



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

# Agenda

## Planning Committee

Date: **Wednesday 7 August 2019**

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Time: **6.00 pm**

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

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For any further information please contact:

**Cayte Goodall**

Democratic Services Officer

0115 901 3961

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# Planning Committee

## Membership

**Chair** Councillor John Truscott

**Vice-Chair** Councillor Paul Wilkinson

Councillor Michael Adams  
Councillor Peter Barnes  
Councillor Chris Barnfather  
Councillor David Ellis  
Councillor Andrew Ellwood  
Councillor Mike Hope  
Councillor Rosa Keneally  
Councillor Meredith Lawrence  
Councillor Barbara Miller  
Councillor Marje Paling  
Councillor John Parr  
Councillor Alex Scroggie  
Councillor Henry Wheeler  
Councillor Rachael Ellis

## **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 19 June 2019.** 5 - 15
  
- Planning Committee Protocol.**
  
3. **Declaration of Interests**
  
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**13. Any other items which the Chair considers urgent.**



## **MINUTES PLANNING COMMITTEE**

**Wednesday 19 June 2019**

Councillor John Truscott (Chair)

In Attendance:      Councillor Paul Wilkinson              Councillor Rosa Keneally  
                                 Councillor Michael Adams              Councillor Meredith Lawrence  
                                 Councillor Peter Barnes              Councillor Barbara Miller  
                                 Councillor David Ellis              Councillor Marje Paling  
                                 Councillor Rachael Ellis              Councillor John Parr  
                                 Councillor Andrew Ellwood              Councillor Alex Scroggie  
                                 Councillor Mike Hope              Councillor Henry Wheeler

Absent:              Councillor Chris Barnfather

Officers in              M Avery, K Cartwright, C Goodall and F Whyley  
Attendance:

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

Apologies for absence were received from Councillor Barnfather.

### **2              TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 17 APRIL 2019.**

#### **RESOLVED:**

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

### **3              DECLARATION OF INTERESTS**

None.

### **4              APPLICATION NO. 2018/0817 - CAR PARK, NORTH GREEN, CALVERTON**

Erect 20 No. single storey bungalows.

The Service Manager – Development Services introduced the report and provided the following updates.

In terms of the Calverton Neighbourhood Plan, Policy G2 made reference to developer contributions being sought, where appropriate,

towards village centre environmental improvements in addition to education and health care contributions as detailed on page 29 of the report. The requirement for the proposed development to contribute towards village centre improvements did not meet the tests set out in the Community Infrastructure Regulations 2010. It was however noted that paragraph 52 of the Neighbourhood Plan stated that the neighbourhood portion of the Community Infrastructure Levy would be used to deliver village centre environmental improvements. In light of the fact that a planning obligation would fail to meet with the necessary tests, it was considered to be procedurally correct that the Community Infrastructure Levy instead be used to fund such infrastructure improvements.

The recommendation incorrectly referred to an education contribution, which was not required.

The Service Manager – Development Services therefore recommended that permission be granted in accordance with the report but with an amendment to delete the requirement for an education contribution.

**RESOLVED to:**

**Grant Full Planning Permission: Subject to the applicant entering into a Section 106 Agreement with the Borough Council as Local Planning Authority for the provision of, or financial contributions towards, affordable housing, open space and a local labour agreement; and subject to the conditions listed for the reasons set out in the report.**

**Conditions**

1. The development must be begun not later than three years beginning with the date of this permission.
2. This permission shall be read in accordance with the following plans: 2012-15-004 received 25/09/18, 2012-53-021 REV A received 05/04/19, 2012-53-022 REV A received 05/04/19, 2012-53-030 received 05/04/19, 2012-53-031 received 05/04/19, 2012-53-032 received 05/04/19, 2012-53-03 REV 03 received 6/6/2019. The development shall thereafter be undertaken in accordance with these plans.
3. Prior to the commencement of the development a detailed Noise and Dust Management Plan shall be submitted to and be approved in writing by the Local Planning Authority. The Noise and Dust Management Plan shall identify the types and locations of works which are likely to cause noise and dust disturbance to sensitive receptors and:- Minimise noise and dust arising from such works by technical and physical means, and through work scheduling & management best practice - Identify (and make

stakeholders aware of) the person responsible for recording, investigating & dealing with complaints from residents - Set out a communication strategy to keep regulators, resident and other stakeholders advised well in advance of specific works which are likely to cause noise and dust disturbance - Ensure that as much of the disruptive / noisy / dust generating work as possible is carried out during the normal construction operating hours - Regularly review the Noise and Dust Management Plan. Any amendments which may have an impact on noise or dust sensitive receptors shall be agreed in advance with the Local Planning Authority and communicated to all other stakeholders. The approved Noise and Dust Management Plan shall be implemented throughout the construction and demolition works undertaken on site.

4. 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.
  
5. 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, a detailed remediation scheme (to bring the site to a condition suitable for the intended use by removing unacceptable risks to critical receptors) should be submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures.  
b) 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.c) In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority and once the Local Planning Authority has identified the part of the site affected by the unexpected contamination development must be halted on that part of the site. An assessment must be undertaken in accordance with the requirements above, and where remediation is necessary a remediation scheme, together with a timetable for its implementation and verification reporting, must be submitted to and approved in writing by the Local Planning Authority.

6. No development shall commence on site in connection with the development hereby approved (including, 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 on and adjacent to the site.c) Details of any construction works required within the root protection area of trees, hedges or shrubs on and adjacent to the site, as defined byBS5837:2012.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.
7. Prior to the commencement of development details of the existing and proposed ground levels of the site and finished floors levels of the proposed dwellings shall be submitted to and approved in writing by the local planning authority.The development shall be undertaken in accordance with the approved details.
8. No above ground construction works shall commence until samples of the proposed external facing materials to be used in the construction of the development have been submitted to, and approved in writing by, the Local Planning Authority and the development shall only be undertaken in accordance with the materials so approved and shall be retained as such thereafter.

9. Prior to the first occupation of the dwellings hereby approved there shall be submitted to and approved by the Local Planning Authority a landscape plan of the site showing the position, type and planting size of all trees, hedges, shrubs or seeded areas proposed to be planted. The approved landscape plan shall be carried out in the first planting season following the first occupation of the development. If within a period of five years beginning with the date of the planting of any tree, hedge, shrub or seeded area, that tree, shrub, hedge or seeded area, or any tree, hedge, shrub or seeded area that is planted in replacement of it, is removed, uprooted or destroyed or dies, or becomes in the opinion of the Local Planning Authority seriously damaged or defective, another tree, shrub or seeded area of the same species and size as that originally planted shall be planted at the same place.
10. No dwelling shall be occupied until a detailed scheme for the boundary treatment of the site, including position, design and materials, and to include all boundaries or divisions within the site, has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be completed before the dwellings are first occupied and retained as such in perpetuity.
11. Prior to commencement of any above ground construction 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. No part of the development hereby permitted shall be brought into use until all drives and parking areas are surfaced in a bound material (not loose gravel). The surfaced drives and parking areas shall then be maintained in such bound material for the life of the development.
13. No part of the development hereby permitted shall be brought into use until the access driveways and parking areas are constructed with provision to prevent the unregulated discharge of surface water from the driveways and parking areas to the public highway. The provision to prevent the unregulated discharge of

surface water to the public highway shall then be retained for the life of the development.

14. No part of the development hereby permitted shall take place until details of the new road have been submitted to and approved in writing by the Local Planning Authority including longitudinal and cross-sectional gradients, visibility splays, street lighting, drainage and outfall proposals, construction specification, provision of and diversion of utilities services, and any proposed structural works. The development shall be implemented in accordance with these details to the satisfaction of the Local Planning Authority.
15. No part of the development hereby permitted shall be brought into use until the visibility splays are provided in accordance with the approved plans. The area within the visibility splays referred to in this condition shall thereafter be kept free of all obstructions.
16. No development hereby permitted shall commence until wheel washing facilities have been installed on the site in accordance with details first submitted to and approved in writing by the LPA. The wheel washing facilities shall be maintained in working order at all times and shall be used by any vehicle carrying mud, dirt or other debris on its wheels before leaving the site so that no mud, dirt or other debris is discharged or carried on to a public road.
17. No part of the development hereby permitted shall be brought into use until the pedestrian crossing has been constructed, together with the footway fronting the site has been constructed and is available for use in accordance with drawing number 03 rev 03.

### **Reasons**

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt and to define the terms of this permission.
3. In the interests of residential amenity.
4. To ensure that the drainage scheme is appropriate to meet the needs of the site and the approved development.
5. 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.

6. To ensure that existing trees and hedges are adequately protected.
7. To ensure that the development does not have a detrimental impact upon visual amenity or upon the occupiers of adjacent dwellings.
8. To ensure a satisfactory standard of external appearance.
9. In the interests of visual amenity.
10. In the interest of visual amenity.
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 reduce the possibility of deleterious material being deposited on the public highway (loose stones etc.).
13. To ensure surface water from the site is not deposited on the public highway causing dangers to road users.
14. To ensure the development is constructed to adoptable standards
15. To maintain the visibility splays throughout the life of the development and in the interests of general Highway safety.
16. In the interests of Highway safety.
17. To ensure a safe crossing point is available for pedestrians.

### **Notes to Applicant**

The comments of the Rights of Way Officer are attached.

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





all bricks, rubble and wood and other items spread over the front and side garden areas are removed to a point of lawful disposal unless they are consist of materials required for the refurbishment of the dwelling when they shall be stored neatly in an area of the garden which cannot be easily seen from the highway and ensure the removal of any skip required in connection with the improvement of the property within 3 days of it being filled.

**6 ENFORCEMENT REF: 0209/2018 - LAND AT 7 STATION ROAD, CARLTON**

Change of Use of the land for the siting of a mobile home used for residential purposes.

The Chair advised Members that the recommendation in the report should refer to a structure and not structures.

**RESOLVED:**

**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 that the structure is removed.**

**7 ENFORCEMENT REF: 0014/2019 - LAND AT 61 KIRKBY ROAD, RAVENSHEAD**

Material change of use of land to residential curtilage, the construction of a garage and patio area outside the residential curtilage.

The Service Manager – Development Services introduced the report and informed Members that the actual enforcement notice plan would relate to all land at 61 Kirkby Road and that an air conditioning unit had also been constructed on the unauthorised patio situated on land outside of the approved residential curtilage.

Therefore the recommendation would be amended to include reference to the air conditioning unit.

**RESOLVED:**

**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 the change of use of the**

open land to domestic curtilage ceases and the part of the garage, patio and footpath and the air conditioning unit which protrudes onto the non-domestic land is removed and the land reinstated to its previous undeveloped state.

**8 AGREEMENT OF MEMBERSHIP OF THE PLANNING DELEGATION PANEL**

To agree the Membership of the Planning delegation panel.

**RESOLVED:**

**That the following members of the Planning Committee be agreed as the six permanent members of the Planning Delegation Panel:**

- Councillor David Ellis
- Councillor Barbara Miller
- Councillor Marje Paling
- Councillor John Parr
- Councillor John Truscott
- Councillor Paul Wilkinson

**9 APPEAL DECISION REF: 0090/2018 - 47A RIVERSIDE, STOKE BARDOLPH**

Construction of an unauthorised dwelling and works to increase land levels.

**RESOLVED:**

To note the information.

**10 PLANNING DELEGATION PANEL ACTION SHEETS**

**RESOLVED:**

To note the information.

**11 FUTURE APPLICATIONS**

**RESOLVED:**

To note the information.

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

None.

The meeting finished at 6.30 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.

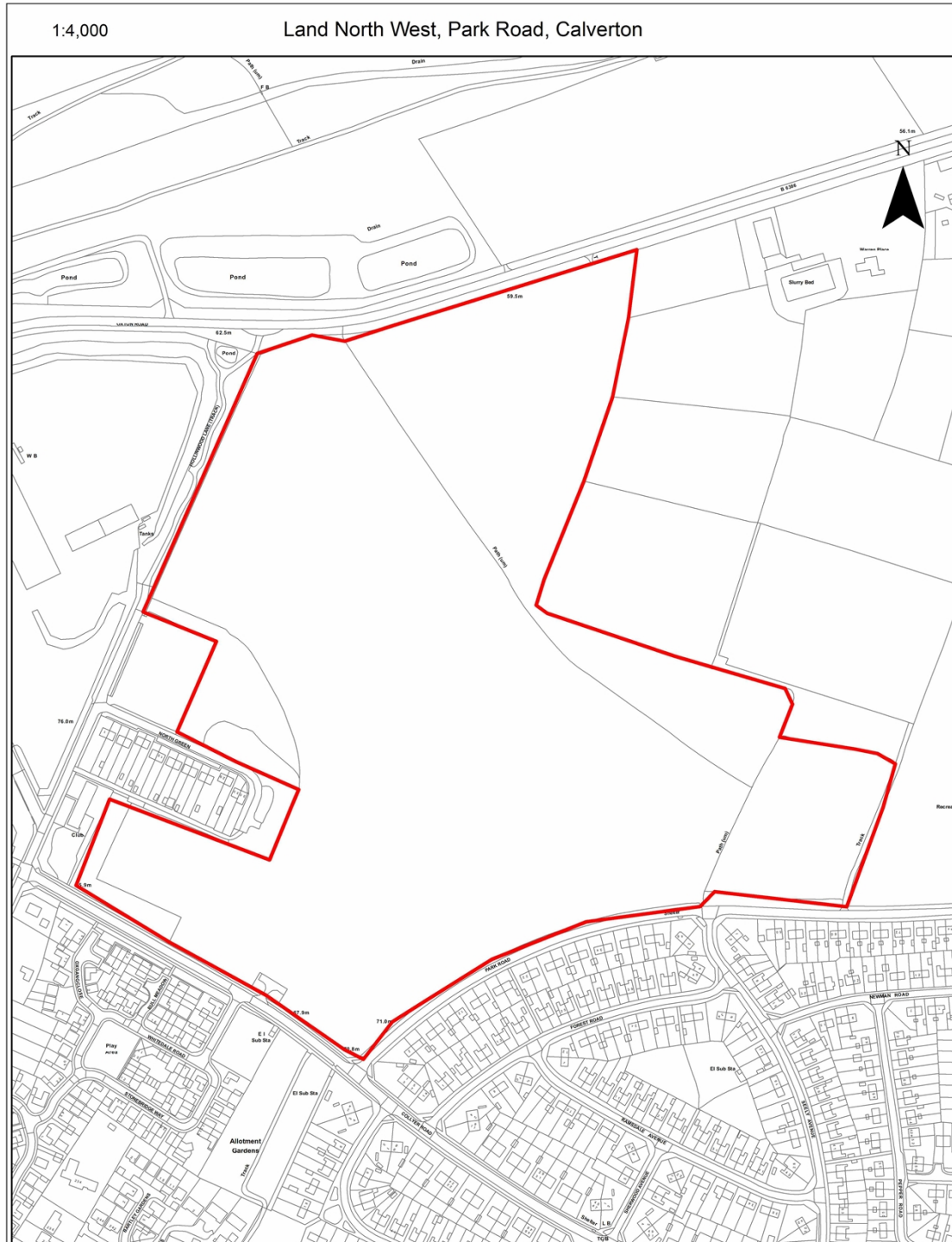
### **Determination of planning applications**

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



## Report to Planning Committee

**Application Number:** 2018/0607

**Location:** Land North West, Park Road, Calverton.

**Proposal:** Outline planning application for up to 365 No. dwellings with all matters reserved except access, with access served from Park Road and Collyer Road.

**Applicant:** Persimmon Homes

**Agent:**

**Case Officer:** Paula Daley

**This application has been referred to Planning Committee to accord with the Constitution as more than nine dwellings are proposed.**

### **1.0 Site Description**

- 1.1 The site is located to the north of the main built up area of the settlement of Calverton and consists mainly of agricultural land utilised for arable purposes. There is however small woodland areas situated adjacent to the western site boundary and hedgerows along the southern and eastern boundaries.
- 1.2 There are significant differences in ground level across the site with the eastern part being higher than the land to the north and the west.
- 1.3 The northern boundary is shared with open land, the eastern boundary with Calverton Village Hall and the William Lee Memorial Park. The southern boundary with Park Road and Collyer Road and the west with Calverton Miners Welfare and existing dwellings on North Green.
- 1.4 The gross site area is 13.6 hectares. There are no protected trees on the site.

### **2.0 Relevant Planning History**

2016/0499EIA – Screening Opinion for housing development. Concluded that an Environmental Impact Assessment was not required.

### **3.0 Proposed Development**

- 3.1 The application seeks outline planning permission for the erection of up to 365 new dwellings with the matter of access for consideration as part of this application. Matters of layout, appearance, scale and landscaping are

reserved for later consideration. Illustrative Layout plans are submitted to demonstrate how the site can accommodate the quantum of development proposed.

- 3.2 The Illustrative Layout and Design and Access Statement identify the site will include 3.8 ha of green infrastructure consisting of a network of green public open spaces at the edge of the development that are connected by green corridors running to a centralised open space area. The spaces will include informal footpath linking into the existing public footpaths. The formal public open space will equate to 10% of the site area in line with LPD Policy 21 which will equate to 0.78ha. This will include 3120m<sup>2</sup> of the site for a play area/informal sports facility that will include 1400sqm of Neighbourhood Equipped Area of Play. In addition, 4680m<sup>2</sup> of land is proposed to be provided as amenity open space. The detailed layout will be considered through the reserved matters submission although public open space provision will be secured through the S106 agreement.
- 3.3 Access is proposed to be determined by this application and access is proposed to be taken directly from one point on Park Road and from one point on Collyer Road. Details of the access points are shown on the Illustrative Layout and Proposed Access and Swept Path Analysis Plans submitted in support of the application. This plan also shows indicatively how the proposed dwellings could be laid out on the site.
- 3.3 The application originally submitted proposed up to 430 dwellings and included development on the safeguarded land to the north with an access onto Oxton Road. However following a reduction in the red line site area, 365 dwellings are proposed and there would be no development on the safeguarded land and no access is proposed onto Oxton Road.

#### **4.0 Consultations**

- 4.1 Nottinghamshire County Council Highways – A 2m wide footway along the frontage of Park Road with direct access for residential properties will help promote a sense of place and improve connectivity. With regards to junction capacity, the A614 and the B684 junctions are over-subscribed by 2028 and are made worse when the development traffic is loaded onto them. The most noticeable change is at the A614 junction with additional waiting times which need mitigating. Visibility splays and dimensions not annotated. Highway tree maybe compromised. Issues with road layout to be determined at reserved matters stage. Should the future road layout affect the alignment of existing rights of way, then these will need to be formally diverted through the Town and Country Planning Act 1990 as planning permission does not permit the obstruction of the public right of way. Raise issues with content of Travel Plan submitted.

Additional comments have been received following the amended information - Highway mitigation measures that may be necessary as a result of this development are at an early stage and there is a requirement to develop some modelling to establish any adverse effects on the local highway network. An evidenced request for a S106 contribution for highway

improvements other than the public transport contributions requested cannot be provided at this time.

With regard to the Travel Plan, I am not in a position to make any further comment on this and this should be conditioned.

With respect to the junction layout, the plan is annotated with specifications this is acceptable. In order to satisfy the requirements of the Highway Authority conditions are recommended.

4.2 Nottinghamshire County Council Rights of Way Officer – The availability of the rights of way adjacent to and within the site must not be affected or obstructed in any way by the proposed development at this location unless subject to appropriate diversion or closure orders.

4.3 Nottinghamshire County Council Planning Policy –

Waste – Amended plan moves residential development away from the Calverton Household Recycling Centre therefore the use does not pose sterilisation risk to waste management site.

Strategic Transport – Layout needs to ensure access to wider masterplan to allow future growth. Masterplan to include possible public transport route including through route to Oxton Road.

Ecology – Conditions regarding vegetation clearance outside of bird nesting season; protection of trees during construction, production of a bat sensitive lighting plan, submission of detailed landscaping scheme and bat and bird boxes into 20% of the dwellings.

Archaeology – Additional information required in line with para 128 of the NPPF. Ideally in the form of a geophysical survey.

Requests that the following financial contributions are made:

- £250,000 for bus service improvements to be used to enhance the 747 bus service.
- Bus Taster tickets are requested as a Travel Plan measure that will provide new occupants with a 2-month smartcard bus pass for use on the local public transport / bus network, to encourage use of sustainable modes of travel.
- £97, 000 for bus stop infrastructure, new bus stop infrastructure to be installed close to or within the development through Section 38 and Section 278 agreements where appropriate. This includes the below standards at all relevant bus stops: Bus Stop Pole including. Flag; Bus Shelter; Solar Lighting in Bus Shelter; Raised Kerb; Real Time Displays and Associated Electrical Connections; Bus Stop Clearway; Additional Hard Stand (if required).
- £1,466,696 for primary school provision (77 places x £19,048 per place) be used to expand one of the three schools in the planning area to accommodate

the extra places generated, the precise project which is subject to confirmation.

- £1,029,674 for secondary school provision. (58 places x £17,753 per place). This would be used to expand the capacity at Colonel Frank Seely Academy to accommodate the additional pupils generated. The precise project is subject to confirmation.

- 4.4 Nottinghamshire County Council Lead Local Flood Authority: - No objection in principle subject to conditions.
- 4.5 The Environment Agency – No objection on flood risk grounds as all dwellings are now contained within flood zone 1.
- 4.6 Severn Trent Water - A pumped solution is being proposed for foul water discharge from this site, a sewer modelling assessment will be required to determine what impact the generated flows from this site will have on the network and to determine the maximum pump rate that could be accommodated within the existing network without worsening the existing sewer performance in rainfall events. Surface water is proposed to discharge to a watercourse, which we have no comment.
- 4.7 Natural England – no objection but advises that the impact of the development on breeding nightjar and woodlark within the Sherwood Forest area should be considered. An Agricultural Land Classification Survey is required to assess the breakdown of soils and agricultural land quality.
- 4.8 NHS – A financial contribution of £196,745 is required to address the impact of the new population in terms of additional consultation hours and to be invested in the Calverton Practice.
- 4.9 Nottinghamshire Wildlife Trust – This site lies within the 5km buffer zone identified in Natural England’s Indicative core area & RSPB’s IBA boundary for those parts of Sherwood Forest which meet the primary criterion for designation as an SPA. We recommend that this issue is addressed before the application is determined.
- 4.10 Gedling Borough Council Economic Development – The size of the development meets the thresholds for an Employment and Skills Strategy to be developed.
- 4.11 Gedling Borough Council Housing Strategy – The affordable housing requirement is 20% of proposed dwellings to be provided on-site of which 70% will be social/affordable rent and 30% intermediate sale i.e. shared ownership. Based on a development of 365 units this would require 73 units to be built as affordable housing on site. Of these, we require that 51 are for affordable/ social rent and 22 are for intermediate sale with a preference that this be shared ownership.

- 4.12 Gedling Borough Council Parks and Street Care – The development provides the correct area for the Public open space and Play provision to be wholly provided on site. For this size of development we would expect a NEAP (as opposed to the proposed LEAP) play area incorporating a multi-use games area and the Informal sports facilities. NEAPs should offer a minimum of 8 types of play equipment providing challenges and enjoyment appropriate to the age group. Suitable seating and litterbins should be provided. Within the NEAP there should also be wheeled play opportunities, such as facilities for skateboards, roller skating or bicycles, and seating for accompanying adults and for teenagers to use as a meeting place. Average Cost of NEAP is £115,000.

In the absence of a NEAP, an onsite LEAP should offer at least 5 types of play equipment that is suitable for children aged between 4 and 12. Average cost of LEAP is £80,000.

The difference of £35,000 should be secured by way of a planning obligation should a LEAP be provided on-site as part of the open spaces provision. We can use offsite contributions and pass them onto the Parish Council to improve William Lee Memorial Park facilities. That is the nearest Recreation Ground on this occasion.

As the whole of the provision is on site the commuted sum for 10 years maintenance for the Council to adopt and maintain the open space provision would be £129,454.80. Alternatively the developer could arrange for maintenance through a management company.

- 4.13 Gedling Borough Council Scientific Officer –

A Ground Investigations Assessment didn't appear to be in the list of documents submitted with the application. I would recommend that this information is submitted and this can be achieved through an appropriately worded condition.

The applicant has submitted an Air Quality Assessment Report (RPS JAP9189 16 May 2018 Rev1). Despite making reference to my comments (Section 3.3) the report then goes on to ignore the guidance document and carry out an air quality assessment which has concluded that no mitigation is required due to a 'negligible' impact from the development. The assessment does make some recommendations (Section 7) regarding mitigation of dust during the construction phase.

The proposed development constitutes a medium development for the purpose of the Air Quality and Emissions Mitigation - Guidance for Developers document which relates to Policy LPD11 of the Local Development Plan 2018.

The site is not in an area of existing air quality concern and new receptors at the site are considered unlikely to experience exposure to air pollutants above the national air quality objective levels. This is confirmed by the air quality assessment submitted with the application.

Should the council be minded to approve this application then as a minimum the following emission mitigation measures will be required: 1.Provision of EV charging points. 2. Construction Environmental Management Plan (CEMP). 3. Low Emission Travel Plan.

- 4.14 Gedling Borough Council Tree Officer – One highway tree belonging to Nottinghamshire County growing within the highway grass verge looks to be directly affected by the development and may be lost. This is in relation to the new access on Collier Road. NCC highway would need to be consulted. If highway tree is removed, the loss should be mitigated.

The original tree protection plan was adequate and it would be recommended that the tree retention plan can show the proposed layout with root protection areas/ tree protection fencing.

- 4.15 Historic England – Has concerns regarding the application on heritage grounds. Professional archaeological advice should be taken before determination of the application.

- 4.16 Western Power Distribution - Western Power Distribution has electricity network within close proximity to this development, a full diversion would be required of the electricity assets at site.

- 4.17 Sport England – object as the occupiers of new development will generate a demand for sporting provision. The existing provision may not be able to accommodate the increased demand and Sport England considers that new development should contribute towards meeting the demand that they generate based upon informed evidence base. They request £177,577 for Sports Halls, £190,033 for swimming pools and £28,056 for a 3G artificial pitch or £25,294 for a sand artificial pitch.

- 4.18 Trent Valley Internal Drainage Board – No development to commence until the LPA approved a scheme for surface water drainage. The Board wish to be consulted if the following cannot be achieved and discharges affects the Boards District: - Existing catchments and sub catchments to be maintained; - Surface Water run-off limited to 1.4l/s/ha for pumped and lowland catchments. Surface water run-off rates to receiving watercourses must not be increased as a result of the development. If surface water to main sewers relevant bodies to be consulted. Requests that the sewer discharge rates to receiving water courses are provided.

- 4.19 Calverton Parish Council –

Comments to the original application submission which included development within the safeguarded land and access onto Oxton Road.

- Calverton Parish supports the application.
- Ecological Appraisal doesn't mention Sherwood Forest Potential Special Protection Area. Policies in Neighbourhood Plan sought to create recreational opportunities within Calverton to reduce potential impact on pSPA. We note illustrative layout building in green infrastructure to create recreational opportunities to reduce potential increase from recreation impact of pSPA.

- Application is not accompanied by S106 heads of terms and therefore cannot determine conformity with G2 of Neighbourhood Plan.
- Transport Assessment not fully consistent with the development proposed.
- Long term support from local community for housing development including long term ambition to secure a new access directly onto Oxtan Road.
- Satisfied that the Masterplanning concept required by the Neighbourhood Plan has been met.
- Access proposed ensures retention of hedgerow and trees although a clearly defined pedestrian footway on the northern side of Park Road should be created from the junction with Collyer Road to the entrance of William Lee Memorial Park.
- Sets out requirements for reserved matters in terms of parking.
- Assessing the access proposed, and TRICs data, the Parish Council do not consider that the application should contribute towards other highway schemes.
- The Parish Council long term ambition to develop the North West Quadrant with access to Oxtan Road requires a comprehensive approach which extends to Oxtan Road allowing construction traffic away from existing residential areas.
- Illustrative layout reflects provisions of BE1 and BE2 of the Neighbourhood Plan.
- Illustrative housing mix meets Policy G5 although 1 bedroom starter units for the elderly should be included.
- Flood Risk Assessment meets policy NE3 of the Neighbourhood Plan
- Illustrative plan includes open frontages to North Green and Park Road and therefore meets Policy G1 of the Neighbourhood Plan.
- Consider illustrative layout would have an acceptable impact on the living conditions of existing occupants on North Green and Park Road.
- As part of Reserved Matter, the Parish Council would like to see new hedgerows and woodland into open space areas to reflect requirements of BE2 of the Local Plan.
- Existing bus stop needs to be improved and secured through S106.
- Open space exceed requirements of LPD. Future maintenance to be secured.
- Financial contributions towards education and healthcare should be secured in addition to a financial contribution towards public realm village centre environmental improvements.
- Application complies with Policy BE5 of Neighbourhood Plan regarding heritage and archaeology.
- Ecological report confirms low biodiversity and retains trees and hedges and facilities wildlife corridors. Additional hedgerow and woodland would ensure compliance with policy NE5.

The comments of the Parish Council on the amended plans which excluded the safe guarded land and access onto Oxtan Road. The comments are summarised as follows:

- Note that a masterplan has been provided which is in line with the Calverton Parish Neighbourhood Plan.
- The plan includes an appropriate mix of housing and landscape buffer in accordance with Calverton Neighbourhood Plan



- Calverton Parish Council supports the original superseded plan for more units as we do not support a second access onto Collyer Road. The access from Oxtan Road would be the most preferable and least inconvenient to the village and there are safety issues with the Park Road access close to William Lee Park. Park Road is a bus route route and use by large vehicles so more traffic would exacerbate existing problems.
- GBC is being unreasonable in not supporting the larger site with access onto Oxtan Road as this decision will impact on community. The road will be built at some point in the future so question why this isn't released now. Therefore object to this version of the plan.
- The development should come with off-site formal sports provision.
- Contributions of up to £1000 per house should be sought for the improvement of Calverton village centre including public loos, additional cycle parking and community facilities including new public open space in the village centre.
- Would like the objection to be provided to members of the Planning Committee.

(Comments received 15<sup>th</sup> July 2019 following amended plans.) The comments of the Parish Council on the amended plans are summarised as follows:

- The objections first submitted still stand. Concern around the use of Collyer Road and Park Road for access during the building process. Lorries will be entering the village via Mansfield Lane and Park Road where there is access to two schools, the village hall and playground and consider this is a danger to school children. Mansfield Lane Park Road junction has had several accidents and this will add to the danger. The Parish Council strongly object and Gedling Borough Council should honour our neighbourhood plan and consider our objections.

#### 4.20 Members of the Public

A press notice was published, four site notices were displayed and neighbour notification letters were posted. Seven objections have been received and these are summarised as follows:

- Impact upon traffic congestion
- Lack of adequate schools, shops, and doctors
- The barrier of trees, hedges and waste land which surrounds North Green should be left in the interests of privacy and wildlife
- Will no longer be on edge of village.
- View will be spoilt
- Dog walking across public footpath
- Footpaths through fields no longer available
- Noise, dust, mud and vans parked on public roads causing obstruction and nuisance.
- Local sewer regularly becomes blocked.
- Already had proposed changes to bus routes due to existing recent developments that has been rejected due to congestion and safety concerns

- Soon all villages will merge and there will no Green Belt
- Lack of parking in the village centre
- Impact upon wildlife
- Highway safety concerns
- Disturbance during construction
- Impact upon the community
- Village has been overdeveloped
- A Masterplan has not been submitted as required by the Calverton Neighbourhood Plan
- Would not be comprehensive development
- The positioning of the access to Oxton Road would prejudice the delivery of the remaining safeguarded land
- Existing roads are in need of resurfacing

In addition, two representations neither objecting nor supporting were received and these are summarised as follows:

- The houses in North Green, which are currently surrounded by trees and are traditional period dwellings, will be surrounded by these proposed developments.
- North Green should remain as a no through road
- The tree line should be retained which would afford some privacy to both new and existing housing
- The bus information within the transport assessment is out of date and misleading, currently the only bus serving Calverton is the Trent Barton Calverton connection.

