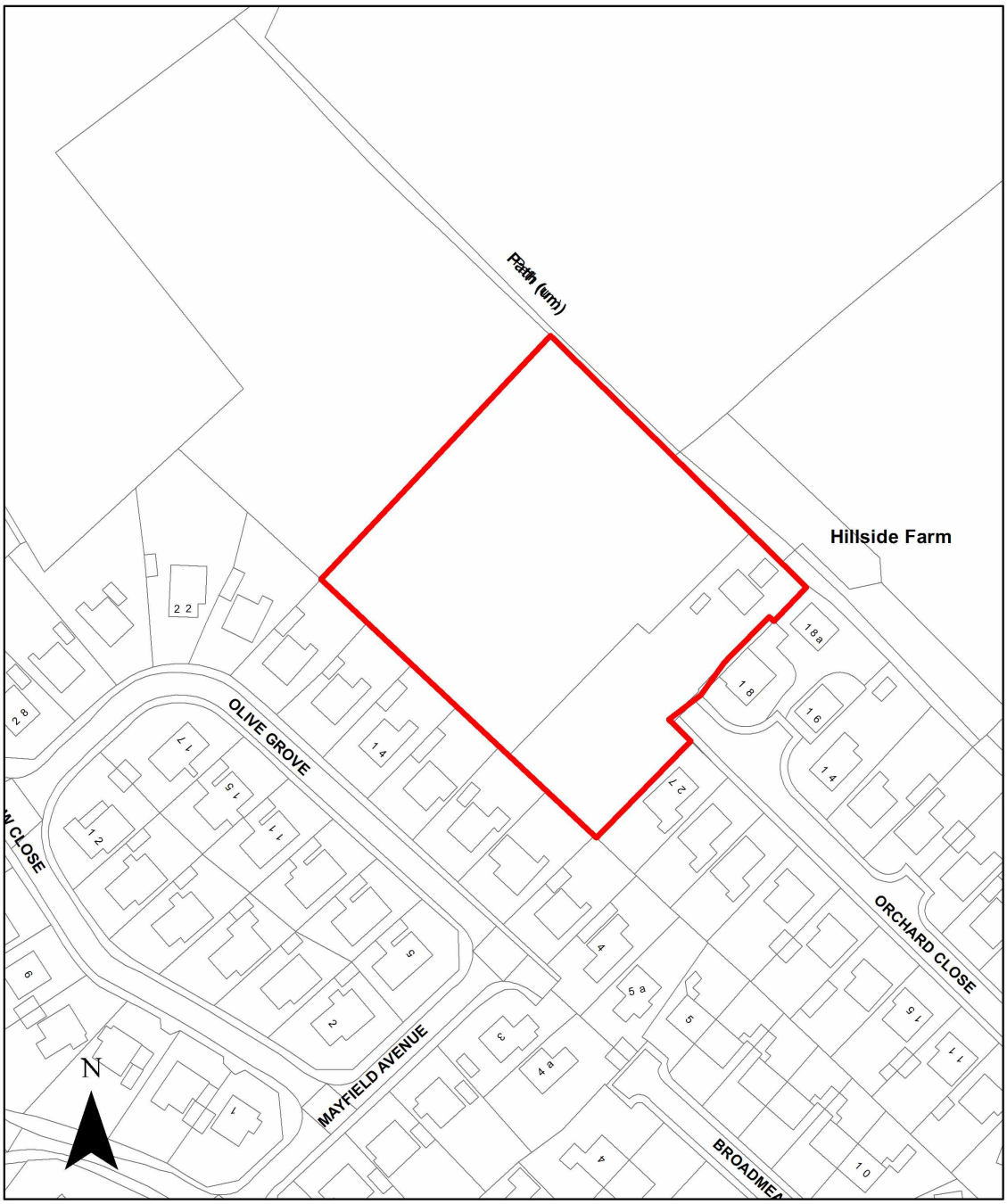
Planning Report for 2018/1034

1:1,250

Planning Reference: 2018/1034
Land Off Orchard Close
Burton Joyce



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

Date: 01/02/2019

Report to Planning Committee

Application Number:	**2018/1034**
Location:	**Land Off Orchard Close Burton Joyce**
Proposal:	**Outline planning application (all matters reserved except for access) for the erection of up to 15 No. dwellings and associated infrastructure.**
Applicant:	**Metacre Ltd**
Agent:	**Turley**
Case Officer:	**Graham Wraight**

1.0 Site Description

1.1 The site consists of an area of open land located at the end of Orchard Close in Burton Joyce. With the exception of several relatively small scale buildings located nearest to Orchard Close, the site is undeveloped. It is enclosed by hedgerows to the north-eastern and south-western boundaries, amongst which a number of trees as located, whereas the north-western boundary is open. The south-eastern boundary is shared with existing dwellings on Orchard Close, with fences defining the boundaries.

1.2 The site slopes steeply up from the south-east up towards the north-west. The south-eastern and south western boundaries are shared with existing residential dwellings whilst the north-eastern and north-western boundaries are shared with open land. The site area is 0.7 hectares.

2.0 Relevant Planning History

None.

3.0 Proposed Development

3.1 The application seeks outline planning permission for the erection of up to 15 new dwellings with the matter of access for consideration now and the matters of layout, appearance, scale and landscaping reserved for later consideration.

3.2 Access would be taken directly from Orchard Close. An indicative plan has been provided to demonstrate how access to and within the site could be provided and how the proposed dwellings could be laid out on the site.

4.0 Consultations

4.1 Nottinghamshire County Council Highways – no objection subject to conditions relating to the detailed plans that will be required at reserved matters stage and that accesses to dwellings are hard surfaced. Concern is raised with regards to the configuration of the internal access road shown on the indicative plan however this could be addressed at reserved matters stage.

4.2 Nottinghamshire County Council Planning Policy – requests a sum of £40,968 towards primary school provision and a sum of £35,506 towards secondary school provision, together with a contribution of £5,000 towards bus stop improvements at Chesterfield Drive.

4.3 Nottinghamshire County Council Rights of Way – no objection.

4.4 Gedling Borough Council Economic Development – a local labour agreement is required.

4.5 Gedling Borough Council Housing Strategy – Based upon the proposed development of 15 Units, four affordable dwellings are required of which 3 are affordable rented and 1 is intermediate sale.

4.6 Gedling Borough Council Parks and Street Care – a financial contribution of £33,930.40 (capital) and £15,400 (maintenance) to be spent in Burton Joyce is required.

4.7 Gedling Borough Council Scientific Officer – no objection subject to conditions relating to contaminated land, electric vehicle charging and a construction management plan.

4.8 Gedling Borough Council Tree Officer – no objection subject to a tree protection condition.

4.9 NHS – no financial contribution is sought.

4.10 Environment Agency – no comments to make.

4.11 Lead Local Flood Authority – no objection.

4.12 Severn Trent Water – no objection.

4.13 Burton Joyce Parish Council – object on the following grounds:

- The plan indicates a deliberate design to allow future access to the greenbelt behind to then north and the east of the site.
- There is inadequate provision for flood risks – a substantial, properly engineered flood defence would be necessary to cope with the water run-off from such a steep hillside. Planting of trees would also provide some soak-up of rainwater.
- More thought is needed regarding the proximity and impact on the existing dwellings.

- In line with the Neighbourhood Plan, the size and type of housing in the village needs to address local need – 4-5 bedroom houses are already in good supply. It is questioned whether the policy of providing affordable housing is being upheld in this development.

4.14 Members of the public – a press notice was published, two site notices displayed and neighbour notification letters posted. Three letters of objection have been received and these are summarised as follows:

- Concern at the continual applications & subsequent development approvals in the Gedling Borough Council area of Burton Joyce
- Increase in congestion on already poor roads is a major concern, along with added pressure on schooling, facilities and the detrimental impact on local environment
- Why are 875 new houses needed in such a small radius?
- Impact upon visual amenity and upon the rural aspect of the green village boundary
- Will impact greatly upon current residences and residents
- New properties should visually attune to what is already there
- Three storey houses are definitely not acceptable
- The basis for the whole design is based around creating access to the larger green belt area behind the current site and opening up yet more green belt land for development, contrary to local policies.
- Whole design is not acceptable and out of character with what is already existing.
- Overbearing impact
- The development will also increase the risk from flooding from surface water, as the drains do not cope now from sudden downpours
- Any groundwork close to the farm buildings is likely to affect the bats that live there and there appears to be no provision for re-housing the.

5.0 Assessment of Planning Considerations

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

5.2 The most relevant national planning policy guidance in the determination of this application is contained within the National Planning Policy Framework 2018 (NPPF) and the additional guidance provided in the National Planning Practice Guidance (NPPG).

6.0 Development Plan Policies

6.1 The following policies are relevant to the application:

6.2 National Planning Policy Framework 2018

Sets out the national objectives for delivering sustainable development. Sections 5 (Delivering a sufficient supply of homes), 11 (Making effective use of land) and 12 (Achieving well-designed places) are particularly relevant.

6.3 Greater Nottingham Aligned Core Strategy Part 1 Local Plan

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

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

Policy 2: The Spatial Strategy – states that sustainable development will be achieved through a strategy of urban concentration with regeneration.

Policy 8: Housing Size, Mix and Choice – sets out the objectives for delivering new housing.

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

Policy 17: Biodiversity – sets out the approach to ecological interests.

Policy 19: Developer Contributions – set out the criteria for requiring planning obligations.

6.4 Local Planning Document (Part 2 Local Plan)

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

LPD 4: Surface Water Management – sets out the approach to surface water management.

LPD 7: Contaminated Land – sets out the approach to land that is potentially contaminated.

LPD 11: Air Quality – states that planning permission will not be granted for development that has the potential to adversely impact upon air quality unless measures to mitigate or offset have been incorporated.

LPD 19: Landscape Character and Visual Impact – states that planning permission will be granted where new development does not result in a significant adverse visual impact or a significant adverse impact on the character of the landscape.

LPD 21: Provision of New Open Space – sets out that there will be a requirement for public open space on sites of 0.4 hectares in area and above, which could be on-site or off-site.

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

LPD 33: Residential Density – states that planning permission will not be granted for proposals of less than 30 dwellings per hectare unless there is convincing evidence of a need for a different figure.

LPD 35: Safe, Accessible and Inclusive Development – sets out a number of design criteria that development should meet, including in relation to the massing, scale and proportion of development.

LPD 36: Affordable Housing – sets out that a 20% affordable housing provision will be required in Carlton but that a lower requirement may be justified provided there is sufficient evidence which takes account of all potential contributions from grant funding sources and a viability assessment has been undertaken by the Council which demonstrates this.

LPD 37: Housing Type, Size and Tenure – states that planning permission will be granted for residential development that provides for an appropriate mix of housing.

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

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

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

LPD 68: Housing Allocations Burton Joyce – identifies the application site as housing allocation H21, for approximately 15 new dwellings.

6.5 Burton Joyce Neighbourhood Plan

Burton Joyce Neighbourhood Plan was adopted on 10th January 2019. The relevant policies in the Neighbourhood Plan for determination of this application are as follows:

NP 1: Spatial Strategy – sets out the locational objectives for development in the village.

NP 2: Protecting the Landscape Character of Burton Joyce Parish and Enhancing Biodiversity – sets out criteria for protecting landscape character and biodiversity.

NP 3: Design Principles for Residential Development – sets out the design principles for new residential development.

NP 4: A Mix of Housing Types – sets out that schemes are required to deliver a housing mix that reflects the demonstrable need for smaller dwellings, that

how the need has been taken into account must be demonstrated, that accessibility standards be met and that smaller market dwellings will be supported in locations up to a 10-minute walk from the village centre.

NP 5: Conservation and Enhancement of Non-Vehicular Routes – sets out criteria relating to non-vehicular routes, including for development proposals near existing rights of way.

Other

Parking Provision for Residential Developments – Supplementary Planning Document 2012– sets out the car parking requirements for new residential development.

Open Space Provision SPG (2001) – sets out the open space requirements for new residential development.

Affordable Housing SPD (2009) – sets out the affordable housing requirements for new residential development.

7.0 Planning Considerations

Principle of the development

7.1 The site is allocated as housing site H21 by Policy LPD 68 of the Local Planning Document which was adopted in July 2018. Policy LPD 68 identifies the site as providing approximately 15 dwellings, which is the maximum number proposed by the current application. The approval of this outline planning application would therefore be entirely in accordance with the development plan and with the objectives of the National Planning Policy Framework and Aligned Core Strategy.

Impact upon visual and residential amenity

7.2 It is noted that representations received have raised concerns that the development shown on the indicative plan submitted would have an adverse impact upon both visual and residential amenity.

7.3 These matters would be assessed in detail at reserved matters stage however it is considered that the number of dwellings proposed by this outline application could be accommodated in a manner that would not cause undue harm to either visual or residential amenity, subject to a satisfactory scale of dwellings being proposed.

7.4 It is noted that the ground level of the site rises steeply and that the prevailing character of the properties in the immediately vicinity of the site is dormer bungalows. However, it is considered that the site could potentially accommodate other types of dwelling but this would need to be careful considered when the reserved matter of scale was submitted and the detailed plans provided would need to demonstrate that there would not be an adverse impact upon visual or residential amenity.

7.5 It is therefore considered that the proposed development of this could, in principle, be achieved in a manner that would accord with the relevant policies of the Local Development Plan and the Burton Joyce Neighbourhood Plan in terms of the impact upon visual and residential amenity.

Highways matters

7.5 The Highway Authority has raised no objection to the proposal but has recommended planning conditions which outline the scope of the information that will be required from a highways point of view at reserved matters stage and which require accesses to dwellings to be hard surfaced. It is considered that the imposition of these conditions would be reasonable and necessary.

7.6 It is noted that the Highway Authority has outstanding concerns about the configuration of part of the internal access road that has been shown on the indicative plans submitted however the current outline application only seeks to have the access point to the development site approved. Therefore the internal layout of the access road would be addressed at reserved matters stage.

7.7 It is therefore considered that the application accords with the objectives of the National Planning Policy Framework and LPD Policy 61.

Flood risk

7.8 Concern has been raised in representations received that the development of this site would exacerbate flood risk in the surrounding area, in particular due to the topography of the site. However the Environment Agency have advised that they have no comments to make and the Lead Local Flood Authority has raised no objection. Whilst the proposal would result in the development of a greenfield site, provision would need to be made for the site to be drained and it is considered that this could be achieved in a manner that would not increase flood risk. A Flood Risk Assessment & Detailed Drainage Strategy has been submitted with the application and a condition relating to drainage is proposed to secure a drainage scheme once the detailed layout of the site is known.

7.9 The proposal therefore accords with the objectives of the National Planning Policy Framework and Local Plan Policy LPD 4.

Ecological considerations

7.10 An Ecology Assessment has been provided in support of the application and concludes that the proposal would not have an adverse impact upon protected species. Conditions relating to bat and bird boxes boxes and lighting are recommended and it considered to be reasonable and necessary to impose such conditions.

7.11 It is therefore considered that the proposal accords with the objectives of the National Planning Policy Framework and Aligned Core Strategy Policy 17.

Planning Obligations

7.12 In order to confirm with the relevant planning policies, the following planning obligations would need to be met:

- Affordable Housing, to meet with the requirements of the adopted Affordable Housing Supplementary Planning Document and Policy LPD 36 of the Local Planning Document – based on 15 dwellings, four affordable dwellings would be required of which 3 are affordable rented and 1 is intermediate sale. If less than 15 dwellings are proposed at reserved matters stage then there would be no requirement for affordable housing.
- Education – £40,968 towards primary school provision and a sum of £35,506 towards secondary school provision. This figure is based upon 15 dwellings and would need to be re-calculated if a lower number of dwellings were proposed at reserved matter stage.
- Public Open Space, to meet with the requirements of the adopted Open Space Supplementary Planning Guidance and Policy LPD 21 of the Local Planning Document, as the site exceeds 0.4 hectare in area – £33,930.40 (capital) and £15,400 (maintenance) to be spent in Burton Joyce.
- Bus stop improvements at two bus stops at Chesterfield Drive close to the site – £5,000 is sought to improve the standard of bus stop infrastructure in the vicinity of the development and could be used for, but not limited to; Real Time Bus Stop Poles & Displays including Associated Electrical Connections, Extended Hardstands/Footways, Polycarbonate or Wooden Bus Shelters, Solar Lighting, Raised Boarding Kerbs, Lowered Access Kerbs and Enforceable Bus Stop Clearways. The improvements would be at the nearest bus stops and given the location of the site towards the edge of the village it is considered that this contribution is necessary to make the development acceptable in planning terms, directly related to the development and fairly and reasonably related in scale and kind to the development.
- A Local Labour Agreement, to meet with the requirements of Policy LPD 48 of the Local Planning Document, as the number of dwellings, size of the site and number of jobs exceeds the thresholds stated.

7.13 These obligations would need to be secured by way of a S106 Planning Obligation which shall be completed prior to determination of the planning application. It is considered that all of the above obligations meet with the tests set out in Section 122 of The Community Infrastructure Levy Regulations 2010.

Other matters

7.14 It is noted that the indicative plan submitted shows a link from the main access road into the adjacent field to the north-east and representations received have suggested that this is to allow for additional development in the future. However the field in question is not within the current outline planning application red line site area and does not form part of the present proposals. Any proposals for development on the land in question would be subject to a separate application for planning permission.

7.15 Furthermore, concern has been raised about the number of housing approvals that have been granted in the surrounding area. However given that

this site is an allocated housing site in the Local Planning Document, the approval of this outline application would be entirely in conformity with the development plan.

7.16 The size of the individual houses (including the number of bedrooms) would be established at reserved matters stage, as would the design of the dwellings and parking provision.

7.17 A condition is recommended to secure electric vehicle charging points at each new dwelling.

8.0 Conclusion

8.1 The principle of the development accords with the objectives of national and local planning policies, in particular as the site is a housing allocation in the adopted Local Planning Document. It is considered that up to 15 dwellings could be accommodated on the site in a manner that would not cause undue harm to visual and residential amenity, highway safety and ecological interests or would cause flood risk concerns. It is therefore considered that the granting of outline planning permission would fully accord with the objectives of the relevant planning policies set out in the National Planning Policy Framework, Aligned Core Strategy, Local Planning Document and Supplementary Planning Documents and Burton Joyce Neighbourhood Plan.

Recommendation: Grant Outline Planning Permission with the matter of Access approved: Subject to the applicant entering into a Section 106 Agreement with the Borough Council as Local Planning Authority and with the County Council as Local Education Authority for the provision of, or financial contributions towards, affordable housing, open space, education, bus stop improvements and a local labour agreement; and subject to the conditions listed for the reasons set out in the report:

Conditions

1 Approval of the details of appearance, scale, landscaping and appearance (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority before the commencement of any development.

2 Application for the approval of reserved matters must be made not later than three years from the date of the outline permission and the development to which this permission relates must be begun within two years from the date of final approval of reserved matters.

3 This permission shall be read in accordance with drawing number 11_ Revision 00 (with regard to the site area) and drawing number 67676-CUR-00-XX-DR-TP-75001 Rev P02 (with regard to the access point onto Orchard Close only). Development shall thereafter be undertaken in accordance with these plans.

4 Prior to the commencement of development details of the existing and proposed ground levels of the site and finished floor levels of the dwelling

shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved details.

5 Development shall not commence until a scheme for the satisfactory disposal of foul and surface water from the site has been submitted to, and approved in writing by, the Local Planning Authority. No part of the development shall then be occupied or brought into use until the approved foul and surface water drainage works are completed in accordance with the approved scheme.

6 Unless otherwise agreed by the Local Planning Authority, development must not commence until the following has been complied with:

Site Characterisation
An assessment of the nature and extent of any potential contamination has been submitted to and approved in writing by the Local Planning Authority. This assessment must be undertaken by a competent person, and shall assess any contamination on the site, whether or not it originates on the site. Moreover, it must include; a survey of the extent, scale and nature of contamination and; an assessment of the potential risks to: human health, property, adjoining land, controlled waters, ecological systems, archaeological sites and ancient monuments.

Submission of Remediation Scheme.
Where required following the site characterisation assessment, a detailed remediation scheme (to bring the site to a condition suitable for the intended use by removing unacceptable risks to critical receptors) shall be submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures.

In the event that remediation is required to render the development suitable for use, the agreed remediation scheme shall be implemented in accordance with the approved timetable of works.

Prior to occupation of any building(s) a Verification Report (that demonstrates the effectiveness of the remediation carried out) must be submitted and approved in writing by the Local Planning Authority.

7 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority and once the Local Planning Authority has identified the part of the site affected by the unexpected contamination development must be halted on that part of the site. An assessment must be undertaken in accordance with the requirements set out in Condition 6 above, and where remediation is necessary a remediation scheme, together with a timetable for its implementation and verification reporting, must be submitted to and approved in writing by the Local Planning Authority.

8 No development shall commence on site in connection with the development thereby approved (including demolition works, tree works, fires, soil moving, temporary access construction and / or widening or any operations involving the use of motorised vehicles or construction machinery) until a detailed Arboricultural Method Statement (AMS) in accordance with BS5837:2012 Trees in relation to design, demolition and construction - Recommendations has been submitted to and approved in writing by the Local Planning Authority and any protective fencing is erected as required by the AMS. The AMS shall include full details of the following:

a) Timing and phasing of Arboricultural works in relation to the approved development.
b) Details of a tree protection scheme in accordance with BS5837:2012:which provides for the retention and protection of trees, shrubs and hedges adjacent to the site.
c) Details of any construction works required within the root protection area of trees, hedges or shrubs adjacent to the site, as defined by BS5837:2012.
d) Details of the arrangements for the implementation, supervision and monitoring of works required to comply with the arboricultural method statement

The development shall thereafter be undertaken in accordance with the approved Arboricultural Method Statement.

9 The reserved matters application for the layout of the development shall include detailed plans and particulars relating to the following items:

(i) A detailed layout plan of the site (for the avoidance of doubt the submitted preliminary masterplan reference: 31-01 Revision 00, shall be considered to be for indicative purposes only) which shall be accompanied by a swept path analyses of an 11.5m long refuse vehicle throughout the proposed highway to become adopted, considering the likelihood of on street parking;
(ii) Details of the proposed arrangements and plan for future management and maintenance of any proposed private roads;
(iii) Details of the proposed arrangements and plan for future management and maintenance of any hedgerows and other vegetation not within the curtilages of the proposed dwellings;
(iv) Any bin storage proposals located on any shared private drives.
Thereafter, the scheme shall be implemented in full accordance with the approved details.