Following the receipt of amended plans which reduced the site area to fall within the Local Planning Document housing allocated a full re-consultation was undertaken consisting of a press notice, four site notices and neighbour notification letters. Three objections have been received and these are summarised as follows:

- The amended planning statement is still referencing the access road coming from Oxton road
- The planning statement refers to a provision for a future bus route. Has this been discussed at all with the current bus route provider?
- The transport assessment is also incorrect with respect to bus services
- Do not support a second access from the development onto Collyer Road, access from the Oxton Road would be most preferable and least inconvenient to the village
- Access from Park Road is close to the entrance to William Lee Park which is very well used by children.
- The site boundary is incorrect

Following the receipt of amended plans, a slightly amended the site area and amended supporting information, full re-consultation was undertaken consisting of a press notice, a site notice and neighbour notification letters. No further objections have been received.

## **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 2019 (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 2019**

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 11: Historic Environment – sets out the criteria for assessing applications affecting the historic environmental and heritage assets and their settings.

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 18 Protecting and Enhancing Biodiversity – sets out that proposals should be supported by an up to date ecological assessment. Any harmful impact should be avoided through design, layout and mitigation or compensation. Where possible, development proposals will be expected to take opportunities to incorporate biodiversity in and around the development and contribute to the establishment of green infrastructure.

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.

LPD30: Archaeology – sets out the measures to protect sites with archaeological potential.

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 Calverton 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 66: Housing Allocations– identifies the application site as housing allocation H16, for approximately 390 new dwellings.

## 6.5 Calverton Neighbourhood Plan

The Calverton Neighbourhood Plan was adopted by Gedling Borough Council on 31 January 2018. As such the Calverton Neighbourhood Plan forms part of the Development Plan for Gedling Borough.

Policy G1: Comprehensive Development – Sets out that proposals for residential development in the North Western Quadrant Urban Extension will only be permitted where it is accompanied by an overall masterplan illustrating a high quality residential environment; highway access links including to/from the existing village road network and the feasibility of links to/from the B6386 Oxtun Road; off-site highway improvements; footpath and cycle links into the village; open spaces and structural landscaping; retention of open frontages between development and North Green and Park Road; interrelationship between the new development and the Community Hall & Sports Pavilion and William Lee Memorial Park; Housing mix ; ecological corridors and health impact assessment.

Policy G2: Developer Contributions – sets out that developer contributions will be sought towards education provision (nursery, primary, secondary, 16-18), primary GP healthcare provision and village centre environmental improvements.

Policy G5: Housing Mix – states that development should include a mix of dwelling sizes, that planning permission will be granted for developments which provide bungalow and other types of accommodation for elderly and disabled people, that proposals for major development that do not include a mix of dwelling sizes and tenures and accommodation suitable for elderly and disabled people will be refused, that on all major development schemes, planning permission will be granted for the provision of plots for self-build subject to other policies in the development plan and that affordable housing should be designed and delivered to be indistinguishable from market housing and should be distributed throughout the development as a whole.

Policy ISF1: Sustainable Transport – states that opportunities for the use of sustainable modes of transport must be maximised.

Policy ISF2: Car Parking – states that any new development outside of the Village Centre will only be permitted where it has sufficient parking provision.

Policy ISF3 – Highway Impact – sets out the criteria for assessing highway impact.

Policy ISF4: Infrastructure Provision – states that residential developments will be required to provide the necessary infrastructure, such as education provision, healthcare provision, open space and drainage provision.

Policy BE1: Design & Landscaping – states that all development on the edge of Calverton must provide soft landscaping on the approach into the village and sets out criteria to achieve this.

Policy BE2: Local Distinctiveness and Aesthetics – states that development should be designed to a high quality that reinforces local distinctiveness including that buildings on the fringes of major developments should have variations in height, style and position.

Policy BE3: Public Realm – sets out the approach to the public realm and to landscaping.

Policy BE4: Parking Provision – sets out that adequate parking must be provided.

Policy BE5: Heritage Assets – sets out that development proposals should take account of their effect on Ancient Monument and their setting within Calverton and non-designated sites with potential archaeological interest.

Policy NE3: Flooding- sets out the approach to preventing flooding and to ensure that adequate drainage is provided.

Policy NE4: Green Infrastructure –sets out the approach to green infrastructure and ecological considerations.

Policy NE5: Biodiversity – sets out the approach to biodiversity.

## 6.6 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 H16 under Policy LPD 66 of the Local Planning Document which was adopted in July 2018. Policy LPD 66 identifies the site as providing approximately 390 dwellings and therefore the principle of residential development on this site is established. The outline planning application submitted proposes up to 365 dwellings but does not include all of the H16 land. Small elements to the west and north are excluded and are understood to be under different ownerships.
- 7.2 The Calverton Neighbourhood Plan (CNP) also identifies the wider area between the Park Road and the Oxton Road as being the location for the North East Quadrant Urban Extension Site. The CNP includes Policy G1 which requires proposals within the Quadrant to be accompanied by an overall masterplan illustrating the 10 criteria identified. An indicative layout has been provided which provides connectivity into the adjacent safeguarded layout with the potential of future access onto Oxton Road. The suitability of development on the safeguarded land including future Oxton Road Access would be subject to detailed consideration should this development come forward for residential through the future Local Plan Review. The provision of off-site highway works is considered in more detail below. The indicative layout identifies improved footpath links into the village and to the Village Hall and William Lee Memorial Park through the provision of a 2m footpath along the boundary with Park Road. The indicative layout identifies open frontages with Park Road and North Green, ecological corridors and contributions towards health and education impact is secured. It is considered that the proposal is therefore in accordance with Policy G1 of the CNP.
- 7.3 As the application is allocated for housing development under policy H16 of the LPD, the approval of this outline planning application is considered to be entirely in accordance with the development plan and with the objectives of the National Planning Policy Framework and Aligned Core Strategy.

### Density

- 7.4 The site area is 13.6 hectares which gives a density of 26.8 dwellings per hectare. Policy LPD 33 states that development in Calverton should be of a minimum density of 25 dwellings per hectare, so the proposed development would meet with this requirement.

### Impact upon visual amenity

- 7.5 As appearance and scale are reserved for later consideration the impact upon visual amenity does not fall to be considered at the present time. It is considered however that a scheme could be presented that would be visually appropriate within the surrounding area and would meet with the relevant planning policies.

### Impact upon residential amenity

- 7.6 It is noted that representations received have raised concerns that the development shown on the indicative plan submitted would have an adverse impact upon residential amenity. It is noted that there are level differences between the site and existing properties.
- 7.7 As the matters of appearance, scale and layout have been reserved for later consideration it is not possible to make a detailed assessment of the impact that the development would have on the adjacent dwellings. The impact upon residential amenity 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 residential amenity.
- 7.8 It is noted that the Illustrative Layout includes open frontages to North Green and Park Road protecting the amenity of the existing residents adjacent to the site and therefore meeting the requirements of Policy G1 of the Neighbourhood Plan.
- 7.9 It is therefore considered that the proposed development of this site could, in principle, be achieved in a manner that would accord with the relevant policies of the Local Development Plan and the Calverton Neighbourhood Plan in terms of the impact upon residential amenity.

### Ecology

- 7.10 An Ecological Assessment has been submitted and this concludes that the site comprises largely arable land with a narrow block of broadleaved plantation woodland, and an area of tall herb/ruderal vegetation and hedgerows which are assessed as having low to moderate nature conservation value. The woodland to the west offer intrinsic nature conservation value and will be retained.
- 7.11 The illustrative layout submitted demonstrates that a residential development could be delivered whilst still retaining the majority of landscaping features on the site. The Root Protection measures are recommended in order to ensure that protection of any of the trees during construction. This can be subject to an appropriate condition.
- 7.12 The implementation of the 2m wide footway along the Park Road boundary will lead to the removal of the existing hedgerow along the southern boundary of the site. The Ecological Appraisal submitted with the planning application identified that the hedgerow adjacent to Park Road was of low conservation value. The hedgerow has visual amenity value and accordingly it is recommended that a condition is attached requiring the replanting of a replacement hedgerow within the site.
- 7.13 In order to accommodate the access off Collyer Road, one tree is proposed to be removed. The arboreal report identifies this tree as category C tree (poor quality) exhibiting damages caused by pruning. This tree is outside of the redline site area and is located within highway land. Therefore, a replacement tree could be secured through the S278 agreement with the Highway Authority if necessary.



- 7.14 No features suitable for roosting of bats was noted during the surveys submitted and no further surveys or mitigation are required. A low level of bat activity was recorded within the site but no significant commuting routes or foraging areas were identified. The proposals are expected to enhance foraging resource and lighting at the peripheries of the site should be carefully designed to minimise potential effects to the local bat population. A breeding bird scoping survey was conducted and low numbers were recorded. It is recommended that any removal of the hedgerow or trees should be undertaken outside of bird breeding season which will be secured through an appropriately worded condition.
- 7.15 With regards to the Sherwood Forest potential Special Protection Area, paragraph 3.17.3 in the Council's Aligned Core Strategy (ACS) (2014) states 'Whilst this is not a formal designation, it does mean that these areas are under consideration by the Joint Nature Conservation Committee, and may be declared a proposed Special Protection Area in due course. The Aligned Core Strategies and Infrastructure Delivery Plan therefore take a precautionary approach and treat the prospective Special Protection Area as a confirmed European Site. The infrastructure Delivery Plan sets out requirements for a range of mitigation measures as recommended in the Habitats Regulation Assessment Screening Record. A decision on the extent of any possible Special Protection Area is not known'.
- 7.16 Natural England's current position in respect of the Sherwood Forest Region is set out in an advice note to Local Planning Authorities (March 2014) regarding the consideration of the likely effects on the breeding population of nightjar and woodlark in the Sherwood Forest Region. While no conclusion has been reached about the possible future classification of parts of Sherwood Forest as a Special Protection Area (SPA) for its breeding bird (nightjar and woodlark) interests, Natural England advise those affected Local Planning Authorities (LPAs) to be mindful of the Secretary of State's decision in 2011, following Public Inquiry, to refuse to grant planning permission for an Energy Recovery Facility at Rainworth where the potential impacts on these birds and their supporting habitats was given significant weight.
- 7.17 In light of this decision the Advice Note recommends a precautionary approach should be adopted by LPAs which ensures that reasonable and proportionate steps have been taken in order to avoid or minimise, as far as possible, any potential adverse effects from development on the breeding populations of nightjar and woodlark in the Sherwood Forest area. This will help to ensure that any future need to comply with the provisions of the 2010 Regulations is met with a robust set of measures already in place. However unlike the Council's ACS, Natural England's Standing Advice Note does not recommend that the Sherwood Forest Region should be treated as a confirmed European site.
- 7.18 Having regard to evidence submitted to the inquiry in 2010, the site is not located within a core ornithological interest for breeding nightjar and woodlark area but is situated within an indicative 5km buffer zone. An ecology report has however been prepared by the applicant and this does not find any evidence of nightjar or woodlark on the planning application site. The precise

extents of any buffer zones are not known and therefore it is considered that the proposal would have a minimal variance with Paragraph 3.17.3 of the Council's ACS and the benefits of the scheme would outweigh any harm identified.

- 7.19 In terms of the legal background, a potential Special Protection Area (pSPA) does not qualify for protection under the Habitats Regulations until it has been actually designated as a SPA. Furthermore, the site does not qualify for protection under the NPPF as paragraph 176 refers to pSPAs and footnote 59 explicitly states that pSPAs are sites on which the Government has initiated public consultation on the case for designation. This has not occurred and therefore the Sherwood Forest Region does not qualify for special protection and a risk based approach is not necessary to comply with the Habitat Regulations or the NPPF.
- 7.20 It should also be noted that this site is an allocated housing site within the recently adopted (July 2018) Local Planning Document, with Policy LPD 66 identifying it as a housing allocation. The Local Planning Document has been through a Public Inquiry, has been found to be sound and has subsequently been adopted by Gedling Borough Council, meaning that housing development on this site is in full conformity with the Local Planning Document. Against this background and given the fact that no evidence of Woodlark or Nightjar have been found on the site, it is considered that it can be reasonably concluded that the site would not have any adverse effects on the breeding populations of Nightjar and Woodlark in the Sherwood Forest Area and that the development would meet with the objectives of Policy 17 of the Aligned Core Strategy.
- 7.21 In addition to the above, Natural England commented upon requirement for an Agricultural Land Classification Survey. The loss of best and most versatile agricultural land was considered at the LPD preparation stage. The original site assessed as part of the site selection process was over 20 ha (SHLAA site 6/47 North of Park Road), however the allocation was restricted to the southern portion of the site amounting to around 16 ha because of the sensitivity of the landscape at the northern end of the site and potential for impacts on scheduled ancient monuments. Subsequently the allocation of the site was endorsed by the independent Planning Inspector. The potential loss of best and most versatile agricultural land is not considered significant as it is below the 20 ha threshold for which Natural England would request a more detailed agricultural land classification survey to be carried out. Furthermore it is also considered that the need for housing outweighs the potential loss of best and most versatile agricultural land.

#### Highway matters

- 7.22 The development would be accessed via two access points; one from Park Road and one from Collyer Road.
- 7.23 At the request of the Highway Authority, a 2m wide footway will be provided along the entire frontage of Park Road, providing pedestrian links to the west and onto Collyer Road and to the east to the Calverton Village Hall and William Lee Memorial Park. This will improve connectivity of the site to the

wider settlement in line with Policy G1 of the Neighbourhood Plan. This would lead to the loss of the hedgerow along the Park Road site boundary and it is proposed that the replacement of this hedgerow will be secured through a condition.

- 7.24 A travel plan has been submitted and updated as part of this application. The production of a Travel Plan in order to encourage alternative modes of transport other than the car is supported. The submitted Travel Plan is not fully in accordance with the Highway Authorities requirements and therefore it is proposed that a condition will secure necessary amendments to this Travel Plan and its implementation.
- 7.25 A Transport Assessment and a further Transport Addendum has been submitted following negotiations with the Highway Authority. The Addendum identifies an estimated total of 380 AM trips and 319 PM trips generated from the proposed development. Of these trips it is predicted that 66.1% of the trips will be through the mode of either car driver or car passenger. The original Transport Assessment assessed a number of junctions and these were shown to have the capacity to accommodate the growth. The Highway Authority thereafter requested that further junctions some distance from the site be assessed which included the A614 Ollerton Road/B6386 Oxton Road junction; the B684 Lime Lane/Calverton Road junction (Dorket Head) and the Main Street/Mews Lane/George Lane junction.
- 7.26 A Transport Addendum was submitted and this demonstrated that the junction of Main Street/Mews Lane/George Lane is operating well within capacity and will continue to do so once the development is in place. However the junction of A614 Ollerton Road/B6386 Oxton Road is currently demonstrating a failure based upon the AM and PM peaks. The signalised junction of the B684 Lime/Lane Calverton Road demonstrates some failing elements in the AM peak period and is approaching a similar situation in the PM peak period.
- 7.27 The proposed development scenario shows small worsening of both of these junctions. It is understood that in order to address the existing capacity issues at the A614, signalisation of this junction is the Highway Authorities preferred option in order to address the existing junction issues. However, it is understood that the precise nature and cost of these works are presently unknown and this information is unlikely to be forthcoming in the immediate future. In terms of the Dorket Head junction, it is noted that this is some distance from the site and due to land restrictions at this junction, it is unclear as to whether there are any physical works that could be implemented in order to improve this situation.
- 7.28 In this regards, it is considered that it would be unreasonable to request that this development resolve the current failings of these junctions and fund the required works in their entirety. Any contribution towards these works would need to be proportional to the increase that this development is likely to generate. As the increase is minimal and as the precise nature and costing associated with these improvements are currently unknown and is unlikely to be available within the immediate future, it is considered unreasonable to justify a non-evidenced based financial contribution towards off site highway works at this present time. The requirement does not therefore meet the test

set out in the Community Infrastructure Levy Regulations 2010. It is not necessary to make the development acceptable in planning terms, not directly related to the development and not fair and reasonable in scale and kind.

- 7.29 Furthermore, it is noted that the TA assesses 10 junctions and only 2 are failing. The site is also well served by public transport with an existing bus stop at the junction of Park Road and Seely Avenue which is 150m from the sites primary access. A further bus stop is located near the junction of Collyer Road and Forest around which is approximately 200m from the Collyer Road access.
- 7.30 Contributions of £250,000 for bus service improvements and £97k for bus stop infrastructure have been requested which is a material consideration. The Applicant has agreed to pay these contributions. In addition a Travel Plan has been submitted which seeks to encourage other modes of transport from the development other than the use of the car. It is proposed that the precise details of the Travel Plan will be conditioned. It is considered that the above measures will seek to encourage the use of alternative modes of transport other than the car and this can be viewed as offsetting the offsite highway requirements in light of an unquantifiable and non-evidenced based contribution towards of site highway works.
- 7.31 On balance, the approval of this application, will contribute towards Gedling Borough Councils Housing Land Supply and assist in the government's growth agenda towards housing provision. It is not considered reasonable to indefinitely delay the determination of this application in light of an unquantifiable and non-evidenced based requirement to contribute proportionally to 2 junctions. In light of the substantial S106 contributions towards public transports and with the implementation of a Travel plan it is considered that the proposal is acceptable and is in accordance with LPD 61 of the Local Planning Document Part 2.

#### Archaeology

- 7.32 An archaeological desk based assessment was submitted as part of this application which confirms that there are no known archaeological sites within the assessment area. However, the Historical Environment Record for Nottinghamshire notes the presence of the remains of two Roman marching camps to the north-east of the assessment area and a large Roman coin hoard was discovered in the town. There are also prehistoric field systems close of the assessment area and a number of other archaeological features which are dated from prehistoric or Roman periods. The Archaeological Assessment concludes that there is low to moderate potential for prehistoric archaeological remains, moderate potential for Roman Remains and low potential for medieval and post-medieval remain to be revealed on the development site.
- 7.33 Historic England has raised concerns with the proposal and has recommended that professional advice is obtained prior to the determination of this application. Nottinghamshire County Council Archaeologists requested additional information is submitted in line with paragraph 190 of the NPPF to

fully assess the archaeological potential of the site. It was recommended that a geophysical survey maybe appropriate. A geophysical survey has been submitted and this concluded that the ground generally identified agricultural or modern origins. However there are areas that are classified as 'Undetermined' meaning that archaeological origins cannot be ruled out entirely. In this regards it is considered appropriate to attach a condition requiring a written scheme of archaeological investigation to be submitted prior to development commencing. It is considered that the application is in accordance with the Historic Environment Good Practice Advice Note 2 and is acceptable in this regard to condition a Written Scheme of Investigation.

#### Public Rights of Way

- 7.34 Two public footpaths are located within the site which cross the site from Oxtan Road to the north through to Park Road to the south. In addition there is a loop south of the recreation ground. The indicate plans identifies these footpaths are to be retained and improved. This detail will be subject to the detailed layout plan as part of the future reserved matters application.

#### Other issues

- 7.35 The original application proposed up to 430 dwellings and included development on the safeguarded land to the north with an access onto Oxtan Road. However following a reduction in the red line site area, 365 dwellings are now proposed and there would be no development on the safeguarded land nor an access onto Oxtan Road. Calverton Parish Council has objected to the reduction of the site which excluded the safeguarded land and removes access onto Oxtan Road.
- 7.36 Land that was previously included within the redline site area but has now been excluded from the application submission is designated under LPD Policy 16 as safeguarded land and is protected from development for the plan period up to 2028 in order to meet longer term development needs. The supporting text (paragraph 6.6.4) makes it clear that safeguarded land is not allocated for development at the present time and its permanent development should only be granted following a review of the local plan. The paragraph goes on to state that as such it not intended that safeguarded land would be developed before the end of the Plan period.
- 7.37 The NPPF paragraph 139 and the LPD make it clear that planning permission for permanent development of safeguarded land should only be granted following a local plan review that proposes it for development. The supporting text states that applications for the permanent use of safeguarded land will be considered on a case by case basis against relevant Green Belt policy. However, the aim of this policy approach is firstly to prevent development prejudicing the future development of the site; and secondly to not unduly sterilise land from forms of development that would otherwise have been acceptable in Green Belt policy. The submitted Indicative layout accommodates the ability to provide future access to the safeguarded land and this approval would not compromise this.

- 7.38 Part of the rationale for safeguarding land is to meet longer term development needs and therefore it is accepted that parts of the safeguarded land may be suitable for development in the future. However, with respect to this particular site the northern part was assessed in the Landscape and Visual Assessment (2014) as having high landscape sensitivity and in heritage terms, evidence concluded that development in this location is also likely to harm the setting of the Scheduled Monument to the north. Therefore the northern part of the site was not considered suitable for allocation at the time but designated as safeguarded land, in recognition that further work would need to be undertaken to understand the extent of any land that could be developed without impacting on landscape and heritage assets through a local plan review before this land can be released.
- 7.39 In coming to a conclusion, given the Local Planning Document is consistent with the NPPF, has been recently adopted and not yet subject to a review, it would not be appropriate to support the proposal to develop the safeguarded land at this present time.

#### Planning obligations

- 7.40 The development proposed would require that the following planning obligations 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 a development of 365 units this equates to 73 affordable dwellings, of which 51 should be affordable rented and 22 of which for intermediate sale.
  - The Council Parks and Street Care service has advised a NEAP needs to be provided as opposed to a LEAP, play area incorporating a MUGA and the informal sports facilities as already included. Due to the Applicant wanting to provide only a LEAP on site, the LEAP should offer at least 5 types of play equipment that is suitable for children aged between 4 and 12. In addition a financial contribution of £35,000 should be secured which equates to the difference between a LEAP and a NEAP. This can be used to improve the William Lee Memorial Park facilities. In addition the commuted sum for 10 years maintenance for the Council to adopt and maintain the on-site open space provision would be £129,454.80 or alternatively the developer could arrange for maintenance through a management company.
  - £1,466,696 for the provision of primary school place, to be used to expand one the schools within the Calverton Primary Planning Area and £1,029,674 for the provision of secondary school places to mitigate the impact of the development.
  - £196,745 for health facilities as requested by the NHS for expenditure at Calverton Practice.
  - £250,000 towards bus service improvements to enhance the 747 services and £97,000 towards bus stop improvements as requested by Nottinghamshire County Council. The contribution would 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 which are situated close to the site or for the installation of new bus stops fronting the site, so are directly related to the development, and are fairly and reasonably related in scale and kind to the development.

- Local Labour Agreement to meet with the requirements of LPD Policy 48.
- Maintenance of open space and drainage features on site not within the residential curtilages or adopted by the Highway Authority.

7.41 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.

7.42 It is noted that Calverton Parish Council have requested up to £1,000 per dwelling towards public realm village centre environmental improvements. In terms of the Calverton Neighbourhood Plan, Policy G2 makes reference to developer contributions being sought, where appropriate, towards village centre environmental improvements in addition to education and health care contributions. The requirement for the proposed development to contribute towards village centre improvements does not meet the tests set out in the Community Infrastructure Regulations 2010 as the improvements are an existing need not created by this development. It is however noted that paragraph 52 of the Neighbourhood Plan states that the neighbourhood portion of the Community Infrastructure Levy will be used to deliver village centre environmental improvements. In light of the fact that a planning obligation would fail to meet with the necessary tests, it is considered to be procedurally correct that the neighbourhood portion of the Community Infrastructure Levy receipts instead be used to fund such infrastructure improvements.

7.43 Sport England have requested contributions to include £177,577 for Sports Halls, £190,033 for swimming pools and £28,056 for a 3G artificial pitch of £25,294 for a sand artificial pitch. It is considered that the proposed application meets the full the public open space requirements in line with LPD Policy LPD21 and that there is no policy justification for requesting additional contributions towards sporting facilities. It is considered that such a requirement should have been requested through the Local Plan Review and it is noted that Sport England made no specific comments on LPD 66 Housing Allocations at Calverton during the Local Plan Review.

7.44 In terms of Sporting Facilities, it is considered that the site is well served and includes the recently refurbished William Lee Memorial Park which is located adjacent to the eastern boundary which includes a range of recreational and sporting facilities. Further facilities are provided within Calverton and the site is well served by public transport linking the site to sporting facilities within the main urban areas of Gedling. In light of the above, it is considered that the request from Sport England does not meet the test set out at Regulation 122 of the Community Infrastructure Regulations 2010.

## **8. 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 365 dwellings could be accommodated on the site in a manner that would not cause undue harm to visual and residential amenity, highway safety, archaeological interests and or ecological interests. 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 Calverton 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 spaces, healthcare facilities, education, bus stop improvements, bus service improvements, maintenance of open space areas and drainage features not adopted or within the curtilage of the dwellings and a local labour agreement; and subject to the conditions listed for the reasons set out in the report.**

### **Conditions**

- 1 Approval of the details of layout, scale, 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 Site Location Plan drawing no 7043-L-01 Rev A; Illustrative Layout drawing no 7403-L096 Rev J (With regards to the accesses onto Park Road and Collyer Road and new proposed footway along Park Road only); Proposed Park Road Access and Fire Appliance Swept Path Analysis drawing no 001 and Proposed Collyer Road Access and Fire Appliance Swept Path Analysis drawing no 002 received 25th June 2019. 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 dwellings 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, a detailed remediation scheme (to bring the site to a condition suitable for the intended use by removing unacceptable risks to critical receptors) should be submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures.

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.

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

- 7 No development shall commence on site in connection with the development hereby approved (including, 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 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 on and adjacent to the site.
- c) Details of any construction works required within the root protection area of trees, hedges or shrubs on and 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.

- 8 Prior to commencement of any above ground construction 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.
- 9 Prior to commencement of the development a site specific Construction Environmental 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 approved CEMP shall be implemented throughout the construction works undertaken on site.
- 10 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. Any lighting to be installed along the site boundaries should be kept to a minimum and directed away from the building and retained boundary features to maintain 'dark' areas and corridors. 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.
- 11 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 in accordance with the approved details prior to the first occupation of the development hereby approved.
- 12 The reserved matters application for the development hereby permitted shall include detailed plans and particulars relating to the hedgerow replanting scheme to compensate for the loss of any existing hedgerow within the site.

Details of the proposed arrangements for future management and maintenance of any hedgerows shall also be submitted. Thereafter, the scheme shall be implemented in full accordance with the approved details.

- 13 a) No development shall take place until a Written Scheme of Investigation for archaeological work has been submitted to and approved in writing by the Local Planning Authority, and until all pre-start elements of the approved scheme have been completed to the satisfaction of the Local Planning Authority. The scheme shall include a statement of significance and research objectives; and:
- i) The programme and methodology of site investigation and recording
  - ii) The programme for post investigation assessment
  - iii) Provision to be made for analysis of the site investigation and recording
  - iv) Provision to be made for publication and dissemination of the analysis and records of the site investigation
  - v) Provision to be made for the archive deposition of the analysis and records of the site investigation
  - vi) Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation
- b) The development shall not take place other than in accordance with the Written Scheme of Investigation for archaeological work approved under part a).
- c) The new dwellings shall not be brought into use until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation for archaeological work approved under part a) and the provision to be made for analysis, publication and dissemination of results has been secured.
- 14 Prior to first occupation of the development hereby approved construction details of the proposed 2.0m wide footway on the northern side of Park Road along the sites frontage, as illustratively shown in outline on plan titled Illustrative Layout drawing no 7403-L-06 Rev J, shall be submitted to and approved in writing by the Local Planning Authority. The approved footway arrangement and associated works shall thereafter be implemented prior to first occupation of the development hereby approved.
- 15 The development shall not be brought into use until the new junctions to serve the proposed development, as shown for indicative purposes only on Park Road and Collyer Road plans reference 'A114074 - 001 and 002 have been provided in accordance with detailed plans which are first to be submitted and approved in writing to the satisfaction of the Local Planning Authority.
- 16 No above ground works shall take place until a Travel Plan has been submitted and approved in writing with the Local Planning Authority. The Travel Plan shall be implemented upon commence of the development hereby approved in with the provisions and timescales set out with the Travel Plan.
- 17 No part of the development of any phase shall begin until details of the proposed landscaping and highway verges have been submitted and approved in writing by the Borough Council. Details shall include location, species, size, a written specification including, grass seed mix, cultivation and grass establishment as well as measures to prevent ingress of roots into the

adjacent highway construction. Any trees shall be located such that they do not obscure visibility to vehicles accessing or using the adjacent highway.

18. No development, including any demolition and site clearance, shall take place until a Construction Method Statement has been submitted to and approved in writing by the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
  - a) the means of access for demolition and construction traffic;
  - b) parking provision for site operatives and visitors;
  - c) the loading and unloading of plant and materials;
  - d) the storage of plant and materials used in constructing the development;
  - e) the erection and maintenance of security hoarding, including decorative displays and facilities for public viewing, where appropriate;
  - f) wheel washing facilities (including full details of its specification and siting)
  - g) measures to control the emission of dust and dirt during construction; and
  - h) a scheme for recycling/disposing of waste resulting from and construction works.
  - i) a traffic management plan including lorry routeing, access and signage for the construction period
  
19. No buildings shall be occupied until the associated parking areas and manoeuvring areas have been provided, drained and surfaced in accordance with the details that have been previously submitted to and approved in writing by the Borough Council. The facilities so provided shall not be used, thereafter, for any purpose other than the parking and manoeuvring of vehicles, unless otherwise agreed in writing by the Local Planning Authority.

## **Reasons**

- 1 To comply with the requirements of Section 92 of the Town and Country Planning Act 1990. The application is expressed to be in outline only in accordance with Article 5 of the Town and Country Planning (Development Management Procedure)(England) Order 2015.
- 2 To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.
- 3 To define the permission, for the avoidance of doubt.
- 4 To ensure that the development does not have a detrimental impact upon visual amenity or upon the occupiers of adjacent dwellings.
- 5 To ensure that the drainage scheme is appropriate to meet the needs of the site and the approved development.

- 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 that existing trees and hedges are adequately protected.
- 8 To ensure the development is constructed in an appropriate sustainable manner which takes into consideration air quality within the Borough, and takes into consideration paragraph 35 of the National Planning Policy Framework and policy LPD11 of the Councils Local Plan.
- 9 To ensure the development is constructed in an appropriate sustainable manner which takes into consideration air quality within the Borough, and takes into consideration the National Planning Policy Framework and policy LPD11 of the Councils Local Plan
- 10 In the interests of protecting ecological interests
- 11 In the interests of protecting ecological interests.
- 12 In the interests of enhancing ecological provision on the site.
- 13 To safeguard any potential archaeological remains.
14. In the interest of sustainable travel.
15. In the interest of highway safety, and to ensure sufficient junction capacity to serve the development
16. In the interest of sustainable travel.
17. To ensure the proposed landscaping works do not compromise road safety
18. In the interests of highway safety and to protect the amenities of the area
19. To ensure adequate off-street parking provision is provided in connection with the development and to ensure surface water from the site is not deposited on the public highway.

### **Notes to Applicant**

It is the responsibility of the developer to ensure that the provision of EV charging is adequately incorporated into the design of the development such that there are no health and safety matters arising from trailing cables in public areas. If necessary cables may need to be placed beneath footpath areas and brought back to the surface nearer the parking areas. The minimum requirement is an operational weatherproof 3 pin socket on a dedicated 16A circuit with an ability to isolate from inside the property for security reasons. The developer is encouraged to consider upgrading the EV charging facilities to incorporate additional mode 3 charging capability as this will help future proof the development and improve its sustainability.

Severn Trent Water advises that there is a public sewer located within the application site. Public sewers have statutory protection by virtue of the Water Industry Act 1991 as amended by the Water Act 2003 and you may not build close to, directly over or divert a public sewer without consent. You are advised to contact Severn Trent Water to discuss your proposals. Severn Trent Water will seek to assist you in obtaining a solution which protects both the public sewer and the proposed development. You may obtain copies of current guidance notes and application forms from their website ([www.stwater.co.uk](http://www.stwater.co.uk)). Should you require any further information please contact Severn Trent Water directly.

The availability of the rights of way adjacent to and within the site must not be affected or obstructed in any way by the proposed development at this location unless subject to appropriate diversion or closure orders.

Western Power Distribution has electricity network within close proximity to this development, a full diversion would be required of the electricity assets at site.

With regards to the any future reserved matters application regarding landscaping, the proposed landscaping scheme should include the mitigation measures outlined within section 4 of the Ecological Appraisal dated May 2018.

With regards to condition 9, the CEMP must be prepared with due regard to the guidance set out in the London Best Practice Guidance on the Control of Dust and Emissions from Construction and Demolition.

Any security lighting / floodlighting to be installed, shall be designed, located and installed so as not to cause a nuisance to users of the highway. The details of any such lighting shall be submitted to and approved by the Local Planning Authority (together with a lux plot of the estimated luminance).

Reason: To protect drivers from uncontrolled light sources near the public highway

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

The grant of planning permission for this development does not authorise the obstruction or the stopping up or diversion of this highway and an unlawful obstruction to the right of way/highway is a criminal offence and may result in the obstructing development being required to be removed

An application to stop up the highway can be made on behalf of the developer by Nottinghamshire County Council at the expense of the developer. This is a separate legal process and the Applicant should contact the County Highway Authority for details.

The Advanced Payments Code in the Highways Act 1980 applies and under section 219 of the Act payment will be required from the owner of the land fronting a private street on which a new building is to be erected. The developer should contact the Highway Authority with regard to compliance with the Code, or alternatively to the issue of a Section 38 Agreement and bond under the Highways Act 1980. A Section

38 Agreement can take some time to complete. Therefore, it is recommended that the developer contact the Highway Authority as early as possible.

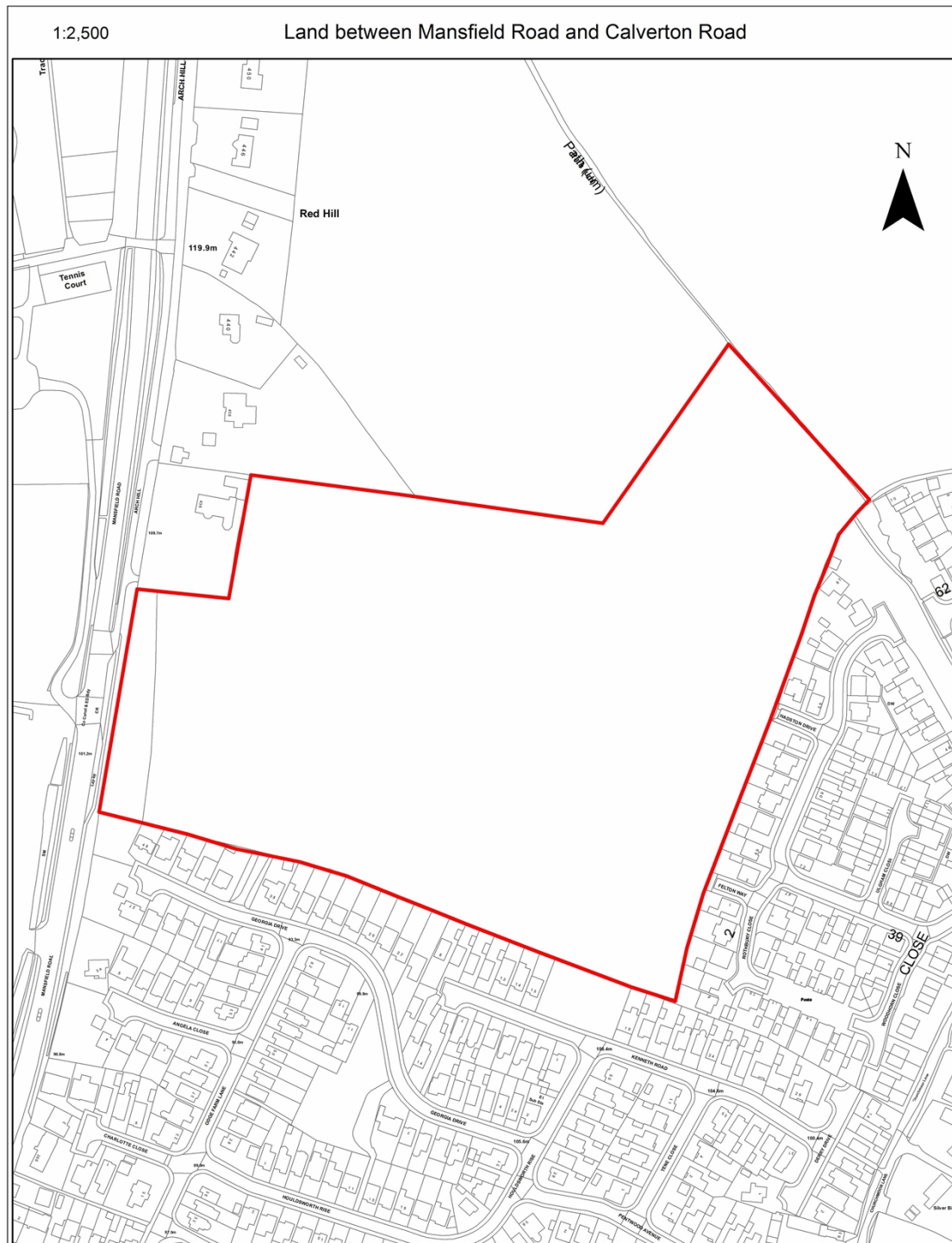
No vegetation clearance or ground works shall take place on site during the bird nesting season (1st March to 31st August inclusive in any given year), unless pre-commencement checks for nesting birds have been undertaken by an appropriately qualified ecologist. If any nesting birds are found to be present, details of any proposed mitigation measures shall be submitted to and approved in writing by the Borough Council before the development commences. The mitigation measures shall be implemented in accordance with the approved details before development commences, unless otherwise prior agreed in writing by the Borough Council.

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**Planning Report for 2018/0347**



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



Date: 05/03/2019

**Report to Planning Committee**

<b>Application Number:</b>	<b>2018/0347</b>
<b>Location:</b>	<b>Land between Mansfield Road and Calverton Road Arnold</b>
<b>Proposal:</b>	<b>Outline planning application for up to 148 No. dwellings with all matters reserved except access.</b>
<b>Applicant:</b>	<b>Langridge Homes Ltd</b>
<b>Agent:</b>	<b>Mr John Fletcher</b>
<b>Case Officer:</b>	<b>Paula Daley</b>

**This application has been referred to Planning Committee to accord with the Constitution as more than nine dwellings are proposed.**

**1.0 Site Description**

- 1.1 The site consists of an area of agricultural land of approximately 7.42 hectares in size. It is currently undeveloped and devoid of built development. The land levels undulate across the site, with the land to the east being generally much higher in level than the land to the west.
- 1.2 The site shares its eastern boundary with recently built dwellings and to the south with more established dwellings. The western boundary is shared with the main arterial A60 Mansfield Road and with one dwelling located on Arch Hill. The northern boundary is shared with open agricultural fields and a dwelling again located on Arch Hill.
- 1.3 The central area of the site is devoid of vegetation although established vegetation, including mature hedgerows, can be found at various points along the site boundaries. There is also an established tree belt located between the A60 Mansfield Road and the site and this is protected by a Tree Preservation Order.

**2.0 Relevant Planning History**

The site has been released from the Green Belt and is an allocated housing site within the recently adopted (July 2018) Local Planning Document.

**3.0 Proposed Development**

- 3.1 The application seeks outline planning permission for the erection of up to 148 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 Vehicular access would be taken directly from the A60 Mansfield Road and the application incorporates the realignment of part of Arch Hill. Two pedestrian points are proposed to be provided to the recently built residential development to the east. Plans have been provided to demonstrate how access to and within the site could be provided and an indicative plan has been submitted to show how the proposed the dwellings could be laid out on the site.

#### **4.0 Consultations**

- 4.1 Nottinghamshire County Council Highways – no objection subject to conditions relating to detailed highway design matters, a travel plan, the surfacing of accesses and parking spaces in hard bound material, details of pedestrian links to Hadston Drive and Felton Way and details of improvements to footpath 14/20/22.

- 4.2 Nottinghamshire County Council Planning Policy –

Health – Consult with North Nottinghamshire Clinical Commissioning Group.

Minerals – No Comments

Waste – Would be useful to have a waste audit.

Ecology – No phase I habitat map is provided; Recommendations in the confidential Badger Report should be complied with; two isolated trees that have bat roosting potential are identified and no further surveys are carried out and it is unclear whether these are to be retained; Japanese Knotweed in site but without a plans it is unclear where this is. Therefore request layout amended to ensure retention of trees; emergence survey completed in the event that these trees are to be lost and a method statement for the Japanese Knotweed is submitted. Conditions regarding clearance outside of bird breeding season, detailed landscaping plan including wildflower meadows in areas of open space and SUDS. Provision of bat boxes within 20% of dwellings/garages, submission of a bat sensitive lighting scheme.

Transport – two new bus stops on Mansfield Road in the vicinity of the site to be installed prior to first occupation. A contribution of £30,000 towards bus stop improvements and/or installations of bus stops in the vicinity of the site to promote sustainable travel. The two bus stops closest to the site are not to appropriate standard and improvements necessary to promote sustainable travel. Work could include 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.

Education - £604,748 towards a new primary school in the Arnold area and a sum of £540,480,072 towards the cost of expansion of secondary places at Redhill Academy . This figure is based upon 148 dwellings and would need to

be re-calculated if a lower number of dwellings were proposed at reserved matter stage.

- 4.3 Nottinghamshire County Council Rights of Way – The application may impact upon footpath no 13 to the northern boundary. Path should be left unobstructed and unaffected unless subject to an appropriate closure/diversion order.
- 4.4 Gedling Borough Council Economic Development – a local labour agreement is required.
- 4.5 Gedling Borough Council Housing Strategy – 20% of the dwellings in this housing submarket to be affordable dwellings with a 70% social rented/ 30% intermediate housing split.
- 4.6 Gedling Borough Council Parks and Street Care – The information in the application would indicate the 10% is being provided on site. 7800m2 of amenity/play space is identified within the Design and Access Statement and the Indicative Layout which equates to 10.39% of site area. This land should be provided with 60% amenity space and 40% play provision. For a development of this size we would expect to see a LEAP and informal sports area with a goal mouth deflection fencing and basketball hoop. Working on the assumption that the whole provision is on site the commuted sums for the 10 year maintenance should the developer wish the council to take on the land are given below. Alternatively the developer can make arrangements for a management company to take on the ongoing maintenance and this should be indicated when setting up the section 106 agreement. Commuted sums would be as follows:

Play areas / informal sports	£166,944.00
Amenity open space	£ 38,572.00
Total	£205,572.00

Where SUDs drainage schemes are being incorporated into public open space on site they should be designed to provide land that provides a genuine amenity to the residents. The play provision element of the open space would include LAP, LEAP and NEAP elements with informal sports facility.

- 4.7 Gedling Borough Council Scientific Officer – Land Contamination statements acceptable subject to a condition. Requests that an air quality assessment and assessment for damage costs be submitted before the application is determined and that any mitigation measures necessary are subject to conditions, recommends a condition relating to land contamination.
- 4.8 Gedling Borough Council Tree Officer – The woodland area identified as G1 and G2 form part of a group TPO. The proposed access within G1 indicates removal of vegetation and trees which I consider to be of poor condition and low visual amenity value. Any loss cannot mitigated through replacement planting. Recommend landscape plan should try and incorporate street tree planting. Conditions that all tree protection methods described within the tree survey/arboricultural methods statement are adhered to.

- 4.9 NHS – A sum of £79,820 is requested to enhance local healthcare provision.
- 4.10 Environment Agency – The site falls in Flood Zone 1 and the LLFA should be consulted regarding sustainable urban surface water drainage. Groundwater beneath the site is sensitive and should be protected from pollution during and post development.
- 4.11 Lead Local Flood Authority – No objections to the principle of developing the site however it is strongly recommended that a number of points be rectified prior to any permission being given. This will prevent the possible need for any redesign of the site layout at a later stage in the planning process. Should these issues not be rectified then they may result in the Lead Local Flood Authority raising objections should the application progress to detailed stage.

(Additional comments received April 2019) No objections based on the information provided however further work is required to ensure properties downstream of the development are not put at an increased risk of flooding post development. It is recommended that the applicant considers the topography and location of properties on their suggested exceedance route and provides further evidence to show how they will mitigate any additional risks.

- 4.12 Members of the public – a press notice was published, five site notices displayed and neighbour notification letters posted. 43 letters of objection have been received and these are summarised as follows:
- Increase in noise and air pollution
  - Loss of light
  - Loss of privacy
  - Cars parking higher than the fence line will be an eyesore and a safety risk
  - Flood risk from attenuation pond and increase in insurance premiums
  - How can building on Green Belt be accepted until there are no suitable alternatives?
  - Approval would be unfair, unethical and harm the countryside
  - Why is the land to the north of Stockings Farm not being developed?
  - Objects to the "potential link" for vehicles to Hadston Drive from the current Stockings Farm estate
  - Objects to this development connecting up with Hadston Drive and Felton Way
  - 'Rat-running' through the proposed development
  - Increase in traffic congestion and use of existing roads to access the site
  - Will my right of access to my garage remain?
  - Local schools are already oversubscribed
  - Doctors surgeries are already oversubscribed
  - Traffic along Calverton Road and Mansfield Road is already heavy and congested as is traffic in the centre of Arnold
  - Increase traffic would be unsafe for children and reduce use of open space areas
  - Loss of wildlife

- Ample new housing is already being provided in the area
- Increase in surface water and flooding
- There is a Tree Preservation Order on the site and protected trees should not be removed
- Insufficient information has been provided as to how the development would take into account NO2 and CO2 levels
- Impact upon public health
- Increase in anti-social behaviour
- Attenuation pond would be a safety risk
- Standing water would be a breeding ground for mosquitos and other insect pests and would smell
- Insufficient existing infrastructure
- Trees have been removed from the site
- Existing roads are in a poor state of repair
- Damage to existing properties
- Archaeological assessment is out of date
- Loss of high quality agricultural land
- Impact upon bats
- Urban sprawl
- Lack of green spaces
- Light pollution
- Lack of planted buffers between proposed and existing development
- Why is more housing needed?
- Increase in crime
- If approved how can we ensure that they will stick to the agreed plans?
- Overlooking
- What ground level will the houses be built on?
- Loss of view
- On-street parking
- The Transport Assessment doesn't consider other nearby developments
- Impact upon pets
- Land searches did not show the land to be for housing
- Will the existing hedge be retained?
- Other sites not in the Green Belt are available
- The site does not provide the required affordable housing for local people
- The evidence surrounding the need for the area surrounding the farmhouse will be legally challenged
- The Local Development Plan has not yet been adopted
- It is not clear what is being considered
- Density is too high on parts of the site
- The protected ridgeline no longer seems to be an issue
- Compensation will be sought if development goes ahead
- Concerned about the proposed location of the access onto Mansfield Road
- Loss of valuable open space
- No dwelling should exceed 2 storeys
- Density is too high
- There seems to be an excess of two bedroom properties
- Lodge Farm Lane and Georgia Drive would not be suitable for access to the site
- Drainage is a problem

- Will lead to problems with rats
- Lack of police
- Loss of property value
- Construction would pose a risk to children at nearby schools
- Possibility of council housing
- Bus route would need revising to accommodate additional passengers
- Would the access not be better off Leapool Island?
- Loss of ridge line
- Bat Survey appears to be cursory
- No consultation with local residents
- The proposal would prejudice the delivery of the nearby housing site (Metallifactory), for highway related reasons
- Existing problems with road surfaces and litter
- Culmulative impact of approved housing developments
- The Green Belt is being eroded
- Concern about the health and safety of future generations

4.14 Following the submission of amended/additional drawings and information to address matters raised including those relating to highways and drainage, a further period of consultation was undertaken consisting of a new press notice, site notices and neighbour letters. Ten objections were received and the following additional matters were raised:

- No response or feedback has been received
- The road layout from Mansfield road into and out of the proposed development is a serious due to the close proximity to my boundary and the height of the land. Can land not be given to myself to create a bigger buffer and construction of a more permanent boundary alongside the road e.g. a brick wall?
- Dismayed to see that the vehicular access from this new development to the existing Stockings Farm estate is still on the plan, it should be for pedestrians only
- Concerned about impact of new road layout on Arch Hill

4.15 An objection has been received from Councillor Michael Payne (Deputy Leader of Gedling Borough Council) and is summarised as follows:

- There is already significant congestion on the A60 through Redhill during peak times and this particular stretch of road also falls within an Air Quality Management area
- I also have serious concerns about the lack of a joined up and fully considered approach to how the traffic junction for this application (2018/0347) will interact with the signal controlled traffic junction proposed for the housing development on the opposite side of the A60 on the former Metallifactory site and any further housing development on land to the rear of the Metallifactory site.
- I strongly object to opening up any vehicular access from the proposed housing estate onto Hadston Drive/Ashington Drive – this would simply create a dangerous cut through route from the A60 Mansfield Road to Calverton Road, which would be used by high volumes of traffic, particularly during

times of congestion on the two main roads in question, or if an incident occurred on either road

- I have previously raised concerns about speeding on the A60 Mansfield Road from the Leapool Roundabout into the Redhill built up area – these concerns are yet to be properly addressed
- Calverton Road from Dorket Head down into Arnold is already severely congested at peak times, particularly on the stretch from Mellors Road to the signal controlled junction at Coppice Road/Cross Street.
- Lodge Farm Lane is not suitable for access or construction traffic
- The noise, disruption and mess left on Lodge Farm Lane from the red clay that makes up the ground on the land to the rear of Georgia Drive would be a major and significant nuisance and disruption to existing residents.
- I remain opposed to the principle of the proposed 148 dwellings to be built on the land to the rear of Georgia Drive. This agricultural landscape is an important part of Redhill's history and heritage and serves as an important green buffer and is home to local wildlife
- The cumulative impact of the proposed 148 dwellings alongside other housing estates proposed nearby would lead to further severe strain on local services.

## **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 2019 (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 2019**

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 Arnold 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 64: Housing Allocations - Urban Area and edge of Hucknall – identifies the application site as housing allocation H5, for approximately 150 new dwellings.

## 6.5 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.

Development brief for three sites to the north east of Arnold – January 2019

## 7.0 **Planning Considerations**

### Principle of the development

- 7.1 The site is allocated as housing site H5 by Policy LPD 64 of the Local Planning Document which was adopted in July 2018. Policy LPD 64 identifies the site as providing approximately 150 dwellings. The approval of this outline planning application for up to 148 dwellings would therefore be entirely in accordance with the development plan and with the objectives of the National Planning Policy Framework and Aligned Core Strategy.
- 7.2 It is noted that the planning application was submitted prior to the adopted of the Local Development Plan (Part 2 Local Plan) and at that time the site was within the Green Belt. However following adoption of the Local Plan, the site is no longer in the Green Belt.

### Impact upon visual and residential amenity

- 7.3 Representations received have raised concerns that the development of this site would have an adverse impact upon both visual and residential amenity. It is noted that the site has significant variations in ground levels, which will in part dictate how development could take place. However the indicative layout plan submitted demonstrates that the quantum of development could be accommodated on the site.
- 7.4 Matters relating to visual and residential amenity 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 and layout of dwellings being proposed.
- 7.5 It is therefore considered that the proposed development could, in principle, be achieved in a manner that would accord with the relevant policies of the National Planning Policy and Local Development Plan in terms of the impact upon visual and residential amenity.

### Drainage matters

- 7.6 The Lead Local Authority has not objected to the principle of residential development but have made a number of comments relating to sustainable drainage and maintenance of such features, greenfield run off rates, drainage system capacity and existing flow paths both within and outside of the site. The Agent has been made aware of this matter and has offered the opinion that further drainage matters can be addressed by conditions and at reserved matters stage once the final design and layout of the site is known.
- 7.7 It is considered that this is a reasonable way to proceed given that the plans submitted with respect to the layout are indicative only and could be subject to change in order to address any issues that are raised before or during the considerations of the reserved matters.

### Air quality

- 7.8 The development access is located off the A60 Mansfield Road which is approximately 1km north of the Air Quality Management Area (AQMA). Due to the scale of the proposed development, the development therefore has the potential to have a negative effect on the current air pollution levels in and around the AQMA. Public Protection has requested the submission of an air quality assessment providing any appropriate mitigation measures prior to the application being determined.

As this is an outline application with only access being determined, it is considered that the publication of an Air Quality Assessment is unnecessary and any necessary mitigation measures required by the Air Quality and Emissions Mitigation Guidance for Developers 2019 can be secured through appropriately worded conditions. The measures secured through conditions include the submission of a Travel Plan, EV charging points and improvement

to footpath and cycle links. Increased green infrastructure including tree planting and secure cycle storage can be secured through the reserved matters approval.

#### Ecological considerations

- 7.9 The site is for the most part kept as agricultural land and therefore there would be no significant ecological impact on the parts that are in this use.
- 7.10 It is noted that a Badger Report was submitted and this document has to remain confidential to ensure their protection as badgers and their setts are protected the Protection of Badgers Act 1992. The Badger Report provides mitigation measures to ensure the setts protection during construction and these will be subject to a condition.
- 7.11 The Ecological Report identifies that two isolated trees have bat roosting potential. It is noted that these trees have been removed and therefore no further surveys could be requested. It is recommended that a condition is attached to secure the provision of bat boxes in addition to a light sensitive scheme to ensure that protection of bats along the sites periphery.
- 7.12 The Ecological Report identifies that there is Japanese Knotweed and Yellow Archangle within the redline site area. It is noted that this is not a material planning consideration and the managing of Japanese knotweed is the responsibility of the owner/occupier of the site. While there is no statutory requirement to control/eradicate this invasive plant, nor is it necessary to report its presence (it is not listed in the Weeds Act 1959), it is advisable to take action to control its spread. It is an offence under the Wildlife and Countryside Act 1981 to plant or cause Japanese knotweed to grow in the wild. Allowing Japanese knotweed to spread onto neighbouring land could be considered to be a private nuisance but not a statutory nuisance. Soil and waste containing Japanese knotweed is considered to have the potential to cause ecological harm. This is deemed "Controlled Waste or "Directive Waste" (Waste Management Licensing Regulations 1994). It is an offence under the Environment Protection Act 1990 to deposit, treat, keep or dispose of controlled waste without a licence. Accordingly the Applicant will require an appropriate licence in this instance. It is considered appropriate to attach a note to the consent, making the Applicant aware of their duties in this regard.
- 7.13 Potential Special Protection Area (pSPA)  
With regards to the Special Protection Area, paragraph 3.17.3 in the Council's Aligned Core Strategy (ACS) (2014) states 'Whilst this is not a formal designation, it does mean that these areas are under consideration by the Joint Nature Conservation Committee, and may be declared a proposed Special Protection Area in due course. The Aligned Core Strategies and Infrastructure Delivery Plan therefore take a precautionary approach and treat the prospective Special Protection Area as a confirmed European Site. The infrastructure Delivery Plan sets out requirements for a range of mitigation measures as recommended in the Habitats Regulation Assessment Screening Record. A decision on the extent of any possible Special Protection Area is not known'.

- 7.14 Natural England's current position in respect of the Sherwood Forest Region is set out in an advice note to Local Planning Authorities (March 2014) regarding the consideration of the likely effects on the breeding population of nightjar and woodlark in the Sherwood Forest Region. While no conclusion has been reached about the possible future classification of parts of Sherwood Forest as a Special Protection Area (SPA) for its breeding bird (nightjar and woodlark) interests, Natural England advise those affected Local Planning Authorities (LPAs) to be mindful of the Secretary of State's decision in 2011, following Public Inquiry, to refuse to grant planning permission for an Energy Recovery Facility at Rainworth where the potential impacts on these birds and their supporting habitats was given significant weight.
- 7.15 In light of this decision the Advice Note recommends a precautionary approach should be adopted by LPAs which ensures that reasonable and proportionate steps have been taken in order to avoid or minimise, as far as possible, any potential adverse effects from development on the breeding populations of nightjar and woodlark in the Sherwood Forest area. This will help to ensure that any future need to comply with the provisions of the 2010 Regulations is met with a robust set of measures already in place. However unlike the Council's ACS, Natural England's Standing Advice Note does not recommend that the Sherwood Forest Region should be treated as a confirmed European site.
- 7.16 Having regard to evidence submitted to the inquiry in 2010, the site is not located within a core ornithological interest for breeding nightjar and woodlark area but is situated within an indicative 5km buffer zone. An ecology report has however been prepared by the applicant and this does not find any evidence of nightjar or woodlark on the planning application site. The precise extents of any buffer zones are not known and therefore it is considered that the proposal would have a minimal variance with Paragraph 3.17.3 of the Council's ACS and the benefits of the scheme would outweigh any harm identified.
- 7.17 In terms of the legal background, a potential Special Protection Area (pSPA) does not qualify for protection under the Habitats Regulations until it has been actually designated as a SPA. Furthermore, the site does not qualify for protection under the NPPF as paragraph 176 refers to pSPAs and footnote 59 explicitly states that pSPAs are sites on which the Government has initiated public consultation on the case for designation. This has not occurred and therefore the Sherwood Forest Region does not qualify for special protection and a risk based approach is not necessary to comply with the Habitat Regulations or the NPPF.
- 7.18 It should also be noted that this site is an allocated housing site within the recently adopted (July 2018) Local Planning Document, with Policy LPD 66 identifying it as a housing allocation. The Local Planning Document has been through a Public Inquiry, has been found to be sound and has subsequently been adopted by Gedling Borough Council, meaning that housing development on this site is in full conformity with the Local Planning Document. Against this background and given the fact that no evidence of Woodlark or Nightjar have been found on the site, it is considered that it can be reasonably concluded that the site would not have any adverse effects on

the breeding populations of Nightjar and Woodlark in the Sherwood Forest Area and that the development would meet with the objectives of Policy 17 of the Aligned Core Strategy.

#### Highway matters

- 7.19 The original application submission proposed access onto the A60 Mansfield Road at Arch Hill in the form of a priority junction with a ghost island right turn lane designed to fit in with an existing right turn lane scheme that served the Metalifactory site to the south. The Highway Authority considered that on highway safety grounds, the proposed priority junction would not be acceptable in close proximity to the future traffic signal controlled junction that would be required to serve the housing development approved under application 2016/0854 and the housing allocation X3 identified as land to the west of the A60.
- 7.20 This application site which is identified as policy H5, in addition to the Metalifactory site identified as housing allocation X2 and adjoining the adjoining land identified as site X3 site were discussed at the Gedling Local Plan EIP in 2017. The Inspector was advised by the Local Highway Authority that a satisfactory combined junction arrangement that served all sites would be required and that it was likely that this could be established within the highway constraints / site constraints that presented themselves.
- 7.21 Following consultation with the Highway Authority and engagement with the highway consultants for the Metalifactory site, a combined access solution which addresses the access considerations for all three sites has been presented. This incorporates a combined signal junction as shown on drawing no 17/0622/002B. In addition, part of the Arch Hill is to be realigned within the site.
- 7.22 The Highway Authority have agreed to a phased approach to the access for this application where the access will be provided in the form of ghosted right turn solution as shown on drawing no 17/0622/003 to allow up to 67 dwellings to be completed. Thereafter the signal junction will have to be completed prior to completed of the 68<sup>th</sup> house. These works and phasing solutions are proposed to be secured through a condition.
- 7.23 In addition to the above, the original application proposed a secondary access Hadston Drive to the east of the site. The provision of a secondary vehicular access was considered to be unacceptable as this would have created a 'rat-run' from or to the Stockings Farm development. The Highway Authority identified that pedestrian/cycle accesses through into the Stockings Farm development created a sustainable development and accordingly are acceptable but that there should be no vehicular access. Although the Indicative Layout incorporates an annotation stating the potential for a vehicular access onto Hadston Drive, the Applicants Agent have been informed that such an access would not be supported and they have confirmed that this application seeks consent for the single access onto the A60 only. As this application is approving access, a secondary access could therefore not be provided as part of this application. The precise details of any

future pedestrian links through to Felton Way or Hadstone Drive will be secured via a condition.

- 7.24 The Highway Authority have requested a Travel Plan be implemented as part of the proposed development in order to improve sustainability and encourage alternative modes of transport other than the car. This will be secured by a condition.
- 7.25 In addition the Highway Authority have requested improvements to public footpath no. 14, 20 and 22 which are located to the south of the site between the A60 Mansfield Road, south of Richard Bonnington Primary and Nursery School and beyond. From an accessibility point of view, access by foot from the site to the local school and recreational facilities is limited. The additional pedestrian traffic generated by the occupiers of the development will have a bearing on the use of the footpaths, and as such measures to enhance the existing provision were recommended by the Highway Authority. Improvements works would include additional vegetation clearance, and a top dressing of tarmacadam in areas, subject to design agreement with the highway authority. The precise details of this requirement will be subject to a condition.
- 7.26 Furthermore, the Highway Authority have also requested a condition ensuring the widening of the existing footway on the eastern side of Mansfield Road from the proposed site entrance to a point 50m north of Lodge Close which should include improvement to the lighting of this route.

#### Impact upon protected trees

- 7.27 The tree belt located to the west of the site which fronts onto Mansfield Road is protected by a Tree Preservation Order. It is clear from the details submitted that a substantial number of trees would need to be removed from this area to facilitate the new access point to the site, which would include the widening of the Mansfield Road and the realignment of Arch Hill. It is accepted that the removal of this number of trees would have a visual impact on the character of the area and that it would be preferable if such removals could be avoided.
- 7.28 However, the removal of the trees must be balanced against the opposing considerations which weigh in favour of delivering the development proposed. Firstly, the site is allocated for housing and forms part of the Borough's housing delivery within the period of the adopted Local Development Plan.
- 7.29 Secondly, whilst other access points could be explored, it is unlikely that these would be preferable in highway safety terms, if even feasible, and they would result in traffic to the site passing through existing housing estates. It is clear from representations received from members of the public that this would not be looked upon favourably. Thirdly, the amended access proposals have been developed between the applicant, the Highway Authority and the owners of the nearby housing development site (Metallifactory). It is therefore considered that their scope is reasonable and necessary in order to deliver the allocated housing sites in question.

- 7.30 It is also noted that the indicative layout plan submitted shows that a significant buffer zone could be provided adjacent to the access point on the Mansfield Road frontage. Replacement planting could be secured within the location and be secure through a condition.