10 No dwelling shall be occupied until such time as access to that dwelling has been provided in a bound material and the associated parking spaces have been provided in in a bound material (not loose gravel) and which shall be drained to prevent the unregulated discharge of surface water onto adjacent roads and footways.

11 Prior to commencement of any external works, details of Electric Vehicle charging points to be provided at each dwelling, to include their location and specification shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in

accordance with the approved details prior to the first occupation of the development.

12 Prior to commencement of the development a Construction Emission Management Plan (CEMP) for minimising the emission of dust and other emissions to air during the site preparation and construction shall be submitted to and approved in writing by the Local Planning Authority. The CEMP must be prepared with due regard to the guidance set out in the IAQM Guidance on the assessment of dust from demolition and construction and include a site specific dust risk assessment. All works on site shall be undertaken in accordance with the approved CEMP unless otherwise agreed in writing by the Local Planning Authority.

13 Prior to the erection of any external lighting (other than within the curtilages of the approved dwellings) there shall be submitted to and approved in writing by the Local Planning Authority details of all such lighting, including levels of illumination and a lux plot of the estimated luminance. The lighting scheme submitted for approval shall meet with the recommendations set out within paragraph 5.7 of the Ecological Assessment (reference 6849.003). The external lighting shall be provided in accordance with the approved details and shall be retained as such thereafter for the lifetime of the development.

14 No above ground construction works shall commence until details of bat and bird boxes to be incorporated within the fabric of the buildings and/or within the site have been submitted to and approved in writing by the Local Planning Authority. The bat and bird boxes shall thereafter be provided prior to the first occupation of the development hereby approved.

Reasons

1 To comply with the requirements of Section 92 of the Town and Country Planning Act 1990. The application is expressed to be in outline only in accordance with Article 5 of the Town and Country Planning (Development Management Procedure)(England) Order 2015.

2 To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

3 To define the permission, for the avoidance of doubt.

4 This pre-commencement condition is necessary to ensure that the development does not have a detrimental impact upon visual amenity or upon the occupiers of adjacent dwellings.

5 This pre-commencement condition is necessary to ensure that satisfactory provision is made at the appropriate time for the disposal of foul and surface water.

6 To ensure the development is safe and suitable for use, thereby taking into consideration paragraph 178 of the National Planning Policy Framework and policy LPD7 of the Councils Local Plan.

7 To ensure the development is safe and suitable for use, thereby taking into consideration paragraph 178 of the National Planning Policy Framework and policy LPD7 of the Councils Local Plan.

8 To ensure that existing trees are adequately protected.

9 To ensure the development is designed and constructed to adoptable standards and appropriately maintained.

10 To ensure appropriate access and parking arrangements are available.

11 To ensure the development is constructed in an appropriate sustainable manner which takes into consideration air quality with in the Borough, and takes into consideration policy LPD11 of the Councils Local Plan.

12 To ensure the development is constructed in an appropriate sustainable manner which takes into consideration air quality with in the Borough, and takes into consideration the National Planning Policy Framework and policy LPD11 of the Councils Local Plan.

13 In the interests of protecting ecological interests.

14 In the interests of enhancing ecological provision on the site.

Reasons for Decision

The principle of the development accords with the objectives of national and local planning policies, in particular as the site is a housing allocation in the adopted Local Planning Document. It is considered that up to 15 dwellings could be accommodated on the site in a manner that would not cause undue harm to visual and residential amenity, highway safety and ecological interests or would cause flood risk concerns. It is therefore considered that the granting of outline planning permission would fully accord with the objectives of the relevant planning policies set out in the National Planning Policy Framework, Aligned Core Strategy, Local Planning Document and Supplementary Planning Documents.

Notes to Applicant

The comments of Nottinghamshire County Council's Rights of Way Officer are enclosed.

Severn Trent Water advise that although their statutory sewer records do not show any public sewers within the area you have specified, there may be sewers that have been recently adopted under, The Transfer Of Sewer Regulations 2011. Public sewers have statutory protection and may not be built close to, directly over or be diverted without consent and you are advised to contact Severn Trent Water to discuss your proposals. Severn Trent will seek to assist you obtaining a solution which protects both the public sewer and the building.

Nottinghamshire County Council operates the Advanced Payments Code as set out in sections 219 to 225 Highways Act 1980 (as amended). Payment will be required from the owner of the land fronting a private street on which a new building is to be

erected. The developer should contact the Highway Authority with regard to compliance with the Code, and /or to the issue of a Section 38 Agreement and bond under the Highways Act 1980. A Section 38 Agreement can take some time to complete. Therefore, it is recommended that the developer contact the Highway Authority as early as possible after Planning Permission is granted.Correspondence with Highway Authority should be addressed to: hdc.south@nottscc.gov.uk

The applicant should note that notwithstanding any planning permission that if any highway forming part of the development is to be adopted by the Highway Authority the new roads and any highway drainage will be required to be provided in accordance with Highway Development Control's requirements for Nottinghamshire County Council as highway authority. The guidance can be found at; http://www.nottinghamshire.gov.uk/transport/roads/highway-design-guide

It is an offence under S148 and S151 of the Highways Act 1980 to deposit mud on the public highway and as such you should undertake every effort to prevent it occurring by installing wheel washing facilities on site.

The applicant's attention is drawn to the recommendations set out in the submitted Ecological Assessment (reference 6849.003).

The comments of the Lead Local Flood Authority are enclosed.

The applicant is advised that all planning permissions granted on or after 16th October 2015 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website. The proposed development has been assessed and it is the Council's view that CIL IS PAYABLE on the development hereby approved. The actual amount of CIL payable will be calculated when a decision is made on the subsequent reserved matters application.

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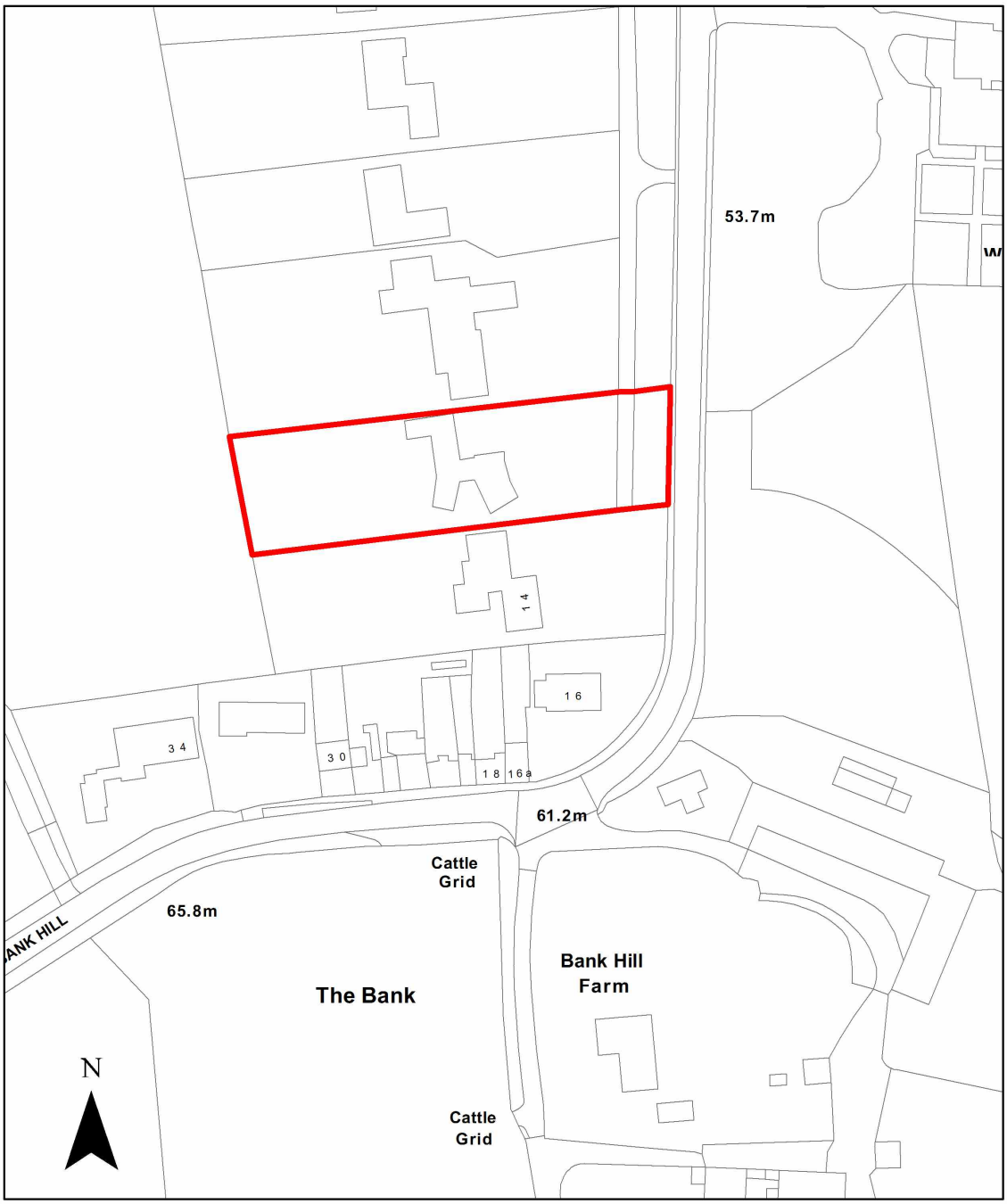
Planning Report for 2018/1155



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

Date: 01/02/2019

Report to Planning Committee

Application Number:	**2018/1155**
Location:	**12 Bank Hill Woodborough**
Proposal:	**Replacement dwelling (resubmission of 2018/0026 and 2018/0628).**
Applicant:	**Mrs & Mrs Quincey**
Agent:	**John Morris Architects**
Case Officer:	**Lewis Widdowson**

This application has been referred to Planning Committee by the Planning Delegation Panel to allow Members to further consider the design of the proposed development.

1.0 Site Description

1.1. The site lies within the village infill boundary of Woodborough, inside the Green Belt and adjacent to the Woodborough Conservation Area which runs alongside Bank Hill.

1.2. The site is set back from Bank Hill and accessed via a private road which runs parallel to Bank Hill and serves six dwellings. There are mature trees to the frontage with Bank Hill which are protected by a Tree Preservation Order.

1.3. The site currently comprises a detached single storey dwelling, with an element of accommodation at first floor level, set within a spacious plot with generous amenity space to the front and rear. The property benefits from off street parking provision to the front of the site.

1.4. The site is bound to the south by No. 14 Bank Hill, a detached two storey dwelling which has recently been altered and extended at first floor level with a contemporary appearance and to the north by No. 10 Bank Hill, a large detached single storey dwelling similar in design to the existing property and the remaining neighbouring properties (Nos 4, 6 and 8 Bank Hill). To the west beyond the rear garden is open countryside.

2.0 Relevant Planning History

2.1. On the 29th March 2018 conditional planning permission was granted for a "Replacement dwelling" under application reference 2018/0026.

2.2. A subsequent application reference 2018/0628 was re-submitted for a "Replacement Dwelling" which incorporated an amendment to the design of the roof, changing it from pitched to flat. This was referred to Planning Committee on the 3rd October 2018 and permission was refused.

2.3. The refusal of application reference 2018/0628 has been appealed and is currently being assessed by the Planning Inspectorate.

3.0 Proposed Development

3.1. The application seeks permission for the demolition of the existing dwelling and replacement with a new four bed dwelling. The proposed dwelling would be two storeys in height reducing to single storey at its northern elevation, comprising a garage, swimming pool and gym. The scheme would involve the creation of a terrace at ground floor level to the rear together with alterations to the frontage of the site to accommodate car parking.

3.2. The roof of the proposed dwelling would be constructed with two monopitch sections. The eaves would start along the north and south elevations rising to two separate ridgelines. An element of the roof would be flat located in-between the two ridges. This would be set slightly lower than the maximum ridge heights.

4.0 Consultations

4.1. Gedling Borough Council (Conservation Officer) –The applicant now submits further revised plans that keep the link flat roofed part and flat roofed garage/ swimming pool gym adjacent to number 10 but alters the traditional gabled roofed elements to create two taller mono pitched roofs either side of the lower flat roof linked part. The revised drawings indicate lower pitched roofs and an overall design that is not in keeping with the street scene and the traditions of the Conservation Area to which it is located adjacent to. The revised roof plans are more akin in their appearance to industrial, warehouse type structures because of their size, width and low pitch. This appearance will be exacerbated by the use of non- traditional materials resulting in a building that is alien in its context, harmful to the street scene, local distinctiveness and setting of the Woodborough Conservation Area.

4.2. Woodborough Parish Council – The lime trees under the protection of the Preservation Order just outside the curtilage of the property should be protected during works.

4.3. Letters were sent to immediate neighbouring occupiers, a site notice posted near the site and an advert placed in the local newspaper. No representations have been received in response.

5.0 Assessment of Planning Considerations

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

6.0 Relevant Planning Policies

6.1. National Planning Policy Framework (NPPF) 2018:
Section 2 'Achieving Sustainable Development',
Section 4 'Decision-making',
Section 12 'Achieving well-designed places',
Section 13 'Protecting Green Belt land', and
Section 16 'Conserving and enhancing the historic environment'.

6.2. Greater Nottingham Aligned Core Strategies Part 1 Local Plan 2014 –

6.3. Policy A Presumption in Favour of Sustainable Development: "A positive approach will be taken when considering development proposals reflecting the presumption in favour of sustainable development contained in the National Planning Policy Framework."

6.4. Policy 1: Climate Change "All development will be expected to mitigate against and adapt to climate change with respect to sustainable design and adaption, reducing carbon dioxide emissions, decentralised energy generation and flood risk and sustainable drainage."

6.5. Policy 10: Design and Enhancing Local Identity "All new development should be designed to make a positive contribution to the public realm and sense of place; create an attractive, safe, inclusive and healthy environment, reinforce valued local characteristics; be adaptable to meeting the changing needs of occupiers and the effects of climate change and reflect the need to reduce the dominance of motor vehicles. Development will be assessed in terms of its treatment of a number of specified elements".

6.6. Policy 11: The Historic Environment "Sets out the criteria that development will need to meet in order to conserve and/or enhance the historic environment and heritage assets."

6.7. Local Planning Document (LPD) 2018

Policy LPD 14 – Replacement of buildings with the Green Belt. "Within the Green belt, replacement buildings will not be considered inappropriate development provided that a number of criteria are met."

6.8. Policy LPD 15 - Infill development within the Green Belt. “Within the parts of Woodborough that are within the Green Belt and within the boundaries of previously developed sites within the Green Belt, the construction of new buildings is not inappropriate providing that a number of criteria are met.”

6.9. Policy LPD 28 - Conservation Areas. “Development proposals should preserve or enhance the character or appearance of Conservation Areas.”

6.10. Policy LPD 32 – Amenity. “Planning permission will be granted for development proposals that do not have a significant adverse impact on the amenity of nearby residents or occupiers, taking into account potential mitigation measures.”

6.11. Policy LPD 57 - Parking Standards. “Sets out the requirements with regards to parking provision for both residential and non-residential development.”

6.12. Policy LPD 61 - Highway Safety. “Planning permission will be granted for development proposals which do not have a detrimental effect on highway safety, patterns of movement and the access needs of all people.”

6.13. Woodborough Conservation Area Character Appraisal Assessment and Management Plan (2017)

Examines the historical development of the Woodborough Conservation Area. The Management Plan sets out the broad planning guidance by which the objectives of preserving and enhancing the unique character and appearance of the Conservation Area can be pursued through the planning process.

7.0 Principle of the development

7.1. The NPPF attaches great importance to the Green Belt (paragraph 133). When determining planning applications, substantial weight should be given to any harm to the Green Belt and ‘inappropriate development’ should be approved only in ‘very special circumstances’. Not all development, however, is inappropriate. The NPPF sets out at paragraph 145 specific types of development, such as the replacement of buildings and limited infill, which are not inappropriate provided they meet a number of conditions.

7.2. The proposal is for a replacement dwelling. Policy LPD14 states that permission will be granted for the replacement of buildings provided a number of criteria are met including that the use must be the same as existing buildings. In all cases replacement buildings must meet the criteria specified in the policy.

7.3. As the proposal involves infill development within the Green Belt, it is not considered that the restriction of floorspace to no more than 50% of the originally constructed dwelling should apply in this instance and that rather the criteria outlined within Policy LPD 15 of the Local Planning Document should be used to assess the acceptability of the proposed replacement dwelling.

7.4. The application site lies within the infill boundary of Woodborough and as such Policy LPD 15 of the Local Planning Document states that for those

parts of Woodborough that are within the Green Belt and within the boundaries of previously developed sites within the Green Belt, the construction of new buildings is not inappropriate provided a number of criteria are met.

7.5. This policy accords with Paragraph 145 of the National Planning Policy Framework which states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt with certain exceptions, one of these being limited infilling in villages. Furthermore, the proposed development would not be inappropriate in accordance with LPD15 provided:

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

7.6. With respect to Policy LPD 15, it is considered that the scale of the development is limited within its context, that it would not have a detrimental impact on the openness of the Green Belt or the reasons for including land within it, that it does not adversely affect valuable views and that it would be in keeping with the surrounding character. The site is enclosed by buildings on two sides.

7.7. The proposed development is therefore acceptable in principle, subject to a detailed assessment of all material considerations including the impact upon the character and appearance of the area, residential amenity and highways matters.

8.0 Design and the impact upon visual amenity

8.1. The National Planning Policy Framework states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities (Paragraph 124). Planning decisions should ensure that developments will function well and add to the overall quality of the area; are visually attractive as a result of good architecture, layout and effective landscaping; are sympathetic to local character and history, including the surrounding built environment and landscape setting, and establish or maintain a strong sense of place (Paragraph 127).

8.2. Paragraph 130 of the National Planning Policy Framework states that local planning authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion. This application is a resubmission rather than a variation of condition of the original consent. It seeks permission for an amendment to a previously approved scheme.

8.3. It is considered that the main pitched roof design of the replacement dwelling, previously approved under application 2018/0026, took design cues from development in the immediate vicinity, comprising detailing which offered relief and softened the appearance of the principle elevation, and as such the proposal would assimilate into its surroundings. In contrast, it was considered that the flat roof box design, which was subsequently refused under application 2018/0628, would appear incongruous in this location and as such would fail to take the opportunity available for improving the character and quality of the area and the way it functions (Paragraph 130 of the National Planning Policy Framework).

8.4. The dwelling proposed in this application is contemporary in its design comprising interlinked two and single storey box shaped elements with monopitch roofs and a modern finish utilising large format rain screen cladding, concrete panels and glazing. I note that the monopitch roof design proposed would reduce the height of the replacement dwelling and the number of individual ridgelines compared to the previously approved application 2018/0026. Furthermore I consider that the proposal has been designed as such to give the impression of a more traditional dual pitch roof with a ridgeline to the centre of the dwelling. Whilst the adjacent property No. 14 Bank Hill is modern in its appearance, its main two storey roof is of pitched design which is in keeping with the established roof form of dwellings within this row.

8.5. For these reasons it is considered that despite the contemporary design of the revised roof, the development would reflect elements of the surrounding built development, specifically No. 14 Bank Hill. Therefore I consider that on balance the design and impact upon visual amenity would be acceptable and consistent with the objectives of Policy 10 of the Aligned Core Strategy.

9.0 <u>Impact upon the Conservation Area</u>

9.1. The site is located close to, but not within, the Woodborough Conservation Area which presently runs along Bank Hill. It is noted that there are proposals to extend the Conservation Area to include the protected trees adjacent to Bank Hill, however the development site would still not fall within the designated area.

9.2. Para. 11.5 of the Woodborough Conservation Area Character Appraisal & Management Plan states that the dwellings nos. 4 – 14 Bank Hill are set back behind a service road that runs parallel to the Bank Hill and a line of mature Lime trees on the verge between these two roads. The trees are considered to “make a distinctive contribution to the appearance of the Conservation Area and complement the verdant boundary of Woodborough Hall”.

9.3. The Conservation Officer has been consulted and does not consider that the revised scheme is in keeping with the character of the Conservation Area. In addition concerns still remain regarding the extensive use of man-made materials. Whilst these comments are noted, I am mindful that the site is not within the Conservation Area and the design proposed is of a contemporary nature. It is considered that the materials specified could, in principle, be acceptable although specific details should be secured by way of a planning condition. On balance, it is not considered reasonable, as with the previously approved scheme, to request that there is the inclusion of more natural materials given that the site does not fall within the Conservation Area.

9.4. Whilst the design of the building remains contemporary in its nature, the plot is set well back from Bank Hill and sits alongside No.14 Bank Hill, which itself has been modernised to give it a contemporary appearance. The positioning of the site and specifically the positioning of the dwelling on it means that the proposal would not have any significant impact upon the Conservation Area, and that there would not be any harm caused to its character and appearance. Again I note the Conservation Officer's comments regarding the amendments to the design of the roof but do not consider, on balance, that this would result in any harm to the character of the Woodborough Conservation Area. In my opinion, the revised roof would be more in keeping with the surrounding dwellings, specifically No. 14 Bank Hill, given it would be constructed with two opposing roofs lopes converging to a single ridgeline, albeit one that would not be visualised. Furthermore I consider that the revised scheme reduces the prominence of the dwelling within its setting by reducing the overall height of the roof. Taking the above into consideration, it is my opinion that on balance the proposal accords with Policy 11 of the Aligned Core Strategy and Policy LPD 28 of the Local Plan.

10.0 <u>Impact upon residential amenity</u>

10.1. It is noted that there is a window at first floor level on the side elevation of No.10 Bank Hill which faces the site, however this window is secondary to a large dormer window that is positioned on the rear elevation of the dwelling. Therefore whilst there would be an impact upon this window, given the presence of the larger window to the rear, it is not considered that the proposal would have an undue impact upon the room in question. The proposed replacement dwelling has been designed to position a single storey flat roofed element closest to the boundary with No.10 Bank Hill, with the higher parts of the dwelling positioned further from the common boundary. It is considered that this will ensure that the building does not have an unacceptable impact in terms of its massing or through overshadowing/loss of light. There are no windows on the proposed development that would cause undue overlooking onto this adjacent property.