#### Planning Obligations

- 7.31 In order to confirm with the relevant planning policies, the following planning obligations would need to be met:
- 7.32 **Affordable Housing**, to meet with the requirements of the adopted Affordable Housing Supplementary Planning Document and Policy LPD 36 of the Local Planning Document – 20% of the dwellings be affordable dwellings with a 70% social rented/ 30% intermediate housing split.
- 7.33 **Education** – £604,748 towards a new primary school in the Arnold area and a sum of £540,480,072 towards the cost of expansion of secondary places at Redhill Academy . This figure is based upon 148 dwellings and would need to be re-calculated if a lower number of dwellings were proposed at reserved matter stage.
- 7.34 In terms of education, the adopted Development brief for three sites to the north east of Arnold SPD identifies a need for a new One Form of Entry School at the North East of Arnold to meet the potential pupil demand that is forecast to arise from the development sites across the wider Arnold education planning area which includes this application site.
- 7.35 Following detailed discussions with Nottinghamshire County Council regarding the education requirement, it was confirmed that there is a need for contributions towards the construction of a new primary school which is required to meet anticipated pupil growth in the Arnold area resulting from future pupil projections and proposed housing development. NCC has confirmed that that there is some short term capacity to accommodate children.
- 7.36 Nottinghamshire County Council instructed Arc Partnership to undertake an assessment of all existing primary schools in Arnold to assess whether there was scope to create additional capacity to accommodate the demand from future housing growth. The overall results from this analysis have concluded that there is no realistic opportunity to expand further existing schools in Arnold. On the basis of current pupil forecasts, a new primary school will therefore be required in order to absorb the potential pupil yield from additional housing in the Arnold area.
- 7.37 In respect of this application and other applications within Arnold which would create further demand on school places, the County Council have confirmed that they will therefore continue to seek contributions to the costs of a new primary school and also to the expansion of secondary schooling. However the County Council have not at present secured a site for this school and they continue to explore a site for the primary school. They will not therefore request contributions to land costs in the absence of an agreed site at present.



- 7.38 Nottinghamshire County Council is using new cost per pupil rate derived from Department for Education guidance and contained in the County Councils Updated Planning Obligations Strategy. Therefore NCC have confirmed that in terms of primary education, the County Council is seeking a contribution of £604,748 (31 places x £19,508 per place), towards the cost of a new primary school in the Arnold area.
- 7.39 In light of this applications expected rate of housing delivery, over a 10 year period the cumulative pressure from a number of housing development results in the need for provision of an additional primary school. The County Council will monitor school place projections and housing delivery to decide when specifically the new school is needed. In the short term NCC will work with the local schools, including looking at the pattern of out of catchment admissions, to accommodate demand for places.
- 7.40 **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 – 7800m<sup>2</sup> of amenity/playspace with the following split: 60% amenity 40% play provision. Incorporation of a LEAP and informal sports area with a goal mouth deflection fencing and basketball hoop. A commuted sums for the 10 year maintenance equating to:
- |                              |             |
|------------------------------|-------------|
| Play areas / informal sports | £166,944.00 |
| Amenity open space           | £38,572.00  |
| Total                        | £205,572.00 |
- 7.41 **Maintenance of amenity space and drainage features** on site not within the residential curtilages or adopted by the Highway Authority.
- 7.42 **Bus stop improvements:** two new bus stops on Mansfield Road in the vicinity of the site to be installed prior to first occupation. A contribution of £30,000 towards bus stop improvements and/or installations of bus stops in the vicinity of the site to promote sustainable travel. The two bus stops closest to the site are not to appropriate standard and improvements necessary to promote sustainable travel. Work could include 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.
- 7.43 **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. It is however recognised that Langridge Homes are a small local house-builder so the Local Labour Agreement should not have an adverse impact upon their business model.
- 7.44 **NHS** – A sum of £79,820 is requested to enhance local healthcare provision.
- 7.45 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

- 7.46 The following section addresses other matters raised through the consultation process that have not been addressed above.
- 7.47 Issues with regards to flood risk from attenuation pond will be addressed through the detailed drainage design which is subject to a condition. The increase in insurance premiums is not a material planning consideration.
- 7.48 Question is raised as to why in the land to the north of Stockings Farm not being developed. This application relates to an adopted housing allocation only and does not consider the potential of future housing development. The further release of land to the north will be address through the Local Plan review.
- 7.49 The Archaeological assessment is not considered out of date. Although the Assessment was undertaken in 2005, this identified limited archaeological resources and this archaeological will not have changed since 2005. With the 2005 Report concluding that with the field walking assemblage only representing a sample of the site, the presence of further prehistoric artefacts cannot be precluded. Therefore it is considered appropriate to attach a condition requiring a written scheme of archaeological investigation to be submitted prior to development commencing.
- 7.50 In terms of the loss of high quality agricultural land, this land is allocated for housing and issues regarding the quality of agricultural land would have been considered through the Local Plan Review and Examination In Public (EIP).
- 7.51 An objector has raised a lack of green space however it is noted that the Indicative Layout identifies 7800m<sup>2</sup> of amenity/play space which equates to 10.39% of site area which is in excessive of the requirement within policy LPD21. In addition a significant area of the site will incorporated SUDs and informal amenity land. The Indicative Layout shows the peripheral hedges to be retained and this will be finalised through the reserve matters application.
- 7.52 Issues regarding light pollution will be dealt with via an appropriate condition. Ground levels have also been conditioned and this detail will also be considered through the reserved matters application. Parking provision will be considered at reserved matters stage.
- 7.53 Issues with regards to the site allocation being identified through land searches are not a material planning consideration.
- 7.54 In terms of the comment that the evidence surrounding the need for the area surrounding the farmhouse will be legally challenged, it is noted that this is an allocated housing site and the need and suitable of this site for housing purposes would have been considered through the Local Plan review and the EIP.

- 7.55 With regards to the impact upon the ridgeline, paragraph 3.9 of the LPD Part 2 Local Plan identifies that the north eastern corner of the housing allocation should be left open as a landscape buffer in order to minimise the landscape and visual impact. The Indicative Layout identifies that the north eastern section of the site will be laid out as public open space which complies with this requirements of the Local Plan.
- 7.56 Comments regarding the fact that compensation will be sought if development goes ahead is not a material planning consideration.
- 7.57 There is no evidence that the proposal would be harmful to public health and safety or result in any significant risks nor that it would lead to an increase in crime or anti-social behaviour. Furthermore, there is no evidence that the development would cause harm to pets or that the drainage features would give rise to rats, mosquitos or other insect pests or that it would cause concerns with regard to smell. In any instance, these are matters that could be addressed under separate, non-planning, legislation. It is noted that mature trees in the centre of the site were felled prior to the planning application being submitted however these were not protected and therefore their removed was lawful. The site is allocated for residential development and there is no evidence that the development would create policing difficulties.
- 7.58 The access proposed is from Mansfield Road and for the reasons stated above is considered to be acceptable. The proposed highway solution does address the cumulative impact of the three housing sites identified as housing allocation H5, X2 and X3 within the Adopted Local Plan Part 2. In addition, the site is meeting all of its proportional requirements through the proposed S106 agreement which is outlined below. This includes provision for improvements to local bus facilities. There is therefore no need to consider alternative access points to the site. Consultation has been undertaken and exceeds that which is statutorily required by legislation. There is no requirement for the applicant to undertake their own consultations. Loss of property value and loss of view are not material planning considerations and therefore cannot be given any weight in the decision making process. Rights of access on private land are not planning matters and are matters that need to be addressed between the parties in question as do matters relating to potential damage to existing property during construction works. In the event that approved plans are not adhered to, any alleged breach would be investigated from a planning enforcement perspective.
- 7.59 The maintenance and condition of existing roads is not relevant to the consideration as to whether this development is acceptable in planning terms, nor is any issues that may exist with litter.

## **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 148 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.

**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, maintenance of open space areas and drainage features not adopted or within the curtilage of the dwellings, healthcare facilities, 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 layout, 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 Amended Site Location Plan drawing no 002\_A; Indicative Site Layout (with regards to the proposed access and realigned Arch Hill); Amended Proposed Access Arrangements General Arrangements & Signalised Junction drawing no 17-0622/002 Rev B and Proposed Site Access Arrangements General Arrangement & Priority Accesses drawing no 17-062/003 (attached at Appendix B of Transport and Drainage Matters-Designers Response) received 26<sup>th</sup> November 2018.

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. No above ground works shall commence until a proposed replacement tree planting scheme has been submitted to and approved in writing by the Local Planning Authority to mitigate for the loss of any existing tree within the site. The specification shall include number, size, species, pit specification and positioning of all trees to be planted, how they will be planted and protected and when planting will occur. The tree planting shall be carried out in accordance with the approved scheme. Any of the trees planted in accordance with the approved specification which within 5 years from the completion of the development are removed or serious become damaged or diseased shall be replaced within the next planting season.

10. 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 the indicative site layout reference GA\_101\_E, 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.

11. 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.

12. 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.

13. 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.

14. 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 external lighting shall be provided in accordance with the approved details and shall be retained as such thereafter for the lifetime of the development.

15. 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.

16. The development hereby approved and any subsequent reserved matters application shall be designed and completed in accordance with section 3 of the Confidential Badger Report relating to landscaping buffer and proposed habitats, protection measures and Monitoring.

17. Prior to first occupation of the development hereby approved, construction details of the site access junction from the A60 Mansfield Road, as show in outline on plan titled: "Proposed Site Access Arrangements General Arrangements + Priority Accesses", reference: 17-0622/003, shall be submitted to and approved in writing by the Local Planning Authority. The approved detailed access arrangement shall thereafter be implemented prior to first occupation of the development.

18. Prior to the construction of the 68<sup>th</sup> dwelling of the development hereby approved, construction details of the revised traffic signal controlled site access junction on the A60 Mansfield Road, as show in outline on plan titled: "Proposed Site Access Arrangements General Arrangements + Signalised Jct", reference 17-0622/002 Revision B, shall be submitted to and approved in writing by the Local Planning Authority. The approved detailed traffic signal controlled access arrangement shall thereafter be implemented prior to constriction of the 68<sup>th</sup> dwelling.

19. No above ground works shall take place until a Travel Plan has been submitted and approved in writing with the Local Planning Authority. The Travel Plan shall be implemented upon commence of the development hereby approved in with the provisions and timescales set out with the Travel Plan.

20. 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.

21. Prior to first occupation of the development hereby approved details of future pedestrian connections between the site and Felton Way, and Hadstone Drive to the east of the site shall be submitted to and approved in writing by the Local Planning Authority. The connections shall be provided in accordance with the approved details prior to first occupation of the development hereby approved.

22. Prior to first occupation of the development hereby approved construction details of the widening of the existing footway on the eastern side of Mansfield Road from the proposed site entrance to a point roughly 50m north of the rear boundary of 48 Georgia Drive Lodge Close, including improvement to the lighting of this route, shall be submitted to and approved in writing by the Local Planning Authority. The approved footway widening arrangement and associated works shall thereafter be implemented prior to first occupation of the development hereby approved.

23. Prior to first occupation of the development hereby approved construction details of Improvements to the Rights of Way, specifically footpath 14/20/22, shall be submitted to and approved in writing by the Local Planning Authority. The approved improvements shall thereafter be implemented prior to first occupation of the development hereby approved.

24. No development shall take place until a Written Scheme of Investigation for archaeological work has been submitted to and approved in writing by the Local Planning Authority, and until all pre-start elements of the approved scheme have been completed to the satisfaction of the Local Planning Authority. The scheme shall include an assessment of significance and research questions; and:

- i) The programme and methodology of site investigation and recording
- ii) The programme for post investigation assessment
- iii) Provision to be made for analysis of the site investigation and recording
- iv) Provision to be made for publication and dissemination of the analysis and records of the site investigation
- v) Provision to be made for the archive deposition of the analysis and records of the site investigation
- vi) Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation



b) The development shall not take place other than in accordance with the Written Scheme of Investigation for archaeological work approved under part a).

c) The new dwellings shall not be brought into use until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation for archaeological work approved under part a) and the provision to be made for analysis, publication and dissemination of results has been secured

## 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 replacement of the existing trees that are protected by a TPO

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

11 To ensure appropriate access and parking arrangements are available.

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 policy LPD11 of the Councils Local Plan.

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

14. In the interests of protecting ecological interests.

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

16. In the interests of protecting ecological interests.

17. In the interest of Highway Safety, to ensure adequate access, operational capacity, and associated visibility is provided to the development.

18. In the interest of Highway Safety, to ensure adequate access, operational capacity, and associated visibility is provided to the development.

19. In the interest of sustainable travel.

20. To ensure appropriate access and parking arrangements are available.

21. In the interest of sustainable travel.

22. In the interest of sustainable travel

23. In the interest of sustainable travel by means of improving access to existing neighbourhoods and their facilities.

24. To safeguard any potential archaeological remains.

### **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 148 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.

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](mailto: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 comments of the Lead Local Flood Authority are enclosed.

No vegetation clearance or ground works shall take place on site during the bird nesting season (1st March to 31st August inclusive in any given year), unless pre-commencement checks for nesting birds have been undertaken by an appropriately qualified ecologist. If any nesting birds are found to be present, details of any proposed mitigation measures shall be submitted to and approved in writing by the Borough Council before the development commences. The mitigation measures shall be implemented in accordance with the approved details before development commences, unless otherwise prior agreed in writing by the Borough Council.

The Applicants attention is drawn to the Governments Guidance regarding Japanese Knotweed which can be found at: <https://www.gov.uk/guidance/prevent-japanese-knotweed-from-spreading>

The Applicants attention is drawn to NCC comments regarding landscaping which should be taken into consideration within the Reserved Matters Application.

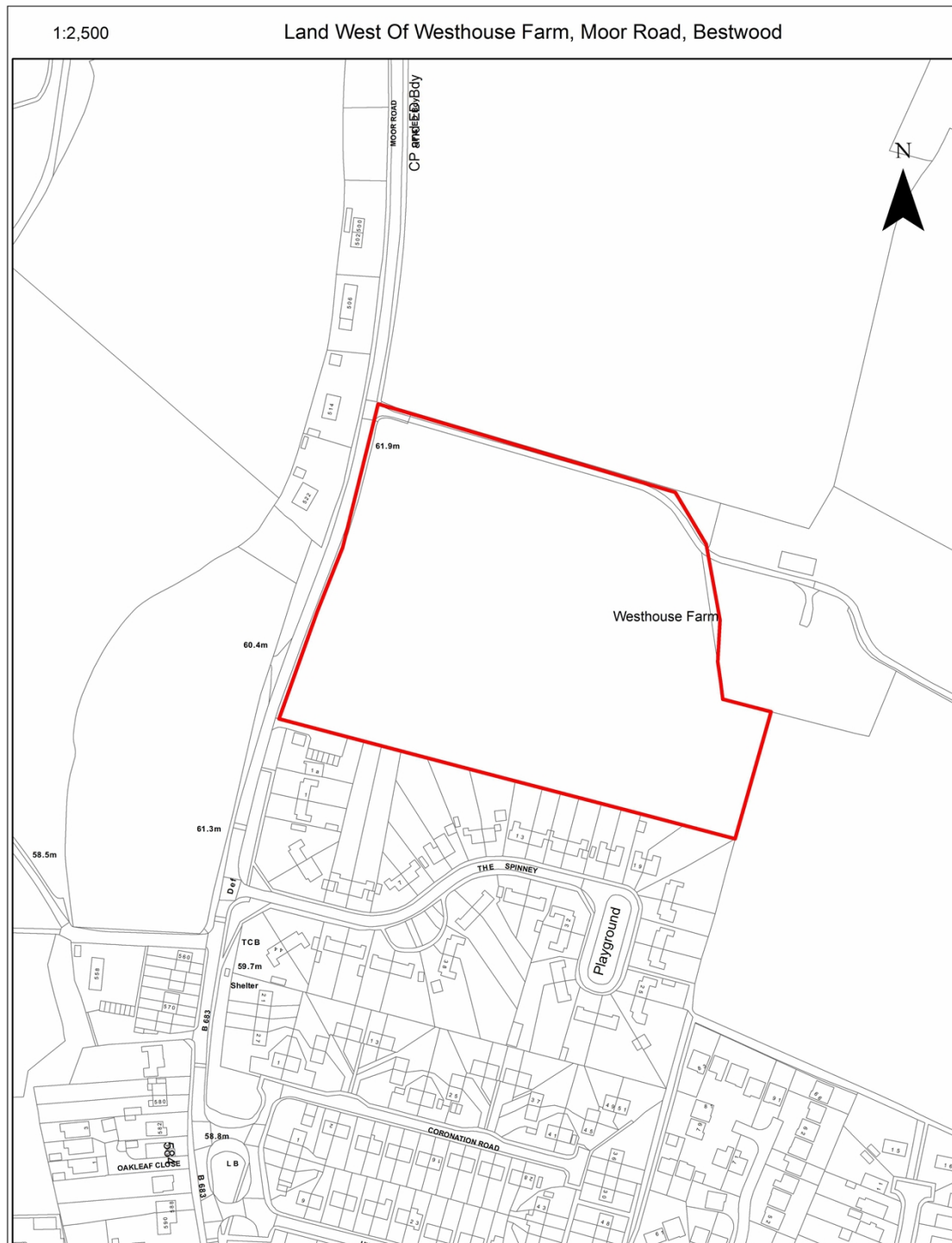
With reference to condition 15 the submission of a bat-sensitive lighting scheme, should be developed in accordance with to be developed in accordance with Bat Conservation Trust publication "*Artificial Lighting and Wildlife – Interim Guidance: recommendations to help minimise the impact of artificial lighting*" dated June 2014.

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 2018/0823**



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



Serving People Improving Lives

Date: 17/07/2019

**Report to Planning Committee**

**Application Number: 2018/0823**

**Location: Land West Of Westhouse Farm Moor Road Bestwood.**

**Proposal: Outline planning application for up to 365 No. dwellings with all matters reserved except access, with access served from Park Road and Collyer Road.**

**Applicant: Langridge Homes Ltd**

**Agent:**

**Case Officer: Kevin Cartwright**

**This application has been referred to Planning Committee to accord with the Constitution as more than nine dwellings are proposed.**

**1.0 Site Description**

1.1 The application site relates to an area of land located directly to the north of the residential properties on The Spinney on the northern edge of Bestwood Village and to the east of Moor Road.

1.2 Construction works are underway on site in relation to the construction of a new access road that will link the new Hawthorne Primary School to Moor Road. It will also form the new local distributor road within the proposed development.

1.2 The site climbs steadily from Moor Road to the eastern boundary of the site. There is a difference in levels of approximately 8-9 metres across the site.

1.3 The properties located on The Spinney are immediately to the south of the application site. There is no significant difference in land levels between the application site and the adjacent properties on The Spinney.

**2.0 Relevant Planning History**

2.1 2014/0823 - Outline Planning Permission for residential development of 101 dwellings was granted outline planning permission on 21<sup>st</sup> March 2019.

2.2 2018/0578 – New access road linking the new Hawthornes Primary School to Moor Road. Granted planning permission on 12<sup>th</sup> July 2018.

### **3.0 Proposed Development**

3.1 The application seeks the approval of the reserved matters of appearance, scale, layout and landscaping for the erection of 101 detached dwellings.

3.2 The accommodation schedule proposed is as follows:

- 17no. five bed properties
- 39no. four bed properties
- 14no. three bed properties.
- 11no. two bed properties
- 20no. one bed studio apartment

### **4.0 Consultations**

4.1 Bestwood Village Parish Council –

- The proposed houses to the south of the site are too close to the boundary with The Spinney and therefore overlook the existing properties.
- There should be a barrier planned between the Spinney with suitable contributions from the developers to maintain the barrier in the future.
- The 'open space' marked on the development borders the busy Moor Road, it is not appropriate for recreational space (pollution, noise, and safety).
- We recommend this green space be moved to within the development.
- We assume the roads will be adopted.
- There should be a zebra crossing on Moor Road.
- All houses must have suitable parking allocated and clearly marked in the plans.
- There must be pedestrian access from the development to the village that doesn't involve walking along Moor Road. This should be a path from the South-east of the development and connect to a path running beside Spinney which itself connects to Robin Hood Way.
- The development will become the school drop-off/pick-up area. The roads on the development should have parking restrictions.
- The location of the replacement hedges is unclear.
- Request that local school children name the new roads.

4.2 Nottinghamshire County Council Highways – The application is for the approval of reserved matters relating to outline planning permission 2014/0238.

The road layout has been technically approved as part of a section 38 agreement, meaning that the Highway Authority is satisfied with the proposed road layout.

The plan entitled 'Site Layout Plan – Phase 1' which has been submitted as part of the planning application appears to show the same layout as that which has been technically approved as part of the section 38 agreement. In view of this the Highway Authority has no objections to the reserved matters application.

- 4.3 Nottinghamshire County Council – Lead Local Flood Authority – no objections.
- 4.4 Environment Agency – No formal comments to make. Conditions requested at the outline stage should be carried forward.
- 4.5 A press notice was published, a site notice displayed and neighbour notifications letters posted. 2no. objections were received and these are summarised below:
- There is no footpath access from the development into the heart of the village, the only access being on to Moor Road and then by the new footpath to The Spinney.
  - In order to assist integration of the new residents, a footpath running immediately adjacent to the school's western boundary linking with the existing path leading to the top of Hill Road would be most helpful.
  - Another 100 houses with no indication of any improvements to existing village services.
  - The village has one small shop, no frontline health service and a poor bus service.
  - Buildings do not respect local context or street pattern or the scale and proportions of the surrounding buildings.
  - Green Belt land should only be built on in exceptional circumstances.
  - There are no local GP's or dentists.
  - The properties along The Spinney are characterised by large plots with spacing between. The proposed dwellings would be extremely close to the existing properties.
  - The proposed dwellings are now semi-detached when previously they were indicated as detached dwellings with garages giving a much more open space appearance with an experience of low density. The original scheme had six properties adjacent to the Spinney now there are twelve and a block of apartments.
  - Would harm amenities enjoyed by local residents – right to enjoy a quiet and safe environment.
  - Little space for landscaping and would result in the loss of valuable green space
  - Trees and hedgerows have been ripped out
  - Loss of privacy and overlooking
  - Would impact on right to respect their private and family life
  - Noise levels from the proposed dwellings in relation to existing properties
  - Noise levels from school and traffic in relation to the proposed occupiers.
  - Increased pollution from increased traffic
  - Inadequate parking and lack of public transport
  - No plans for any cycle lanes to reduce the number of cars on the road.
  - Bestwood village has one road into and out of the village – Moor Road. The development will result in long term highway safety issues.
  - The village is at a high risk of flash flooding. Heavy rain often overwhelms the sewer system.

Following the submission of amended plans in July 2019, illustrating the relationship of the proposed development with the properties on The Spinney,



a neighbour/parish re-consultation was undertaken. No further representations have been received from members of the public.

The Parish Council has reiterated its desire for a footpath link to the new school.

## **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 2019 (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 2019

Sets out the national objectives for delivering sustainable development. Section 12 (Achieving well-designed places) is 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 10 – Design and Enhancing Local Identity – sets out the criteria that development will need to meet with respect to design considerations.

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 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 25 dwellings per hectare (within or adjacent Bestwood Village) 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 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 65: Housing Allocations – Bestwood Village– sets out that this planning application site is a housing commitment.

## 6.5 Other Guidance

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

## 7.0 **Planning Considerations**

- 7.1 The principle of the development of the site for residential use has already been established through the granting of outline planning permission reference 2014/0238 granted on 21<sup>st</sup> March 2019. Accordingly, the matters for consideration as part of the current reserved matters application relate to appearance, layout, scale and landscaping only.
- 7.2 The access road is already under construction pursuant to planning permission 2018/0578 and the works are to the satisfaction of the local highway authority.

### Appearance

- 7.5 There would be a mix of different house types throughout the site that would meet the needs of the different groups in the community. The appearance and design of the proposed dwellings is considered to be acceptable within the context of the surrounding area. As such the proposal is considered to accord with objectives of the National Planning Policy Framework and Aligned Core Strategy (ACS) Policy 10.
- 7.6 Materials for the development are specified as red facing brick with a contrasting buff brick with a mix of approximately half of the units having a dark red concrete interlocking tile and half anthracite interlocking slate. Brickwork detailing would be incorporated at eaves level and also around windows

### Layout

- 7.7 The proposed dwellings would be accessed via a number of cul-de-sacs and private drives off the main spine road which will also provide the permanent vehicular and pedestrian access to the new Hawthorne Primary School to the east of the site.

- 7.8 The drainage solution to the site is in the form of a large attenuation pond located in the southwestern corner of the site. Extending northwards along the frontage of the site is a green space which serves as a buffer from any significant road noise along Moor Road whilst also proving the necessary drainage easement. The SUDS and any other incidental open space not adopted by the Highway Authority would be maintained by a Management Company. This is a requirement of the S106 agreement.
- 7.9 The public open space requirements for site are also prescribed by the S106 agreement that accompanies the outline planning permission. This being a contribution of £50,755.20 towards the provision of/or improvement of Off-site Open Space within a radius of 2km from the site and a Maintenance Contribution of £15,504.00 and a Play Areas/informal Sports facilities capital contribution of £152,279.20 and a maintenance contribution of £68,952.00. Hence the absence of on-site provision within the layout.
- 7.10 Concerns have been raised by the occupiers of existing properties on The Spinney in relation to the depths of the proposed rear gardens. Whilst it is accepted that the rear gardens of the properties adjacent to the southern boundary of the site, (plots 13-28) have somewhat limited rear garden lengths of between 7.5m and 8.5 metres, the overall separation distance between the rear elevation of the proposed dwellings and the existing properties on The Spinney is of between 27 and 29 metres, which is acceptable. Notwithstanding the elevated position of the properties along The Spinney, it is considered that this is separation is satisfactory to ensure no significant overlooking or loss of privacy would occur.
- 7.11 The proposal therefore complies with the objectives of the National Planning Policy Framework and Aligned Core Strategy (ACS) Policy 10 and Policy LPD 32.

#### Scale

- 7.12 At two storeys in height, the scale of the proposed development is considered to be appropriate within the context of the surrounding area.
- 7.13 The existing properties along The Spinney would not experience any significant overshadowing or create an overbearing environment for the future occupiers of the proposed units due to the aforementioned separation distances.
- 7.14 Whilst the proposed units adjacent to The Spinney would have limited rear gardens of 7.5-8.5 metres it is considered sufficient to ensure no significant overshadowing or creation of an overbearing environment.
- 7.15 The proposal therefore meets with the objectives of ACS Policy 10 and LPD Policy 32.

### Landscaping

- 7.16 The frontage boundary of the site would comprise a hedgerow to the north of the spine road and 1.8m high railings to the pond area south of the spine road.
- 7.17 The frontages to the plots comprise of lawn areas and hardstanding for cars. Any boundary treatments forward of the front elevations would be 1m close boarded to ensure pedestrian visibility is achieved. To the rear each plot comprises lawn areas and 1.8m close boarded fences to provide privacy between plots.
- 7.18 There would be tree planting in key locations throughout the site but predominantly along the spine road and the private drives. These would be a mix of silver birch, whitebeam, mountain ash, flowering cherry, honey locust and ornamental pear.
- 7.19 It is also proposed to infill the hedgerows around the boundary of the site. This would be undertaken with quickthorn.
- 7.20 The above would ensure that the site is to some extent softened and screened and also providing integrity to the existing wildlife corridors that run around the site. As such it is considered that the proposal accords with ACS Policy 10 and LPD Policy 32.

### Proposed Density

- 7.21 The density of the proposed development would be approximately 30 dwellings per hectare which is above the minimum 25 dwellings per hectare stated in Policy LPD 33. This density is considered to reflect the local characteristics and would be in keeping with the character of the area. This is a reserved matters application pursuant to an outline planning permission which specified the 101no. units on the site. The proposed density accords with the outline permission.

### Highway Matters

- 7.22 The site would be served by the new access off Moor Road which was approved by both the outline planning permission 2014/0823 and full planning permission 2018/0578. The Highway Authority raises no objection to the development.
- 7.23 Pedestrian connectivity to the village would be along the frontage of the site. As part of the outline planning permission there is a requirement for a contribution of £70,000 towards an Integrated Transport Contribution. This would be spent by the County Council on works within the vicinity of the site to improve/extend nearby footpaths. The package could include:

- Providing pedestrian links and a suitable crossing point to nearby bus stops;
- Potential upgrades to the public footpath link to the NET tram stop at Butlers Hill as well as cycle links to the Leen Valley Country Park;
- New 'Gateway' treatment and extended traffic calming zone for Moor Road;

-Provision of Travel Information Welcome Packs for all residents.

- 7.24 From a car parking perspective, with the exception of the one bed apartments which have a single space each, all plots include 2no. parking spaces. In addition the majority of the dwellings have integral garages giving a total of 3no. parking spaces per plot. This coupled with the ability to park on the highway in front of each plot would provide adequate parking provision, in accordance with the Council's Parking Provision for Residential Developments – Supplementary Planning Document.
- 7.25 In light of the above matters it is considered that the proposal would not be harmful to highway safety or the surrounding road network in general, and therefore the proposal would accord with the objectives of the National Planning Policy Framework and Local Planning Document LPD 61.

#### Other matters

##### Protected Trees

- 7.26 There are a number of protected trees adjacent to the northern boundary of the site covered by a group Tree Preservation Order made in July 2018. These trees would not be affected by the proposed development.

##### Village infrastructure

- 7.27 Whilst the comments in relation to existing infrastructure are noted, this is a reserved matters application pursuant to an outline planning permission. There is a S106 agreement that accompanies the outline planning permission that secures relevant developer contributions to mitigate the impact of the development on primary healthcare and education. No further developer contribution may be sought at reserved matters stage.

##### Flood Risk

- 7.28 It is noted that this reserved matters application includes a sustainable urban drainage system to manage surface water run-off. The drainage rates would be managed via the attenuation pond in the south-eastern corner of the site. This would ensure that the surface water run-off rate for the site would be the equivalent to greenfield run-off. Condition 9 of the outline planning permission deals specifically with this matter.
- 7.29 The comments of the Environment Agency are noted requesting the outline conditions be carried forward to this reserved matters application. This is not necessary as an outline and reserved matters are read together and form the approval of the development. Duplication of the conditions is not required.

##### Pedestrian Access to the School

- 7.30 There is currently pedestrian access to the school via the existing footpath network from The Spinney, Keepers Close, Yeoman Avenue and Coronation Road. The planned pedestrian and vehicular access from the application site

would be off the main distributor road providing a link directly to the school. This would ensure good connectivity. As such there is no requirement for any additional pedestrian links to the school.

#### Street Naming and Numbering

- 7.31 This is a separate process to planning permission, however any road names put forward by children at the local school will be considered in consultation with the developer.

### **. 8 Conclusion**

- 8.1 The proposed development would be of a scale, layout and appearance that would be appropriate in the context of the surrounding area and would not have an adverse impact upon visual amenity, residential amenity or highway safety. The proposal is therefore considered to meet with the objectives of the National Planning Policy Framework, Aligned Core Strategy Policies, A, 10 Local Planning Document Policies 32, 33, 35, 57, 61 and 65.

#### **Recommendation: Grant approval of reserved matters subject to the following conditions:**

1. This permission shall be read in accordance with the following plans:

MRBDR07-SBP-P1 Rev B  
MRBDR06-SLP-P1 (landscaping)  
13152/100-01 Rev f (levels only)  
Materials Schedule 19.07.2019 Rev A

Housetypes:

A1/2018, A2/2018, B6/2017, BGA4/2018, C8/2018, C9/2018, DA3/2018, E20/2018, F5/2018, G7/2018, HA/2018, JD/2018, KA2/2018, KB1/2018, T20/2018, VA/2018, XAA/2018, YAB/2018, Y2/2018, Z4/2018, and X3.

The development shall thereafter be undertaken in accordance with these plans.

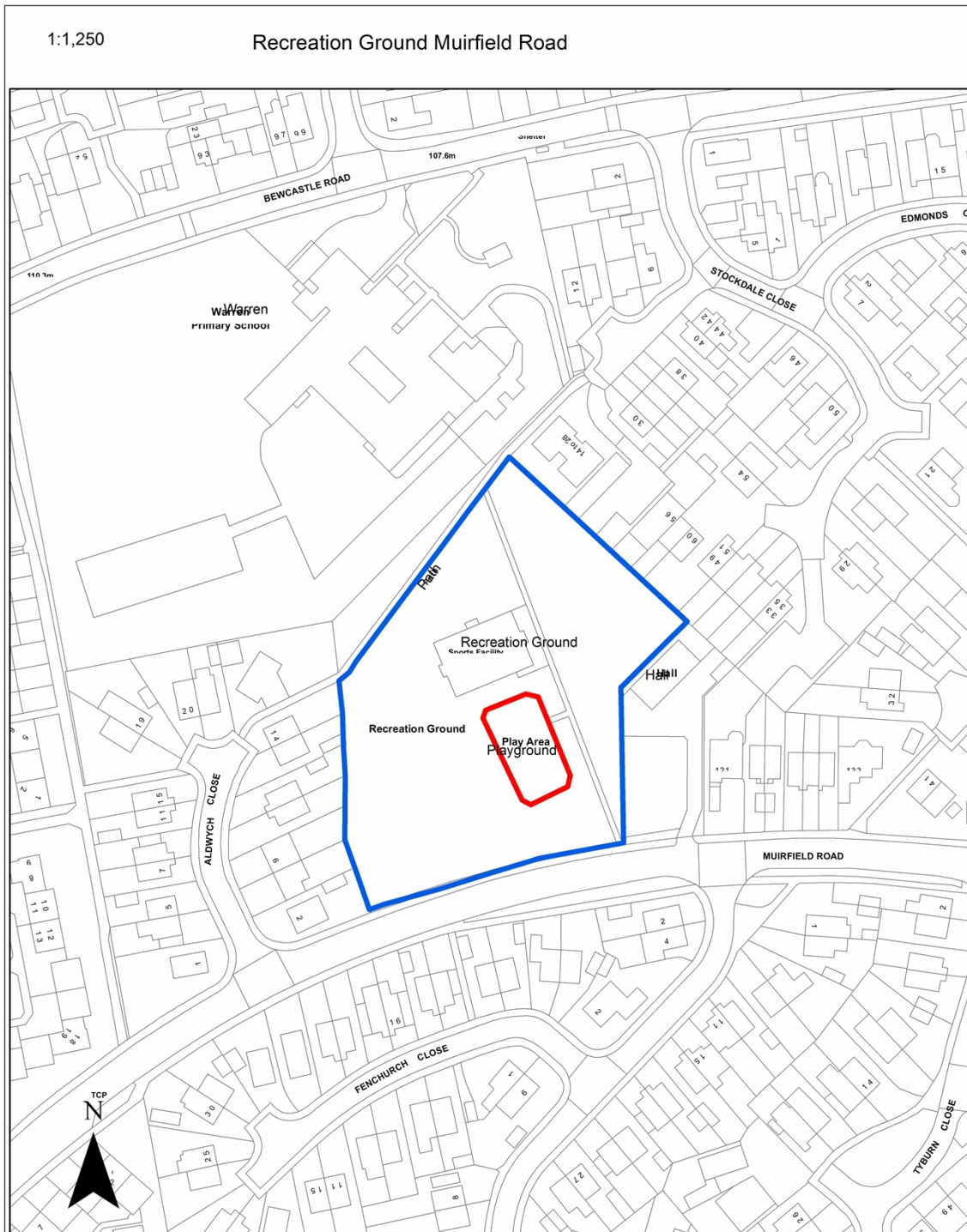
Reason: To define the permission, for the avoidance of doubt

2. Notwithstanding the submitted details, prior to the occupation of plots 13-28, precise details of the rear boundary treatment of these plots along the common boundary with The Spinney shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved plans.

Reason: To ensure a satisfactory form of development and in the interests of residential amenity.



**Planning Report for 2019/0549**



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Serving People Improving Lives

Date: 17/07/2019

## Report to Planning Committee

**Application Number:** 2019/0549

**Location:** Recreation Ground Muirfield Road Bestwood.

**Proposal:** Installation of a climbing unit in the play area.

**Applicant:** Gedling Borough Council

**Agent:**

**Case Officer:** Paula Daley

### **1.0 Background**

1.1 This application site is within the ownership of the Borough Council and therefore, in accordance with the Council's Constitution, this application has been referred to Planning Committee.

### **2.0 Site Description**

2.1 The application site comprises an existing playground area within the Muirfield Road Recreation Ground in Bestwood. The existing playground is enclosed by 1.5m high metal railings and incorporates a number of play equipment.

2.2 The site is located within an area identified as protection of open space in the Gedling Borough Council Replacement Local Plan. To the North of the site is the Warren Primary School with residential properties to the north-east, south and west of the site. Immediately adjacent to the eastern boundary is the Warren Hill Community Church.

### **3.0 Relevant Planning History**

3.1 2016/0169 - Replace existing playground with new play equipment, outdoor gym equipment and installation of multi-use games system. Playground area will be extended beyond fence with equipment for older children. Conditional consent.

### **4.0 Proposed Development**

4.1 The proposal seeks Planning Permission to install a new climbing unit in the existing play area.

4.2 All of the play equipment within the park is proposed to be replaced. This application relates to a new climbing unit proposed to be installed within the



park that would have a maximum height of 5.2m, 10.2m in width and 8.8m in length. The replacement of the other equipment does not need planning permission.

## **5.0 Consultations**

5.1 A Site Notice has been posted and neighbours have been consulted. 1 letter was received as a result. Comments were as follows:

- Requesting further information regarding the the size and location of this equipment.
- Since the MUGA (basketball court/football area) was installed, the noise levels from children constantly and loudly banging balls against the wire cage of the MUGA has impacted upon noise levels within the garden. Concern this will be increased further with additional substantial paying equipment.

## **6.0 Relevant Planning Policies/Planning Considerations**

6.1 The main planning considerations in the determination of this application are the impact of the proposal on Muirfield Road Recreation Ground. I am satisfied that there are no highway safety implications arising as the proposal would not affect the existing highway network. There are residential properties adjacent to the wider recreation ground therefore the impact on amenity is a material consideration.

6.2 The following policies are relevant to the application:

### **6.3 National Planning Policy Framework**

- Part 8 – Promoting healthy and safe communities
- Part 12 – Requiring good design

### **6.4 Gedling Borough Council Aligned Core Strategy 2014**

- Policy 10 – Design and Enhancing Local Identity
- Policy 13 – Culture, Tourism and Sport
- Policy 16 – Green Infrastructure, Parks and Open Space

### **6.5 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:

- Policy LPD20 – Protection of Open Space*
- Policy LPD 32 - Amenity*

6.6 Policy LPD20 of the Local Planning Document states planning permission will not be granted for development on land that is used as open space. An exception to this includes; where development would enhance or improve the recreational or sporting potential or quality of the site. Additionally, in accordance with Policy LPD20 the development should not adversely affect access to the protected open space.

- 6.9 Precise details of the size and appearance and the climbing unit have been provided. I am satisfied that the development would provide further recreational facilities within Murifield Road Recreation Ground and would add to the wider recreational purpose of the park enhancing and improving the recreational quality of the site.
- 6.10 I am also satisfied that whilst the climbing unit as shown on the plans would be fairly large in scale I do not consider, given the siting of the unit there would be any undue impact upon visual amenity within the surrounding area and the open space would be maintained.
- 6.11 Residential properties are located adjacent to the wider recreation ground with the closest property being some 35m from the enclosed park area where the climbing frame will be located. The climbing unit is to be located within an existing park area and it is considered that the provision of replacement play equipment would not further impact upon residential amenity than the existing use.
- 6.12 Given the above considerations, I am satisfied that the proposed development would have no undue impact on Muirfield Road Recreation Ground, the open space, the amenity of nearby residential properties or on highway safety. In my opinion, the proposed development accords with Policies 10, 13 and 16 of the Adopted Aligned Core Strategy and Policies LPD20 and LPD32 of the Local Planning Document Publication Draft (LPD), as well as the NPPF and the Aligned Core Strategy. It is therefore recommended that planning permission be granted.
- 7.0 Recommendation: That the Borough Council GRANTS FULL PLANNING PERMISSION, subject to conditions**

### **Conditions**

1. The development must be begun not later than three years beginning with the date of this permission.
2. This permission shall be read in accordance with the application form and elevation details of the climbing frame received 4th June 2019, Site Location Plan received 12th June 2019 and Proposed Equipment Layout Plan drawing reference Q-23378-J7S7-C Rev O received 12th July 2019. The development shall thereafter be undertaken in accordance with these plans/details.

### **Reasons**

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

## **Reasons for Decision**

In the opinion of the Borough Council the proposed development would enhance and improve the recreational potential or quality of the site and would be visually acceptable in the streetscene. The proposal would not result in a significant undue impact on the amenity of neighbouring properties. Therefore the proposed development would be in accordance with the advice contained within the NPPF (2019), Policy 10, 13 and 16 of the ACS (2014) LPD 20 & LPD32 of the Local Planning Document (2018).

## **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. During the processing of the application there were no problems for which the Local Planning Authority had to seek a solution in relation to this application.

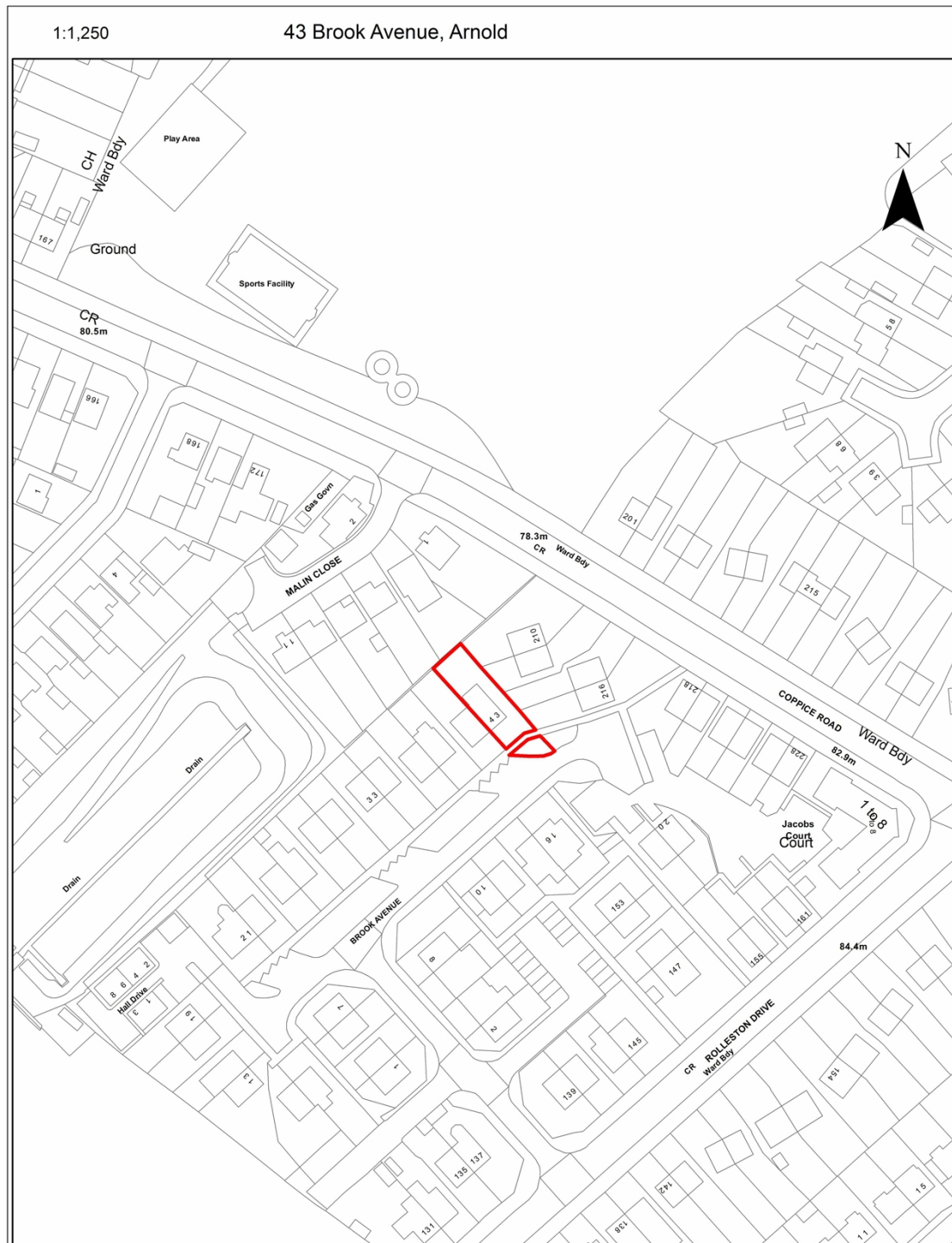
The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848. Further information is also available on The Coal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

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

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**Planning Report for 2019/0226**



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Date: 17/07/2019

## Report to Planning Committee

<b>Application Number:</b>	<b>2019/0226</b>
<b>Location:</b>	<b>43 Brook Avenue Arnold NG5 7HL.</b>
<b>Proposal:</b>	<b>Change of use of land to facilitate vehicular access to dwellinghouse.</b>
<b>Applicant:</b>	<b>Mrs Rachael Harkin</b>
<b>Agent:</b>	
<b>Case Officer:</b>	<b>Cristina Dinescu</b>

**Part of the application site is within the ownership of the Borough Council and therefore, in accordance with the Council's Constitution, this application has been referred to Planning Committee.**

### **1.0 Site Description**

- 1.1 The application site is comprised of no.43 Brook Avenue and a grass verge area of land adjacent to an on street car parking area serving residential properties on Brook Avenue, within the built up area of Arnold. Brook Avenue is a cul-de-sac. The grass verge is owned by Gedling Borough Council.
- 1.2 The grass verge is located to the front of no.43 Brook Avenue and measures 8.9m in width, 4.8m at its deepest point and has an area of approximately 30 sqm, forming part of a larger grass verge, measuring approximately 70 sqm. The existing residential properties on this side of Brook Avenue do not currently have vehicular access from Brook Avenue.

### **2.0 Planning History**

- 2.1 No relevant planning history.

### **3.0 Proposed Development**

- 3.1 The proposal seeks planning permission to change the use of the grass verge from incidental open space to a hard surfaced access drive from the highway to an existing hardstanding at the front of 43 Brook Avenue. The proposal would facilitate off street car parking at the property.
- 3.2 The new access would require the installation of a dropped kerb.

#### **4.0 Consultations**

- 4.1 Highways Authority (NCC) – No objection, subject to conditions requiring the provision of a dropped kerb and hard surfacing.
- 4.2 Service Manger (Property) – No objection.
- 4.5 Neighbouring properties have been notified and a Site Notice posted. No letters of representation were received as a result.

#### **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 other 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 2019 (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 (2019)

Sets out the national objectives for delivering sustainable development. Section 8 (Promoting healthy and safe communities) 12 (Achieving well-designed places)

6.3 Greater Nottingham Aligned Core Strategy Part 1 Local Plan

Policy 10 – Design and Enhancing Local Identity;

- 6.4 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 32 – Amenity;
- LPD 61 – Highway Safety.

#### **7.0 Planning Considerations**

- 7.1 In making a recommendation in relation to this application, regard has been given to the above legislation and policies and as a result it has been determined that the main planning considerations in relation to this proposal are:
- The impact of the proposal upon highway safety;
  - The impact of the proposal upon residential and visual amenity.

### The impact of the proposal on highway safety

- 7.2 The proposal involves the change of use of a grass verge to a means of access to a public highway. The means of access to Brook Avenue would serve no.43 Brook Avenue which, under the current situation, does not have any off-street parking provision. Given the comments received from the Highway Authority, it is considered the proposed development would not result in any highway safety issues. The proposal is therefore in accordance with LPD 61 of the Local Planning Document.
- 7.3 The conditions recommended by the Highway Authority requiring the provision of a dropped kerb and hard surfacing to the proposed access are necessary for the development to be permitted.

### The impact of the proposal on residential and visual amenity

- 7.4 At present the grass verge forms part of a larger area of incidental open space which is not protected by policies in the Local Planning Document. There are other grassed areas adjacent to the public highway in the area that provide incidental open space within the existing street scene. I am however satisfied the proposed change would not have an adverse impact upon the visual amenity of the area.
- 7.5 The grass verge is situated directly to the front of 43 Brook Avenue. I am therefore satisfied that the use of this land to facilitate vehicular access to the property would not have an undue impact upon the residential amenity of the adjoining and nearby properties.
- 7.6 The proposal is therefore in accordance with Policy 10 of the Aligned Core Strategy and policy LPD 32 of the Local Planning Document.

### Conclusion

- 7.7 The proposal would not result in any highway safety issues and would create off street car parking at 43 Brook Avenue, without having an adverse impact upon the character of the area or the residential amenity currently enjoyed by the occupiers of the adjoin and nearby properties.

**8.0 Recommendation: GRANT PLANNING PERMISSION** subject to conditions:

### **Conditions**

1. The development must be begun not later than three years beginning with the date of this permission.
2. This permission shall be read in accordance with the application form received on 8th March 2019 and the site location plan received on 26th March



2018. The development shall thereafter be undertaken in accordance with these plans/details.

3. The driveway shall not be brought into use until a dropped vehicular footway crossing is available for use and constructed in accordance with the Highway Authority specification.
4. The driveway shall not be brought into use until the drive/ parking areas are surfaced in a hard-bound material (not loose gravel) for a minimum of 5.5 metres behind the Highway boundary. The surfaced drives and any parking or turning areas shall then be maintained in such hard-bound material for the life of the development.

### **Reasons**

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt.
3. In the interests of Highway safety.
4. To reduce the possibility of deleterious material being deposited on the public highway (loose stones etc.).

### **Reasons for Decision**

By virtue of the size of the grass verge and the nature of the proposed development, the proposal would not result in any highway safety issues whilst ensuring off-street parking provision for no.43 Brook Avenue, it would not result in a detrimental impact on the visual amenity of the area nor on neighbouring residential amenity. The proposal is in accordance with the advice contained within the NPPF, Policy 10 of the Aligned Core Strategy and policies LPD 32, LPD 57 and LPD 61 of the Local Planning Document.

### **Notes to Applicant**

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

The applicant is advised that all planning permissions granted on or after 16th October 2015 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website at [www.gedling.gov.uk/cil](http://www.gedling.gov.uk/cil). The proposed development has been assessed and it is the Council's view that the development hereby approved is not CIL Liable as the development is for a use that

is not chargeable on Gedling Borough Council's Community Infrastructure Levy Charging Schedule.

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

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



## Report to Planning Committee – Appeal Decision

**Application Number: 2018/0558**

Location: 26 Vale Road, Colwick

Proposal: Section 73 application to amend Condition 12 (approved plans) on 2008/0287 (demolish offices, car parking & storage areas & erection of 44 dwellings with associated roads & sewers) and amend previously agreed Section 106 planning obligation to omit the integrated transport and public open space contributions, and reduce the education contribution from £120,820 to £75,000 on viability grounds.

[It should however be noted that the financial contribution for education has increased since the original S106 Agreement. At the time of the decision, this resulted in a total contribution requirement of £247,175. The difference between the education contribution required by the County Council is **£172,175** (£247,175 - £75,000)]

Permission was refused by the Borough Council on the 6<sup>th</sup> December 2018 on the following grounds:

The proposed delivery of this development without the full payment of the education contribution would result in a significant shortage in the number of school places required to meet with the needs arising from this development. The proposal therefore represents unsustainable development, contrary to the objectives of national and local planning policies, in particular Section 2 (achieving sustainable development) and Paragraph 94 of the National Planning Policy Framework and Policy 19 of the Aligned Core Strategy.

On the basis that the proposal is unviable with full policy compliant planning obligations, the Borough Council accepted that the obligations relating to integrated transport and public open space may be omitted. Full support was given to the plan amendments as these would improve the design and appearance of the development.

An appeal against this decision was subsequently lodged with the Planning Inspectorate. This appeal has been **allowed** and planning permission has been granted for the development with a reduced education contribution.

The following assessment was made by the Planning Inspector in relation to the reduced education contribution:

*“18. Policy 19, of the ACS, requires developers to make contributions towards infrastructure to enable the cumulative impacts of development to be managed, where appropriate. The policy justification also states that “consideration will be given to changes in economic conditions over time and scheme viability”. The Nottinghamshire County Council’s Planning Obligations Strategy 2018 (SPD) explains the requirement for planning contributions towards education provision at appendix 5. The document sets out that a contribution will only be sought where there is insufficient capacity in local schools. It also identifies that a contribution would not be sought from development that is solely for apartments as these would be unsuitable for families.*

*19. The County Council has identified that the local primary and secondary schools are at capacity. It requests a combined sum of £247,175 to increase school places in Netherfield Primary School and Carlton le Willows Academy. Paragraph 94 of the National Planning Policy Framework (the Framework) discusses the importance of education provision. It explains that a sufficient choice of school places should be available to meet the needs of existing and new communities. It also gives great weight to the need to create, expand or alter schools. Taking the above into account, there is clear justification that an education sum is necessary. I am satisfied that the method and approach to identifying the required education sum is robust and it has been clearly identified where the contribution would be spent. Furthermore, it is not in evidence that the infrastructure objectives would breach the pooling requirements of the Regulations. Subsequently, I am satisfied that the education requirement, the method of calculation and recipient of the sum meets the statutory tests of Regulation 1224 as being necessary and reasonable.*

*20. However, although the original scheme would have provided the requested obligations, the Council’s review of the Viability Appraisal confirms that the scheme cannot make any contributions without becoming unviable. Nevertheless, the appellant has offered a reduced education sum of £75,000 in an attempt to partially off-set the impact of education provision. The Government’s PPG advises that local planning authorities are encouraged to apply flexibility in their approach to viability5 and negotiate where supported with a viability assessment.*

*21. The Framework seeks to significantly boost the supply of housing. This site is within a large settlement, on previously developed land and subject to an extant approval. As such, it is a good housing site within a sustainable location. Importantly, the proposal includes a substantial number of one- and two-bedroom units, with limited access to private garden areas and which would not be particularly attractive to occupation by families. Subsequently, this would lessen the demand for local school places.*

*22. There is agreement between the parties that the viability assessment is both accurate and robust. I am satisfied that if a full education sum was required, the development would be unlikely to occur with the site leading to further stagnation. Although I recognise the conflict with the SPD in terms of education provision, I am satisfied that the full requirement for education contributions would make the scheme unviable.*

23. *Consequently, although there is a significant shortfall in terms of the required education contribution that would be normally expected, I am cognizant of the housing delivery objectives of the Framework as well as the sustainability credentials of this site. Moreover, I am satisfied that when the viability appraisal is taken into account, the proposal would make a reasonable contribution towards education provision. As such, the proposal complies with policy 19 of the ACS which seeks developer contributions to contribute towards the delivery of necessary infrastructure, where appropriate. As in the Mansfield case<sup>6</sup>, I find that a reduced contribution would still serve a useful purpose. Moreover, to not make it would leave a greater financial shortfall for the Council. Furthermore, I am content that the submitted Unilateral Undertaking would properly secure the offered education sum.”*

In terms of the overall planning balance, the Inspector concluded, as follows:

*“29. Although the proposal would not fully accord with the SPD, the proposal would comply with the Development Plan and the Framework. The Framework seeks to significantly boost the supply of housing and establishes that viability is a material consideration in decision making. As such whilst I apply substantial weight to the education needs of the proposal, I attached greater weight to the Development Plan as a whole and the key objectives of the Framework.*

*30. For the above reasons, and having taken all matters into account, the appeal is **allowed**, and planning permission given subject to the appended conditions and the associated Unilateral Undertaking.”*

**Recommendation:** To note the information

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## Report to Cabinet

**Subject:** Gedling Borough Housing Delivery Action Plan August 2019 and Gedling Borough Five Year Housing Land Supply Assessment 2019

**Date:** 1 August 2019

**Author:** Service Manager Planning Policy

### Wards Affected

All

### Purpose

To note the Gedling Borough Housing Delivery Action Plan and the Five Year Housing Land Supply 2019 Assessment which has been updated.

### Key Decision

No

### Recommendation

#### THAT Cabinet:

- 1) Approves the Gedling Borough Housing Delivery Action Plan 2019 for publication; and
- 2) Notes the Gedling Borough Five Year Housing Land Supply 2019

## 1 Background

- 1.1 This report comprises two parts containing Part A covering the Council's requirement to publish a Housing Delivery Action Plan and Part B which reports on the latest Gedling Borough Five Year Housing Land Supply position at 31<sup>st</sup> March 2019. Whilst the two documents are separate they cover the related subjects of housing delivery and supply. It is helpful for the two documents to be read alongside one another with the recommendation that Cabinet notes each individual document. The Housing Delivery Action Plan is attached as Appendix A and the

Gedling Borough Five Year Housing Land Supply Assessment 2019 is at Appendix B.

### Part A Housing Delivery Action Plan

- 1.2 The Ministry of Housing, Communities & Local Government (MHCLG) published the results of the first Housing Delivery Test on 19 February 2019. In summary, the Housing Delivery Test compares the net homes delivered over the last three financial years to the homes required over the same period.
- 1.3 The 2018 figure for Gedling Borough Council is **51%** and is based on the three year period 2015/16 – 2017/18. There are two consequences of the 2018 Housing Delivery Test results for Gedling Borough Council. Firstly, the Council is required to prepare an Action Plan and publish this by 19<sup>th</sup> August 2019 and, secondly, a buffer of 20% must be applied to the supply of deliverable sites for the purposes of housing delivery assessment. The Council already applies an additional 20% buffer to the five year supply of housing land and no change is required. Gedling Borough's first Housing Delivery Action Plan (HDAP) is attached which sets out the actions the Council intends to take over the short/medium term to increase the delivery of new housing.
- 1.4 This HDAP has two roles, firstly to provide an analysis of the key reasons for the under delivery of the Council's housing requirement and, secondly, to identify the measures the Council intends to undertake to increase/maintain delivery of new housing. It is acknowledged that housing delivery is a complex process and that some causes of under delivery are outside of the Council's control. It is also the case that other Councils covering the Nottingham urban area are also experiencing under delivery for similar reasons.
- 1.5 Cabinet is advised that the actions set out include a number of on-going actions carried out by officers prior to and since the adoption of the Local Planning Document as well as new actions identified following a thorough review of past housing delivery performance as set out in the document. The HDAP recognises that housing delivery is a Council priority and the document has benefited from corporate input and the actions involve a number of departments from across the Council. The views of key stakeholders, site developers and owners have also been sought and considered as part of the preparation of this document.
- 1.6 The remainder of Section A of this report provides a summary of the HDAP and identifies key points for particular attention.



### Planning Policy Context

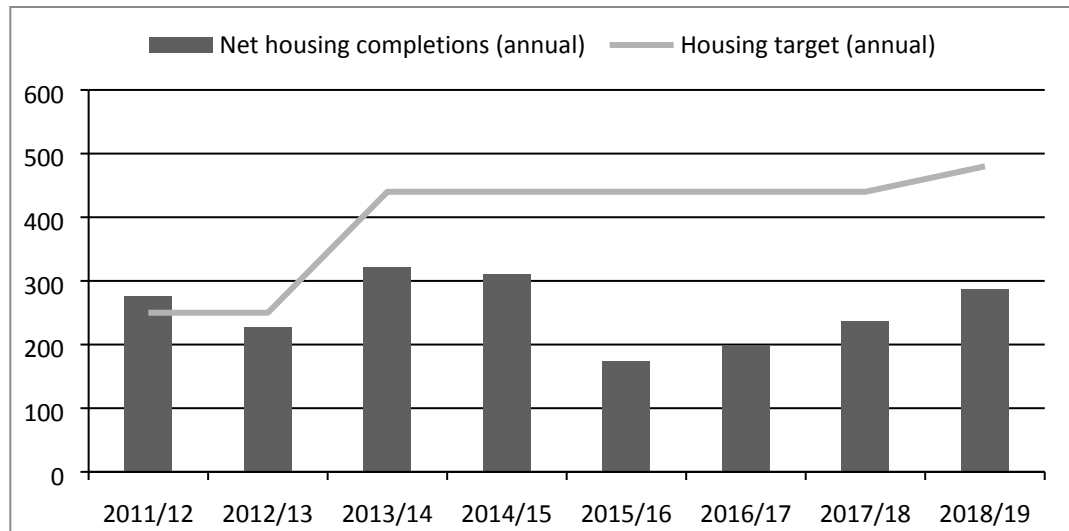
- 1.7 The Aligned Core Strategy which is Part 1 of the Council’s Local Plan sets a housing requirement of 7,250 homes over the plan period. The housing requirement is staggered, with the annual housing requirement increasing up to the end of 2023 thereby setting an increasingly challenging target as shown in table 1 below.

Table 1: The Aligned Core Strategy Housing Targets for Gedling Borough

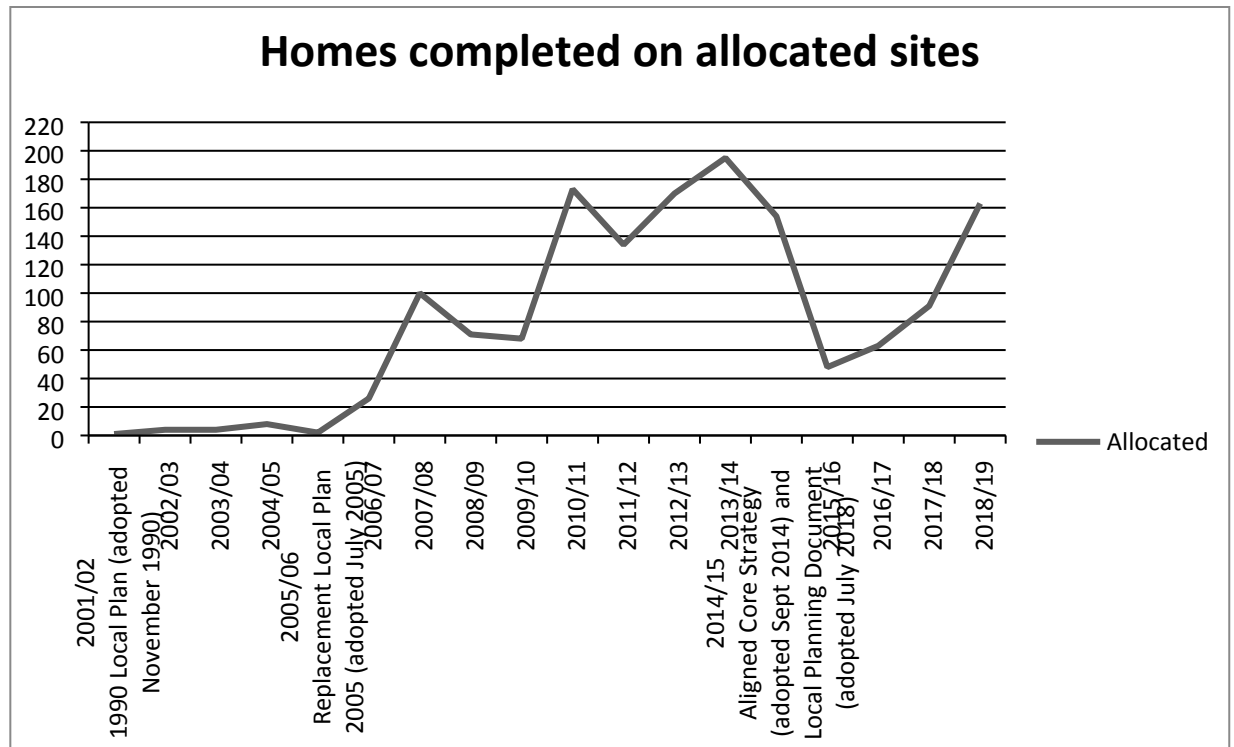
<b>2011 – 2013</b>	<b>2013 – 2018</b>	<b>2018 – 2023</b>	<b>2023 – 2028</b>	<b>Total</b>
500	2,200	2400	2150	7,250
250 p.a.	440 p.a.	480 p.a.	430 p.a.	