10.2. The proposal would be located approximately 3 metres from the common boundary with No.14 Bank Hill. Whilst it is noted that there are windows in the side elevation of this adjacent dwelling at ground floor level, they are considered to be an adequate distance from the proposed development to ensure that there would not be an adverse impact from residential amenity in terms of massing or loss of light. The proposal does not give rise to

overlooking concerns towards No.14 Bank Hill. There is no built development to the rear boundary and the property has a substantial rear garden.

10.3. It is therefore considered that the proposal meets with the objectives of Policy 10 of the Aligned Core Strategy and Policy LPD 32 of the Local Planning Document.

11.0 Impact upon trees

11.1. There are a number of mature trees situated on the frontage of the site with Bank Hill that are subject to a Tree Preservation Order. It is not however considered that any element of the works proposed would impact upon these trees and it is not considered necessary to impose tree protection conditions. Whilst the works to the existing driveway and parking areas would require the removal some vegetation and trees, none of these specimens are considered to be worthy of retention. I am satisfied that the protected lime trees to the front of the site will remain unaffected by the proposed works.

12.0 Highways matters

12.1 The proposed development makes provision for three off street car parking spaces, comprising two spaces to the front of the site and one space within a garage. As such, the proposal accords with the parking standards for residential development of this scale within rural areas as required by Policy LPD 57 of the Local Planning Document.

13.0 Other matters

13.1. The proposal would replace an older dwelling with one built to more modern standards and it is considered that the development would as a result meet with the objectives of Aligned Core Strategy Policy 1. As the site does not fall within the Conservation Area it is not considered reasonable or necessary to impose a planning condition relating to the appearance of the site post demolition and prior to redevelopment commencing.

14.0 Conclusion

14.1. The proposal has been assessed against Green Belt policy set out within national and local planning policies. It is considered that the proposal represents infill development that would not cause harm to the openness of the Green Belt or result in further encroachment into the Green Belt due to its location between existing building development and within the fabric of the village. The amended roof design would not cause harm to the character or appearance of the Conservation Area or views into the village, would be of an appropriate design, would not have an undue impact upon the residential amenities of the occupiers of adjacent dwellings or cause harm to protected trees and the surrounding highway network.

14.2. The proposal therefore meets with the objectives of the National Planning Policy Framework, Policies A, 1, 10 and 11 of the Aligned Core Strategy, and Policies LPD 15, 28, 32, 57 and 61 of the Local Plan and the Woodborough Conservation Area Character Appraisal & Management Plan.

15.0 <u>Recommendation</u> GRANT PLANNING PERMISSION subject to the following conditions:-

Conditions

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

2 This permission shall be read in accordance with the details within Application Form, Planning Statement, Heritage Statement, Design and Access Statement and following plans: P-01 Rev B "Site Location Plan", P-02 Rev C "Existing and Proposed Plot Plans", P-03 Rev B "Existing Plans & Elevations", P-04 Rev B "Proposed Ground Floor Plan", P-05 Rev C "Proposed First Floor & Roof Plans", P-06 Rev D "Proposed Elevations" and P-07 Rev B "Proposed Landscaping Plan" received on 10th December 2018. The development shall be retained in accordance with these plans.

3 No above ground construction works shall commence until samples of the proposed external facing materials and the proposed hard surfacing materials to be used in the construction of the development have been submitted to, and approved in writing by, the Local Planning Authority and the development shall only be undertaken in accordance with the materials so approved and shall be retained as such thereafter.

Reasons

1 In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

2 For the avoidance of doubt and to define the terms of the permission.

3 To ensure a satisfactory standard of external appearance.

Reasons for Decision

The proposal represents infill development that would not cause harm to the openness of the Green Belt or result in further encroachment into the Green Belt due to its location between existing building development and within the fabric of the village. The proposal would also not cause harm to the character or appearance of the Conservation Area or views into the village, would be of an appropriate design, would not have an undue impact upon the residential amenities of the occupiers of adjacent dwellings or cause harm to protected trees and the surrounding highway network. The proposal therefore meets with the objectives of the National Planning Policy Framework, Policies A, 1, 10 and 11 of the Aligned Core Strategy, and Policies LPD 14, 15, 28, 32, 57 and 61 of the Local Plan and the Woodborough Conservation Area Character Appraisal & Management Plan.

Notes to Applicant

Planning Statement - The Borough Council has worked positively and proactively with the applicant in accordance with paragraph 38 of the National Planning Policy Framework (2018). During the processing of the application there were considered to be no problems for which the Local Planning Authority had to seek a solution in relation to this application.

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

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

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

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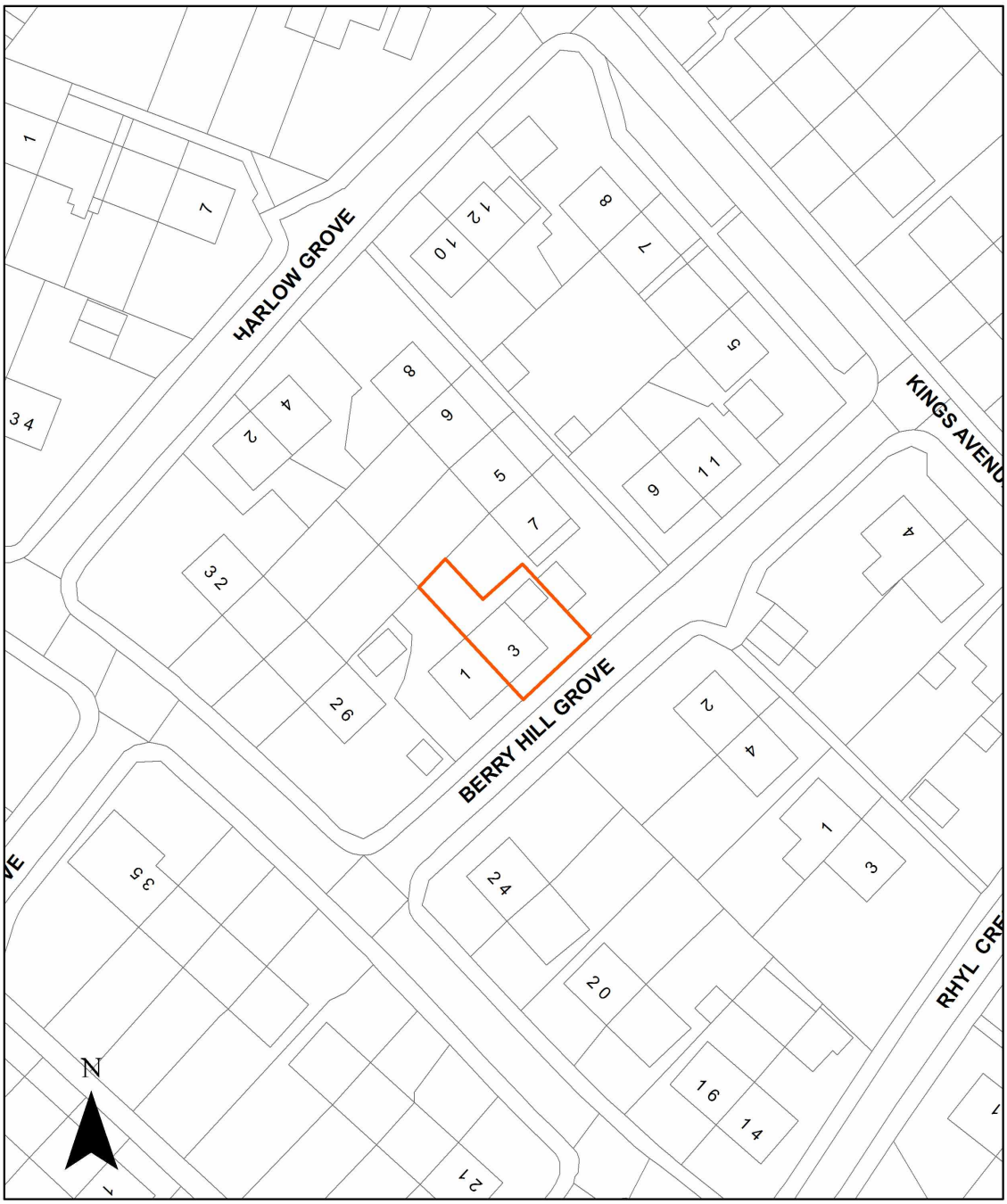
Planning Enforcement Report for 0011/2019

1:591

Enforcement Reference: 0011/2019
Location 3 Berry Hill Grove
Gedling



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

Date: 22/01/2019

Report to Planning Committee

Reference Number:	**0011/2019**
Location:	**Land at No. 3 Berry Hill Grove, Gedling**
Breach of Planning Control:	**Unauthorised construction of a play house built on the roof of a garage and a wooden and corrugated structure on the front elevation of the dwelling.**

1 Background

1.1 At the beginning of January 2019 it was brought to the Council's attention that a children's play house had been erected in the north east side garden of 3 Berry Hill Grove and a wooden post and corrugated plastic structure had been attached to the front elevation of the dwelling.

1.2 The playhouse is built on the roof of an existing domestic garage with a ladder and slide leaning against the garage giving access to the play house.

1.3 The structure at the front of the house has the appearance of a shelter and has lights and lanterns strung from one wooden post to another together with hanging baskets and plants. There is a table and chairs under the shelter providing a seating area.

1.4 Aerial photographs show the structures were not in position in 2016 and neither structure benefits from permitted development.

2 Site Description

2.1 The property is a semi-detached dwelling positioned in a residential area of properties.

3 Planning History

3.1 There is no planning history

4 Assessment

4.1 No. 3 Berry Hill Grove is a residential property with a small garden to the rear, side and front of the property. It is positioned in close proximity to other similar residential properties

4.2 Although the development has occurred without planning permission and is therefore unauthorised, local planning authorities are required to consider government guidance when deciding whether to take planning enforcement action. Government guidance is found in the National Planning Policy Framework (NPPF) (Paragraph 58) and states that although effective enforcement is important as a means of maintaining public confidence in the planning system, ultimately enforcement action is discretionary and local planning authorities should act proportionately in responding to breaches of planning control.

4.6 The main considerations when deciding whether to take enforcement action in this case are;
i) whether the structures are detrimental to the character of the area or to the amenities of the occupiers of nearby properties.
ii) whether the Local Planning Authority is within the four year statutory time limit for taking action for a material change of use of the land.

Planning policy considerations

4.5 The fundamental aim of the NPPF is that the planning system should achieve sustainable development by three overarching objectives and in doing so should take local circumstances into account to reflect the character, needs and opportunities of each area. It attaches great importance to positive improvements in the conditions which people live and work and paragraph 130, the NPPF states that "Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions…"

4.7 At the local level, Policy 10 of the Greater Nottinghamshire Aligned Core Strategy (2014) seeks to proactively promote good design and reinforce valued local characteristics.

4.8 Policy LPD 32 of the Local Plan Document seeks to protect the amenity of nearby residents or occupiers and Policy LPD 35 requires the massing, scale and proportion of development should be appropriate to the immediate context, site constraints and the character of the surrounding area.

4.10 The children's play house, positioned on top of the garage, detracts from the overall quality and character of the area. There is a risk of overlooking the neighbouring garden from the top of the garage to the detriment of neighbours' amenities and it is visually intrusive on the street scene.

4.3 The wooden post and corrugated structure attached to the front elevation of the dwelling is visually unattractive and is of poor architectural design.

4.4 Both structures require planning permission but no application has been received. It is considered the two unauthorised structures are in conflict with the policies above.

Time Limits

4.15 The statutory time limit for taking action for built development is four years. In this case the evidence available to the Council strongly suggests neither structure was in position in 2016 and the Council is within time to commence enforcement proceedings such as issuing an enforcement notice requiring the use to cease.

Human Rights

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

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

Equalities

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

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

Crime and disorder

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

4.21 In light of all the facts it is now considered expedient to serve an enforcement notice to require the removal of both structures.

5 Conclusion

5.1 A breach of planning control has been identified which is detrimental to the character of the area and amenities of nearby occupiers of other residential properties.

5.2 The breach conflicts with both national and local policies. The failure of the Council to act in these circumstances may set a precedent for other poor development and which is detrimental to the character and amenity of the area.

5.3 The Council should now commence enforcement action without delay by issuing a planning enforcement notice requiring the removal of the structures

6 Recommendation

6.1 That the Service Manager, Development Services, be authorised to take all enforcement action including the service of any necessary enforcement notices and in conjunction with the Director of Organisational Development & Democratic Services, proceedings through the courts if required to ensure both structures are removed.

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Report to Planning Committee

Application Number: 2018/0558

Location: Harrod House, Church Street, Carlton NG4 1BJ
Proposal: 1x freestanding 48 sheet overhead illuminated static advertising sign

Case Officer: Alan Siviter

Advertisement Consent was refused by the Borough Council on the 6th August 2018 on the following ground:

1. The sign would, by reason of its size, scale and appearance have a detrimental impact upon the visual amenity of the surrounding area. Furthermore, due to its elevated position in an area with a proliferation of signage and advertisements (on site and in the surrounding area) it would create a cluttered appearance on Carlton Hill. The proposal would therefore be contrary to the objectives of the National Planning Policy Framework and Policy 10 of the Gedling Aligned Core Strategy.

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

This appeal has been **dismissed**. The Inspector concluded that the proposal would cause harm to the visual amenity of the area in conflict with Policy 10 of the Gedling Borough Aligned Core Strategy (September 2014) and with the revised National Planning Policy Framework (July 2018) in so far as these policies require that all new development should be designed to make a positive contribution to the public realm and sense of place.

Recommendation: To note the information.

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Gedling Borough Council

Authority Monitoring Report

April 2017 – March 2018

December 2018

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Introduction

1.1 This Authority Monitoring Report is based upon the monitoring period 1st April 2017 to 31st March 2018.

1.2 The monitoring report contains information on the implementation of the Local Development Scheme and the extent to which policies in development plan documents are being successfully implemented.

1.3 The National Planning Practice Guidance states that local planning authorities must publish information at least annually that shows progress with Local Plan preparation, reports any activity relating to the duty to cooperate and shows how the implementation of policies in the Local Plan is progressing. Appendix 1 provides the requirements of the Authority Monitoring Report as set out in Part 8 of The Town and Country Planning (Local Planning) (England) Regulations 2012.

1.4 The monitoring report also provides a baseline of information for the Borough.

1.5 The Aligned Core Strategy (Part 1 Local Plan) was adopted in September 2014. The Local Planning Document (Part 2 Local Plan) was adopted in July 2018, outside of the monitoring period. Both documents supersede the Replacement Local Plan (2005).

1.6 This monitoring report assesses progress against the Aligned Core Strategy only. The Local Planning Document (2018) was not adopted during the monitoring period, and the Replacement Local Plan (2005) did not include monitoring indicators.

1.7 Review and monitoring of the Local Plan should be undertaken on a continuous and pro-active basis and the monitoring report will be the main mechanism for assessing the Local Plan's performance and effects. This reflects the concept of 'plan, monitor, and manage' whereby the findings of monitoring feed directly into any review of policy that may be required.

Gedling Borough Replacement Local Plan (2005) – Superseded July 2018

2.1 The Replacement Local Plan was adopted in July 2005. It was superseded in part by the adoption of the Aligned Core Strategy (Part 1 Local Plan) in September 2014 and superseded fully by the adoption of the Local Planning Document (Part 2 Local Plan) in July 2018, outside of the monitoring period.

Local Plan Milestones

3.1 This section looks at progress made against each planning policy document during the monitoring period.

Local Development Scheme

3.2 The Local Development Scheme sets out the Council's programme for preparing documents that will form part of the Local Plan.

3.3 There is a requirement for the Council to have an up to date Local Development Scheme in place at the time of submission of the Local Planning Document. In anticipation of the submission of the Local Planning Document in October 2016, the Local Development Scheme was updated in September 2016.

3.4 Gedling Borough Council adopted the Local Planning Document (Part 2 Local Plan) in July 2018 (outside of the monitoring period). Paragraph 3.11 sets out the dates that certain milestones for plan preparation were met.

Statement of Consultation

3.5 The Council's Statement of Consultation was adopted in June 2014. All planning documents prepared by the Borough Council will need to follow the procedures for consultation and engagement set out in this document:

http://www.gedling.gov.uk/resident/planningandbuildingcontrol/planningpolicy/consultations/

Development Plan Documents

Aligned Core Strategy (Part 1 Local Plan)

3.6 Gedling Borough Council worked closely with the other Greater Nottingham local planning authorities to align their Core Strategies. In particular, the Core Strategies for Broxtowe, Gedling and Nottingham City were prepared on an aligned basis. The Gedling Borough Council Aligned Core Strategy was adopted on 10 September 2014:

http://www.gedling.gov.uk/acs/

3.7 A legal challenge to the Aligned Core Strategies was submitted but the High Court found in favour of the three councils and the Aligned Core Strategy therefore remains as adopted.

3.8 In February 2015, the councils of Broxtowe, Erewash, Gedling and Nottingham City were awarded the 'Plan of the Year' award by the Royal Town Planning Institute in recognition of their joint working on Local Plans (including the Aligned Core Strategy).

Local Planning Document (Part 2 Local Plan)

3.9 The Local Planning Document (Part 2 Local Plan) was adopted in July 2018 (outside of the monitoring period) and sets out the Council's Development Management policies (against which planning applications for the development and use of land will be considered) and site allocations for housing and employment.

3.10 Public consultation took place on the 'Issues and Options' document in October and December 2013. The Borough Council held a series of workshops between 2013 and 2015 to assist in the preparation of Development Management policies and identifying specific sites for allocation. This included masterplanning work in the 'Key Settlements' of Bestwood Village, Calverton and Ravenshead; community workshops at Burton Joyce, Lambley and Woodborough; and a series of topic-based workshops all of which informed the preparation of the 'Publication Version' of the Local Planning Document (May 2016). The Publication Version was consulted on between 23rd May and 4th July 2016 and was submitted to the Secretary of State on 17th October 2016.

3.11 The initial hearing sessions were held in February, March and May 2017. In June 2017 the Inspector suspended the hearings and invited the Council to propose additional housing allocations and for them to be consulted upon. The additional housing allocations consultation took place between 18 September and 30 October 2017. The hearings recommenced in November and December 2017, following which the Main Modifications consultation took place between 12 February and 26 March 2018. Outside of the monitoring period, the Inspector's report was published on 26 June 2018 and the plan was adopted by the Council on 18 July 2018. Table 1 sets out the stages in the preparation of the Local Planning Document as at 30th November 2018.

Table 1: Stages in the Preparation of the Local Planning Document (Part 2 Local Plan)

Stage	Date	Progress
Consult on Publication Version	May-July 2016	Complete
Submit to Secretary of State	October 2016	Complete
Initial Hearing Sessions	January-May 2017	Complete
Consult on Additional Housing Allocations	September-October 2017	Complete
Recommence Hearing Sessions	November 2017	Complete
Main Modifications Consultation	February – March 2018	Complete
Receive Inspector's Report	June 2018	Complete
Formal Adoption	July 2018	Complete

Policies Map

3.12 The Policies Map accompanying the Local Planning Document (Part 2 Local Plan) was adopted in July 2018 (outside of the monitoring period). This map includes housing and employment allocations, including the strategic allocations set out in the Aligned Core Strategy (Part 1 Local Plan). http://www.gedling.gov.uk/lpd/

3.13 The Proposals Map accompanying the Replacement Local Plan (2005) was superseded following the adoption of the Local Planning Document (outside of the monitoring period).

Supplementary Planning Documents

3.14 Supplementary Planning Documents are not included in the Local Development Scheme. The Borough Council may produce Supplementary Planning Documents to give further guidance on their adopted policies. They may cover a range of issues, which may be either thematic (e.g. affordable housing or open space provision) or site specific (e.g. development briefs for allocations).

3.15 Adopted Supplementary Planning Documents are available on Gedling Borough Council's website which will also be updated regularly to provide the latest timetable for preparing new Supplementary Planning Documents:

http://www.gedling.gov.uk/resident/planningandbuildingcontrol/planningpolicy/adoptedlocalplanandpolicydocuments/supplementaryplanningdocumentsandguidance.

3.16 No Supplementary Planning Documents were adopted during the monitoring period. The Local Planning Document (Part 2 Local Plan) proposes a number of Supplementary Planning Documents to support the Plan, work on which will commence following adoption of the Plan.

Neighbourhood Planning

4.1 The Localism Act 2011 introduced neighbourhood planning providing local communities the opportunity to prepare a neighbourhood plan.

4.2 Neighbourhood Development Plans are developed by the local community and set out planning policies concerning the development and use of land in the neighbourhood area specified in the plan. They are about supporting growth and must be consistent with national and local planning policy. Gedling Borough Council works proactively with neighbourhood areas to support groups in the preparation of their neighbourhood plans.

4.3 Gedling Borough Council's Neighbourhood Planning webpage has a section dedicated to each Neighbourhood Area in Gedling Borough:

http://www.gedling.gov.uk/resident/planningandbuildingcontrol/planningpolicy/neighbourhoodplans.

Neighbourhood Development Plans

Burton Joyce Neighbourhood Plan

4.4 Burton Joyce Parish was designated as a Neighbourhood Area on 25th April 2016. The following progress has been made:-

Regulation 14 Consultation	1st January – 14th March 2018
Formal Submission	20th June 2018
Regulation 16 Consultation	27th July – 14th September 2018
Examiner's Report Issued	16th October 2018
Referendum	29th November 2018 (94% yes vote)
Plan Made	Will be taken to Cabinet 10th January 2019

Calverton Neighbourhood Plan

4.5 Calverton Parish was designated as a Neighbourhood Area in January 2013 and their plan was formally made on 31st January 2018.