- 1.8 Gedling Borough Council carries out an annual review of its Strategic Housing Land Availability Assessment (SHLAA) providing information on housing sites obtained from developers including likely delivery timescales. This annually updated information has fed into the data analysis set out in the HDAP. In addition, landowners and developers are invited to respond to the question of: “How can the Council help in bringing forward your site?” Responses to this question have been collated over the past three years and considered as part of the preparation of the HDAP.

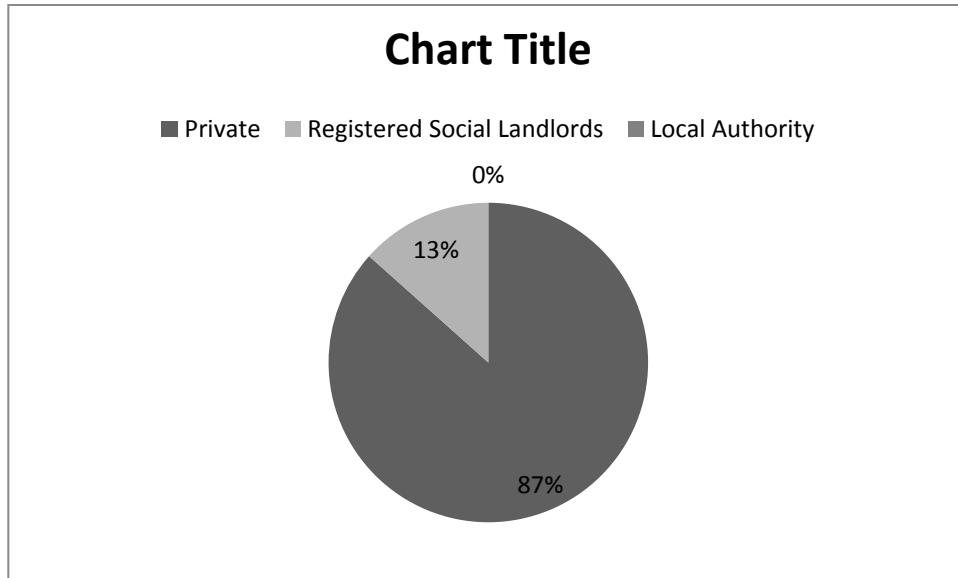
### Housing Delivery Analysis Past performance



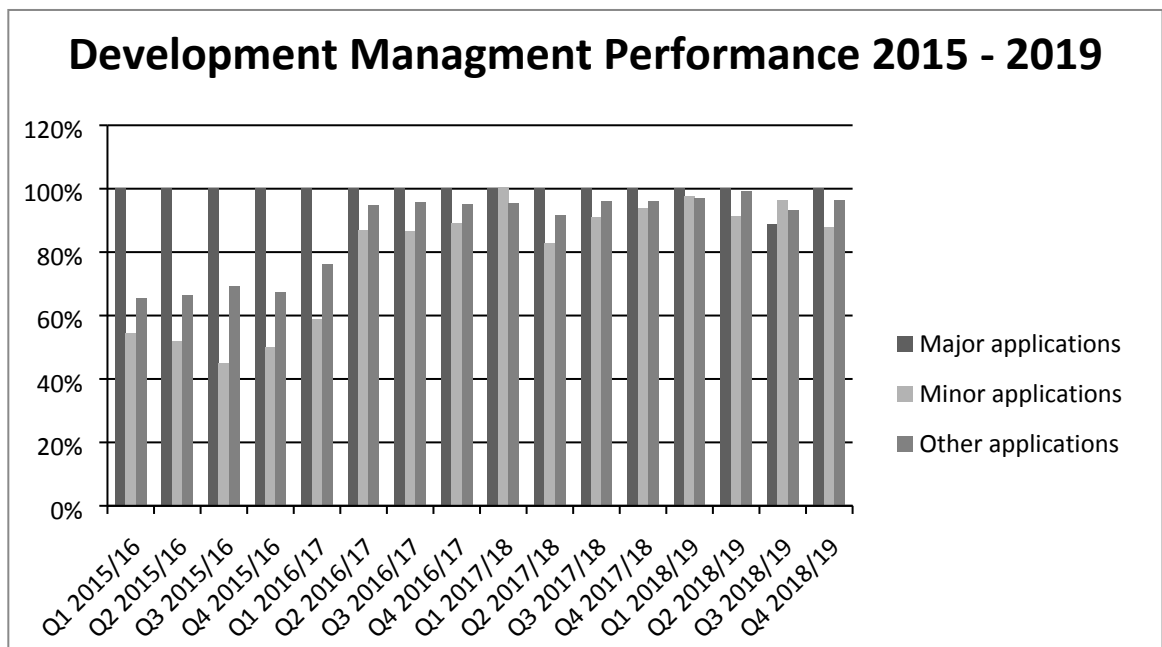
- 1.9 As shown in the graphic above, housing completions (shown in bar graph) met the target (line graph) for the first two years (cumulatively) but delivery has been erratic since and completions for each year are below the annualised housing target. (It should be noted that the Housing Delivery Test uses a different method of calculating homes delivered and housing targets which is explained in the footnote on page 7 of Appendix A).
- 1.1 The graphic below shows the impact of adopting a local plan on housing delivery. It shows how the adoption of the 2005 Replacement Local Plan led to allocated sites being delivered quickly from 2006/07 onwards. This is because there is an inevitable time lag between the adoption of a local plan and the actual delivery of homes on sites. A similar pattern is expected over the next few years following the adoption of the Aligned Core Strategy and Local Planning Document.



- 1.1 The majority of homes delivered (77%) are on large housing sites (over 10 homes); a trend which will continue in future. The Borough is heavily dependent on the delivery of large sites with each site having unique site specific issues.
- 1.1 The analysis indicates that not all planning permissions have been implemented which tends to be more of a problem for smaller sites (56 sites unimplemented) with only one large site unimplemented. Whilst the number of dwellings associated with the unimplemented planning permissions on small sites is a relatively modest 95 homes, it would make a useful contribution to the housing supply.
- 1.1 The housing market is dominated by the private sector who delivered around 87% of the completed homes since 2011 (see pie chart below) and will continue to do so in the future. Registered Social Landlords delivered the remainder (13%) and the Council does not build homes. This shows the importance of large privately owned housing sites which make up the bulk of the Council’s future housing supply and hence where efforts are best directed in order to assist in bringing forward these sites especially in partnership with developers.



1.1 There are a large number of unimplemented plots with planning permission totalling  
 4 2,524 homes. These include both sites with full planning permission and those with outline planning permission. In the latter case it will be necessary to obtain the approval of reserved matters before housing delivery can commence. In this context it is anticipated that housing delivery from sites with planning permission will increase over time. The Council's performance in terms of determining planning applications is not an issue and there has been an improved and sustained performance over the last three years and statutory targets have been exceeded as shown below.



### Housing Delivery Analysis – Site Specific Allocations

- 1.1  
5 In general good progress in being made in terms of delivering the allocated housing sites. Three of the four large strategic housing sites (Gedling Colliery/Chase Farm, North of Papplewick Lane and Teal Close) are under the control of national housebuilders and are now delivering homes. The Council is actively working in partnership with the owners of Top Wighay Farm to bring this site forward. Similarly non-strategic allocations are also coming steadily forward through the planning process although there are some sites where progress is slow and these are identified in the Action Plan.

### Housing Delivery Analysis – Engaging with developers

- 1.1  
6 Section 5 of the Housing Delivery Action Plan highlights work already completed or on-going in terms of the preparation of development briefs, pre-application advice and the setting up of a number of working groups for specific sites in partnership with developers. Developer forums at both the local and Nottingham housing market area level have also provided useful fora for discussions and for generating potential solutions. The above mentioned fora have identified timely local plan delivery, adequate resources and solutions tailored to the individual sites as being particularly helpful actions.

### Housing Delivery Analysis – Viability and Infrastructure

- 1.1  
7 Evidence gathered as part of the preparation of the Local Planning Document indicates that the allocated housing sites are broadly viable. In general infrastructure provision required to support growth is not identified as a particular issue although the delivery of the Gedling Access Road which is already a Council priority is critical for delivering around 1,000 homes. The other significant infrastructure issue relates to the need to agree appropriate developer contributions towards the build costs of a new primary school to serve the Arnold primary school catchment.

### Key Actions

- 1.1  
8 Section 7 of the Housing Delivery Action Plan identifies a number of specific actions within the following themes: housing supply, site specific actions, engaging with developers; and around infrastructure provision. As stated earlier many actions are on-going in recognition that under delivery is not a new phenomenon.
- 1.1  
9 In terms of housing supply, the actions identify the need for timely reviews of the Local Plan and in this regard the review of the Aligned Core Strategy has already commenced. Cabinet has also agreed to look into the feasibility of setting up a Housing Company. There is scope as part of future SHLAA reviews to be more proactive in identifying potential housing sites, an action to be taken forward as part of the 2020 SHLAA review.

- 1.2  
0 Turning to the strategic and non-strategic housing site allocations. The document assesses progress on each site to establish whether action is required or not. In a number of cases no action is required and in some cases actions relate to aspects of the detailed planning process and decision making which the Council will facilitate in carrying out its statutory duties. In certain cases officers are working in partnership with landowners and developers to secure public funding to help bring forward sites for example, at Rolleston Drive and Top Wighay Farm. In a few cases there is a need to be more proactive for example to contact/meet with the land owner/developer to assess progress.
- 1.2  
1 Much effort is being directed at engaging with and working in partnership with developers. As stated above there are a significant number of unimplemented small sites with capacity for around 100 homes and these are to be reviewed given the propensity to make a modest but non the less important contribution to housing supply. The Self-Build and Custom Build Register is in place and provides a means to make registered people aware of plans for self-build and custom build as they are proposed.
- 1.2  
2 The delivery of the Gedling Access Road is critical to delivering a significant percentage of Gedling Borough's housing supply and delivery of this new road is a Council priority. The other action relating to the provision of infrastructure relates to facilitating an agreement between the County Council and developers on the contributions towards a new primary school to serve the Arnold primary catchment area which is an on-going project.

#### Conclusions on Part A Housing Delivery and Action Plan

- 1.2  
3 The reasons for under delivery of housing in the recent past are complex and other Councils around the Nottingham Housing Market Area have also under delivered. Often these reasons are due to factors beyond the Councils' direct control such as the general economic situation, house prices, affordability and availability of mortgage finance. However, there are a number of actions which officers can take to help bring sites forward as set out in the Section 7: Key Actions of the Housing Delivery Action Plan.
- 1.2  
4 The supply of homes is expected to steadily increase over the next few years as the allocated sites in the recently adopted Local Plan come forward together with extant planning permissions through the detailed planning process. The Council is heavily reliant on a number of large and medium privately owned greenfield sites and it is logical that more effort is directed towards bringing these larger sites forward as quickly as possible. In this context, good progress is being made with housing delivery commenced at Gedling Colliery/Chase Farm, Teal Close and North of Papplewick Lane. Small sites and windfalls have the potential to make a useful contribution to housing supply and appropriate actions are included to encourage housing delivery from these sources.

- 1.2 It is recognised that the housing targets in the adopted Local Plan are challenging  
5 and the implementation of the HDAP is likely to prove a long term commitment and  
this document will need to be reviewed annually.

### Part B Gedling Borough Housing Land Supply

- 1.2 The Five Year Housing Supply Assessment has been updated to take into account  
6 the position as at 31 March 2019. The assessment includes the housing sites  
allocated in the Local Planning Document which was adopted by Council on 18  
July 2018. The five year period is 1 April 2019 to 31 March 2024 and the  
assessment is attached as Appendix B. For clarity, this is the assessment against  
the housing requirement of the Aligned Core Strategy which is used in the  
determination of planning applications.

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

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

- The source of sites remains the same. However, a stricter approach has been taken with regards to unallocated sites without planning permission, in that where information has not been provided to demonstrate that they will be developed, these sites have been excluded from the five year supply;
- The windfall allowance comes forward from 2022/23 onwards to accord with the Local Planning Document Inspector's Report;
- The Council continues with the Sedgefield approach which means any shortfall (or surplus) is distributed across the five year period;
- The Council adopts a 20% buffer due to the Housing Delivery Test 2018 result for Gedling Borough Council (51%) which is below 85% of the housing requirement;
- The Council continues to consider the five year period starting from the current financial year rather than taking a forward look approach. The five year period covers 1 April 2018 to 31 March 2023;
- A lapse rate continues not to be applied, to accord with the National Planning Policy Framework; and

- The methodology used to calculate the five year supply accords with the PAS advice.
- 1.2 The assessment shows that against the housing requirement of the Aligned Core Strategy, Gedling Borough Council does have a five year plus 20% buffer supply of land for housing. The Council has a 5.08 year supply. This is a decrease from the 2018 assessment's figure of 5.10 year supply.

## **2 Proposal**

- 2.1 To ask Cabinet to note the content of the Gedling Borough Housing Delivery Action Plan 2019 attached as Appendix A summarised in Part A of this report; and to note the Five Year Housing Supply Assessment 2019 set out in Appendix B summarised in Part B of this report.

## **3 Alternative Options**

- 3.1 Government requires that Gedling Borough Council prepares and publishes a Housing Delivery Action Plan by 19<sup>th</sup> August 2019. There is therefore no alternative option available other than to prepare the Housing Delivery Action Plan. Members could consider alternative actions within the plan but these actions are those recommended by officers based on best practice, evidence and previous experience.
- 3.2 The National Planning Policy Framework requires that local planning authorities update their five year housing land supply assessment on an annual basis and there is no alternative option other than to prepare the Gedling Borough Five Year Housing Supply Assessment 2019.

## **4 Financial Implications**

- 4.1 The cost of the preparation, publication and implementation of the Gedling Borough Housing Delivery Action Plan can be met within existing budgets. Housing delivery has implications for future income in terms of planning application fees, CIL income and Council Tax receipts.
- 4.2 There are no financial implications arising out of producing the Five Year Housing Supply Assessment 2019 which is met through existing budgets.

## **5 Appendices**

- 5.1 **Appendix A** - Gedling Borough Housing Delivery Action Plan August 2019



5.2 **Appendix B** - Gedling Borough Five Year Housing Land Supply Assessment 2019

**6 Background Papers**

6.1 None

**7 Reasons for Recommendations**

7.1 To draw Cabinet's attention to the results of the Housing Delivery Test and to approve for publication the Council Housing Delivery Action Plan; and also to note Gedling Borough Council's Five Year Housing Land Assessment 2019.

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# **Housing Delivery Action Plan 2019**

**August 2019**

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## 1. Introduction

1. The Ministry of Housing, Communities & Local Government published the results of the first Housing Delivery Test on 19 February 2019.
2. Paragraph 75 of the National Planning Policy Framework states where the Housing Delivery Test indicates that delivery has fallen below 95% of the housing requirement over the previous three years, the council should prepare an action plan to assess the causes of under-delivery and identify actions to increase delivery in future years.
3. The Housing Delivery Test 2018 result for Gedling Borough Council is **51%** and is based on the three year period 1 April 2015 to 31 March 2018. There are two consequences of the 2018 results for the Council. Firstly, the Council is required to prepare an Action Plan and, secondly, a buffer of 20% must be applied to the supply of deliverable sites for the purposes of housing delivery assessment<sup>1</sup>.
4. This Housing Delivery Action Plan provides an analysis of the key reasons for the under delivery of the Council's housing requirement and identifies the measures the Council intends to undertake to increase/maintain delivery of new housing in Gedling Borough. The Action Plan will build on the Housing Implementation Strategy that was prepared to support the preparation of the Local Planning Document.
5. The Council has an adopted Core Strategy which was produced in alignment with other Councils making up the Nottingham Core Housing Market Area. The Aligned Core Strategies were drawn up in recognition that there is a single housing market area and commonality of planning issues and need for cross boundary cooperation. It is also the case that other parts of the Housing Market Area have underperformed and certain issues relating to site delivery may be common.
6. The Action Plan looks at the planning policy context, provides an analysis of the past housing delivery (with regards to housing delivery past performance, site specific allocations, engaging with developers and viability and infrastructure issues) and identifies a number of key actions which aim to improve housing delivery.
7. The Council is committed to delivering growth but recognises that this is a complex process. A number of the actions identified in the Action Plan fall within the remit of the Council whilst other actions will need to be supported by other stakeholders involved in delivering housing in particular landowners and builders.

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<sup>1</sup> Paragraph 73 of the National Planning Policy Framework states a 20% buffer should be applied where there has been significant under delivery of housing over the previous three year to improve the prospect of achieving the planned supply. The 20% buffer should be applied where delivery was below 85% of the housing requirement.

## 2. Planning Policy Context

8. This section summarises the planning policy context in relation to housing delivery within Gedling Borough.

### The Local Plan

9. The Local Plan for Gedling Borough Council comprises the Aligned Core Strategy (Part 1 Local Plan) and the Local Planning Document (Part 2 Local Plan).
10. The Aligned Core Strategy was adopted in September 2014 and includes a housing requirement for Gedling Borough which is 7,250 homes for the plan period 2011 to 2028. Policy 2 of the Aligned Core Strategy sets out a staggered housing requirement as follows:-

2011-2013	2013-2018	2018-2023	2023-2028	Total
500	2,200	2,400	2,150	7,250

11. The Aligned Core Strategy allocates three strategic sites at Top Wighay Farm, Teal Close and North of Papplewick Lane and identifies Gedling Colliery/Chase Farm as a strategic location.
12. The Local Planning Document was adopted in July 2018 and allocates thirty non-strategic housing sites.

### Greater Nottingham Planning Partnership

13. The Greater Nottingham Planning Partnership covers the Hucknall wards of Ashfield and the administrative boundaries of Broxtowe, Erewash, Gedling, Nottingham and Rushcliffe. The six Councils along with the County Councils have worked collaboratively preparing a joint evidence base and fully aligned their Core Strategies. The Partnership has jointly delivered capital projects in excess of £10m and joint revenue projects over £1m. A key priority is to drive delivery of housing across the Nottingham Core Housing Market Area. To date the partners have delivered 13,255 homes during the period 2011 to 2018.

### The Green Belt

14. Gedling Borough Council is a Green Belt authority with all land outside the urban area being part of the Nottingham-Derby Green Belt. The presumption against inappropriate development in the Green Belt means that there is no

scope to permit more development in the Green Belt to address under delivery, unlike in non-Green Belt authorities, and the only option for increasing the supply of land is through policy preparation, more specifically a review of the local plan.

15. The National Planning Policy Framework states that altering Green Belt boundaries can only be justified by exceptional circumstances. Such exceptional circumstances may include any unmet quantitative need for housing that cannot be accommodated within the built up area as derived from using the standard method for assessing housing need. However, it is not considered that exceptional circumstances would apply to removing land from Green Belt to overprovide for an unforeseen and unquantifiable amount of over provision for housing.
16. The Gedling Borough Local Planning Document has designated safeguarded land that is land removed from the Green Belt and protected from development in the plan period in order to meet longer term development needs. This potential supply of development land does provide a degree of flexibility for example; planning permission for residential development on safeguarded land has been permitted in the past for example, planning permission (2012/0057) was granted for 110 homes on safeguarded land at Hollinwood Lane in Calverton in August 2012. In this case significant weight was attached to the fact that the Borough Council did not have a five year supply of housing land at the time of the decision.

### Other plans and strategies

#### The Gedling Plan

17. [The Gedling Plan](#)'s priorities include:-
  - Delivery of allocated housing sites
  - Reduction in the number of empty homes
  - Securing the provision of more affordable housing
  - Proactively promoting the sale of Council owned land for the purpose of creating new homes
  - Seeking funding opportunities for housing led regeneration

#### Gedling Borough Housing Implementation Strategy

18. The [Housing Implementation Strategy](#) was prepared to support the examination of the Local Planning Document and includes a risk assessment

of the housing allocations setting out what actions Gedling Borough Council would take if sites were delayed. These actions include a partnership approach to working with developers and the preparation of development briefs for key sites. For example, a specific action included the setting up of a working group (Kilisick Lane Working Group) for the cluster of sites to the north and east of Arnold given the cumulative need for infrastructure and to phase housing growth with the phased extension of the adjoining Dorket Head Quarry. The group has met several times since the inaugural meeting in February 2018. Positive outcomes include the publication of an agreed Memorandum of Understanding between the various parties for phasing the proposed housing development to dovetail with the extension of the adjoining quarry. The group has also provided input to the Development Brief for sites north and east of Arnold.

### SHLAA Review

19. The Borough Council carries out an annual SHLAA<sup>2</sup> review which provides a review of potential housing sites. The SHLAA is reviewed annually to ensure that the latest information on site progress, developer intentions and any constraints is kept up to date. The information gathered from the SHLAA update is also used to update the five year housing land supply. The SHLAA form that landowners and developers are required to complete as part of the annual SHLAA update specifically asks the question “How can the Council help in bringing the site forward?”
20. The responses received over the last four years (2015 to 2019) have been collated into broad categories and are set out in the **Appendix 1** together with actions identified for the Council. The actions set out later in this document build on and maintain much of the above activities as well as identify specific new actions arising from the analysis of housing delivery and future supply in the next section.

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<sup>2</sup> Strategic Housing Land Availability Assessment.



### 3. Housing Delivery Analysis – Past Performance

21. This section provides an overview of housing delivery within Gedling Borough since 2011 in quantitative terms.

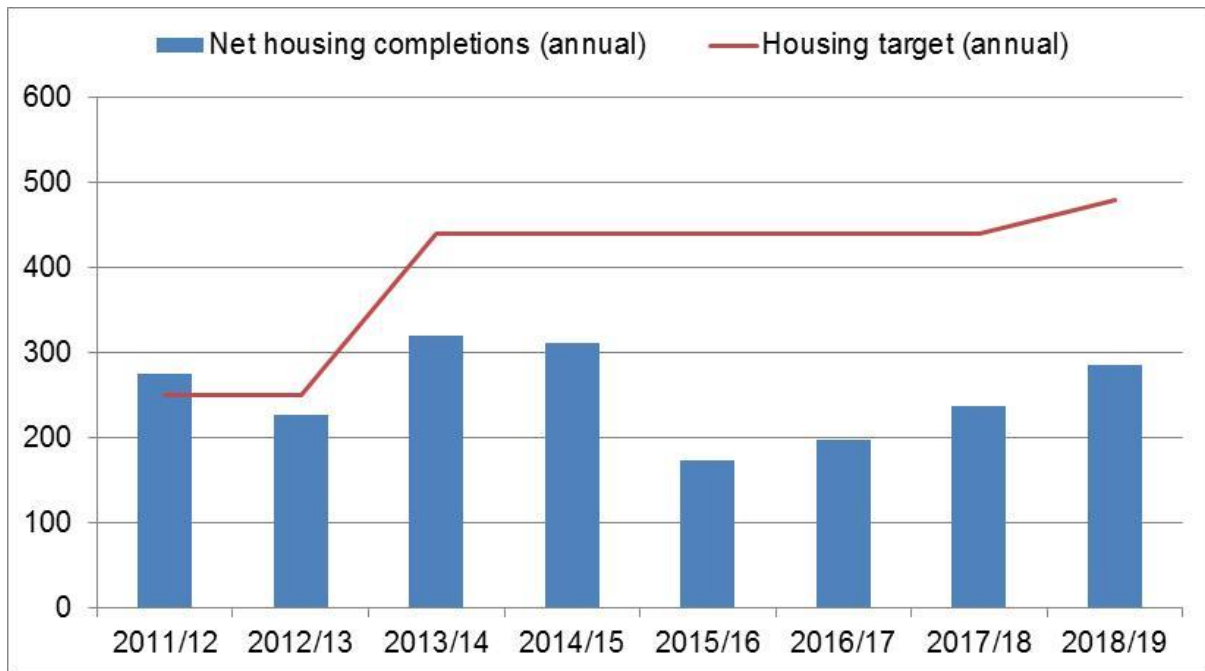
#### Housing requirement and current rate of delivery

22. The Local Plan includes a housing requirement of a minimum of 7,250 homes for 2011 to 2028.
23. The table and graph below shows how the Council is progressing against the housing requirement on an annual basis<sup>3</sup>. The table shows that the housing target has been reached in the first two years of the plan period (i.e. 2011/2012 and 2012/13) but since then the completions have been fairly erratic with a low point at 64% reached in 2018/19.

	<b>Net housing completions (annual)</b>	<b>Net housing completions (cumulative)</b>	<b>Housing target (annual)</b>	<b>Housing target (cumulative)</b>	<b>% of housing target</b>
<b>2011/12</b>	275	275	250	250	110 %
<b>2012/13</b>	227	502	250	500	100 %
<b>2013/14</b>	321	823	440	940	88 %
<b>2014/15</b>	311	1,134	440	1,380	82 %
<b>2015/16</b>	174	1,308	440	1,820	72 %
<b>2016/17</b>	198	1,506	440	2,260	67 %
<b>2017/18</b>	237	1,743	440	2,700	65 %
<b>2018/19</b>	286	2,029	480	3,180	64 %

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<sup>3</sup> It should be noted that the table compares the net homes delivered since the beginning of the plan period which is April 2011. The Housing Delivery Test takes a different approach and compares the net homes delivered over the last three financial years to the homes required over the same period. The Housing Delivery Test uses a different method to calculate whether the Council are meeting the housing target. In calculating homes required, the lower of two targets is used – the annual target from the most recent local plan or a calculation of household growth plus unmet need. The calculation of homes delivered takes account of communal accommodation. The figures in the table do not take account of communal accommodation.

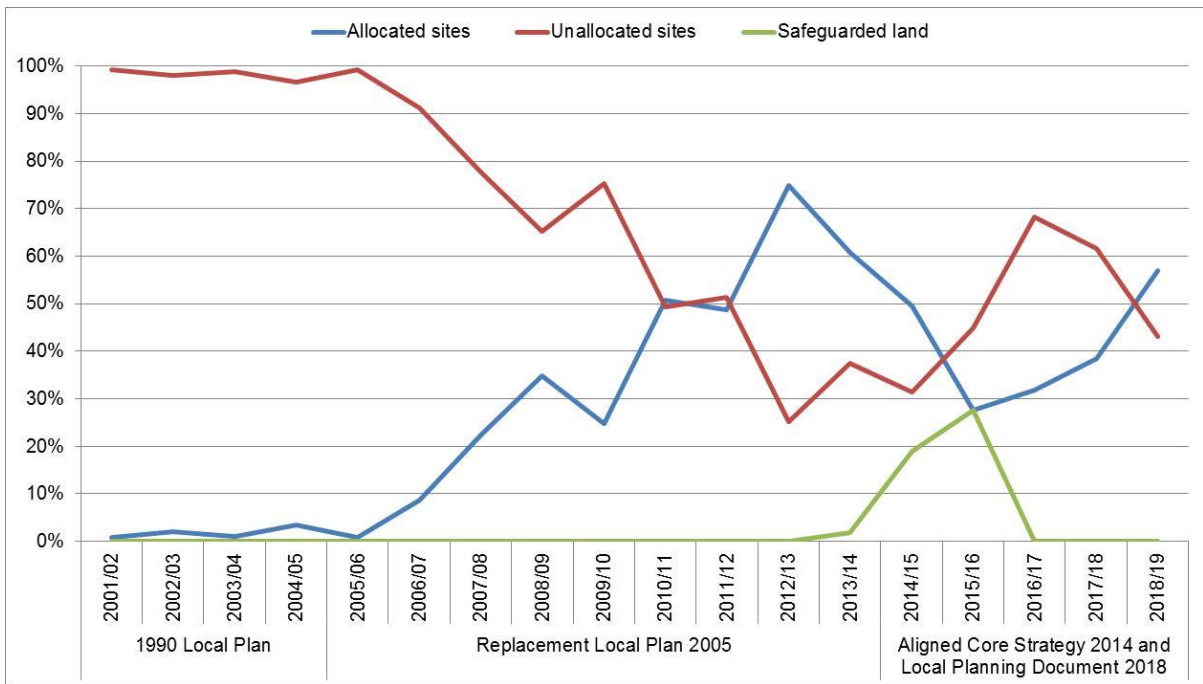


Five year supply of housing

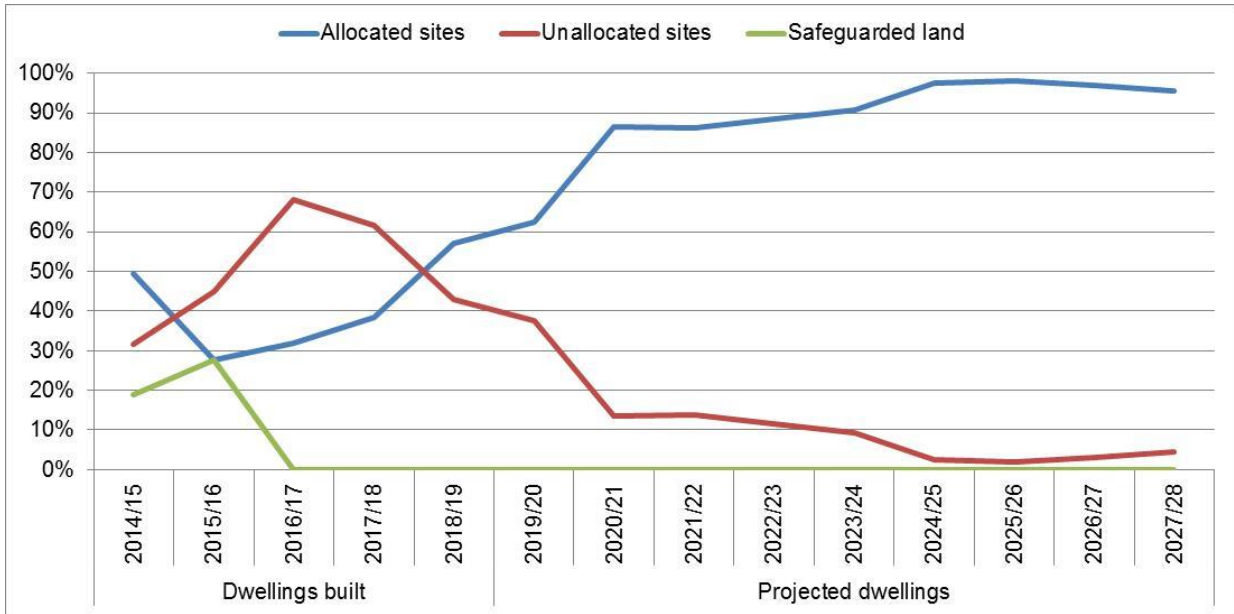
- 24. The Council's Five Year Housing Land Supply Assessment 2018 was published in July 2018 and considers the Borough's supply of housing land against the housing requirement set by the Local Plan. Following the adoption of the Local Planning Document, the Council had a 5.10 year supply.
- 25. The 2019 assessment shows that the Council has a 5.08 year supply. The housing trajectory has been updated in the 2019 assessment and this shows that site allocations are projected to come forward over the next few years, which is expected to increase supply.

Delivery of Local Plan allocations

- 26. Allocated sites are those that are allocated for residential development in the Local Plan. Unallocated sites are those that are not allocated for residential development in the Local Plan, otherwise known as "windfall sites". Safeguarded sites are those that are designated as safeguarded land and protected from development during the plan period but will be considered for meeting longer term development needs through a review of the Local Plan.