Regulation 14 Consultation	18th July – 18th September 2016.
Formal Submission	14th November 2016
Regulation 16 Consultation	20th January – 3rd March 2017
Examiner's Report Issued	11th September 2017
Referendum	30th November 2017 (94.63% yes vote)
Plan Made	31st January 2018

Linby Neighbourhood Plan

4.6 Linby Parish was designated as a Neighbourhood Area on 25th April 2016. The following progress has been made:-

Regulation 14 Consultation	18th June – 30th July 2018
Formal Submission	15th November 2018
Regulation 16 Consultation	
Examiner's Report Issued	
Referendum	
Plan Made	

Papplewick Neighbourhood Plan

4.7 Papplewick Parish was designated as a Neighbourhood Area on 11th August 2016 and their plan was formally made on 6th September 2018.

Regulation 14 Consultation	2nd October – 13th November 2017
Formal Submission	18th January 2018
Regulation 16 Consultation	19th February 2018 – 6th April 2018
Examiner's Report Issued	2nd May 2018
Referendum	5th July 2018 (91.34% yes vote)
Plan Made	6th September 2018

Neighbourhood Development Orders

4.8 A neighbourhood development order is an order which grants planning permission in relation to a particular neighbourhood area specified in the order for development or for development of any use class specified in the order.

4.9 There are currently no Neighbourhood Development Orders within Gedling Borough.

Community Infrastructure Levy

5.1 The Community Infrastructure Levy (CIL) is a charge that local authorities in England and Wales can require from most types of new development in their area in order to pay for the infrastructure needed to support development. This can include public transport, road schemes, flood defence, schools, health and social care facilities and open space. Government considers the levy approach to be a fairer and more transparent system of collecting infrastructure payments from developers.

5.2 The CIL levy is charged based on a £ per square metre calculation that varies based on the use and location of the development proposed. The levy is based on robust evidence and was adopted in July 2015.

5.3 The CIL Charging Schedule came into effect on 16th October 2015. The Regulation 123 List identifies four strategic projects for funding via CIL:-

- Gedling Access Road (GAR);
- Secondary School Contributions related to the Gedling Colliery/Chase Farm Strategic Site;
- Secondary School Contributions related to the Top Wighay Farm Strategic Site; and
- Gedling Country Park Visitor Centre.

5.4 During the last financial year (2017/18), there has been £417,212.34 collected from 16 developments. Of this, £62,581.85 is to be spent in the locality it was collected (parish or non-parish neighbourhood funding), £20,860.61 (5%) is to be set aside to cover the administration costs as permitted under the 2010 Regulations and the remaining £333,769.88 is to be spent on strategic infrastructure projects that are identified on the Regulation 123 List.

5.5 The Town and Country Planning (Local Planning) (England) Regulations 2012 states that the Authority Monitoring Report must give details of the CIL receipts and expenditure during the monitoring period. The Council has produced a report detailing its CIL receipts and expenditure for the 2017/18 monitoring period, which is attached as Appendix 4.

Duty to Co-operate

6.1 The Duty to Co-operate was introduced in the Localism Act 2011. The Town and Country Planning (Local Planning) (England) Regulations 2012 states that the monitoring report must give details of actions that the Council has taken during the monitoring period.

Local Planning Authorities

6.2 Gedling Borough Council recognises its Duty to Cooperate and maintains ongoing dialogue on planning matters with neighbouring authorities. In addition the following key actions have taken place:

- The Aligned Core Strategies (2014) were adopted in partnership with Nottingham City Council and Broxtowe Borough Council.
- The Gedling Borough Council Planning Obligations Protocol (2014) sets out the process cross boundary impacts will be addressed through S106 contributions and/or CIL.
- The inspector's report of the examination of the Local Planning Document: Part 2 Local Plan (June 2018) confirmed that Gedling Borough Council has met the legal Duty to Co-operate in relation to the plan-making process.
- Gedling Borough Council has been working with Housing Market Area partner authorities as part of a government pilot scheme to prepare a Statement of Common Ground on strategic planning matters.
- The Greater Nottingham authorities facilitated a housing delivery workshop to consider barriers to the delivery of housing in the light of a significant stock of planning permissions for housing led development. Following this workshop, a development protocol was drawn up and circulated to attendees for comment. The purpose of the protocol is to build on the good practice already taking place across Greater Nottingham to promote a more collaborative approach. It will commit the Greater Nottingham local authorities to working with developers and infrastructure providers to deliver high quality, sustainable development. The final version will be endorsed by Joint Planning Advisory Board and adopted and implemented by the partner Councils.

Statutory Consultees

6.3 Gedling Borough Council has an ongoing collaborative relationship with statutory consultees, including the Environment Agency, Natural England, Historic England, Highways England the Homes and Communities Agency and other key partners. Discussions with these organisations informed the evidence base supporting the preparation of the Aligned Core Strategy (Part 1 Local Plan) and the Local Planning Document (Part 2 Local Plan) and neighbourhood plans. This includes taking a collaborative approach towards Sustainability Appraisal, Habitats Regulations Assessment, site allocations and evidence base document where relevant. The Council continues to consult statutory consultees on plan-making matters and relevant planning applications.

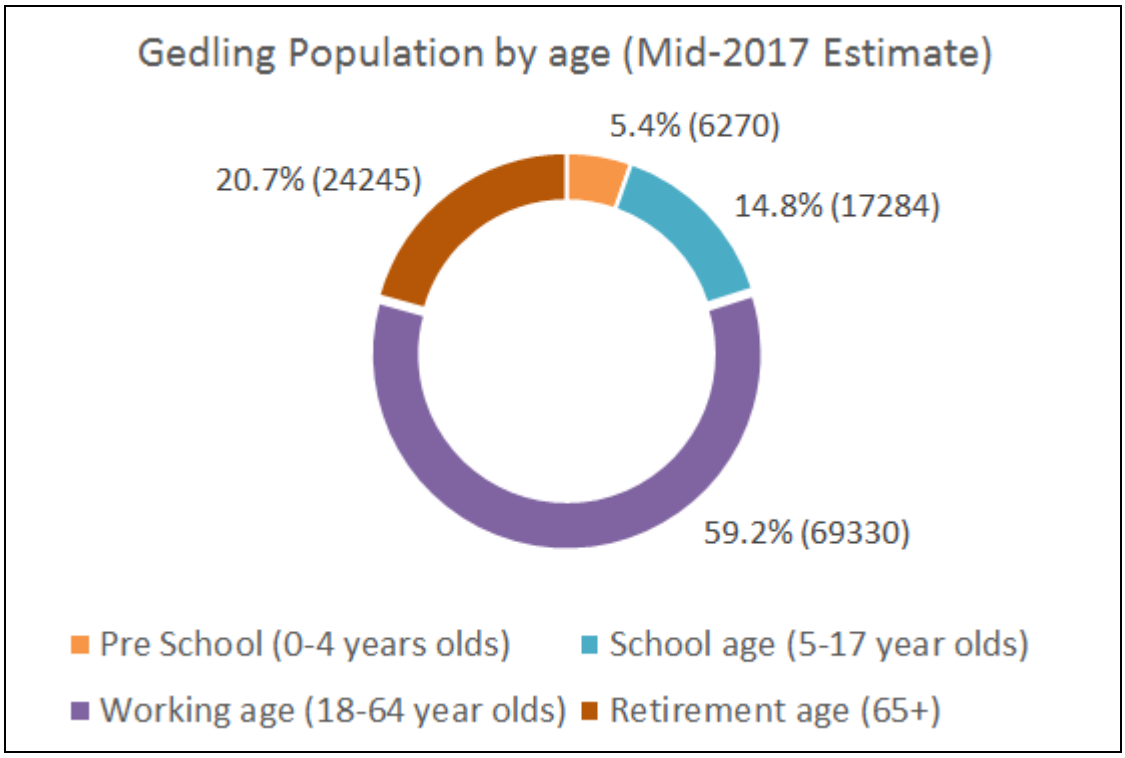
Demographic Structure of the Borough

7.1 The "Gedling Now" report is updated every year and provides the key evidence base to inform long-term visioning and priorities for the Council.

7.2 The 2011 Census took place on 27 March 2011. The UK Census collects information about the population that is essential for planning and allocating resources. The Census is undertaken every ten years. For further information on the 2011 Census, please visit the following website: http://www.ons.gov.uk/ons/guide-method/census/2011/index.html.

Population

- The population mid-2017 estimate is 117,100 adding 3,557 individuals since the 2011 Census (113,543). This represents a 3.1 per cent increase since the last census in 2011.
- The population gender split remains at 49 per cent male and 51 per cent female.
- The mid-2017 population estimate show that the Borough has an ageing population with residents who are over 65 representing 20.7 per cent of the overall resident population. There are 3000 people aged over 85 representing 2.6 per cent of total population.
- The total population aged 65+ between 2011 (21316) and 2017 (24245) increased by 13.7 per cent.
- The total population aged 65+ between 2001 (18909) and 2017 increased by 28.2 per cent.
- Based on the 2015-16 based projections, the population of Gedling Borough is predicted to increase to 126,500 by 2030 an increase of 8.0 per cent.



Ethnicity

- According to the 2011 Census, 8.9 per cent of Gedling's population are from a 'Black and Minority Ethnic' group, including those people defined as 'White Other'. This has risen from 5.2 per cent in 2001.
- According to the 2011 Census, the largest ethnic group in the Borough is Asian or Asian British at 3.3 percent, followed by Mixed/Multiple ethnic group (2.3 per cent), White Other (1.9 per cent) and Black or Black British (1.5 per cent).

White: English/Welsh/Scottish/Northern Irish/British	90.3 %
White: Irish	0.8 %
White: Gypsy or Irish Traveller	0 %
White: Other White	1.9 %
Mixed/multiple ethnic group: White and Black Caribbean	1.3 %
Mixed/multiple ethnic group: White and Black African	0.2 %
Mixed/multiple ethnic group: White and Asian	0.5 %
Mixed/multiple ethnic group: Other Mixed	0.3 %
Asian/Asian British: Indian	1.2 %
Asian/Asian British: Pakistani	0.8 %
Asian/Asian British: Bangladeshi	0.1 %
Asian/Asian British: Chinese	0.4 %
Asian/Asian British: Other Asian	0.5 %
Black/African/Caribbean/Black British: African	0.3 %
Black/African/Caribbean/Black British: Caribbean	1.0 %
Black/African/Caribbean/Black British: Other Black	0.1 %
Other ethnic group: Arab	0.1 %
Other ethnic group: Any other ethnic group	0.2 %

Deprivation

- Gedling Borough has seen its national deprivation ranking improve from 199 in 2010 to 203 in 2015, out of the 326 local authority areas in England.
- The most deprived super output area[1], in Killisick, has seen its national overall deprivation ranking worsen since 2007 and continues to appear in the top 10 per cent most deprived areas nationally.

[1] The Indices of Multiple Deprivation are measured across geographical areas called Super Output Areas. Each Super Output Area is ranked nationally by a deprivation score for each of the following themes – Income, Employment, Health Deprivation and Disability, Education, Skills and Training, Barriers to Housing and Services, Crime, and Living Environment. The scores obtained by each Super Output Area for all seven themes are then combined to give an overall Indices of Multiple Deprivation score. Super Output Areas are used to break down wards according to the size of their population. It is therefore possible for wards to constitute one or numerous Super Output Areas. For example, in Gedling Borough the Bestwood Village ward has just one Super Output Area, whilst the Carlton Hill ward has five. Within Gedling Borough, there are 77 Super Output Areas across the 22 wards.

Monitoring the Local Plan

8.1 In March 2011, the Department for Communities and Local Government (DCLG) withdrew the guidance on local plan monitoring. It is now a matter for each council to decide what to include in their monitoring reports while ensuring that they are prepared in accordance with relevant UK and EU legislation.

8.2 The Aligned Core Strategy was adopted on 10 September 2014. The plan period is 2011 to 2028 and the monitoring report will report on the indicators as set out in the Aligned Core Strategy from 1 April 2011 as the start date of the plan period.

8.3 The monitoring report will also report on the indicators as set out in Appendix 1 of the Sustainability Appraisal Adoption Statement which accompanies the Aligned Core Strategy. A detailed description of the indicators is provided in Appendix 2.

8.4 It is anticipated that new indicators will be developed over time to reflect the monitoring needs of the Local Plan.

8.5 The monitoring report does not take account of the indicators in the Local Planning Document (Part 2 Local Plan) as this was updated outside of the monitoring period.

Climate Change

8.6 The Borough Council has been actively working to reduce emissions. The Council adopted a Sustainability Strategy in early 2013 which sets out the ambition to reduce the emission levels. To date, the Council has carried out the following:

- Solar PVs have been installed at Civic Centre, Jubilee House, the Depot and Richard Herrod Leisure Centre, and most recently in 2017 at the new Visitor Centre at Gedling Country Park;
- Acquired a new electric van in 2013;
- Installed two electric vehicle charging points at Jubilee House (to serve the Council's electric van) and the car park in Arnold (which is accessible to the public) in 2013;
- Granted planning permission for a 5.5 MWp solar farm at Gedling Country Park; and
- Granted planning permission for 5 separate wind turbines within the Borough (see paragraph 8.12 below).

Air Quality Management

8.7 The particular problems related to air quality within Gedling Borough are mainly caused by exhaust emissions from vehicles. This has led to the designation of part of Mansfield Road (A60) in Arnold as an Air Quality

Management Area in April 2011 due to the high level of nitrogen dioxide in the area. An Air Quality Action Plan was subsequently published in 2012, and is due for revision in 2019. Furthermore, the Council has produced the 'Air Quality and Emissions Mitigation: Guidance for Developers' (v2 2018), which has been prepared to set out the measures which will be taken to help reduce vehicle emissions which occur as a result of development proposals. The guidance applies across the whole Borough in order to improve air quality generally and to avoid other areas having to be designated as Air Quality Management Areas. The guidance has been incorporated into Policy LPD 11 of the Local Planning Document which was adopted in June 2018. It is intended that the guidance be superseded by a Supplementary Planning Document in order to give it greater weight in the decision-making process.

Carbon Dioxide Emissions

8.8 Policy 1 of the Aligned Core Strategy sets a target to reduce per capita carbon dioxide emissions. Table 2 sets out carbon dioxide emissions per capita, per sector in Gedling Borough. The greatest carbon dioxide emissions in the Borough remained within the domestic sector followed by industry and commercial sector and transport sector. Per capita data has not been directly published by the government since 2013. The figures in Table 2 have been calculated using the published local authority carbon dioxide emission (t CO2) figure for Gedling Borough, and dividing this by the population used for the respective monitoring period. The measures calculated for these statistics change every year and therefore they should not be used for comparison purposes. Table 2 is based on the 2018 Government data release which can be found here: https://www.gov.uk/government/collections/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics

Table 2: Per capita carbon dioxide emissions estimates: industry, domestic and transport sectors (t CO2 per person)

	Borough Population	Industry and Commercial	Domestic	Transport	Total (t CO2) Per Capita
2011	113,543	1.45	2.16	0.94	**4.57**
2012	113,543	1.65	2.37	0.93	**4.94**
2013	114,052	1.43	2.27	0.92	**4.64**
2014	115,638	1.36	1.88	0.93	**4.18**
2015	115,889	1.25	1.83	0.93	**4.03**
2016	116,746	1.13	1.73	0.95	**3.76**

Energy per Meter by Type

8.9 The Department for Business, Energy and Industrial Strategy releases data on the amount of electricity and gas consumed by domestic and industrial/ commercial users per meter. The measures calculated for the statistics change every year and therefore they should not be used for comparison purposes. Table 3 is based on 2018 data releases, which can be found here: https://www.gov.uk/government/collections/sub-national-gas-consumption-data https://www.gov.uk/government/collections/sub-national-electricity-consumption-data

Table 3: Average electricity and gas use per meter in kilowatt hours (kWh)

	Electricity use per meter		Gas use per meter	
	By domestic users	By industrial/ commercial users (non-domestic)	By domestic users	By industrial/ commercial users (non-domestic)
2011	3,986	61,662	15,529	880,835
2012	3,916	59,185	15,475	1,021,650
2013	3,844	57,875	14,915	765,064
2014	3,843	67,155	14,542	795,008
2015	3,837	56,361	14,432	756,081
2016	3,725	54,400	14,362	716,157

Energy Consumed by Type

8.10 The Department for Business, Energy and Industrial Strategy releases data on the amount of energy consumption by type. The measures calculated for the statistics change every year and therefore they should not be used for comparison purposes. Table 4 is based on the 2018 data release, which can be found here: https://www.gov.uk/government/collections/total-final-energy-consumption-at-sub-national-level

Table 4: Energy consumption by type in gigawatt hours (GWh)

	Coal	Manufactured fuels	Petroleum products	Gas	Electricity	Bioenergy & wastes
2011	13.9	54.7	430.4	1,053.2	359.2	6.9
2012	14.0	60.6	430.1	1,101.8	355.5	8.8
2013	16.0	63.0	428.4	985.3	352.9	10.4
2014	13.6	72.2	435.6	968.8	380.7	10.2
2015	8.8	65.5	430.0	965.9	353.9	27.2
2016	8.5	68.1	439.2	955.4	344.2	26.8

Renewable Development

8.11 Policy 1 of the Aligned Core Strategy sets a target to increase renewable power generation. Policies LPD 1 and LPD 2 of the Local Planning Document relate to wind turbines and other renewable energy schemes respectively. The Council has granted planning permission for the following:

Wind Turbines:

- Single wind turbine with a generating capacity of 330 kW in Woodborough (2011/12)
- Single wind turbine with generating capacity of 0.1mw at Burntstump landfill site in Calverton (2012/13)
- Single wind turbine with a generating capacity of 2.5mw at Severn Trent Water site in Stoke Bardolph (2013/14).
- Single wind turbine with a generating capacity of 0.5mw at Barracks Farm in Papplewick (2014/15)
- Single wind turbine with a generating capacity of 1.5mw at Newstead and Annesley Country Park (2015/16).

Solar Farms:

- Solar photovoltaic (PV) farm with an installed electricity generation capacity of 5.5 MWp (p-peak production) generating approximately 5,000,000 kWh of electricity per annum, on part of the former Gedling Colliery site (2014/15).
- A 100kW Solar PV array at Little Tythe Farm, Blidworth Lane (2015/16).

Biofuel facilities:

- Chimney for biomass boiler at Calverton Fish Farm (2010/11)
- Biogas boilers at Sherwood Lodge Police HQ (2014/15)
- Biomass boilers to provide up to 120kW energy at Charnwood Court Nursing Home (2017/18)

New Waste Management Facilities

8.12 Table 5 sets out new waste management facilities that have been granted planning permission since 1 April 2011. This does not include planning permissions on existing facilities. Applications related to minerals and waste are determined by Nottinghamshire County Council and can be viewed here: http://www.nottinghamshire.gov.uk/planningsearch/planappsrch.aspx

Table 5: New waste management facilities

Site	Status
Private Road No 2, Colwick Industrial Estate (2011/12)	Planning permission to change the use of the land and buildings to allow a waste management facility to handle a variety of wastes including metals, end of life vehicles and their associated parts including plastics & waste electrical components, aggregates and non -hazardous wastes.
Private Road No.4, Colwick Industrial Estate (2013/14)	Planning permission to cease the maggot farm operation, remove all the buildings and development an anaerobic digestion (AD). This is now understood to be operational but may not be working at full capacity.
Land to the north of Stoke Lane, Stoke Bardolph (2017/18)	Planning permission to change the use of land to accommodate a small sewage pumping station.

Flooding and Water Quality

8.13 Policy 1 of the Aligned Core Strategy sets a target of zero planning permissions being granted contrary to Environment Agency advice on flooding. Since April 2011 this target has been achieved. The Environment Agency publishes its list of planning objections annually, which can be found here: https://www.gov.uk/government/publications/environment-agency-objections-to-planning-on-the-basis-of-flood-risk.

8.14 The Borough Council takes due regard of advice provided by the Environment Agency concerning flooding and takes a strong line in respect of development likely to be at risk from or to exacerbate flooding concerns. Within areas at potential risk from flooding where there is already existing development, for example in close proximity to the River Trent, the Environment Agency issue advisory notes to applicants indicating how flooding concerns can be minimised. This advice does not constitute an objection to a planning application and is passed onto applicants.

Households in Flood Zones 2 and 3

8.15 The Environment Agency provides data on households in flooding zones. As set out in Table 6, since 2011 there has been an increase in the area of

Environment Agency's Flood Zones 2 and 3 within Gedling Borough and the number of households that fall within these Zones has also increased.

Table 6: Flood Zones 2 and 3

	Area in Flood Zones 2 or 3	No. of Households in Flood Zones 2 (FZ2) or 3 (FZ3)
2011	1,189.47 ha	4,600
2012	1,233.00 ha	5,154
2013	1,233.00 ha	5,154
2014	1,233.00 ha	5,154
2015	1,233.00 ha	5,154
2016	1,233.00 ha	5,154
2017	1,180.83 ha	5,495 (of which 3,391 FZ3)
2018	1,975.00 ha	7,533 (of which 3,413 FZ3)

Sustainable Drainage Systems

8.16 Policy 1 of the Aligned Core Strategy sets a target to increase the number of Sustainable Drainage Systems (SuDS). All large developments granted permission since 1 April 2011 have either incorporated Sustainable Drainage Systems or a condition was attached in the decision requesting details for the disposal of surface water to be approved before commencement of the development.

Natural Environment

Green Belt

8.17 The area of the Green Belt in Gedling Borough during the monitoring period is 9010 hectares. This figure reduces to 8795 hectares following the release of 215 ha Green Belt land outside of the monitoring period as a result of the adoption of the Local Planning Document (Part 2 Local Plan). This reflects changes to the Green Belt boundary to allocate land for development, to identify additional safeguarded land, to amend infill boundaries of certain villages and other minor changes. This represents a 2% reduction in Green Belt.

8.18 Policy 3 of the Aligned Core Strategy sets a target to release Green Belt land in line with the needs set out in the Aligned Core Strategy.

Sites of Special Scientific Interest (SSSI)

8.19 There is 1 Site of Special Scientific Interest within Gedling Borough and this is the Linby Quarries SSSI in Linby. This site is identified on the Local Planning Document Policies Map. Policy 17 of the Aligned Core Strategy sets a target to improve the management of biodiversity sites, including the number of Sites of Special Scientific Interest in a favourable condition.

8.20 According to Natural England's SSSI Condition Summary, the condition of the Linby Quarries site is 81.24 % 'favourable' and 18.76 % 'unfavourable – no change'. The site report can be viewed here: https://designatedsites.naturalengland.org.uk/SiteSearch.aspx

National Nature Reserves

8.21 There are no National Nature Reserves within the Borough.

Local Nature Reserves

8.22 There are 4 Local Nature Reserves within the Borough:-

- Gedling House Woods (designated 1992);
- Gedling House Meadow (designated 2007);
- Netherfield Lagoons (designated 2007); and
- The Hobbucks (designated 2015).

8.23 Policy 16 of the Aligned Core Strategy sets targets to increase the quality of open spaces and to improve the management of biodiversity sites, including Local Nature Reserves. All four nature reserves have a management plan in place. Gedling House Woods and Gedling House Meadow are managed by the Friends of Gedling House Woods (formed in 2003). Netherfield Lagoons are managed by the Gedling Conservation Trust (formed in 2005). The Hobbucks is jointly managed by Gedling Borough Council and the Friends of the Hobbucks Group.

8.24 Outside of the monitoring period, the Council is currently in the process of designating Gedling Country Park as a Local Nature Reserve.

Local Wildlife Sites

8.25 Policy 16 and Policy 17 of the Aligned Core Strategy set targets to increase the quality of open spaces, retain areas of biodiversity importance and improve the management of biodiversity sites, including Local Wildlife Sites under positive conservation management. General information about Local Wildlife Sites is maintained by the Nottinghamshire Biological and Geological Record Centre.

8.26 Table 7 sets out the total area of designated Local Wildlife Sites in Gedling Borough annually. The increase in figure from previous years generally reflects minor amendments to boundaries.

Table 7: The Total Area of Local Wildlife Sites in Gedling Borough

	Area (ha)
2011	1,198.06 ha
2012	1,227.27 ha
2013	1,227.48 ha
2014	1,232.09 ha
2015	1,250.53 ha
2016	1,250.53 ha
2017	1,268.12 ha
2018	1,272.56 ha

8.27 Table 8 sets out the number of Local Wildlife Sited in Gedling Borough that are under positive management using Single Data List Indicator 160. Information is provided by the Nottinghamshire Biological and Geological Records Centre but was not available for the monitoring period.

Table 8: Local Wildlife Sites under positive management

	Score	Percentage
2011/12	24 out of 68	35.3 %
2012/13	24 out of 71	33.8 %
2013/14	31 out of 74	41.9 %
2014/15	29 out of 86	33.8 %
2015/16	N/A	N/A
2016/17	22 out of 79	27.8%
2017/18	N/A	N/A

Local Geological Sites

8.28 Outside of the monitoring period Local Geological Sites have been identified in the Borough. In 2018, a total of 5 sites have been identified with a combined area of 20.68 hectares (Culley Quarry Linby, Bestwood II Quarry Wildman's Woods, and 3 sites at Gedling Colliery Railway Sidings)

Sherwood Forest Special Protection Area

8.29 During the preparation of the Aligned Core Strategies, it was found the Aligned Core Strategy could result in potentially significant effects on the prospective Sherwood Forest Special Protection Area. In January 2012, a Habitats Regulations Appraisal Screening Record was undertaken to assess whether the level of proposed development around Bestwood Village, Calverton and Ravenshead would result in potential significant effects on the prospective Special Protection Area. It was concluded that there would be no significant effects at Bestwood Village and Ravenshead but that significant effects could not be ruled out at Calverton unless a mitigation package was put in place. This mitigation package was agreed with Natural England following an additional assessment in January 2013 and is set out in the Infrastructure Delivery Plan.

8.30 A decision on the extent of any possible Special Protection Area is still awaited, and is being considered as part of a UK-wide review being led by the Department for Environment, Food and Rural Affairs (DEFRA). Policy 17 of the Aligned Core Strategy sets a target for the designation of Sherwood Forest Special Protection Area and thereafter to maintain or improve it.

8.31 The Local Planning Document (Part 2 Local Plan) and adopted neighbourhood plans were subject to appropriate Habitats Regulation Assessment in consultation with Natural England.

Woodland and Ancient Woodland

8.32 According to 2014 data from the Forestry Commission, Gedling Borough has 1,764.7 hectares of total woodland. At present, the Forestry Commission provides statistical information on its updated National Forest Inventory at the regional level. The latest Forestry Commission data and reports can be found here:
https://www.forestry.gov.uk/inventory

8.33 According to the dataset used for identifying ancient woodland in the Local Planning Document, the total area of ancient woodland in the Borough is 56.64 hectares. Natural England manages the MAGIC mapping tool which provides updated geographic information on the natural environment, including ancient woodland and other types of woodland. This can be found here:
http://www.magic.gov.uk/MagicMap.aspx

Green Flag Award

8.34 Policy 16 of the Aligned Core Strategy sets a target to increase the quality of open spaces. The Green Flag Award scheme began in 1996 as a means of recognising and rewarding the best parks and green spaces in the country. There are two Green Flag awarded parks in the Borough:-

- Arnot Hill Park (awarded 2007-2018)
- Gedling Country Park (awarded 2016-2018)

8.35 Arnot Hill Park has benefitted from the introduction of park rangers, ground maintenance staff and the establishment of Friends of Arnot Hill Park. Since 2007, a number of projects have been completed including: improvements to the lake; providing a new refreshment kiosk; development of a skate park and a new play area; restoring the rose and sensory gardens; various planting schemes; reinstating the walls around the park; refurbishing the gatekeepers lodge; improvements to the lighting and security through CCTV cameras; a new landscaped area installed to the front entrance of the park; new tree sculptures added to the existing art pieces; a new bench installed on the nature trail; new willow sculptures in the sensory garden and on the island in the lake and improvements to the play facilities.

8.36 Gedling Country Park has been awarded a Green Flag since 2016 and this was retained in 2018.

8.37 The Green Flag Award for Burton Road Jubilee Park was not retained in 2018. It was previously awarded a Green Flag since 2014. The park has benefited from a complete refurbishment with many new facilities installed. Much of the funding has been successfully acquired from external sources such as Waste Recycling Environmental, Gedling Homes Public Realm Funds and Nottinghamshire County Council Local Improvement Scheme. Development of the Nature Trail area is ongoing, the area features include a circular footpath, newly planted trees and a large live willow sculpture, the development is expected to be completed in 2019/20 following which the Council will re-submit a Green Flag Award application.

Country Parks

8.38 There are five Country Parks in the Borough:-

- Bestwood Country Park
- Burntstump Country Park
- Gedling Country Park
- Newstead and Annesley Country Park
- Newstead Abbey.

Open Space

8.39 The target for Policy 16 of the Aligned Core Strategy also includes the number of s106 contributions related to open space. Table 9 sets out Section 106 agreements that were signed during the monitoring period, which include commitments for new open space.

Table 9: New open space committed from s106 agreements

	Site	Area of open space	Maintenance	Off-Site Contributions
2017/18	Land at South of 64 Woodchurch Road, Bestwood		£11,900.40	£28,517.72
2017/18	Land at Glebe Farm Drive,	10% of which 60% is	£31,143,60	

	Burton Joyce	Amenity Open Space and 40% is Local Area for Play		

Green Infrastructure

8.40 Policy 16 of the Aligned Core Strategy sets a target of increasing the percentage of population with access to Green Infrastructure assets and states that indicators will be set locally. The Local Planning Document does not propose to include indicators for Green Infrastructure due to the lack of available base data.

Greenfield Land Lost to New Development

8.41 Since 2011, six greenfield sites have been lost to new large housing developments (of 10 dwellings and above) as shown in Table 10. Both the Ashwater Drive and Howbeck Road sites were allocated for housing development in the Replacement Local Plan. The Main Street and Hollinwood Lane site was allocated as safeguarded land in the Replacement Local Plan. 38 homes have been built on part of the Top Wighay Farm strategic site allocated in the Aligned Core Strategy. The Bradstone Drive site is allocated in the Local Planning Document (known as "Spring Lane"). Development on the North of Papplewick Lane site commenced in September 2017 and this is a strategic site allocated in the Aligned Core Strategy.

Table 10: Amount of greenfield land lost to housing and other uses

	Site Name	Type of development	Area lost
2011/12	Ashwater Drive	Residential	4.58 ha
2012/13	Howbeck Road	Residential	1.50 ha
	Main Street and Hollinwood Lane, Calverton	Residential	3.76 ha
2013/14	No greenfield loss during this year	-	-
2014/15	Top Wighay Farm (38 homes)	Residential	1.47 ha
2015/16	No greenfield loss during this year	-	-
2016/17	Bradstone Drive ("Spring Lane")	Residential	9.88 ha
2017/18	North of Papplewick Lane	Residential	9.96 ha

NB: Land is considered 'lost' upon commencement of development

Historic Environment

Heritage Assets

8.42 Within the Borough, there are:-

- 192 Listed Buildings (6 Grade I, 16 Grade II* and 170 Grade II);
- 9 Scheduled Monuments; and
- 4 Registered Parks and Gardens (covering a total area of 15.35 hectares).

8.43 During the monitoring period a new Grade II listing was made on 1 February 2018 – 'Church of St Peters, 55 Sheepwalk Lane, Ravenshead' (1449410). Outside of the monitoring period, a new Grade II listing was made on the 7th June 2018 – 'Newstead War Memorial, Tilford Road, Newstead' (1454508) and one Grade II listing was removed from the national list on 3rd October 2018 – 'Colwick Manor House and Adjoining Stable, Mile End Road, Colwick' (1459299).

8.44 Policy 11 of the Aligned Core Strategy sets a target of decreasing the number of heritage assets at risk. Historic England maintain the national 'Heritage at Risk Register', which can be viewed here: https://historicengland.org.uk/advice/heritage-at-risk/search-register/advanced-search

To summarise, the list below identifies the following four heritage assets within Gedling Borough to be at risk (4 our out 211), which comprises 1.9% of the total heritage assets in Gedling Borough. Table 11 sets out heritage assets at risk by type.

- Church of the Good Shepherd, Woodthorpe (Grade II* Listed Building);
- The Cannon Fort and adjoining dock, Newstead (Grade II* Listed Building);
- Newstead Abbey and adjoining boundary wall, Newstead (Grade I Listed Building); and
- Round Hill, Lambley (Scheduled Monument).

Table 11: Heritage assets at risk by type

	Listed Building	Conservation Area	Scheduled Monument	Registered Park and Garden
2012	3	0	1	0
2013	3	0	1	0
2015	3	0	1	0
2016	3	0	1	0
2017	3	0	1	0
2018	3	0	1	0

Conservation Areas

8.45 There are six Conservation Areas in the Borough all of which have adopted appraisals:-

- Bestwood Village (18.85ha) – Appraisal adopted May 2005
- Calverton (14.25ha) – Appraisal adopted February 2007
- Lambley (24.73ha) – Appraisal adopted September 2007
- Linby (25.54ha) – Appraisal Adopted August 2011
- Papplewick (55.70ha) – Appraisal adopted July 2018
- Woodborough (45.43ha) – Appraisal adopted June 2017

8.46 Policy 11 of the Aligned Core Strategy sets a target of increasing the number of Conservation Area Appraisals. During the monitoring period the Conservation Area Appraisal for Woodborough was adopted in June 2017 which resulted in an extension to the boundary of the Conservation Area. Outside of the monitoring period the Conservation Area Appraisal for Papplewick was adopted in July 2018 which resulted in an extension to the boundary of the Conservation Area.

Homes

Housing Requirement

8.47 Policy 2 of the Aligned Core Strategy (Part 1 Local Plan) sets a housing requirement of 7,250 new homes for the plan period 2011 to 2028. The Aligned Core Strategy sets out the broad spatial distribution of new homes around the Borough as shown in Table 12. The Aligned Core Strategy allocates three strategic sites (Teal Close, North of Papplewick Lane and Top Wighay Farm) and identifies Gedling Colliery/Chase Farm as a strategic location. The Local Planning Document contains Policy LPD 63 which sets out the housing distribution for non-strategic sites as well as Policies LPD 64-70 which allocate housing sites.

Housing Completions

8.48 1,743 new homes (net) have been built between 1 April 2011 and 31 March 2018. 74 per cent of the new homes built were in or on the edge of the urban area and the remaining 26 per cent were in the rural area.

Table 12: Housing requirement and completions (net)

	Aligned Core Strategy housing requirement 2011-2028	Local Planning Document (2011-2028)	Completions 2011-2018
Urban area (Arnold and Carlton) including Teal Close and Gedling Colliery/Chase Farm sites	4,045	4,890	1,301
Around Hucknall:- North of Papplewick Lane Top Wighay Farm	Approx 1,300 homes including:- Up to 300 homes 1,000 homes	1,265 homes	38
Key Settlements for Growth:- Bestwood Village Calverton Ravenshead	 Up to 560 homes Up to 1,055 homes Up to 330 homes	1,660 homes including:- 540 homes 820 homes 300 homes	 72 176 97
Other villages:- Burton Joyce Lambley Linby Newstead Papplewick Stoke Bardolph Woodborough	Up to 260 homes	170 homes including:- 80 homes 50 homes	 12 20 4 9 2 0 12
Total			**1,743**

Communal Uses

8.49 Since 1 April 2011, five large communal developments were built, extended or converted into care homes in the borough. In 2017/18 planning permission was granted to extend Moriah House by 12 bedrooms and to extend Westwold by 6 bedrooms. Outside of the monitoring period planning permission was granted to replace the 60-bed Eden Lodge with a new 64-bed facility. The status of planning permissions for communal uses is set out in Table 13.

Table 13: Communal uses

Site Name	Type of communal	No of bedrooms	Status
Mansfield Road (738), Woodthorpe	People with dementia and related illness	31 bed	New development. Completed in April 2012.
The Maid Marian (Coppice Road), Arnold	Elderly	64 bed	New development. Completed in June 2012.
Grey Goose, Gedling	Elderly	52 bed	New development. Completed in November 2013.
St Andrews House, Mapperley	Elderly	32 bed	Conversion of sheltered housing to apartments. Completed in May 2015.
Braywood Gardens (Millbrook Drive), Carlton	Elderly	12 bed (from 82 to 94)	Extension of care home. Completed in June 2016.
Moriah House, Carlton	Elderly	16 bed (plus existing)	Extension of care home granted July 2017.
Westwolds, Burton Joyce	Elderly	6 bed (from 34 to 40).	Extension of care home granted October 2017.
Eden Lodge, Bestwood Village	Elderly	64 bed (demolish 60 existing)	Demolish and replace existing care home 2018/0318 and 2018/0319 granted in September 2018 (outside monitoring period)

Strategic Sites for Housing Development

8.50 'Strategic sites' are residential sites that are allocated in Policy 2 of the Aligned Core Strategy. Table 14 sets out progress that has been made on these sites:

Table 14: Strategic sites for housing (Aligned Core Strategy)

Strategic Site	Status
Teal Close	Allocated for 830 homes. Outline planning permission for residential development, employment uses and other uses granted (2013/0546). Reserved matters granted in March 2018 for the first housing phase of 204 homes (2017/0800). The Phasing Schedule report (June 2017) submitted as part of the reserved matters application highlights the four housing phases; phase H1 for 204 units, phase H2 for approximately 170 units, phase H3 for approximately 300 units and phase H4 for approximately 150 units.

North of Papplewick Lane	Allocated for up to 300 homes. Outline planning permission granted for residential development (2013/1406). Reserved matters granted (2017/0201) and the site is currently under construction.
Top Wighay Farm	Allocated for 1000 homes. 38 dwellings on the site have been built (2014/0950). Revised development brief SPD was adopted in February 2017. A letter from Nottinghamshire County Council dated February 2017 states it is expected that the first phase of the development will provide between 120 to 180 dwellings by 2020 with further phases following.
Gedling Colliery/Chase Farm	Allocated for at least 600 homes. Planning permission granted for phase 1 of residential development for 506 dwellings plus outline planning permission for a total of 1,050 dwellings. Construction on the site has commenced and as at 31 March 2018, 25 plots have been built.

Non-Strategic Sites for Housing Development

8.51 'Non-strategic sites' are residential sites that are allocated in the Local Planning Document (Part 2 Local Plan) under Policies LPD 64-70. Table 15 sets out progress that has been made on these sites:

Table 15: Non-Strategic Sites for Housing Development (Local Planning Document)

Non-Strategic Site	Status
(H1) Rolleston Drive	Allocated for 140 homes. Informal planning guidance has been prepared and will be adopted in due course
(H2) Brookfields Garden Centre	Allocated for 90 homes. Outline planning permission granted, subject to Section 106, for phase 1 up to 32 dwellings (2017/0115) (outside of the current monitoring period). The Council is in the process of preparing a combined development brief SPD for sites H2, H7 and H8.
(H3) Willow Farm	Allocated for 110 homes. Site cannot be developed until the Gedling Access Road is completed.
(H4) Linden Grove	Allocated for 115 homes. Site cannot be developed until the Gedling Access Road is completed.
(H5) Lodge Farm Lane	Allocated for 150 homes. Outline planning application for up to 148 dwellings was submitted in March 2018 and is currently being determined (2018/0347).
(H6) Spring Lane	Allocated for 150 homes. Reserved matters granted for 150 dwellings (2015/1024). As at 31 March 2018, 91 plots have been built.
(H7) Howbeck Road/Mapperley Plains	Allocated for 205 homes. The Council is in the process of preparing a combined development brief SPD for sites H2, H7 and H8.
(H8) Killisick Lane	Allocated for 230 homes. The site will require phasing to avoid sterilising mineral working through proximal development to the Dorket Head clay quarry. The

	Council is in the process of preparing a combined development brief SPD for sites H2, H7 and H8.
(H9) Gedling Colliery/Chase Farm	Allocated for 1050 homes (updating the allocation made in the Aligned Core Strategy). Planning permission granted for phase 1 of residential development for 506 dwellings plus outline planning permission for a total of 1,050 dwellings. Construction on the site has commenced and as 31 March 2018, 25 plots have been built.
(X1) Daybrook Laundry	Allocated for 50 homes. A pre-application for 49 residential units has been submitted.
(X2) Land West of A60 A	Allocated for 70 homes. Full planning permission granted for 72 dwellings (2016/0584) subject to the signing of a Section 106.
(X3) Land West of A60 B	Allocated for 150 homes.
(H10) Hayden Lane	Allocated for 120 homes.
(H11) The Sycamores, Bestwood Village	Allocated for 25 homes. Full planning permission granted (2007/0887). A Lawful Development Certificate (2012/0479) in respect of application 2007/0887 to confirm that planning permission has been implemented was granted in June 2012. Negotiations taken place for a joint venture with adjoining site.
(H12) Westhouse Farm, Bestwood Village	Allocated for 210 homes. Outline permission granted for 101 homes (2014/0238) subject to the signing of a Section 106.
(H13) Bestwood Business Park, Bestwood Village	Allocated for 220 homes. Outline permission granted (2014/0214). Reserved matters application not yet submitted.
(H14) Dark Lane, Calverton	Allocated for 70 homes. Planning permission granted for 72 homes (2012/1503). Full planning application for 54 dwellings on the majority part of the site (southern portion of the site) submitted in November 2017 and is currently being determined (2017/1263). The 3 dwellings on the remainder of the site (northern portion of the site) remain unchanged. Total of 57 homes on site. Access road has been constructed.
(H15) Main Street, Calverton	Allocated for 75 homes. Outline planning application for up to 79 dwellings was submitted in April 2018 and is currently being determined (2018/0360).
(H16) Park Road, Calverton	Allocated for 390 homes. Outline planning application for up to 430 dwellings on part of the housing allocation and part of the adjoining safeguarded land was submitted in June 2018 and is currently being determined (2018/0607).
(X4) Flatts Lane, Calverton	Allocated for 60 homes.
(H17) Longdale Lane A, Ravenshead	Allocated for 30 homes.
(H18) Longdale Lane B,	Allocated for 30 homes. Outline planning application

Ravenshead	(2014/0273) currently being determined.
(H19) Longdale Lane C, Ravenshead	Allocated for 70 homes. Outline planning permission for 70 homes granted (2013/0836). Reserved matters application for 51 dwellings (2017/1164) currently being determined.
(X5) Kighill Lane A	Allocated for 20 homes. Officers are working with the landowners to ensure that the site is developed in a comprehensive manner.
(X6) Kighill Lane B	Allocated for 30 homes. Officers are working with the landowners to ensure that the site is developed in a comprehensive manner.
(H20) Mill Field Close, Burton Joyce	Allocated for 20 homes. Outline planning permission for 23 homes (2015/0424) granted. Reserved matters application for 14 dwellings was submitted in June 2018 and is was granted planning permission in November 2018, outside of the current monitoring period (2018/0613).
(H21) Orchard Close, Burton Joyce	Allocated for 15 homes.
(H22) Station Road, Newstead	Allocated for 40 homes. Uncertainties over delivery (so has not been counted towards housing supply calculations). Discussions ongoing.
(H23) Ash Grove, Woodborough	Allocated for 10 homes. Full planning permission granted for 12 homes (2007/0831) and development has commenced. Plot 1 (2016/0888) was built in May 2018.
(H24) Broad Close, Woodborough	Allocated for 15 homes.

Completions on Allocated, Non-Allocated and Safeguarded Sites

8.52 Allocated sites are those that are allocated for residential development in the Development Plan. Unallocated sites are those that are not in allocated for residential development in the Development Plan otherwise known as “windfall sites”. Safeguarded sites are those that are designated as safeguarded land and protected from development during the plan period in order to meet longer term development needs in the Development Plan. Table 16 shows that, of the new homes completed in Gedling Borough between 1 April 2011 and 31 March 2018, 44% were built on allocated sites, 50% were built on non-allocated sites and 6% were built on safeguarded land. During the monitoring period, 2 new homes have been built on the Top Wighay Farm site and 25 homes have been built on the Gedling Colliery/Chase Farm allocated in the Aligned Core Strategy. It should be noted that 64 windfall homes have been built on the Spring Lane site which has now been allocated in the Local Planning Document adopted in July 2018 (outside the monitoring period). The figures in the table will be amended in the next Authority Monitoring Report to reflect those built on the Spring Lane allocated site in the Local Planning Document.