27. The above graph shows the percentage of homes built on allocated sites, unallocated sites and safeguarded land between 2001 and 2019. The graph shows that the majority of the completions before the adoption of the Replacement Local Plan in 2005 are on unallocated sites. The graph shows the impact of the Replacement Local Plan adopted in 2005 with allocated sites coming through from 2006/07 and dropping off after 2014/15 as most sites were built out. A similar pattern is expected to be seen over the next few years now the Aligned Core Strategy and the Local Planning Document have been adopted.
28. The graph below shows the projected homes to be built on allocated sites and unallocated sites from 2019 over the remaining part of the plan period up to 2028 using the housing trajectory in the Five Year Housing Land Supply Assessment 2019. It should be noted that new homes on unallocated sites will also come forward over time to reflect new windfall sites coming forward (as demonstrated in paragraphs 29 and 30). The graph below is based on current information on unallocated sites and so does not show this likely uplift.



**Data Analysis Conclusion 1:**

29. Completions increase following the adoption of the Local Plan. It is expected that the majority of completions on sites allocated in the Local Planning Document (adopted in 2018) will come forward over the next few years and, indeed, some sites have been granted planning permission and others are in the process of gaining planning permission.

**New windfall sites that were not in the previous SHLAA database**

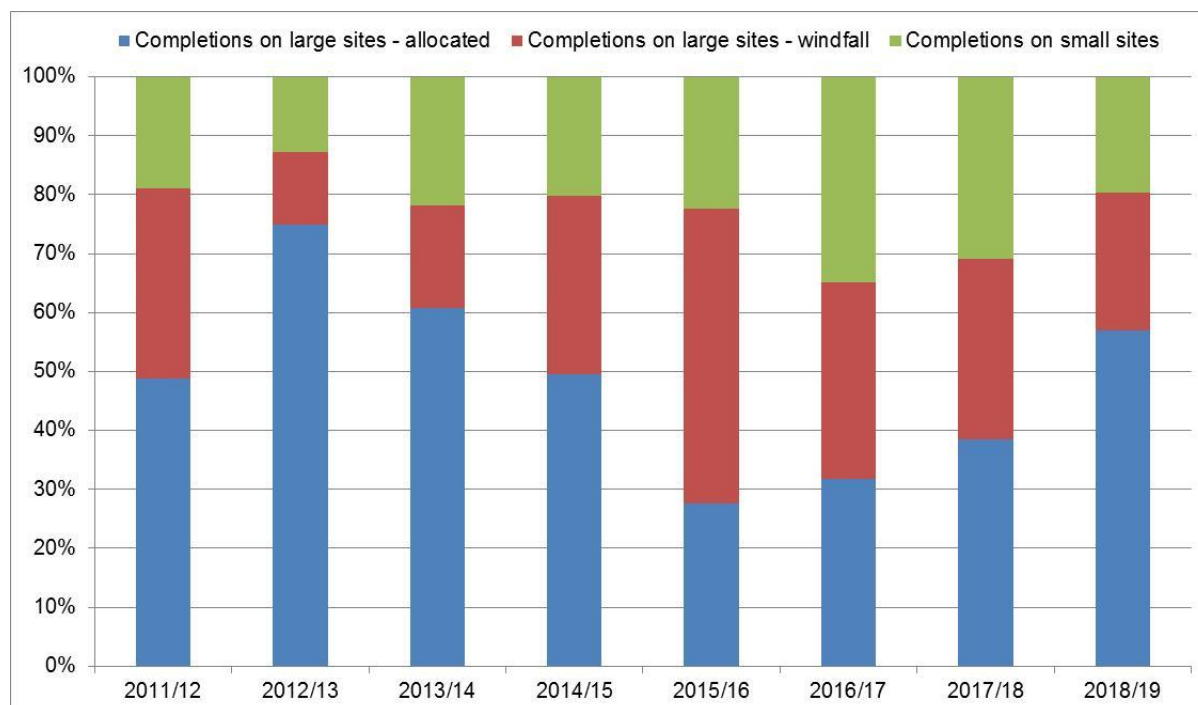


30. The above graph shows that new sites granted planning permission<sup>4</sup> that were not previously included in the SHLAA<sup>5</sup> are coming forward. The number of new sites granted planning permission coming forward has varied over the years but for each year a large proportion of new sites granted planning permission have been on small sites. The number of new sites granted planning permission that were not previously included in the SHLAA has been higher than the number of SHLAA sites granted planning permission, except for the years 2010/11 and 2018/19.

31. The new sites granted planning permission that were not previously included in the SHLAA comprise the following land uses:-

- Residential including the conversion of existing properties and redevelopment of residential garage courts;
- Conversion/redevelopment of offices, light industrial units and commercial buildings including shops and drinking establishments;
- Conversion/redevelopment of agricultural buildings and barns;
- Development on vacant/underused land; and
- Other sources.

### Housing completions on small and large sites



<sup>4</sup> This excludes permissions that have been superseded during the same year (only the recent permissions are included) and replacement dwelling proposals.

<sup>5</sup> Strategic Housing Land Availability Assessment. This is an annual review of potential housing sites and its purpose is to help the Council to understand where and when housing could be built in the future.

32. The above graph shows that since 2011 the majority of housing completions have been on large sites with an average of 23% on small sites and 77% completions on large sites. Completions on large sites include those allocated in the Replacement Local Plan 2005, Aligned Core Strategy 2014 and Local Planning Document 2018.

Sites with planning permission on small and large sites

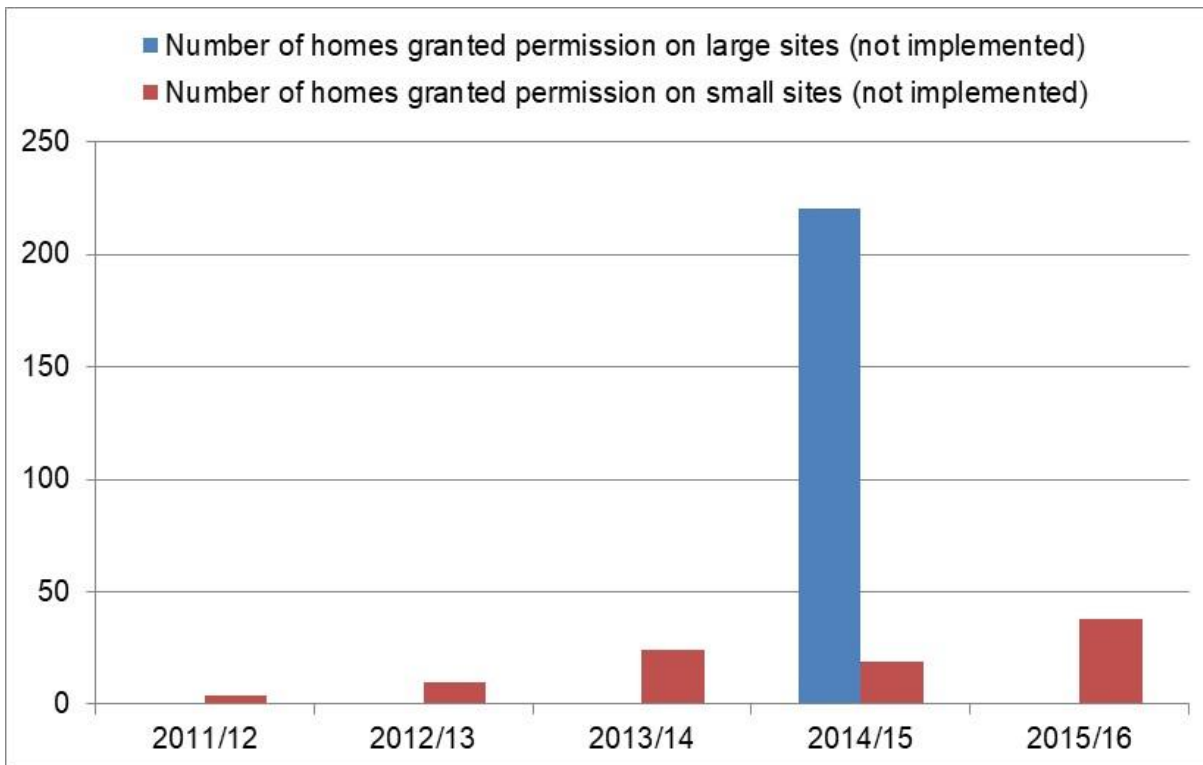
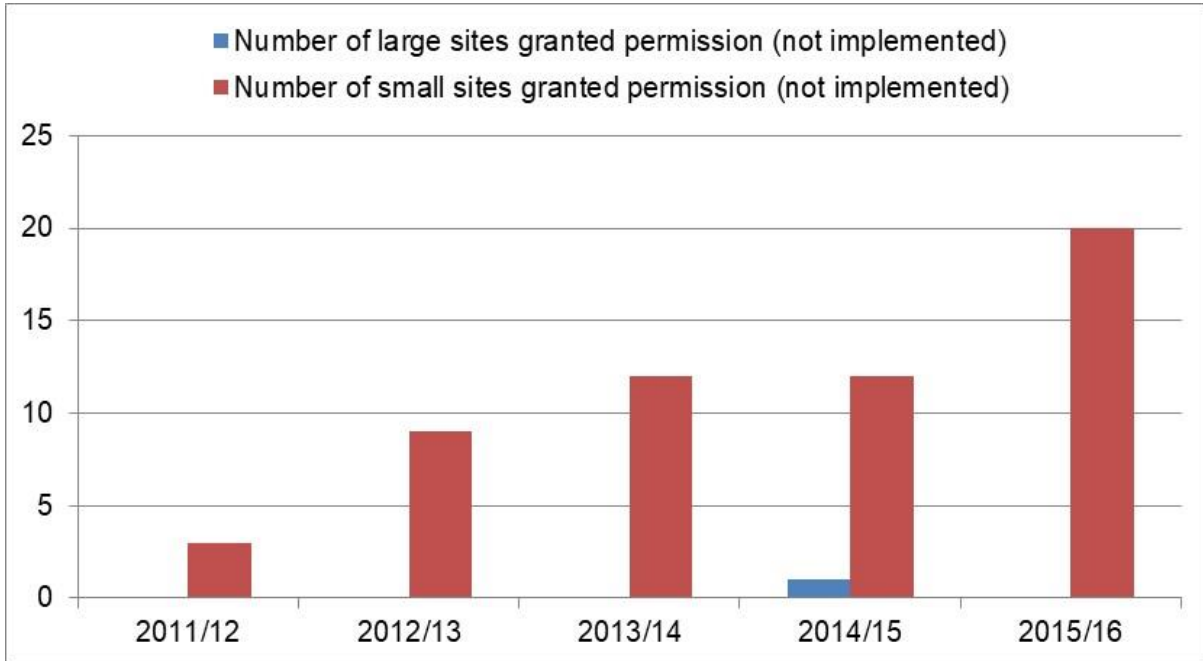
33. The graph below shows the projected homes to be built on small sites and large sites from 2019 to the remaining of the plan period up to 2028 using the housing trajectory in the Five Year Housing Land Supply Assessment 2019. New homes on small and large windfall sites will also come forward over time to reflect new windfall sites coming forward (as demonstrated in paragraphs 29 and 30). The graph below is based on current information on small and large windfall sites and so does not show this likely uplift.



Unimplemented homes on small and large sites

34. As at 31 March 2019, a total of 57 sites granted planning permission for residential development between 1 April 2011 and 31 March 2016 have not been implemented. Those granted permission since 1 April 2016 have up to 3 years to implement so this explains why the two charts below do not show data for 2016/17, 2017/18 and 2018/19. Out of the 57 sites, only one is a

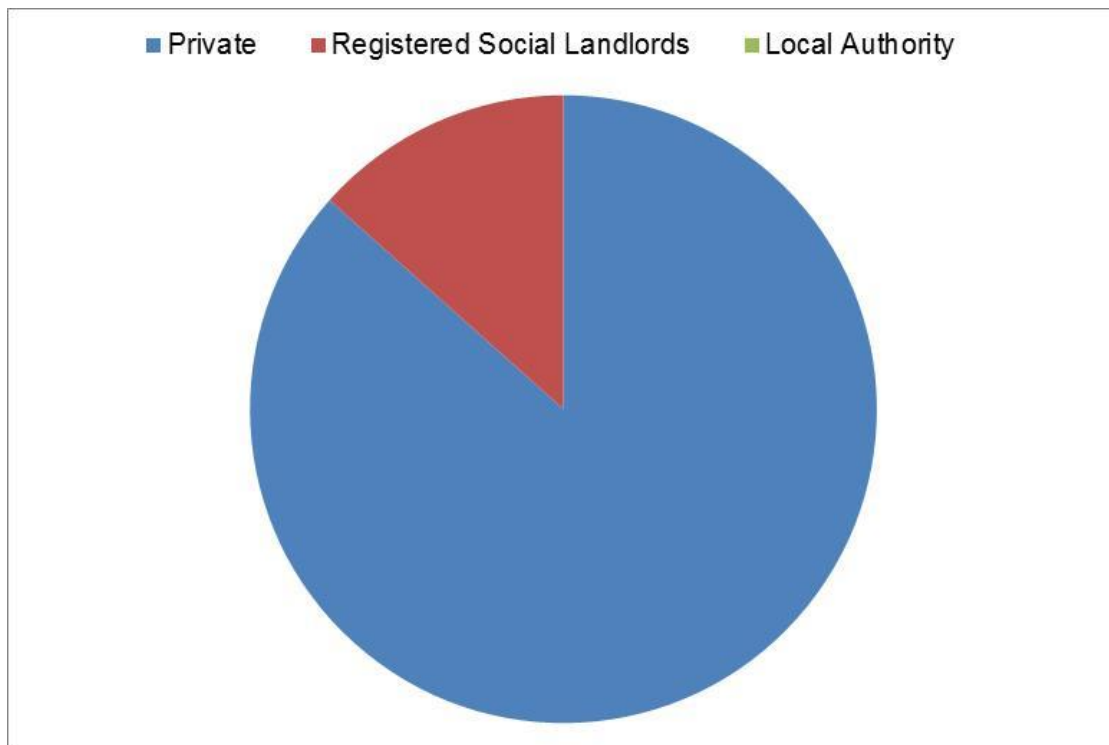
large site (Site H13 Bestwood Business Park as allocated in the Local Planning Document) which was granted permission in March 2015 before the adoption of the Local Planning Document in July 2018. The two graphs below clearly show that small sites are less likely to progress to completion than large sites and, over the period shown, a total of 95 homes on 56 small sites have not been implemented.



**Data Analysis Conclusion 2:**

- 35. Whilst the majority of sites granted planning permission for housing are small sites, the contribution of large sites to housing delivery is more significant, in part because a greater proportion of small sites granted planning permission fail to come forward for development.
- 36. Consideration has been given as to whether a site is brownfield or greenfield has an impact on whether the site progresses or fails to come forward but no clear conclusions can be drawn in terms of impacts on delivery.

**Housing completions by type of developer**



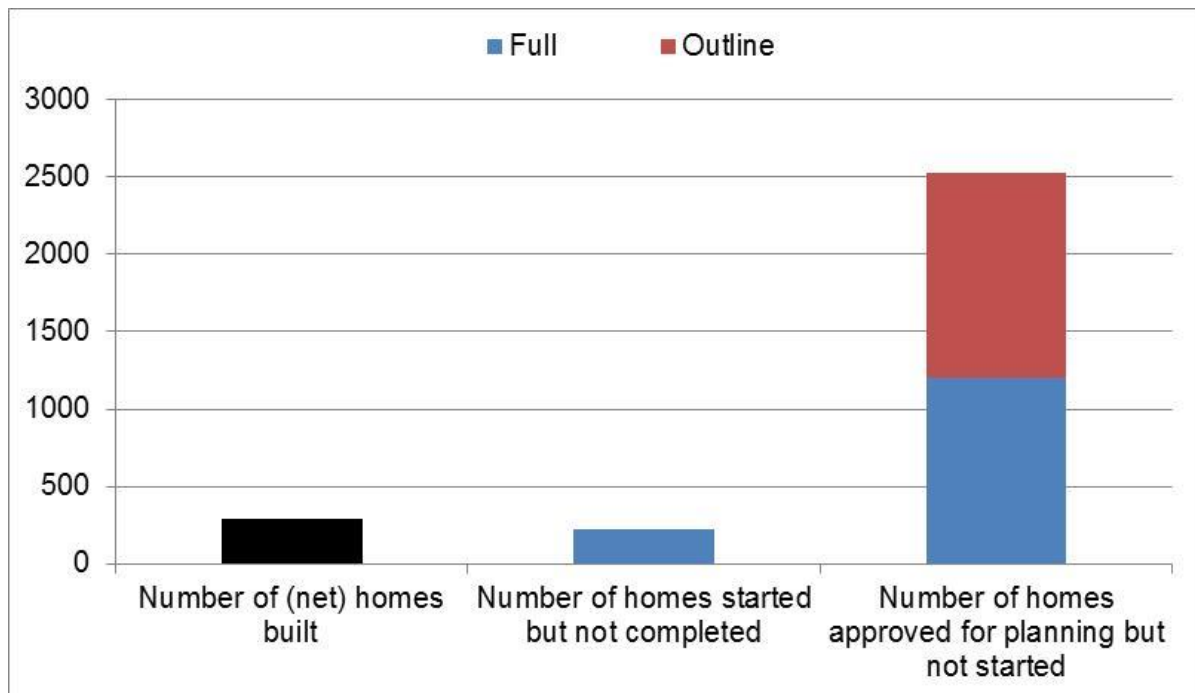
- 37. The above pie chart shows that the private sector dominates the housebuilding growth followed by registered social landlords such as housing associations and no homes have been built by the Council.

**Data Analysis Conclusion 3:**

- 38. Private sector drives the housebuilding growth within the Borough. The Council has not been building any houses.



### Number of homes approved for planning but not yet built



39. The above chart shows that as at 31 March 2019 there is a large number of unimplemented plots with planning permission (2,524 homes) in comparison to those that have started but not yet fully built (220 homes) and those built during 2018/19 (286 homes). The 2,524 unimplemented plots approved for planning but not started are almost evenly split with those having full permission and those with outline permission. Inevitably for those sites going down the outline planning permission route there is a time lag between the grant of outline planning permission and the submission and approval of reserved matters applications. The likely timescales for the approval of reserved matters is built into the housing trajectory where known, leading to increased delivery over time.
40. It should be noted that the unimplemented plots include those allocated on two strategic sites and on some non-strategic sites. The Teal Close strategic site has full permission for phase 1 of 199 homes and the remainder of the site has outline permission for a further 631 homes. The North of Papplewick Lane strategic site is currently under construction for 237 homes. Strategic sites are expected to deliver over a number of years resulting in a gradual increase in completions from next year onwards. For the non-strategic sites, full permission has been granted for 72 homes on Land West of A60 A, outline permission has been granted for 101 homes on part of the Westhouse Farm site in Bestwood Village, full permission has been granted for 14 homes on the Mill Field Close site in Burton Joyce and a hybrid permission (full permission for phase 1 of 506 homes and outline planning permission for

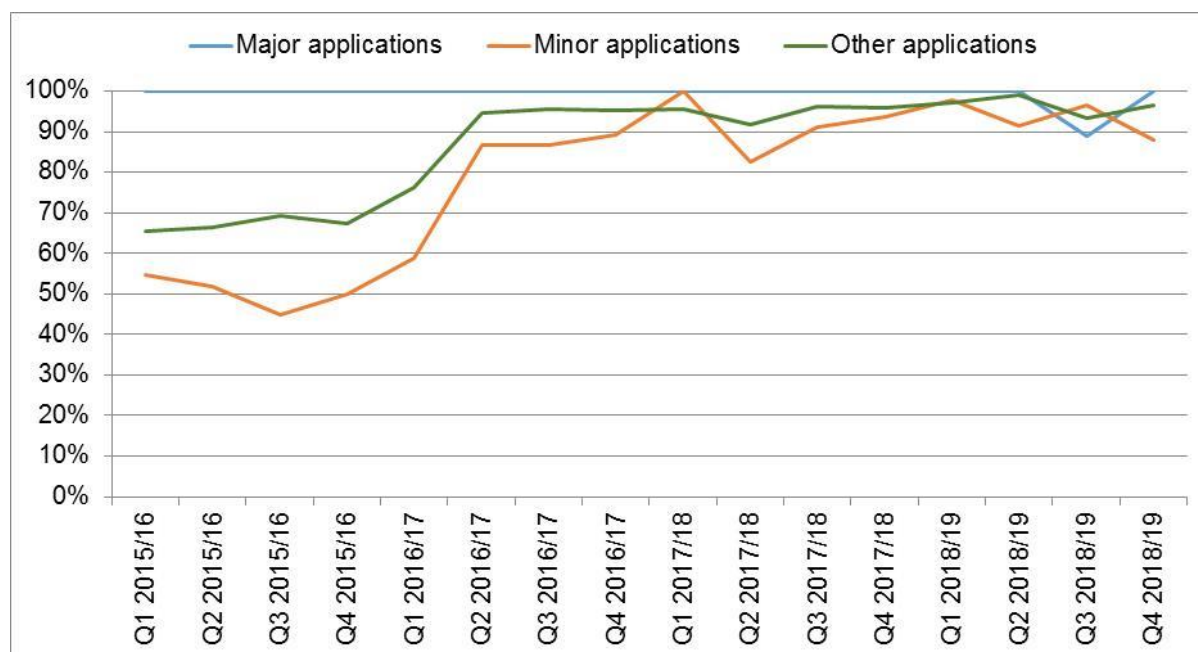
subsequent phases of the remaining 544 homes) has been granted for the Gedling Colliery/Chase Farm site.

**Data Analysis Conclusion 4:**

- 41. Low housing starts and low completions over recent years mean that there is a large number of unimplemented planning permissions awaiting to be completed.

**Percentage of planning applications granted within the statutory time limits**

- 42. The Government sets statutory target of 8 weeks for planning applications and 13 weeks for major applications for the determination of planning applications. The Government sets decision making thresholds of 60% for major planning applications and 70% for other applications. The below chart shows that major applications' statutory target of 13 weeks has been achieved for virtually all quarters since 2015/16, except for quarter 3 in 2018/19. For minor and other planning applications, there has been a steady improvement in performance over the last 12 quarters.



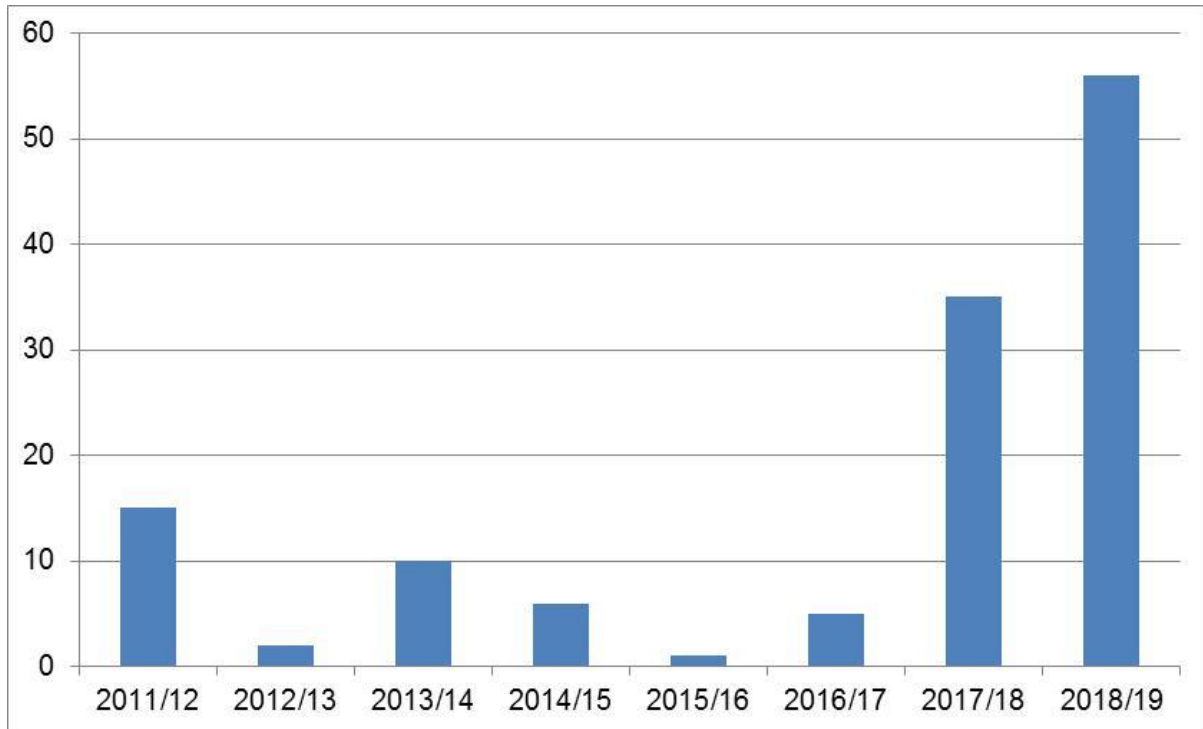
**Data Analysis Conclusion 5:**

- 43. Planning performance against statutory targets for all planning applications shows sustained and improved performance. The Council is performing well in meeting statutory targets and the speed of decision making is well above the thresholds set by the Government for which local planning authorities can be considered for placing in special measures. There has been an improved

and sustained performance in dealing with all planning applications over the last three years.

### Empty homes

The Council takes a proactive approach to bringing empty homes in the Borough back into use. An Empty Homes officer has been in post since June 2017. The number of homes brought back into use each year is set out in the graph below.



### **Data Analysis Conclusion 6:**

44. There has been a significant increase in the number of empty homes brought back into use since 2017/18.

#### **4. Housing Delivery Analysis – Site Specific Allocations**

45. This section provides an overview on what has been happening on allocated sites since the adoption of the LPD using updated information from the SHLAA 2019 review.
46. The table in **Appendix 2** briefly outlines progress on allocated housing sites. Of the strategic sites three out of four are now delivering homes. The majority of the Top Wighay Farm site has yet to be subject to a planning application (see below).
47. Of the non-strategic housing allocations good progress is also being made as a number have been granted planning permission or planning applications have been submitted. The majority of sites (nineteen out of thirty) have no identified issues affecting their delivery. Of the remaining sites, H3 Willow Farm and site H4 Linden Grove have no identified issues but are dependent upon the delivery of the Gedling Access Road. Other than the preparation of a development brief for Willow Farm no actions are identified for these two sites in this Housing Action and Delivery Plan. A number of Arnold sites (H2, H5, H7, H8, X1 and X3) need to contribute to the land and build costs of a new primary school required to serve the Arnold Primary School area. The provision of a new primary school is not defined as critical infrastructure in terms of whether development can go ahead but important in terms of achieving sustainable development. The Council considers the issue is resolvable and is currently facilitating on-going discussions with developers and the LEA (see the infrastructure section of the Action Plan below).
48. The assessment at **Appendix 2** does indicate a lack of progress in respect of certain sites, namely H13 Bestwood Business Park, H18 Longdale Lane, H1 Rolleston Drive and H22 Station Road. The latter site is an unimplemented allocation from the 2005 adopted Local Plan and not assumed to contribute to the housing requirement up to 2028 in any case. Bestwood Business Park is currently an employment site and still occupied by businesses and the landowner has indicated their intention to develop the site for housing by 2028. Rolleston Drive is a medium sized site with some significant ground condition issues (more details are set out below). The Longdale Lane site is dependent upon access across the adjoining housing site allocation and the Council may be able to assist in facilitating discussions between the relevant landowners as set out in Section 7: Key Actions below.

49. Little progress has been made at the two sites on Kighill Lane (X5 and X6) albeit these are of a relatively modest scale and have multiple landowners but may benefit from some Council support as set out in the site specific action plan below.

#### Top Wighay Farm

50. The significant infrastructure costs for this site are outlined in paragraph 70. The Council is working in partnership to secure public funding through the Accelerated Construction Fund to assist in progressing this site. At the time of writing the decision to award public funding and its uptake is anticipated shortly.

#### Rolleston Drive

51. This site has a significant degree of ground contamination present which is affecting the financial viability of the site. The Council is working with the owner to secure public funding to bring the site forward. A decision on the award of Accelerated Construction Funding and its take up is expected shortly.

#### **Data Analysis Conclusion 7:**

52. Gedling Borough Council has an up to date Local Plan. It is expected that the majority of completions on sites allocated in the Local Planning Document (adopted in 2018) will come forward over the remainder of the plan period and lead to an improved performance of housing delivery. Certain sites have not come forward as quickly as anticipated by their developers for various reasons which are picked up in Section 7: Key Actions below.

## **5. Housing Delivery Analysis – Engaging with Developers**

53. This section provides an overview on engagement and collaboration with developers during the period since March 2015.

### Partnership working/supplementary planning policy and pre-application advice

54. A proactive approach has been taken to the following sites. Working groups involving both developers and other key stakeholders have been established and development briefs or informal guidance have been prepared.

- Top Wighay Farm (Development Brief adopted and subject to the Top Wighay Farm Working Group);
- Gedling Colliery/Chase Farm (Development Brief adopted and subject to the Gedling Colliery/Chase Farm Working Group);
- Killisick Lane (subject to the Killisick Lane Working Group);
- Howbeck Road/Mapperley Plains (subject to the Killisick Lane Working Group);
- Brookfields Garden Centre; (subject to the Killisick Lane Working Group); and
- Rolleston Drive (informal planning guidance in preparation and subject to the Killisick Lane Working Group).

55. Pre-application advice is offered on all sites and has been provided during 2018/19 for two housing allocations.

56. A collaborative approach is taken to working with developers. This has included the following actions:-

- Letters/e-mails sent to all developers of allocated sites in order to encourage the early submission of planning applications following adoption of the Local Planning Document and assure determination in a timely manner;
- GBC Developers Forum meetings (see below); and
- Greater Nottingham Housing Delivery Workshops (see below).

### Data Analysis Conclusion 8:

57. A lot of effort has been placed on engaging with developers through the provision of additional planning guidance, pre-application advice and working

in partnership to unblock certain sites. In general this support has been well received and reciprocated by developers/landowners. The working groups are now well established and the key actions set in Section 7 below commit the Council to continue working with these groups as long as necessary in order to bring sites forward.

### Developers Forum

58. The Developers Forum meets quarterly at Gedling Borough Council and involves representatives from housebuilders, developers, landowners and the registered housing providers. Representatives include national builders including Persimmon as well as regional builders such as Langridge Homes. The Council is represented politically by the Leader of the Council, Portfolio Holder for Growth and Regeneration and at officer level by the Chief Executive and Service Managers for Planning Policy, Development Management and Economic Development and Regeneration. The Developers Forum has been used to inform the preparation of planning policy documents, to promote funding opportunities such as Homes England and to seek feedback on the Planning Policy, Development Management and Economic Development and Regeneration Service.
59. The Housing Delivery Action Plan has been subject to consultation with the Developers Forum and useful feedback received.

### **Data Analysis Conclusion 9:**

60. The Developers Forum is an important means of obtaining expert feedback on planning policy, planning performance and on the types of action that the Council could follow to help speed up delivery and has helped inform this HDAP.

### Housing Delivery Workshops

61. On 12 October 2017 the Greater Nottingham Planning Partnership held a Housing Delivery Workshop which was well attended by developers, councillors and other housing stakeholders. An important outcome was the preparation of a Planning Protocol for Delivering Growth in Greater Nottingham. This is a voluntary arrangement but sets out a number of agreed commitments including timely local plan coverage and sufficient resources; and a raft of measures to provide a more proactive and consistent planning service.

62. A follow up workshop was held in February 2019 which reiterated the message about sticking to local plan timetables. In this context, the new requirement to publish a Statement of Common Ground (in preparation at the time of writing) was highlighted in terms of getting agreement between the various Council partners over the future distribution of housing between authorities. Further useful feedback reminded delegates that sites are unique and require bespoke solutions. The County Highways Authority indicated their intention to prioritise large strategic sites when giving highways advice.