Table 16: New homes (net) completed on allocated, non-allocated and safeguarded sites

	Completions	Allocated	Allocated %	Unallocated	Unallocated %	Safeguarded	Safeguarded %
2011/12	275	134	49 %	141	51 %	0	0 %
2012/13	227	170	75 %	57	25 %	0	0 %
2013/14	321	195	61 %	120	37 %	6	2 %
2014/15	311	154	50 %	98	32 %	59	19 %
2015/16	174	48	28 %	78	45 %	48	28 %
2016/17	198	36	18 %	162	82 %	0	0 %
2017/18	237	27	11 %	210	89 %	0	0 %
TOTAL	**1,743**	**764**	**44 %**	**866**	**50 %**	**113**	**6 %**

Completions on Previously Developed Land (Brownfield Land)

8.53 Paragraph 111 of the National Planning Policy Framework (2012) states that planning policy should encourage the effective use of land by re-using previously developed land and set a locally appropriate target for the use of brownfield land, although this is not mandatory. Currently there is no local target for brownfield land for Gedling Borough. The key priority is to deliver sustainable development and ensure a balance between social, environmental and economic factors which is recognised in the Aligned Core Strategy.

8.54 During the monitoring period, 54 per cent of new homes (gross) were constructed on previously developed land. In the past years the percentage of brownfield development is low for two reasons; the designation of residential garden land as greenfield and the increase in the percentage of new homes built on greenfield allocated sites. The majority of sites allocated in the Replacement Local Plan (2005) have been developed, most of which are greenfield sites. Table 17 summarises the type of housing development that has taken place on previously developed sites.

Table 17: New homes completed on previously developed land (gross)

	New build	Conversions	Changes of Use	Total	All completions	PDL %
2011/12	117	3	9	129	295	44 %
2012/13	19	3	5	25	233	11 %
2013/14	54	23	12	89	327	27 %
2014/15	31	5	15	51	319	16 %
2015/16	37	5	11	53	192	28 %

2016/17	63	9	31	103	210	49 %
2017/18	101	25	15	141	261	54 %

PDL = previously developed land

Completions on Residential Garden Land

8.55 Paragraph 53 of the National Planning Policy Framework (2012) enables local planning authorities to consider whether policies resisting the inappropriate development of residential gardens are justified. Given the issues arising from the loss of residential garden land, the lack of specific policies in the national policy or Aligned Core Strategy and the concerns expressed about this type of development by local residents, it was considered necessary to include a policy in the Local Planning Document. LPD 34 (Residential Gardens) only allows development involving the loss of residential gardens if specific criteria are met.

8.56 Table 18 provides an annual percentage of completions on garden land in Gedling Borough. Since 1 April 2011, 15 % of new homes were constructed on residential garden land. Note that corrections have been made to the figures as shown in the previous monitoring report.

Table 18: New homes completed on residential garden land

	Net completions	Completions on garden land	%
2011/12	275	56	20 %
2012/13	227	32	14 %
2013/14	321	34	11 %
2014/15	311	27	9 %
2015/16	174	35	20 %
2016/17	198	32	16 %
2017/18	237	23	10 %
TOTAL	**1,743**	**239**	**14 %**

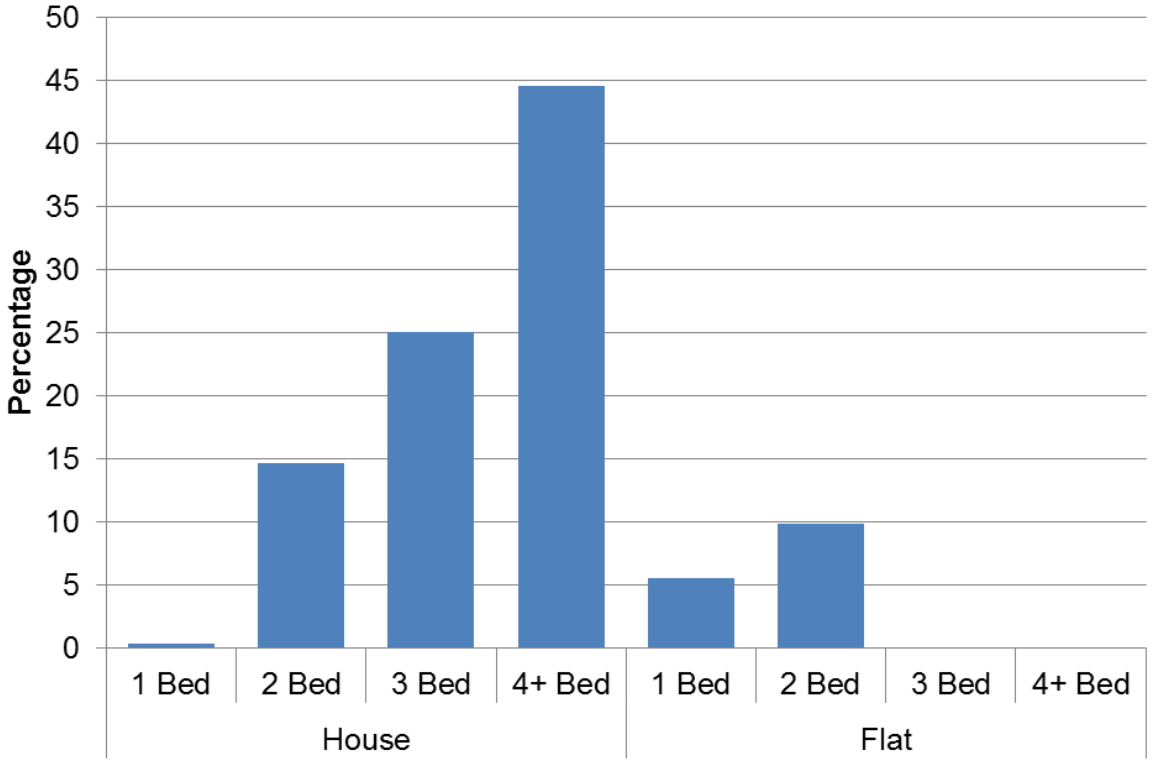
Dwelling Types

8.57 Policy 8 of the Aligned Core Strategy sets a target of maintaining an appropriate mix of house types, sizes and tenures.

8.58 The 2011 Census shows that Gedling Borough has a higher proportion of detached properties (38.3 per cent), followed by semi-detached properties (34.8 per cent), terraced houses (15.6 per cent) and flats (10.8 per cent).

8.59 Figure 1 shows that, between 1 April 2011 and 31 March 2018, the highest proportion of new build homes (gross) completed was for four or more bedroom houses followed by three bedroom houses, two bedroom houses and two bedroom flats, which reflects demands in the housing market.

Figure 1: Types of new build homes completed (gross)



Density

8.60 Paragraph 47 of the National Planning Policy Framework (2012) requires local planning authorities to set out their own approach to housing density to reflect local circumstances. The Aligned Core Strategy does not set a housing density requirement as this is intended to be addressed locally through the Local Planning Document. Policy LPD 33 of the Local Planning Document sets different density targets for different areas of the Borough. This approach will be monitored in future Authority Monitoring Reports to reflect the adoption of the Local Planning Document in July 2018 (outside the monitoring period).

8.61 The density of new homes completed shows that the majority of new homes on large sites[2] were completed on sites above 30 dwellings per hectare. Table 19 sets out the annual percentage of completions with respect to density. Note that corrections have been made to the figures for the previous monitoring period 2016/17.

[2] More than 10 dwellings.

Table 19: Density of new homes completed on sites of more than 10 dwellings (gross)

	Less than 30 dph	Between 30 and 50 dph	Above 50 dph
2011/12	0 %	60 %	40 %
2012/13	1 %	88 %	11 %
2013/14	1 %	89 %	10 %
2014/15	2 %	91 %	7 %
2015/16	7 %	93 %	0 %
2016/17	45 %	22 %	33 %
2017/18	10 %	54 %	36 %

dph = dwellings per hectare

Five Year Housing Land Supply

8.62 Policy 2 of the Aligned Core Strategy sets a target for the Council to have a five year supply of deliverable housing sites (with an additional buffer of 5% or 20% as appropriate).

8.63 The Council's Five Year Housing Land Supply Assessment 2018 considers the Borough's supply of housing land against the housing requirement set by the Aligned Core Strategy (Part 1 Local Plan) and Local Planning Document (Part 2 Local Plan). The assessment shows that against the housing requirement, Gedling Borough has a 5.10 year supply. It should be noted that prior to the adoption of the Local Planning Document in July 2018 (i.e. during the monitoring period), the Council did not have a five year supply of land for housing.

8.64 Please see Gedling Borough's Five Year Housing Land Supply Assessment 2018 report for further details: http://www.gedling.gov.uk/resident/planningandbuildingcontrol/planningpolicy/amrandfiveyearhousinglandsupply/

Brownfield Land Register

8.65 In order to increase the number of new homes built, the Housing and Planning Act 2015 requires local planning authorities to set up and maintain a register of brownfield land that is suitable for residential development. The latest Brownfield Land Register is available online:- http://www.gedling.gov.uk/shlaa

Self Build and Custom Homes Register

8.66 The Government wants to enable more people to build or commission their own home and have published national guidance which sets out how councils should manage the demand for self-build and custom housebuilding. Local authorities are required to keep a register of interested individuals and associations to provide an indication of the demand for self/custom build locally. This information will enable the Council to develop housing and planning policies to support the kinds of self and custom build projects that would be most appropriate. Policy LPD 42 of the Local Planning Document specifically focuses on self-build and custom homes. It is proposed to support this policy with a Supplementary Planning Document in the future.

8.67 Gedling Borough Council administers the Self-build and Custom Housebuilding Register on behalf of Broxtowe Borough Council, Erewash Borough Council, Gedling Borough Council, Nottingham City Council and Rushcliffe Borough Council. Further information about the register is available online: http://www.gedling.gov.uk/resident/planningandbuildingcontrol/planningpolicy/selfbuildandcustombuildregister

Affordable Homes

8.68 Policy 8 of the Aligned Core Strategy sets a target of 1,450 affordable homes in Gedling Borough. Table 20 sets out the 303 affordable homes were delivered between 1 April 2011 and 31 March 2018. Table 21 sets out the percentage of completions in Gedling Borough, of which the figure is 22% for the monitoring period.

Table 20: Number of affordable homes delivered

	Social rent homes	Affordable rent homes	Intermediate homes	Transfers and acquisitions *	TOTAL
2011/12	42	n/a	12	10	64
2012/13	7	17	12	0	36
2013/14	7	28	21	0	56
2014/15	0	23	15	0	38
2015/16	0	12	6	0	18
2016/17	0	28	11	0	39
2017/18	0	28	24	0	52

** transfers and acquisitions are not included in the percentage of new affordable dwellings completed*
n/a = data not collected

Table 21: Percentage of affordable homes delivered

	Net completions	Affordable homes delivered	Affordable %
2011/12	275	54	20 %
2012/13	227	36	16 %
2013/14	321	56	17 %
2014/15	311	38	12 %
2015/16	174	18	10 %
2016/17	198	39	20 %
2017/18	237	52	22%

8.69 The Affordable Housing Supplementary Planning Document was adopted in December 2009 to address the issue of affordable housing provision in the Borough. The document contains 3 key elements which affect the delivery of affordable housing within the Borough:-

- Threshold – the Borough Council will seek the provision of affordable housing on sites of 15 dwellings or greater;
- Percentage of affordable housing required – the Borough Council will require the provision of 10%, 20% or 30% affordable housing in different sub markets within the Borough; and
- Commuted sums – affordable housing will normally be delivered on site. However, under certain circumstances, this may be waived in favour of a commuted sum.

8.70 The Local Planning Document contains Policy LPD 36 – Affordable Housing, which incorporates the affordable housing percentages required into policy.

Homelessness

8.71 The Council prevents homelessness in the vast majority of cases, using a wide range of methods, such as advocating on behalf of tenants, mediating between young people and their parents, and assisting people to find private rented and social rented housing. The Council has a joint homelessness strategy with Broxtowe and Rushcliffe Borough Councils which has recently been updated. This includes an action plan to improve local services, which is managed through the South Nottinghamshire Interagency Homelessness Forum. The Strategy focusses on the prevention of homelessness and this focus will increase in line with the requirements of the Homelessness Reduction Act. In spite of the Council's focus on homelessness prevention, the number of acceptances has increased in recent years, reflecting national

trends. Table 22 sets out the number of homelessness acceptances in Gedling Borough annually.

Table 22: Number of homelessness acceptances

	Homelessness acceptances
2011/12	63
2012/13	56
2013/14	51
2014/15	74
2015/16	75
2016/17	100
2017/18	99

Empty Homes

8.72 Whilst recognising that properties become and remain empty for a range of reasons, at a time of increasing need for affordable housing, long term empty homes are a wasted resource and can in the worst cases impact on the quality of the local environment and create a poor image of the area. Whilst the trend in the number of long term empty homes in the Borough has reduced over the last few years the Council is committed to working with owners and taking and using its range of enforcement powers where necessary where properties are causing a nuisance to the area. The Council has also reduced the discounts on Council Tax that empty homes can benefit from, and introduced a premium of an additional 50% Council Tax on properties that have been empty for two years or longer. The Council operates an online “matchmaker” to match up people with empty properties to sell and investors looking for a development project and is currently exploring additional opportunities to reduce the number of longer term empty homes in the Borough. The Council has employed a dedicated Empty Homes Officer until July 2019 to proactively pursue empty home owners and encourage properties back into use with advice, enforcement, and use of the matchmaker scheme.

8.73 The number of empty homes in the Borough has decreased from 1,737 in 2012 to 1,683 in 2018. The information in Table 23 is based on properties that are unoccupied for Council Tax purposes.

Table 23: Number of empty homes (those that are unoccupied for Council Tax purposes)

	Private	Local Authority	Registered Provider of Social Housing *	Total
2012	1703	1	33	1737
2013	1735	3	31	1769
2014	1431	3	53	1487
2015	1490	0	34	1524
2016	1268	1	122	1391
2017	1372	2	108	1482
2018	1595	2	86	1683

House Prices

8.74 Table 24 sets out that the average house prices in Gedling have increased from £132,754 in 2011 to £180,604 in 2018[3].

Table 24: Average house prices based on UK House Price Index data

	House price
August 2011	£132,754
August 2012	£133,511
August 2013	£136,283
August 2014	£143,279
August 2015	£154,199
August 2016	£162,915
August 2017	£174,920
August 2018	£180,604

[3] http://landregistry.data.gov.uk/app/ukhpi

Gypsies, Travellers and Travelling Showpeople

8.75 Policy 9 of the Aligned Core Strategy sets a target to meet the needs of Gypsies, Travellers and Travelling Show people.

8.76 A 'Gypsy and Traveller Accommodation Needs Assessment for Nottinghamshire Local Authorities (except Bassetlaw)' was undertaken and the final report was published in May 2007. This assessment stated that there are 3 sites within the Borough, totalling 13 pitches. However, it has not been possible to confirm the existence of two of these sites, so the assumption has been made that there are only 4 pitches for travelling showpeople in the Borough. The assessment concluded that an additional 4 permanent pitches needed to be provided between 2007 and 2011.

8.77 The South Nottinghamshire Gypsy and Traveller Accommodation Assessment (January 2016) was undertaken to establish the additional permanent pitch provision requirements for the Gypsy and Traveller population in Broxtowe Borough, Gedling Borough, Nottingham City and Rushcliffe Borough between 2014 and 2029. This assessment indicates that 3 additional pitches are required in Gedling Borough up to 2029. Policy 9 of the Aligned Core Strategy includes criteria to determine small scale proposals for Gypsy and Travellers sites as well as other relevant Local Plan policies. Policy LPD 38 of the Local Planning Document sets out that a site for three pitches will be identified in the urban area of Gedling Borough by 2019.

8.78 Since April 2011, no additional pitches were delivered for gypsy and traveller communities in the Borough.

Regeneration

8.79 Policy 7 of the Aligned Core Strategy sets a target to deliver major schemes promoted in Policy 7 which includes the Gedling Colliery/Chase Farm site. See the Housing and Employment sections of this document for progress on the Gedling Colliery/Chase Farm site.

Employment

8.80 Employment land relates to business use within Classes B1, B2 and B8 of the Town and Country Planning (Use Classes) Order 1987. This involves:-

- Offices (B1a), Research and Development (B1b), and Light Industry (B1c);
- General Industry which includes manufacturing (B2); and
- Storage or Distribution Centres (B8).

Employment Land Requirement

8.81 Policy 4 of the Aligned Core Strategy sets out the following employment requirements for the plan period 2011 to 2028:-

- Office development (B1(a) and (b)) = 23,000 square metres
- Industrial and warehouse uses (B1(c), B2 and B8) = 10 hectares

Allocated Sites for Employment Development Progress

8.82 Policy LPD 71 of the Local Planning Document allocates four sites for employment (Hillcrest Park, Gedling Colliery, Top Wighay Farm and Teal Close). The latter three sites were identified as strategic sites in the Aligned Core Strategy. Table 25 sets out progress made on these allocations.

Table 25: Allocated sites for employment

Site	Status
Teal Close	7 hectare site allocated in the Local Planning Document. Outline planning permission (2013/0546) for employment uses (up to 18,000 square metres) granted in June 2014. Reserved matters application (2017/0800) was granted in October 2017 and included a phasing schedule for B1-B8 use which could potentially be delivered within 2019 subject to the provision of access
Top Wighay Farm	8.5 hectare site allocated in the Local Planning Document. No planning permission. The revised Development Brief SPD for this site was adopted in February 2017.
Gedling Colliery/Chase Farm	5 hectare site allocated in the Local Planning Document for employment-led mixed use development reflecting opportunities to incorporate visitor-related facilities associated with Gedling Country Park. During the monitoring period an outline application 2017/1571 was submitted a mix of employment units (B1c/B2/b8), and pub/restaurant (A3/A4) units on the allocated site which was granted outside of the monitoring period.
Hillcrest Park	1 hectare site allocated in the Local Planning Document. No planning permission.

Office Development

8.83 Building Control completion records show that there were two developments that resulted in new office floorspace gains over the 1,000 sqm or 1 ha threshold during the monitoring period. These were both at Park Logistics Ltd, Road No 4, Colwick and related to historic planning applications 2005/0695 and 2007/0578. The total gain in office space was 9630sqm.

Industrial and Warehouse Development

8.84 Building Control completion records show that there were two developments that resulted in new warehouse floorspace gains over the 1,000 sqm or 1 ha threshold during the monitoring period. These were both at Park Logistics Ltd, Road No 4, Colwick and related to historic planning applications 2002/1571 and 2000/1097. The total gain in warehouse space was 7800sqm.

8.85 A mixed development comprising office and warehouse use was completed during the monitoring period, relating to planning application 2004/1699. However detailed information is not available due to a system error so this is not included in the above paragraphs.

Assessed Employment Need

8.86 Councils across both the Nottingham Core Housing Market area[4] and the Nottingham Outer Housing Market Area[5] commissioned Nathaniel Lichfield and Partners to undertake an assessment of employment land needs based on updated economic forecasts. This work was published as the Employment Land Forecasting Study in August 2015. In this context, the economic and job forecasts contained within the Nottingham City Region Employment Land Study 2007 and its update 2009 which underpin the Aligned Core Strategies predated the economic crash of 2007/08 and were considered to be increasingly out of date. The study provides an overview of the local economy, the state of the office and industrial property market and provides updated economic and jobs forecasts to assess future business floorspace needs to 2033. The study is a key component of the evidence base supporting Local Plans and Local Plan Part 2 documents which are in preparation across the two Housing Market Areas.

8.87 Based on this new evidence the Aligned Core Strategy employment land figures are for a minimum of 19 ha of industrial/warehousing land and a minimum of 10,000 sq. m of office floorspace which accords with the objectives of Policy 4 of the Aligned Core Strategy. The strategic allocations in the Aligned Core Strategy are not additional to the employment land targets for Gedling Borough set out above. The strategic allocations and employment land allocations in the Aligned Core Strategy and the Local Planning Document (set out in Policy LPD 72) meet the need for 19 ha of industrial and warehousing land and a minimum of 10,000 sq. m of office floorspace (no specific land allocations are made for office B1a as it is assumed these will be accommodated on strategic allocations and in Arnold Town Centre).

Supply of Employment Land

8.88 As at 31 March 2018, there are two sites with planning permission for employment uses above the 1,000 sqm or 1 ha threshold – Teal Close (up to 18,000sqm on 7ha of land) and Colwick Quays (3200sqm on 0.8ha of land). Table 26 sets out the available supply of employment land in Gedling Borough.

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[4] The Nottingham Core Housing Market Area comprises Broxtowe Borough Council, Erewash Borough Council, Gedling Borough Council, Nottingham City Council and Rushcliffe Borough Council.

[5] The Nottingham Outer Housing Market Area comprises Ashfield District Council, Mansfield District Council; and Newark and Sherwood District Council.

Table 26: Available supply of employment land (sites above 1ha threshold)

B1	B2	B8	Mixed	Total
0 ha	0 ha	0 ha	7.8 ha	0 ha

Threshold: 1,000 sqm or 1 ha

Employment Losses

8.89 There was no loss of employment land to residential development during the monitoring period. Table 27 sets out the area of employment land lost to housing or other uses.

Table 27: Employment losses

	Losses in employment/ regeneration areas	Losses in local authority area (across Borough)	Amount lost to residential development
2011/12	0 ha	0.69 ha	0.69 ha
2012/13	0.33 ha	0.33 ha	0.33 ha
2013/14	0 ha	0 ha	0 ha
2014/15	1.40 ha	1.40 ha	0 ha
2015/16	0 ha	0 ha	0 ha
2016/17	0 ha	0.22	0.22
2017/18	0 ha	0 ha	0 ha

Threshold: 0.1 hectares. Note that, to avoid double counting, losses are recorded when the loss is first implemented i.e. commencement of the first dwelling.

Labour Supply

8.90 Policy 4 of the Aligned Core Strategy sets a target to strengthen and diversify the economy and create 27,900 new jobs in Broxtowe, Gedling and Nottingham City, referred to as the plan area. The Nomis Labour Market Profile for Gedling Borough (based on ONS data) provides the most recent statistical information on employment and jobs in the Borough, and can be found here: https://www.nomisweb.co.uk/reports/lmp/la/1946157165/report.aspx

8.91 The figures in Tables 28 and 29 are taken from the Nomis Labour Market Profile and set out annually the number of people in employment in the Borough and the number of employee jobs within the Borough. These data provide an indication of job creation in Gedling Borough over the plan period.

Table 28: Number of people (16+) in employment in Gedling Borough

Year	People in Employment (Including Self-Employed)	Self-Employed Figure
April 2011	56,300 (74.1%)	6,100
April 2012	57,300 (76.1%)	5,000
April 2013	53,200 (75.1%)	4,100 (June – no data for April)
April 2014	50,900 (69.9%)	5,500
April 2015	53,800 (70.6%)	10,400
April 2016	59,400 (76.9%)	9,200
April 2017	56,500 (73.5%)	8,100
April 2018	57,000 (74.8%)	9,300

Table 29: Employee jobs in Gedling Borough (excluding farm-based agriculture, self-employed, government-supported trainees and HM forces).

Year	(Full-Time Employee Jobs)	(Part-Time Employee Jobs)	Total Employee Jobs
2011	17,000	12,000	29,000
2012	18,000	11,000	29,000
2013	18,000	11,000	29,000
2014	18,000	11,000	29,000
2015	19,000	11,000	30,000
2016	19,000	12,000	31,000
2017	20,000	12,000	32,000

8.92 In 2017/18, the highest proportion (51.2 per cent) of Gedling's residents in employment have occupations in the 'Managers and Senior Officials', 'Professional Occupations' and ‘Associate professional and technical’ occupations. This is above both regional and national averages.

8.93 In 2017 the majority of residents in employment were in full time work. 62.5% of employees worked full time, this is an increase since 2008 when 61.2% were full time. 37.5% of residents worked part time, reducing from 38.8% in 2008. Most jobs were in Wholesale and retail trade making up the largest sector at 18.8%, followed by Human Health and Social work activities at 14.1% and Manufacturing at 12.5%.

8.94 The proportion of economically active people who were of working age in the Borough in 2017/18 was 77.7%. This is lower than the 80.6 per cent seen in 2012/13.

Unemployment

8.95 The unemployment rate for the Borough in September 2018 is 1.2%. This is higher than the national average of 0.9% and East Midlands average of 0.9%. The unemployment rate for young people (18-24 year olds) in September

2018 is 1.9%. This is higher than the national average of 0.8% and East Midlands average of 0.8%.

Education, Skills and Learning

8.96 Policy 4 of the Aligned Core Strategy sets a target to improve skill levels of the working age population. The proportion of working age residents within the Borough qualified to NVQ 2 and above has reduced slightly to 81.1 per cent in 2017 compared to 81.5 per cent in 2016. Table 30 sets out the percentages of the working age population in relation to their type of qualification.

Table 30: Qualifications by type (Jan 2017-Dec 2017)

Individual Levels	Gedling (Level)	Gedling (%)	East Midlands (%)	Great Britain (%)
NVQ4 And Above	28,300	38.7	32.1	38.6
NVQ3 And Above	40,200	54.9	52.0	57.2
NVQ2 And Above	59,400	81.1	70.9	74.7
NVQ1 And Above	66,300	90.5	83.6	85.4
Other Qualifications	n/a	n/a	8.2	6.9
No Qualifications	5,000	6.8	8.2	7.7

Earnings by Type

8.97 Based on the ONS annual survey of hours and earnings, Table 31 shows the median weekly earnings in pounds for employees living in the Borough. Table 31 shows that the weekly earnings for full-time workers have increased from £456.7 in 2011 to £537.2 in 2017.

Table 31: Earnings by residence (Gross Weekly Pay)

	Male Full-Time Workers	Female Full-Time Workers	Full-Time Workers
2011	£501.0	£387.1	£456.7
2013	£573.1	£421.7	£502.7
2015	£559.3	£470.7	£516.1
2016	£572.50	£441.90	£521.80
2017	£605.6	£467.5	£537.2

Retail and Town Centre Uses

8.98 The National Planning Policy Framework defines main town centre uses as:-

'Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities)'.

8.99 The above uses relate to the Use Class Orders A1 to A5, B1a, C1, D1 to D2 and sui generis of the Town and Country Planning (Use Classes) Order 1987. Policy 6 of the Aligned Core Strategy sets a target to maintain or improve the vitality and viability of the centres.

Hierarchy of Centres

8.100 Policy 6 of the Aligned Core Strategy (Part 1 Local Plan) and Policy LPD 49 of the Local Planning Document (Part 2 Local Plan) identifies the network and hierarchy of centres across Greater Nottingham. Carlton Square has been reclassified from a 'district centre' in Policy 6 of the Aligned Core Strategy to a 'local centre' in policy LPD49 of the Local Planning Document. The policy includes the following centres for the Borough:-

- Town Centre – Arnold
- Local Centres – Burton Joyce, Calverton, Carlton Hill, Carlton Square Gedling Colliery/ Chase Farm, Gedling , Mapperley Plains, Netherfield and Ravenshead

8.101 The hierarchy has been developed using evidence from shopping studies and will help guide new development to appropriate sized centres and ensure balanced growth across the area. The Broxtowe, Gedling, Nottingham City and Rushcliffe Retail Study (2015) reviewed the hierarchy and proposed a revision with the reclassification of Carlton Square as a Local Centre.

Planning Permissions for Retail and Other Town Centre Use Development

8.102 Since 1 April 2011, a number of sites have been granted planning permission for retail and other town centre use development over the 1000sqm floorspace or 1ha site area threshold, as shown in Table 32. None have been granted permission during this monitoring period.

Table 32: Retail and other town centre use development

Site	Status
Victoria Retail Park (Unit 1)	Unit 1 demolished and re-developed for three new retail units (2011/0887).
The White Hart	Former public house demolished and redeveloped for a new retail food store
Land South of Colwick Loop Road	Planning permission granted for new A4 public house and A3 restaurant or A5 hot food takeaway (2013/0497)
Land South of Colwick Loop Road	Planning permission granted for A1 retail, petrol filling station and B1/B2/B8 employment uses (2013/0500)
Teal Close	Planning permission granted for up to 28,000 square metres of retail, financial and professional services, food and drink, takeaway, non-residential institution and leisure uses. Condition applied to ensure that only 1,500 sqm of A1 floorspace and no single unit to be larger than 750 sqm. (2013/0546)
Former B&Q, 786 Mansfield Road	Planning permission granted for installation of a mezzanine floor to add 1,115 sqm of A1 retail floor space within an existing retail building (2016/0808).

Threshold: 1,000 sqm or 1 ha

Assessed Retail Need

8.103 The Greater Nottingham Retail Study was completed in 2008 and was based on evidence collected in 2007. A partial refresh based on the 2007 information was carried out in 2013. Due to changes in policy and the age of the evidence, consultants were commissioned to carry out a new study to support the Local Planning Document. This has updated the information on the need for retail floorspace and on shopping habits through a new Household Survey. Tables 33 and 34 set out the conclusions of the Broxtowe, Gedling, Nottingham City and Rushcliffe Retail Study (2015) on additional retail floorspace required in Gedling Borough.

Table 33: Additional 'convenience' retail floorspace required in Gedling Borough.

Convenience	2019	2024	2028
Arnold Town Centre	285 sqm	543 sqm	761 sqm
Carlton Square District Centre	180 sqm	343 sqm	474 sqm
Local Centres	141 sqm	269 sqm	374 sqm
Rest of Borough (residual floor space)	-5485 sqm	-4682 sqm	-4036 sqm
Total – Gedling Borough	**-4879 sqm**	**-3527 sqm**	**-2427 sqm**

Note: The negative figures relate to where there is more floorspace than required to meet the levels of expenditure identified in the Retail Study (2015).

Table 34: Additional 'comparison goods' retail floorspace required in Gedling Borough.

Comparison Goods	2019	2024	2028
Arnold Town Centre	732 sqm	2091 sqm	3392 sqm
Carlton Square District Centre	57 sqm	159 sqm	266 sqm
Local Centres	75 sqm	210 sqm	345 sqm
Rest of Borough (residual floor space)	-2582 sqm	-1195 sqm	231 sqm
Total – Gedling Borough	**-1715 sqm**	**1265 sqm**	**4234 sqm**

Note: See previous note.

Office Development in Arnold Town Centre

8.104 There was no completed B1 office development over the 1,000 sqm or 1 ha threshold in Arnold town centre during the current monitoring period.

Retail Development outside Defined Centres

8.105 As shown in Table 32, planning permission has been granted for retail and other town centre use development outside of defined centres. Permissions at Victoria Retail Park and the White Hart sites have been implemented and the remainder of the sites are yet to be implemented.

Health of Centres

8.106 Planning Practice Guidance suggests a number of indicators to assess the health of town centres. This monitoring report monitors the diversity of uses and the proportion of vacant street level property the town and local centres.

8.107 Table 35 sets out the findings of the shopping centre surveys undertaken in January 2018 and shows the percentage of the diversity of uses in the shopping centres in Gedling Borough.

Table 35: Diversity of uses

Shopping Centre	A1	A2	A3	A4	A5	Other
Arnold Town Centre (Primary)	70%	16 %	3 %	2 %	4 %	5 %
Arnold Town Centre (Secondary)	41 %	8 %	4 %	5 %	8 %	35 %
Carlton Square District Centre	55 %	6 %	3 %	6 %	9 %	21 %
Burton Joyce Local Centre	47 %	7 %	0 %	0 %	13 %	33 %

Calverton Local Centre	37 %	5 %	5 %	0 %	16 %	37 %
Carlton Hill Local Centre	51 %	10 %	9 %	1 %	13 %	16 %
Gedling Local Centre	44 %	10 %	10 %	0 %	12 %	24 %
Mapperley Plains Local Centre	64 %	15 %	7 %	2 %	9 %	3 %
Netherfield Local Centre	46 %	6 %	5 %	1 %	8 %	33 %
Ravenshead Local Centre	47 %	27 %	0 %	0 %	13 %	13 %

8.108 Although there is no policy requirement to record the percentage of vacant units, the shopping centre surveys also monitor vacant units in shopping centres as shown in Table 36.

Table 36: Proportion of vacant units

Shopping Centre	2011	2018
Arnold Town Centre (Primary)	9 %	6 %
Arnold Town Centre (Secondary)	6 %	5 %
Carlton Square District Centre	24 %	24 %
Burton Joyce Local Centre	0 %	0 %
Calverton Local Centre	5 %	0 %
Carlton Hill Local Centre	9 %	6 %
Gedling Local Centre	5 %	2 %
Mapperley Plains Local Centre	3 %	5 %
Netherfield Local Centre	13 %	14 %
Ravenshead Local Centre	0 %	0 %

Community Facilities and Services

Local Facilities

8.109 Table 37 sets out the number of local facilities in the Borough. The Community Centres section refers only to those that are operated by Gedling Borough Council. It should be noted that there are other community centres in Gedling Borough that are not operated by the Council (including the Newstead Centre, Netherfield St Georges Centre, Calverton Core Centre, Colwick Community Centre, Bestwood Village Community Centre, Older Person's Welfare Arnold, Gedling Memorial Hall, The Beacon Killisick and Arnold Hill Community Centre).

8.110 The Leisure Centres section refers to the five centres that are operated by Gedling Borough Council, plus the one in Ravenshead that is operated by the Parish Council.

8.111 There are 9 'Inspire' libraries in Gedling Borough: https://www.inspireculture.org.uk/reading-information/find-a-library/

8.112 The GP Practices section reflects information provided by the Nottingham North and East Clinical Commissioning Group – it should be noted that there are an additional four GP Practices within Hucknall (within Ashfield District).

8.113 There are two accredited museums in Gedling Borough – Papplewick Pumping Station and Newstead Abbey. It should be noted that other collections exist in the Borough that are not formally accredited, at Bestwood Winding Engine House; Burton Joyce Centre for Local History and Calverton Folk Museum.

Table 37: Number of Local Facilities

	Total	Arnold and Carlton	Bestwood Village	Burton Joyce and Stoke Bardolph	Calverton	Lambley	Linby, Papplewick and Newstead	Ravenshead	Woodborough
Community Centres	6	6	0	0	0	0	0	0	0
Leisure Centres	6	4	0	0	1	0	0	1	0
Libraries	9	6	0	1	1	0	0	1	0
GP Practices	13	10	0	2	1	0	0	0	0
Museums	2	0	0	0	0	0	2	0	0

Access to Facilities

8.114 Policy 12 of the Aligned Core Strategy sets a target to improve accessibility from residential development to key community facilities and services.

8.115 A range of infill / small-scale development is scattered throughout the Arnold/Carlton urban area. As this urban area contains a wide range of key services together with a substantial range of public transport services, an assumption is made that in practice any development within this area will be "sustainable", insofar as this is likely to be within 30 minutes travel time of the range of community facilities and services. Therefore, this monitoring report assesses only large development sites (over 10 dwellings).

8.116 Out of 261 new homes (gross) completed, 164 new homes were on large sites. Table 38 shows that the majority of the large residential developments have access to community facilities and services by public transport, walking and cycling within 30 minutes travel time with no more than a 400m walk to a bus stop.

Table 38: Access to services and facilities

	GP Surgery	Hospital	Primary School	Secondary School	Employment (500+ jobs)	Community Centre	Leisure Centre
Public transport	100 %	98 %	100 %	100 %	100 %	100 %	61 %
Walking	61 %	24 %	100 %	61 %	91 %	61 %	61 %
Cycling	100 %	99 %	100 %	100 %	100 %	100 %	100 %

8.117 Appendix 3 contains details of the locations of services and facilities.

Life Expectancy

8.118 Policy 12 of the Aligned Core Strategy sets a target for improvements in health. Life expectancy within the Borough for the period 2014–16 was 80.0 years for males (increasing from 79.4 years in 2013-15) and 83.2 years for females (decreasing from 83.6 in 2013-15).

Major Sporting Facilities

8.119 Policy 13 of the Aligned Core Strategy sets a target for increased provision of major sporting facilities. There were no major sporting facilities developed during the monitoring period.

Residents participation in sport

8.120 One of the key objectives of the Aligned Core Strategy is improving the health and well-being of residents. Table 39 shows the percentage of Gedling Borough residents aged 16 or over who participated in 3 x 30 minute sessions or more of moderate intensity activity per week, according to the Active People Survey carried out on behalf of Sport England. From 2015/16 onwards, the Active Lives survey took over from the Active People Survey. The Active Lives survey is summarised in Table 40, which shows the percentage of Gedling Borough residents aged 16 or over in relation to their level of activity (not including time spent gardening).

Table 39: Adult (16+) participation in Sport and Active Recreation

	Adult (16+) participation by frequency
2011/12	23.4%
2012/13	26.8%
2013/14	30.1%
2014/15	24.1%
2015/16	22.9%

Table 40: Sport and Activity Levels of Adults (16+) in Gedling Borough

	Inactive (<30 minutes per week)	Fairly Active (30-149 minutes per week)	Active (150+ minutes per week)	Adults taken part in sport or activity 2+ times in last 28 days
2015/16	25.6%	12.8%	61.7%	N/A
2016/17	29.0%	11.9%	59.2%	74.3%
2017/18	20.7%	13.6%	65.7%	81.3%

Design and Local Identity

8.121 Policy 10 of the Aligned Core Strategy sets a target to improve the standards of design and states that indicators will be set locally through the Local Planning Document and Supplementary Planning Documents.

Community Safety and Crime

8.122 The number of crimes has increased since 2014 as shown in Table 41. The measures calculated for the statistics may change every year and therefore they should not be used for comparison purposes.

Table 41: Total number of crimes

	All crime	Burglary of a dwelling	Business crime	Criminal damage	Robbery	Violence against the person
2014	5,050	305	n/a	825	58	1,226
2015	4,537	245	n/a	776	49	1,315
2016	5,320	285	n/a	801	55	1,493
2017	5,483	286	n/a	802	55	1,566
2018	6,174	330	n/a	890	57	1,713

n/a = no longer reported separately

Transport

Public Transport

8.123 Policy 14 of the Aligned Core Strategy sets a target to increase modal shift towards public transport, walking and cycling. In 2017, 93 per cent of households within Gedling Borough have access to hourly or better daytime bus services to town, district or City Centre. 2018 information was not available.

8.124 Nottinghamshire County Highways provides data on the number of public transport trips made at the county level only; as such this has not been monitored in previous monitoring reports. Table 42 provides an indication of the number of bus boardings made from within Gedling Borough during the monitoring period for each service operator. It should be noted that this data is indicative and that the accuracy of the recording of data may vary depending on the individual operator.

Table 42 – Bus Boardings in Gedling Borough by operator

Bus Operator	Approximate number of bus-boardings made within Gedling Borough in 2017/18
Nottingham City Transport	5,595,000
Nottinghamshire County Council Fleet Service	8, 750
Ravenshead Community Transport	2,395
Stagecoach East Midlands	94,639
Trent Barton	543,260

Traffic Growth

8.125 County Highways provides data on traffic growth within Gedling Borough. Traffic data is expressed as percentage growth in comparison to the situation in 2010. Table 43 shows that the amount of traffic has increased by 4.3% since 2010.

Table 43: Traffic growth

	Percentage of traffic growth in Gedling Borough compared with 2010
2010	100.0 %
2011	99.9 %
2012	97.4 %
2013	99.3 %
2014	103.1 %

2015	102.8 %
2016	103.0 %
2017	104.3 %

Cycling

8.126 County Highways provides data on the number of cycle trips within Gedling Borough. Cycle data is expressed as percentage growth in comparison to the situation in 2010. Table 44 shows that the number of cycling trips has increased by 8.4% since 2010.

Table 44: Number of cycle trips

	Percentage of cycling trips in Gedling Borough compared with 2010
2010	100.0 %
2011	107.6 %
2012	99.8 %
2013	105.8 %
2014	111.2 %
2015	113.1 %
2016	111.9 %
2017	108.4%

Travel Plans

8.127 Policy 14 of the Aligned Core Strategy sets a target to increase the number of developments supported by travel plans. No such agreements were signed during the monitoring period.

Travel to Work

8.128 In 2011, the proportion of residents who travel to work by bus, at 9.2 per cent, is lower than 2001 where 15 per cent used this means of transport to travel to work. However, the 2011 level remains approximately twice the county and national average.

Railway Station Usage

8.129 The latest Estimates of Station Usage was published by the Office of Rail and Road (ORR) on 1st December 2017. The estimates of station usage consist of the total numbers of people travelling from or to the station (entries and exits) and it set out in Table 45.

http://orr.gov.uk/statistics/published-stats/station-usage-estimates

Table 45: Estimates of Station Usage (entries and exits) in Gedling Borough

	Burton Joyce	Carlton	Netherfield	Newstead
2010/11	7,400	20,112	6,132	31,748
2011/12	6,786	22,372	7,410	34,750
2012/13	6,928	21,410	6,682	30,872
2013/14	5,302	20,298	5,382	28,624
2014/15	5,372	25,168	6,050	33,938
2015/16	8,228	36,344	6,544	31,932
2016/17	11,542	46,578	7,742	35,868

Conclusions

9.1 The Aligned Core Strategy was adopted in September 2014 and has replaced some of the policies in the Replacement Local Plan.

9.2 The Local Planning Document was adopted in July 2018, outside of the monitoring period. The monitoring report does not take account of the indicators in the Local Planning Document (Part 2 Local Plan) as this was adopted outside of the monitoring period.

9.3 The Calverton Neighbourhood Plan was approved by referendum (November 2017). Outside of the monitoring period the Papplewick Neighbourhood Plan (July 2018) and the Burton Joyce Neighbourhood Plan (November 2018) were also approved by referendum.

9.4 The Community Infrastructure Levy Charging Schedule has been in place since October 2015. In the monitoring period from 1st April 2017 to 31st March 2018, £417,212.34 of CIL receipts were collected from CIL Liable developments.

9.5 The population mid-2017 estimate is 117,100 adding 3,557 individuals since the 2011 Census. The 2011 Census shows that the Borough has an ageing population with residents who are over 65 representing 20.7% of the overall resident population. According to the 2011 Census, 8.9% of Gedling's population are from a 'Black and Minority Ethnic' group. This has risen from 5.2% recorded in 2001.

9.6 The findings of the indicators as set out in the Aligned Core Strategy are as follows:

Climate Change (targets set by Policy 1 of the Aligned Core Strategy)

Target	Comment
To reduce per capita carbon dioxide emissions and increase renewable power generation	Per capita carbon dioxide emissions figure has decreased from 4.57 t CO2 in 2011 to 3.76 in 2016.
Zero planning permissions contrary to Environment Agency advice on flooding	None.
Increase the number of Sustainable Drainage Systems	All large developments granted permission have either incorporated Sustainable Drainage Systems or a condition was attached in the decision requesting details for the disposal of surface water to be approved before commencement of the development.

Natural Environment (targets set by Policies 3, 16 and 17 of the Aligned Core Strategy)

Target	Comment
Release Green Belt land in line with the needs set out in the Aligned Core Strategy	During the monitoring, no area of land was removed from the Green Belt.
Increase quality of open space	Green Flag awarded for Arnot Hill Park and Gedling Country Park. Green Flag not retained in 2018 for Burton Road Jubilee Park.
Increase the percentage of population with access to Green Infrastructure assets	Indicators to be set locally.
Retain areas of biodiversity importance	Increase in area of Local Wildlife Site designation from 1,198ha in 2011 to 1,272ha in 2018.
Improve management of biodiversity sites	Total area of Local Wildlife Sites under positive conservation management has decreased from 35.3 % in 2011/12 to 27.8% in 2016/17.
Designation of and thereafter maintain or improve condition of Special Protection Area	Decision on designation of Special Protection Area is awaited.

Historic Environment (targets set by Policy 11 of the Aligned Core Strategy)

Target	Comment
Decrease number of heritage assets at risk	4 assets included on the Heritage at Risk register (2017).
Increase the number of Conservation Area Appraisals.	Conservation Area Appraisals have been completed for Bestwood Village, Calverton, Lambley, Linby, Papplewick and Woodborough.

Housing (targets set by Policies 2 and 8 of the Aligned Core Strategy)

Target	Comment
Delivery of 7,250 new homes between 2011 and 2028	1,743 new homes built between 2011 and 2018.
5 year (with additional buffer of 5% or 20% as appropriate) supply of deliverable housing sites	During the monitoring period the Council did not have a five year land supply. Outside the monitoring period following the adoption of the Local Planning Document in July 2018 the Council was able to demonstrate a five year land supply (5.10 years).

Maintain an appropriate mix of house type, size and tenure	Since 1 April 2011, the highest proportion of new build homes completed was for four or more bedroom houses followed by three bedroom houses, two bedroom houses and two bedroom flats.
Provision of 1,450 affordable housing in Gedling Borough between 2011 and 2028	293 affordable homes built between 2011 and 2019.

Gypsies, Travellers and Travelling Showpeople (target set by Policy 9 of the Aligned Core Strategy)

Target	Comment
To meet the needs of Gypsies, Travellers and Travelling Show people	The South Nottinghamshire Gypsy and Traveller Accommodation Assessment (January 2016) indicates that 3 additional pitches are required in Gedling Borough up to 2029. The Local Planning Document Policy LPD 38 commits to identifying a site by 2019.

Regeneration (target set by Policy 7 of the Aligned Core Strategy)

Target	Comment
To deliver the Gedling Colliery/Chase Farm site promoted in Policy 7	The site is allocated for residential development (1,055 homes) and mixed-use employment development (5 hectares) in the Local Planning Document. Planning permission for the Gedling Access Road granted in December 2014. Outline planning permission for residential development granted in March 2017. Construction of homes on the site commenced in July 2017 and completions are ongoing. The Council granted planning permission outside of the monitoring period for mixed-use employment on the employment allocation.

Employment (targets set by Policy 4 of the Aligned Core Strategy)

Target	Comment
Strengthen and diversify the economy and create new jobs	Highest proportion of Gedling's residents in employment have occupations in the 'Managers and Senior Officials', 'Professional Occupations' and 'Associate professional and technical' occupations in 2017/18.
Develop 23,000 sqm of office space	9,630 sqm of office floorspace (over the 1,000 sqm or 1 ha threshold) noted as being completed in 2017/18 using Building Control records.
Maintain a minimum amount of industrial and warehouse supply	Teal Close site has outline planning permission for 7ha of mixed employment land and Colwick Quays has permission for 3,200sqm floorspace.
Develop 10 hectares of industrial and warehouse uses	7,800 sqm of industrial/warehouse floorspace (over the 1,000 sqm or 1 ha threshold) noted as being completed in 2017/18 using Building Control records.
Improve skill levels of the working age population	Proportion of working age residents within the Borough qualified to NVQ 2 and above was 81.1 per cent in 2017.
Delivery of strategic sites	Teal Close site has planning permission for up to 18,000 square metres of employment uses. No progress has been made regarding employment uses on the Top Wighay Farm. The Council granted planning permission outside of the monitoring period for mixed-use employment on the employment allocation at the Gedling Colliery/Chase Farm site.

Retail and Town Centre Uses (target set by Policy 6 of the Aligned Core Strategy)

Target	Comment
Maintain or improve the vitality and viability of the centres within the plan area	Percentages of the diversity of uses in Town Centre, District Centre and Local Centres show the majority of the units are A1 retail. No B1 office development (over the 1,000 sqm or 1 ha threshold) built in Arnold town centre during 2017/18.

Community Facilities and Services (targets set by Policy 12 of the Aligned Core Strategy)

Target	Comment
Improve accessibility from residential development to key community facilities and services	Majority of the large residential developments have access to services and facilities by public transport, walking and cycling within 30 minutes travel time.
Improvements in health	Life expectancy within the Borough for the period 2013-15 was 79.4 years for males and 83.6 years for females.

Design and Local Identity (target set by Policy 10 of the Aligned Core Strategy)

Target	Comment
Improve the standards of design	Indicators to be set locally.

Transport (targets set by Policy 14 of the Aligned Core Strategy)

Target	Comment
Increase modal shift towards public transport, walking and cycling	In 2017, 93 per cent of households within Gedling Borough have access to hourly or better daytime bus service to town, district or City Centre (based on August 2015 data). The number of cycling trips has increased by 8.4 % between 2010 and 2017. Rail and Bus service use has generally increased compared with the previous year.
Increase the number of developments supported by travel plans	No travel plans were signed in the monitoring period.

Appendix 1: Authority Monitoring Report Requirements

Part 8 of The Town and Country Planning (Local Planning) (England) Regulations 2012 states:-

(1) The authority's monitoring report must contain information on the local plans or supplementary planning documents specified in the Local Development Scheme (i.e. the timetable specified in the Local Development Scheme for the document's preparation; the stage the document has reached in its preparation; and if the document's preparation is behind the timetable the reasons for this; and where any local plan or supplementary planning document specified in the Local Development Scheme has been adopted or approved within the period in respect of which the report is made, a statement of that fact and of the date of adoption or approval).

(2) Where a local planning authority are not implementing a policy specified in a local plan, the authority's monitoring report must identify that policy and include a statement of the reasons why the local planning authority are not implementing the policy; and the steps (if any) that the local planning authority intend to take to secure that the policy is implemented.

(3) Where a policy specified in a local plan specifies an annual number, or a number relating to any other period of net additional dwellings or net additional affordable dwellings in any part of the local planning authority's area, the authority's monitoring report must specify the relevant number for the part of the local planning authority's area concerned in the period in respect of which the report is made, and since the policy was first published, adopted or approved.

(4) Where a local planning authority have made a neighbourhood development order or a neighbourhood development plan, the local planning authority's monitoring report must contain details of these documents.

(5) Where a local planning authority have prepared a report pursuant to regulation 62 of the Community Infrastructure Levy Regulations 2010, the authority's monitoring report must contain the information specified in regulation 62(4) of those Regulations.

(6) Where a local planning authority have co-operated with another local planning authority, county council, or a body or person prescribed under section 33A of the Act, the authority's monitoring report must give details of what action they have taken during the period covered by the report.

(7) A local planning authority must make any up-to-date information, which they have collected for monitoring purposes, available as soon as possible after the information becomes available.

Appendix 2: Definitions of Indicators

Large Development

Large development is defined in Part 2 (1) of the Town and Country Planning (Development Management Procedure) (England) Order 2010[6]:

"major development" means development involving any one or more of the following–

(a) the winning and working of minerals or the use of land for mineral-working deposits;

(b) waste development;

(c) the provision of dwellinghouses where —

- *(i) the number of dwellinghouses to be provided is 10 or more; or*
- *(ii) the development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the development falls within sub-paragraph (c)(i);*

(d) the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or

(e) development carried out on a site having an area of 1 hectare or more;

New homes

For calculating net completions:-

a - b + c + d

a = new build completions

b = demolitions

c = change of use (net gain)

d = conversions (net gain)

For calculating gross completions:-

a + b + c

a = new build completions

b = change of use (gross gain)

c = conversions (gross gain)

New floorspace for office development, industrial and warehouse uses, retail and town centre uses

For net floorspace:-

a – b + c + d

a = new floorspace completions (gross)

b = demolitions

c = change of use (net gain)

d = conversions (net gain)

[6] http://www.legislation.gov.uk/uksi/2010/2184/article/2/made

Appendix 3: Access to Community Facilities and Services

GP Surgeries / Health Centres

Nottingham North and East Clinical Commissioning Group (CCG) is one of the commissioning organisations in England which are responsible for making decisions about healthcare in the area. Nottingham North and East CCG comprises GP practices in Arnold, Burton Joyce, Calverton, Carlton, Colwick, Daybrook, Newthorpe, Gedling, Giltbrook, Hucknall, Lowdham, Mapperley, Netherfield.

Nottingham North and East CCG became a statutory NHS organisation from 1 April 2013.

Further information on healthcare facilities within Nottingham North and East CCG can be found using the following website http://www.nottinghamnortheastccg.nhs.uk.

Hospitals

There are two privately run hospitals in the Borough, both situated adjacent to Mansfield Road (A60):-

- The Nottingham Woodthorpe Hospital, Woodthorpe (http://www.nottinghamhospital.co.uk); and
- BMI The Park Hospital, Burntstump Country Park, Arnold (http://www.bmihealthcare.co.uk/park).

However these facilities do not provide healthcare that is available to all so they are therefore not considered to form key facilities for the purpose of monitoring sustainable development. In terms of NHS hospital facilities, there are several NHS Hospitals within the vicinity of Gedling Borough including:-

- Ashfield Community Hospital, Kirkby-in-Ashfield;
- King’s Mill Hospital, Sutton-in-Ashfield;
- Newark Hospital, Newark;
- Nottingham City Hospital, Nottingham; and
- Queen's Medical Centre, Nottingham.

Further information on NHS Hospitals can be found using the following website: http://www.nhs.uk.

Primary and Secondary Schools

There are many primary schools situated throughout the Arnold / Carlton urban area, all extremely likely to be within 30 minutes public transport time of any new housing development. Similarly, all established villages within the Borough (except Stoke Bardolph) have a primary school within easy walking or cycling distance for that catchment.

In addition to the primary schools in the Borough, there are two Special Schools (Carlton Digby and Derrymount) serving special needs children from ages 2-19. However, due to the specialist nature of these establishments it is considered inappropriate to include these as relevant services when assessing the sustainability of schools.

There are far fewer secondary schools within Gedling Borough, serving far wider catchment areas than the various primary schools. There are other secondary schools (outside of Gedling Borough) which also serve the Borough's residents.

Further information on schools and colleges within Gedling Borough and surrounding local authorities can be found using the following website: http://www.nottinghamshire.gov.uk.

Areas of Employment

Major work locations refer to the centroids of Lower Super Output Areas (LSOAs) with a workplace population of greater than 500 people. This is in line with the LDF guidance. The workplace population includes people who live within the LSOA and work within the LSOA, and people living outside of the LSOA but working within it.

Community Centres / Leisure Centres

Gedling Borough Council have seven community centres in Arnold, Carlton, Gedling and Mapperley offering a wide range of facilities:-

- Arnold Hill Community Centre;
- Pond Hills Lane Community Centre;
- Killisick Community Centre;
- Westdale Lane Community Centre.
- The Brickyard Community Centre;
- Burton Road Community Centre; and
- Haywood Road Community Centre.

In Gedling Borough, there are 5 leisure centres owned and managed by the Council offering a wide range of sports and activities:-

- Arnold Leisure Centre;
- Calverton Leisure Centre;
- Carlton Forum Leisure Centre;
- Redhill Leisure Centre; and
- Richard Herrod Centre.

There are other community centres and leisure centres not owned by the Council within the Borough.

Appendix 4: CIL Monitoring Report

Gedling Borough Council
Community Infrastructure Levy (CIL)

Regulation 62
Monitoring Report 2017/18

Published for December 2018

1. Introduction

1.1. The Gedling Borough Community Infrastructure Levy (CIL) Charging Schedule was approved by Full Council on the 15th July 2015 and came into effect on the 16th October 2015. Planning applications decided on or after the 16th October 2015 may therefore be subject to CIL.

1.2. The Borough Council will use CIL to secure fund towards strategic infrastructure projects contained on the Council's Regulation 123 List.

1.3. Regulation 62 of the CIL Regulations (as amended) requires a Charging Authority to:

"Prepare a report for any financial year ("the reported year") in which -

a) it collects CIL, or CIL is collected on its behalf; or

b) an amount of CIL collected by it or by another person on its behalf (whether in the reported year or any other) has not been spent."

1.4. The financial year to which this document relates is 2017/18 and the information within it relates to the period from 1st April 2017 to 31st March 201.

2. Monitoring

2.1. Table 1 sets out the CIL Monitoring information as required by Regulation 62(4) for the financial year 2017/18.

2.2. Table 2 provide a cumulative summary of total CIL collected and amounts spent since CIL came into effect on 16th October 2015.

3. Further Information

3.1. Further information about the Gedling Borough CIL including the Charging Schedule, Instalment Policy, and Regulation 123 to be funded by CIL can be found on the Council's website at www.gedling.gov.uk/cil or by contacting the CIL Officer on 0115 901 3731 or by e-mail at cil@gedling.gov.uk.

Table 1 – Gedling Borough CIL Monitoring Information 2017/18

Regulation 62 Reference	Description	Amount Collected / Project Title
(3)	Land payments made in respect of CIL charged by the Borough Council, and CIL collected by way of a land payment which has not been spent if at the end of the reported year;- a) Development consistent with a relevant purpose has not commenced on the acquired land; or b) The acquired land (in whole or in part) has been used or disposed of for a purpose other than a relevant purpose; and the amount deemed to be CIL by virtue of regulation 73(9) has not been spent.	Zero Zero
4 (a)	Total CIL receipts for the reported year	£417,212.34
4 (b)	Total CIL expenditure for the reported year	£30,857.30
4 (c) (i)	The items of infrastructure to which CIL (including land payments) has been applied	£ Zero
4 (c) (ii)	Amount of CIL expenditure on each item	£ Zero
4 (c) (iii)	Amount of CIL applied to repay money borrowed, including any interest, with details of the infrastructure items which that money was used to provide (wholly or in part)	£ Zero
4 (c) (iv)	Amount of CIL applied to administrative expenses pursuant to Regulation 61, and that amount expressed as a percentage of CIL collected in that year in accordance with that regulation.	£20,860.61 (5%)
4 (c) (ca) (i)	The amount of CIL passed to any local council under regulation 59A or 59B	£ 9,996.69
4 (c) (ca) (ii)	The amount of CIL passed to any person under regulation 59(4)	£ Zero
4 (c) (cb)	Summary details of the receipt and expenditure of CIL to which Regulation 59E or 59F applied during the reported year including: (i) The total CIL receipts that regulations 59E and 59F applied to (ii) The items to which the CIL receipts to which regulations 59E and 59F applied have been applied; and (iii) The amount of expenditure on each item	£ 50,397.35 None £ Zero

4 (c) (cc) (ii)	Summary details of any notices served in accordance with regulation 59E, including: (i) The total value of CIL receipts requested from each local council; and (ii) Any funds not yet recovered from each local council at the end of the reported year.	None None
4 (d)	Total amount of CIL receipts retained at the end of the reported year.	£426,368.09

Table 2 – Gedling Borough CIL Monitoring Information Cumulative Summary from 15th October 2015 to 31st March 2018

Regulation 62 Reference	Description	Amount Collected / Project Title
(3)	Land payments made in respect of CIL charged by the Borough Council, and CIL collected by way of a land payment which has not been spent if at the end of the reported year;- c) Development consistent with a relevant purpose has not commenced on the acquired land; or d) The acquired land (in whole or in part) has been used or disposed of for a purpose other than a relevant purpose; and the amount deemed to be CIL by virtue of regulation 73(9) has not been spent.	Zero Zero
4 (a)	Total CIL receipts	£459,331.34
4 (b)	Total CIL expenditure	£32,963.25
4 (c) (i)	The items of infrastructure to which CIL (including land payments) has been applied	£ Zero
4 (c) (ii)	Amount of CIL expenditure on each item	£ Zero
4 (c) (iii)	Amount of CIL applied to repay money borrowed, including any interest, with details of the infrastructure items which that money was used to provide (wholly or in part)	£ Zero
4 (c) (iv)	Amount of CIL applied to administrative expenses pursuant to Regulation 61, and that amount expressed as a percentage of CIL collected in that year i	£22,966.56 (5%)
4 (c) (ca) (i)	The amount of CIL passed to any local council under regulation 59A or 59B	£ 9,996.69
4 (c) (ca) (ii)	The amount of CIL passed to any person under	£ Zero

	regulation 59(4)	
4 (c) (cb)	Summary details of the receipt and expenditure of CIL to which Regulation 59E or 59F applied including: (iv) The total CIL receipts that regulations 59E and 59F applied to (v) The items to which the CIL receipts to which regulations 59E and 59F applied have been applied; and (vi) The amount of expenditure on each item	 £ 52,873.25 None £ Zero
4 (c) (cc) (ii)	Summary details of any notices served in accordance with regulation 59E, including: (iii) The total value of CIL receipts requested from each local council; and (iv) Any funds not yet recovered from each local council at the end of the reported year.	 None None
4 (d)	Total amount of CIL receipts retained at 31st March 2018	£426,368.09

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Gedling Borough Council

Report to Planning Committee

Subject: Future Planning Applications

Date: 01/02/2019

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

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

App No	Address	Proposal	Possible Date
2018/0360	Main Street Calverton	Outline planning for up to 79 dwellings	27/03/2019
2018/1143	Land On Flatts Lane Calverton	Demolition of existing buildings and the erection of up to 84 no. dwellings	27/03/2019
2018/0347	Land between Mansfield Road and Calverton Road Arnold	Outline planning for up to 148 dwellings	27/03/2019
2017/1263	Dark Lane Calverton	Erect 54 dwelling	27/03/2019
2018/0836	Carlton Le Willows Wood Lane Gedling	3G Pitch, fencing, hardstanding, flood light system and new access, together with the erection of 1No. single storey pavilion and 1No. storage containe	27/03/2019
2018/0817	North Green Calverton	21 Dwellings	27/03/2019
2018/0607	Land North West Of Park Road Calverton	Outline planning for up to 430 dwellings	27/03/2019

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

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ACTION SHEET PLANNING DELEGATION PANEL 11th January 2019

2018/0916
32 Mile End Road Colwick Nottinghamshire
Section 73 application to vary condition 3 attached to planning permission reference 86/1730 in respect to the permitted hours when site can be used. The permitted hours under 86/1730 are 8am to 6pm Monday to Friday and 8am to 1pm on Saturday with no time on Sundays or Bank Holidays excluding Good Friday and May Day. The proposed hours when the site can be used are 7am to 7.30pm Monday to Friday, 8am to 1pm on Saturday and at no time on Sundays or Bank Holidays excluding Good Friday and May Day.

The proposed development would have no undue impact on the amenity of nearby residential properties.

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

Decision to be issued following completion of paperwork.

2018/0967
Glebe Farm 71 Lambley Lane Gedling
Proposed bat house together with security fencing to surround and access route.

The proposed development would have no significant undue impact on the Green Belt and very special circumstances have been demonstrated in support of the application.

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

Decision to be issued following completion of paperwork.

2018/1077
10 Henry Street Redhill NG5 8JW
Demolition of the existing bungalow and the construction of two pair semi-detached dwelling houses with carport to plot 12a and associated car parking with vehicle access.

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

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

Decision to be issued following completion of paperwork.

2018/1080
46 Colwick Manor Farm Colwick NG4 2DP
Single storey extension to side with canopy to existing and proposed front elevation

The proposed development would result in an undue impact on highway safety due to the under provision of off street car parking.

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

Decision to be issued following completion of paperwork.

2018/1105
2 Sherbrook Avenue Daybrook NG5 6AN
Two-storey rear extension.

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

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

Decision to be issued following completion of paperwork.

2018/1121
4 Bonner Hill Calverton Nottinghamshire
Retention of single storey side extension.

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

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

Decision to be issued following completion of paperwork.

David Gray - 11th January 2019

ACTION SHEET PLANNING DELEGATION PANEL 25th January 2019

2018/0834
117 Moor Road Papplewick NG15 8EN
Two storey side extension.

The proposed development would not have an undue impact upon the Green Belt or upon visual and residential amenity.

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

Decision to be issued following completion of paperwork.

2018/0888
131 Main Street Woodborough NG14 6DD
Erection of a part single storey, part two storey rear extension following demolition of existing conservatory, together with loft conversion, erection of chimney to side elevation and alterations to porch

The proposed development would not have an undue impact upon the Conservation Area or upon visual and residential amenity.

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

Decision to be issued following completion of paperwork.

2018/1026
140 Lambley Lane Burton Joyce Nottinghamshire
Loft conversion and side extension.

The proposed development would have a detrimental impact upon the visual amenity of the dwelling and the surrounding area.

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

Decision to be issued following completion of paperwork.

2018/1058
3 Villiers Road Woodthorpe NG5 4FB
Retention of single storey rear extension and proposed first floor rear extension and single storey side extension.

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

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

Decision to be issued following completion of paperwork.

2018/1081
127 Standhill Road Carlton NG4 1JT
Two storey front/side extension and single storey rear extension

The proposed development would not have an undue impact upon residential amenity.

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

Decision to be issued following completion of paperwork.

2018/1152
129 Catfoot Lane Lambley NG4 4QG
30kwp Ground mount solar PV installation in a grass paddock adjacent 129 Catfoot Lane

The proposed development would represent inappropriate development in the Green Belt.

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

Decision to be issued following completion of paperwork.

2018/1155
12 Bank Hill, Woodborough, NG14 6EF
Replacement dwelling (resubmission of 2018/0026 and 2018/0628)

The Panel recommended that the application be referred to Planning Committee to allow for further consideration of the design of the proposed development.

Graham Wraight 25th January 2019

ACTION SHEET PLANNING DELEGATION PANEL 1st February 2019

2018/0531
Free Church Chesterfield Drive Burton Joyce
2 No. dwellings and associated works.

The application was withdrawn from the agenda.

2018/0729
Land Vicarage Drive Burton Joyce
Erection of 1no. three bedroom dwelling with double garage and carport.

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

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

Decision to be issued following completion of paperwork.

2018/0731
6 Gretton Road Woodthorpe NG3 5JT
Loft conversion with rear dormer and roof lights to create 2 x bedrooms and storage

The application was withdrawn from the agenda.

2018/1035
854 Woodborough Road Mapperley Nottinghamshire
Change of use of the ground floor of the premises to a denture clinic including a single storey extension to the rear to be used as a workshop area in conjunction with the denture clinic and the creation of a self contained flat to the first floor of the premises.

The proposed development would not have an undue impact upon highway safety.

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

Decision to be issued following completion of paperwork.

2018/1136
65 Wood Lane Gedling Nottinghamshire
Extension of existing patio to rear of property (resubmission of 2018/0744)

The proposed development would not have an undue impact upon residential amenity.

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

Decision to be issued following completion of paperwork.

2018/1113
4A Cromford Avenue Carlton NG4 3RU
Single storey garden lodge to rear

The proposed development would not have an undue impact upon residential amenity.

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

Decision to be issued following completion of paperwork.

2018/1146
26A Hickling Road Mapperley Nottinghamshire
Car canopy to rear of property

The proposed development would not have an undue impact upon residential amenity.

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

Decision to be issued following completion of paperwork.

2018/1167
20 Foxhill Road Burton Joyce NG14 5DB
Single storey side and rear extension

The proposed development would not have an undue impact upon residential amenity.

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

Decision to be issued following completion of paperwork.

Graham Wraight 1st February 2019