**Data Analysis Conclusion 10:**

63. The under delivery of housing is not just a Gedling Borough Council issue but common to nearly all Council partners across the Nottingham Housing Market Area. Key messages from the two Greater Nottingham workshops include timely local plan preparation, committing appropriate resources, consistency in terms of dealing with planning applications across the Housing Market Area and for prioritising of consultee advice on strategic sites. An important point is that each site is unique and hence requires particular solutions. The site specific allocation actions set out in Section 7: Key Actions pick up this theme.



## **6. Housing Delivery Analysis – Viability and Infrastructure**

64. This section provides an overview on the relationship between housing delivery and viability and infrastructure.

### Viability Issues

65. The [Plan Wide Viability Assessment](#) illustrates that, in general terms, housing developments proposed in all locations in the Borough are broadly viable taking account of all policy impacts, affordable housing delivery and Community Infrastructure Levy charges.
66. All greenfield sites in the initial 0-5 year delivery period are viable based on the adopted assumptions. A small number of brownfield sites demonstrate marginal viability in the 0-5 year delivery period but are still considered to be broadly viable and deliverable.

### Data Analysis Conclusion 11:

67. Viability is not considered to be particular barrier to site delivery within Gedling Borough. H1 Rolleston Drive site is one of the brownfield sites with marginal viability referred to above and has since been found to have more significant levels of contamination than previously assumed. In recognition of this new information, Gedling Borough Council has supported the landowner in applying for specialist funding through the Accelerated Construction Fund. See the site specific actions below.

### Infrastructure

68. The Local Plan is supported by an Infrastructure Delivery Plan. The Infrastructure Delivery Plan concludes that there are no significant infrastructure constraints relating to the individual allocated sites that would act as showstoppers.
69. A large number of houses (about 1,100 across three housing sites) are dependent upon the Gedling Access Road being commenced. The funding package for the construction of the GAR is in place with approximately £4.3 m to be provided through the Community Infrastructure Levy which prioritises the construction of this new road. At the time of writing the project is going through statutory procedures where a public inquiry was due to take place in June 2019 to hear objections to the Gedling Access Road Compulsory Purchase Order (CPO). However, the Government Planning Inspector has decided that all statutory objections have been satisfactorily resolved and not

to proceed with the Public Inquiry. The Secretary of State for Transport's formal confirmation of planning orders is now awaited which will enable the construction of the Gedling Access Road to commence later in 2019.

70. Significant levels of up front infrastructure are also needed to support the strategic site allocation at Top Wighay Farm which raises challenging issues. There is little utility, drainage or service infrastructure available to support this large greenfield site. Requirements include significant highway and transport infrastructure to mitigate traffic impacts, a new primary school, contributions towards health facilities, open space and sustainable drainage systems.
71. Certain sites should contribute towards the provision of new primary schools. In the case of the Gedling Colliery/Chase Farm site and Westhouse Farm, Bestwood Village new primary schools have been granted permission and funding secured. A new primary school is required to serve the Arnold primary catchment area and contributions from all the Arnold sites are expected towards land and build costs on a pro rata basis. The Council is working in partnership with the Local Education Authority and developers to identify a site and secure funding.

#### **Data Analysis Conclusion 12:**

72. In general, infrastructure constraints are not a barrier to housing delivery. The Gedling Access Road is a major piece of infrastructure that a number of sites depend upon. However, good progress is being made and Gedling Borough Council will continue to monitor the progress of this project carefully. The Top Wighay Farm strategic site has significant up front infrastructure costs and sites within the Arnold Primary School Catchment are required to make contributions to a new primary school. More detail on these issues are set out in Section 7: Key Actions below.

## 7. Key Actions

73. This section identifies key actions to address the housing delivery issues highlighted in this document.

### Housing Supply: Actions

Action	Task description	Expected Outcomes	Timescale	Who
Review of Aligned Core Strategy Local Plan	Review Aligned Core Strategies – note commenced	Adopt by 2021	On-going (LDS <sup>6</sup> indicates adoption in 2021)	GBC Planning Policy HMA officers
Use of Council owned land and acquired sites in line with the GBC Commercial Investment Strategy <sup>7</sup>	Build new homes on Council owned land potentially in combination with the Housing Company referred to below.	Include potential GBC owned sites in the 2019 SHLAA Review  Accelerate housing delivery, increase affordable housing supply	On-going	GBC Estates
Feasibility of setting up Housing Company <sup>8</sup>	Prepare Outline Business Case	Accelerate housing delivery, increase affordable housing supply	On-going	GBC Economic Development
Review CIL	Review of CIL based on updated evidence.	Review of viability sub markets and projects on the R123 list.	On-going	GBC Development Management
Future SHLAA Review	More detailed call for sites and more	Additional small sites	2020 SHLAA	GBC Planning Policy

<sup>6</sup> LDS – Local Development Scheme. A revised Local Development Scheme setting out the timetable for the review of the Aligned Core Strategies was approved in January 2019.

<sup>7</sup> The Commercial Investment Strategy was approved by GBC’s Cabinet on 19<sup>th</sup> March 2019. See agenda item 4 from the following link  
<https://democracy.gedling.gov.uk/ieListDocuments.aspx?CId=127&MIId=2322&Ver=4>

<sup>8</sup> See the above link agenda item 7 for an update on the Housing Company.

Action	Task description	Expected Outcomes	Timescale	Who
	proactive approach to identifying potential sites.	identified	Review	

### Site Specific Allocations: Actions

Site	Action/Task description	Expected Outcomes	Timescale	Who
Teal Close (allocated for 830 homes)	Determine Reserved Matters applications for 830 homes, school and care home.	Decisions	2019	Development Management
North of Papplewick Lane (allocated for up to 300 homes)	Currently under construction for 237 homes. No action required			
Top Wighay Farm (allocated for 845 homes)	Continue working in partnership as part of the Top Wighay Farm Working Group.	Public Funding Award Planning Application	On-going	GBC Planning Policy Development Management and Nottinghamshire County Council
H1 Rolleston Drive (allocated for 140 homes)	Continue monthly meeting with owner. Please also see Infrastructure table below for education contribution.	Decision on ACF <sup>9</sup> funding. Planning application	On-going	GBC Planning Policy and Nottinghamshire County Council
H2 Brookfields Garden Centre (allocated for 90 homes)	Sign off S106 for Phase 1. Offer assistance in relocating garden centre to enable phase 2 of the housing	Decision Relocation advice	2019 2019	Development Management GBC Economic Development

<sup>9</sup> ACF – Accelerated Construction Funding – government funding to speed up house building on large sites launched in November 2016.

<b>Site</b>	<b>Action/Task description</b>	<b>Expected Outcomes</b>	<b>Timescale</b>	<b>Who</b>
	development. Please also see Infrastructure below for education contribution.			
H3 Willow Farm (allocated for 110 homes)	Adoption of development brief as SPD <sup>10</sup>	Adopt October 2019	On-going	GBC Planning Policy
H4 Linden Grove (allocated for 115 homes)	No action required			
H5 Lodge Farm Lane (allocated for 150 homes)	Determine planning application for 148 homes and secure education contributions (see Infrastructure below for education contribution).	Decision	June 2019	GBC Development Management
H6 Spring Lane (allocated for 150 homes)	The site is now fully built. No action required.			
H7 Howbeck Road/ Mapperley Plains (allocated for 205 homes).	Determine planning application  Please see Infrastructure below for education contribution	Decision	Spring 2019	GBC Development Management
H8 Killisick Lane (allocated for 230 homes).	Please see Infrastructure below for education contribution			
H9 Gedling Colliery/ Chase Farm	Continue regular meetings with owner.	Updates on progress	On-going	GBC Planning Policy

<sup>10</sup> SPD – Supplementary Planning Document – more detailed planning policies that supplement policies set out in the adopted Local Plan.

<b>Site</b>	<b>Action/Task description</b>	<b>Expected Outcomes</b>	<b>Timescale</b>	<b>Who</b>
(allocated for 1,050 homes)				
X1 Daybrook Laundry (allocated for 49 homes)	No action required.			
X2 Land West of A60 Site A (allocated for 72 homes)	Sign off S106.			
X3 Land West of A60 Site B (allocated for 150 homes)	No action required.			
H10 Hayden Lane (allocated for 120 homes)	No action required.			
H11 The Sycamores (allocated for 25 homes)	Planning permission for 8 homes. No action required.			
H12 Westhouse Farm (allocated for 210 homes)	Determine reserved matters planning applications for first phase (105 homes)	Issue decision notice	June 2019	GBC Development Management
H13 Bestwood Business Park (allocated for 220 homes)	Meet with developer	Assess future intentions for the site	2019	GBC Planning Policy
H14 Dark Lane (allocated for 70 homes)	Permission granted for 57 homes subject to signing of S106. Sign off S106	Issue decision notice	2019	GBC Development Management GBC Legal
H15 Main Street (79 homes)	Sign off S106.	Issue decision notice	2019	GBC Development Management GBC Legal
H16 Park Road (390 homes)	Determine outline planning application	Decision	2019	GBC Development Management
X4 Flatts Lane (84 homes)	Sign off S106	Issue decision notice	2019	GBC Development Management GBC Legal

<b>Site</b>	<b>Action/Task description</b>	<b>Expected Outcomes</b>	<b>Timescale</b>	<b>Who</b>
H17 Longdale Lane A (30 homes)	Meet with landowner	Identify barriers to delivery	2019	GBC Planning Policy
H18 Longdale Lane B (allocated for 30 homes)	Permission granted for 31 homes subject to signing of S106. Sign off S106.	Issue decision notice	2019	GBC Development Management GBC Legal
H19 Longdale Lane C (allocated for 70 homes)	Determined reserved matters application for 51 homes.	Decision	2019	GBC Development Management
X5 Kighill Lane A (allocated for 20 homes)	Support landowners in finding a solution to progress the site.	Planning application	2019	GBC Planning Policy
X6 Kighill Lane B (allocated for 30 homes)	Support landowners in finding a solution to progress the site.	Planning application	2019	GBC Planning Policy
H20 Mill Field Close (allocated for 20 homes)	Currently under construction for 14 homes. No action required			
H21 Orchard Close (allocated for 15 homes)	No action required.			
H22 Station Road (allocated for 40 homes) <sup>11</sup>	Contact landowner.	Identify barriers to delivery	2019	GBC Planning Policy
H23 Ash Grove (allocated for 12 homes)	No action required.			
H24 Broad Close (allocated for 15 homes)	No action required.			

<sup>11</sup> This site has a long standing and on-going access issue and it is not assumed that this site would count towards future housing supply in the housing trajectory. It would however assist in regenerating the village and so remains an allocation and included within the Housing Delivery Action Plan.

<b>Site</b>	<b>Action/Task description</b>	<b>Expected Outcomes</b>	<b>Timescale</b>	<b>Who</b>
Relevant to all sites - Proactive Development Management Service	Provision of Pre-application advice  Proactive management of planning applications updating developers of progress and identification of any issues early in the process	Maintain performance in meeting statutory deadlines for dealing with planning applications	On-going	GBC Development Management
Relevant to all sites - Providing a more seamless planning service	Smooth handover of site allocations from planning policy to DM on adoption of Local Plan  Planning Policy observations to meet required format and deadline set  More coordinated approach to delivering housing, economic and social benefits through planning policy, regeneration policy and projects and in implementing planning applications.	Integrated service  Discuss and review relevant projects and policy areas at departmental meetings (Planning Policy, DM and Economic Development )  Fortnightly Service Manager meetings	On-going	GBC Planning Policy GBC Development Management GBC Economic Development

### Engagement with Developers: Actions

<b>Action</b>	<b>Task description</b>	<b>Expected Outcomes</b>	<b>Timescale</b>	<b>Who</b>
Review of unimplemented planning permissions	To consider the scope to review unimplemented permissions	List of stalled sites.  Prioritise	2019	GBC Planning Policy



Action	Task description	Expected Outcomes	Timescale	Who
(stalled sites)	including via contact with promoter or developer	sites and contact landowners		
Use of Self-Build Custom Build Register	Promote sites where owner has indicated a willingness to develop self-build custom build on site by alerting people on the register to the site opportunity.	Number of sites promoted for self-build via alerts to people on register.	On-going as appropriate	GBC Planning Policy
Speed up S106 negotiations	Assess likely S106 contributions at pre-application stage if requested.  Agree S106 Heads of Terms with applicants as part of the planning application process  Draft Legal Agreement prior to Planning Committee  Clearly articulate requirements for contributions in officer report.	Less potential delay to signing S106	On-going	GBC Development Management  GBC Development Management  GBC Legal  GBC Development Management
Use of Brownfield register	Promotion of smaller sites and engagement with SME builders Use of brownfield register and Permission in Principle (PIP) <sup>12</sup>	Increased planning applications on smaller sites  Add identified sites to part 2 of the	On-going	GBC Planning Policy Economic Development

<sup>12</sup> Permission in Principle (PIP) is an alternative way of obtaining planning permission for housing development. It separates the consideration of matters of principle for proposed development from the technical detail of development. There are two stages – the permission in principle stage – followed by the technical details consent.

Action	Task description	Expected Outcomes	Timescale	Who
		brownfield register		

### Infrastructure: Actions

Action	Task description	Expected Outcomes	Timescale	Who
All Arnold Housing Allocations H1, H2, H5, H7, H8 X1, X3	Support the County Council in securing agreement between LEA and developers to fund land and build costs for new primary school needed to serve the Arnold Primary catchment area.	Equalisation Agreement  S106 Heads of Terms or S106 agreements agreed as relevant through DM process	2019	GBC Planning Policy GBC Development Management
Gedling Access Road	Closely monitor progress against project milestones  Communicate how CIL and other funding is enabling GAR to potential developers to increase confidence scheme will be delivered	Attend regular meetings Regular progress reports  Communications  Developers Forum progress report	On-going	GBC Planning Policy  GBC Communications team  GBC Planning Policy

## Appendix 1 – SHLAA summary responses 2015 - 2019

This appendix summarises comments received through the SHLAA consultations between 2015 and 2019 in response to the request for suggested actions the Council could take to help bring sites forward.

Comment by broad category	Action undertaken
Speed up review of the Local Planning Document	Local Planning Document was adopted in July 2018
Carry out early review of the Local Plan	Review of ACS underway
Grant planning application	Consider through DM process
Speed up S106 process	DM Process
Pre-application advice sought	Advise applicant of pre-application advice service available
Site specific issues raised	Response provided through SHLAA process
Information sought on whether there is interest for self-build on the plot	Use of Self-Build Register
Assistance with commercial relocation	Refer to Economic Development
The Council should promote site	Consider through DM process
Ensure the GAR is complete on time	The Council is liaising with Nottinghamshire County Council who is delivering the scheme. The scheme is still on target for delivery.

## Appendix 2 – Site Specific Allocations

This appendix briefly outlines progress on allocated housing sites. Where actions are required, they are highlighted in the “Key Actions” section of the document.

Ref	Site name	Units	Planning status	Summary of key issues, challenges and barriers	Action?
	Teal Close	830	Allocated for mixed use in the Aligned Core Strategy Site has outline planning permission for residential development, employment uses and other uses (2013/0546). Reserved matters (2017/0800) granted in March 2018 for the first housing phase of 204 homes. Reserved matters application (2019/0152) for the second housing phase of 367 dwellings and reserved matters application (2019/0560) for the third and final housing phase of 264 dwellings are currently being determined. First phase of housing is currently under construction.	No identified issues.	No
	North of Papplewick Lane	237	Allocated in the Aligned Core Strategy. The site is currently under construction for 237 homes (2017/0201).	No identified issues.	No

Ref	Site name	Units	Planning status	Summary of key issues, challenges and barriers	Action?
	Top Wighay Farm	845	Allocated for housing and employment development in the Aligned Core Strategy. Development brief adopted February 2017 to provide clarity for developers. Transport assessment commissioned by NCC and completed November 2016. Part of site for 38 homes (2014/0950) is built. No planning application has been received for the remainder of the site.	The need for significant up front infrastructure to access site has implications for viability. Nottinghamshire County Council as landowner needs to determine method of disposal. Lengthy and complex process relating to Accelerated Construction Fund bid.	Yes
H1	Rolleston Drive	140	Allocated in the Local Planning Document. The Council is working with owners. Subject to a bid for Accelerated Construction Funding from the HCA. Decision on Homes and Communities Agency funding expected shortly. No planning application has been received.	Site is heavily contaminated due to previous usage for vehicle storage and maintenance. Clean up costs significant.	Yes

Ref	Site name	Units	Planning status	Summary of key issues, challenges and barriers	Action?
H2	Brookfields Garden Centre	90	Allocated in the Local Planning Document. Outline planning application (2017/0155) for up to 32 homes on part of the site granted in October 2018 subject to the signing of the s106. The site is one of a number required to contribute towards a new primary school to be located within the Arnold primary school catchment area. A development brief has been adopted for sites H2, H7 and H8. A Killisick Lane Working Group involving Gedling Borough Council, Nottinghamshire County Council and the relevant developers has been set up address education contributions, location of the new primary school and to equalise contribution.	Phase 2 dependent upon the relocation of the garden centre. The garden centre is a fairly large business and may require assistance with relocation to a suitable site preferably within the Borough. Contributions are needed towards new primary school from all allocated sites in the Arnold Primary Catchment. A new primary school is required on an as yet unidentified location.	Yes
H3	Willow Farm	110	Allocated in the Local Planning Document. Draft development brief currently being prepared by developer. No planning application has been received.	To achieve effective community engagement through the development brief process. Construction of site is dependent upon completion of the Gedling Access Road. Developer has referred to the need for pre-commencement on site in advance of the Gedling Access Road through comments on the SHLAA.	Yes
H4	Linden Grove	115	Allocated in the Local Planning Document. No planning application has been received.	Construction of site is dependent upon completion of the Gedling Access Road.	Not yet

Ref	Site name	Units	Planning status	Summary of key issues, challenges and barriers	Action?
H5	Lodge Farm Lane	150	Allocated in the Local Planning Document. Outline planning application (2018/0347) for up to 148 dwellings is currently being determined.	No identified issues. Grant planning permission subject to securing contributions towards the build costs of a new primary school. Currently being negotiated with the Local Education Authority.	Yes
H6	Spring Lane	150	Allocated in the Local Planning Document. The site is now fully built.	No identified issue.	No
H7	Howbeck Road/ Mapperley Plains	210	Allocated in the Local Planning Document. Full planning application (2019/0213) for 164 dwellings on the majority of the site is currently being determined. The site is one of a number required to contribute towards a new primary school to be located within the Arnold primary school catchment area. A development brief has been adopted for sites H2, H7 and H8. A Killisick Lane Working Group involving Gedling Borough Council, Nottinghamshire County Council and the relevant developers has been set up address education contributions, location of the new primary school and to equalise contribution.	Contributions are needed towards new primary school from all allocated sites in the Arnold Primary Catchment. A new primary school is required on an as yet unidentified location.	Yes

Ref	Site name	Units	Planning status	Summary of key issues, challenges and barriers	Action?
H8	Killisick Lane	230	Allocated in the Local Planning Document. The site is one of a number required to contribute towards a new primary school to be located within the Arnold primary school catchment area. A development brief has been adopted for sites H2, H7 and H8. A Killisick Lane Working Group involving Gedling Borough Council, Nottinghamshire County Council and the relevant developers has been set up address education contributions, location of the new primary school and to equalise contribution. The Local Planning Document includes a phasing policy to ensure that development of the site follows the extraction and progressive restoration of the adjoining quarry. Quarry extraction is on schedule to be complete by 2021. No planning application has been received.	Contributions are needed towards new primary school from all allocated sites in the Arnold Primary Catchment. A new primary school is required on an as yet unidentified location.	Yes



Ref	Site name	Units	Planning status	Summary of key issues, challenges and barriers	Action?
H9	Gedling Colliery/ Chase Farm	1,050	Was previously allocated in the previous Local Plan. Identified in the Aligned Core Strategy as a strategic location and is allocated for housing and employment development in the Local Planning Document. Full planning permission (2015/1376) for phase 1 (506 homes) and outline planning permission granted for subsequent phases. Site is currently under construction for phase 1. Whilst up to 315 homes can be built in advance of the required Gedling Access Road, the remainder of the housing is dependent upon Gedling Access Road being progressed according to timetable. The Gedling Access Road has planning permission and a funding package has been put in place. The site is a priority for the Borough Council and is located in a designated Housing Zone.	Large site. Site has been allocated since 2005 through the previous Local Plan. Significant risks of contamination. Complex funding package is in place to support the delivery of the Gedling Access Road. Of the 1,050 homes granted planning permission, 735 are reliant on the delivery of the Gedling Access Road.	
X1	Daybrook Laundry	49	Allocated in the Local Planning Document. No planning application has been received. Information from the previous SHLAA 2017 consultation indicates full planning application submission and delivery of the site is proposed to take place within 3 years.	No identified issues.	No
X2	Land West of A60 Site A	72	Allocated in the Local Planning Document. Full planning permission for 72 dwellings (2016/0854) granted in December 2018.	No identified issues.	No
X3	Land West of A60 Site B	150	Allocated in the Local Planning Document. Information from the SHLAA 2019 consultation indicates that preparation of a full planning application is currently underway and submission is anticipated in summer 2019.	No identified issues.	No

Ref	Site name	Units	Planning status	Summary of key issues, challenges and barriers	Action?
H10	Hayden Lane	120	Allocated in the Local Planning Document. Site is to be marketed shortly.	No identified issues.	No
H11	The Sycamores, Bestwood Village	8	Allocated in the Local Planning Document. Full planning permission for eight dwellings (2018/0650) granted in September 2018.	No identified issues. There is a reduction in the capacity of homes on site.	No
H12	Westhouse Farm, Bestwood Village	210	Allocated in the Local Planning Document. Outline planning permission for 101 homes (2014/0238) on part of the site allocation granted in March 2019. Reserved matters application (2018/0823) for 101 homes is currently being determined.	No identified issues.	No
H13	<b>Bestwood Business Park, Bestwood Village</b>	<b>220</b>	<b>Allocated in the Local Planning Document. Outline planning permission (2014/0214) for up to 220 homes lapsed in March 2018.</b>	<b>Owners see the Business Park as remaining as an employment site. The lease arrangements are commercially sensitive but the owners have confirmed that the residential development is likely to commence beyond the five year period but would be completed by 2028.</b>	<b>Yes</b>
H14	Dark Lane, Calverton	57	Was previously allocated in the previous Local Plan. Allocated in the Local Planning Document. Outline planning permission (2012/1503) for 72 homes. Access road into the site constructed. Full planning application (2017/1263) for 54 homes on the majority part of the site granted in March 2019 subject to the signing of the s106. The 3 homes on the remainder of the site remain unchanged. Total of 57 homes on site.	No identified issues. Site has been allocated since 2005 through the previous Local Plan. There is a reduction in the capacity of homes on site.	

Ref	Site name	Units	Planning status	Summary of key issues, challenges and barriers	Action?
H15	Main Street, Calverton	79	Allocated in the Local Planning Document. Outline planning application (2018/0360) for up to 79 dwellings granted in March 2019 subject to the signing of the s106.	No identified issues. Landowner has indicated intent to sell land to developer.	
H16	Park Road, Calverton	390	Allocated in the Local Planning Document. The site is within the 'North West Quadrant Urban Extension' of the Calverton Neighbourhood Plan (2017) which effectively supports the principle of housing development in this area. Two separate planning applications are currently being determined – outline application (2018/0607) for up to 365 homes on the majority of the site and full application (2018/0817) for 20 bungalows on the small part of the site (the car park at North Green).	No identified issues.	
X4	Flatts Lane, Calverton	84	Allocated in the Local Planning Document. The site is within the 'North West Quadrant Urban Extension' of the Calverton Neighbourhood Plan (2017) which effectively supports the principle of housing development in this area. Outline planning application (2018/1143) for up to 84 dwellings granted in April 2019 subject to the signing of the s106.	No identified issues.	

Ref	Site name	Units	Planning status	Summary of key issues, challenges and barriers	Action?
H17	Longdale Lane A, Ravenshead	30	Allocated in the Local Planning Document. No planning application has been received.	Landowner has expressed an interest in selling the site to developers which could be a barrier to commencement. The development of site H17 is dependent on the delivery of the adjacent site H19 as access to site H17 can only be from site H19.	
H18	Longdale Lane B, Ravenshead	31	Allocated in the Local Planning Document. Outline planning application (2014/0273) for up to 31 homes granted in August 2018 subject to the signing of the s106.	No identified issues.	
H19	Longdale Lane C, Ravenshead	70	Allocated in the Local Planning Document. Outline planning permission (2013/0836) for up to 70 homes granted in October 2014. A reserved matters application (2017/1164) for 51 dwellings is currently being determined.	No identified issues.	

Ref	Site name	Units	Planning status	Summary of key issues, challenges and barriers	Action?
X5	Kighill Lane A, Ravenshead	20	<p>Allocated in the Local Planning Document. The site has three separate land owners who supported a joint allocation through the Local Planning Document. Since the site was allocated, two of the three landowners have put forward planning applications. For the west part of the site (22 Kighill Lane) a planning application (2018/0727) for six dwellings was refused and the landowner is continuing to promote this approach through the development management process by submitting two separate planning applications – outline application (2018/1166) for 6 custom build residential units and full application (2018/1186) for 6 residential units. Both applications are currently being determined. For the east part of the site (16 Kighill Lane) full planning permission (2018/1004) for a new dwelling on the north east part of the site granted in January 2019 and full planning application (2019/0129) for a new dwelling on south east part of the site is currently being determined. No planning application has been received for the remainder (middle) part of the site (18 Kighill Lane).</p>	<p>Given the planning permission for one dwelling on the site and number of landowners involved, it is likely that a reduced capacity could be delivered on site. Section 106 contributions to be agreed prior to development.</p>	

Ref	Site name	Units	Planning status	Summary of key issues, challenges and barriers	Action?
X6	Kighill Lane B, Ravenshead	30	Allocated in the Local Planning Document. The site has three separate land owners who supported a joint allocation through the Local Planning Document. No planning application has been received.	There are three separate landowners on the site which may be a barrier to development, particularly as the site forms residential garden land of existing dwellings. Section 106 contributions to be agreed prior to development.	
H20	Mill Field Close, Burton Joyce	14	Allocated in the Local Planning Document. Full planning permission (2018/0613) for 14 dwellings granted in December 2018.	No identified issues. There is a reduction in the capacity of homes on site.	No
H21	Orchard Close, Burton Joyce	15	Allocated in the Local Planning Document. Outline planning application (2018/1034) for up to 15 dwellings granted in February 2019 subject to the signing of the s106.	No identified issue.	No
H22	Station Road, Newstead	40	Was previously allocated in the 2005 Local Plan. Allocated in the Local Planning Document but not included in housing supply due to uncertainty over delivery, in part due to difficulties regarding access. No planning application has been received. The public house on site was demolished in early 2018.	Due to the uncertainty as to whether the site will deliver 40 homes within the plan period, it is assumed that the site will be delivered after 2028, unless new information is provided.	

Ref	Site name	Units	Planning status	Summary of key issues, challenges and barriers	Action?
H23	Ash Grove, Woodborough	10	Allocated in the Local Planning Document. Full planning permission (2007/0831) for 12 dwellings. Plot 1 (2016/0888) was built in May 2018. Work on the remainder plots have not started and information from the SHLAA 2019 consultation provides the delivery rates of the site which is 1 home in 2019/20 and then 2 homes per year from 2023/24 to 2027/28.	No identified issues. The owner is taking plot by plot approach.	No
H24	Broad Close, Woodborough	15	Allocated in the Local Planning Document. Information from the SHLAA 2019 consultation indicates that preparation of a planning application is currently underway and submission is anticipated in due course.	No identified issues.	No

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# **Five Year Housing Land Supply Assessment 2019**

**August 2019**

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## **Introduction**

- 1 The five year land supply assessment is based on the Council's Strategic Housing Land Availability Assessment (SHLAA) 2019 update.
- 2 The purpose of this five year land supply assessment is to monitor and review the Council's housing supply against the housing requirement set out in adopted strategic policies or against their housing need where the strategic policies are more than five years old as required by the National Planning Policy Framework 2019.
- 3 In February 2019, the Ministry of Housing, Communities & Local Government published the results of the first Housing Delivery Test. The Housing Delivery Test 2018 result for Gedling Borough Council is 51% and is based on the housing delivery for the three year period 1 April 2015 to 31 March 2018. There are two consequences of the 2018 results for the Council. Firstly, the Council is required to prepare an Action Plan and, secondly, a buffer of 20% must be applied to the supply of deliverable sites for the purposes of housing delivery assessment. It should be noted that the Housing Delivery Test takes a different approach to the five year land supply assessment. For further information on the Housing Delivery Test and the Council's Action Plan, please see separate Gedling Borough Housing Delivery Action Plan 2019<sup>1</sup>.
- 4 The current development plan for Gedling Borough consists of the Aligned Core Strategy and the Local Planning Document. The Aligned Core Strategy was adopted in September 2014 and allocates strategic sites for housing and other uses. The Aligned Core Strategy sets the housing requirement. The Local Planning Document was adopted on 18 July 2018 and allocates non-strategic sites for housing and other uses.

## **Policy Context**

- 5 Paragraph 73 of the National Planning Policy Framework 2019 states that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old (unless these strategic policies have been reviewed and found not to require updating).
- 6 The supply of specific deliverable sites should in addition include a buffer of:-
  - a) 5% to ensure choice and competition in the market for land; or
  - b) 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or

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<sup>1</sup> Available from the following web page  
<http://www.gedling.gov.uk/resident/planningandbuildingcontrol/planningpolicy/amrandfiveyearhousingandsupply>

recently adopted plan, to account for any fluctuations in the market during that year; or

- c) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply. This is measured against the Housing Delivery Text where this indicates that delivery is below 85% of the housing requirement.

- 7 Annex 2 of the National Planning Policy Framework 2019 define deliverable sites:-

*To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:*

*a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*

*b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.*

- 8 Paragraph 70 of the National Planning Policy Framework 2019 states that local planning authorities may only make an allowance for windfall sites as part of anticipated housing supply if there is compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends. The Framework also states that local planning authorities should consider the case for setting out policies in their Local Plans to resist inappropriate development of residential gardens, for example where development would cause harm to the local area. The previous version of the National Planning Policy Framework states that the windfall allowance should not include residential gardens.

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

**Table 1: Housing requirement (2011-2028)<sup>2</sup>**

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

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

## **Methodology**

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

- 11 The sources of sites that have the potential to deliver housing during the five year period are:-
- Site allocations in the Aligned Core Strategy and the Local Planning Document;
  - Sites with planning permission; and
  - Unallocated sites without planning permission.
- 12 Unallocated sites are sites that:-
- have been clearly demonstrated to be deliverable or developable; and
  - do not have extant planning permission but a planning application has been submitted or pre-application discussion have recently taken place and a planning application is anticipated imminently.
- 13 All sites in the assessment have been identified through the Council’s SHLAA 2019 update. These sites are listed in **Appendix C**. New sites submitted by developers and sites granted planning permission or granted subject to a signing of the s106 before 31 March 2019 have been added to the SHLAA database. Any updates to existing sites in the SHLAA database during the current financial year (i.e. since 1 April 2019) such as work starting on site, construction completing, a new planning permission being granted or a new planning application being submitted have been noted. New sites that have been granted planning permission during the current financial year (i.e. since 1 April 2019) are not included in this assessment, but will be included in next year’s assessment.
- 14 The assessment takes account of the loss of a dwelling where this is replaced by at least one dwelling in order to provide a net figure for the number of new dwellings. **Appendix C** does not include sites that involve a loss of a dwelling where replaced by a single dwelling, unless the loss has occurred and work on the replacement dwelling has not yet started.

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<sup>2</sup> These figures are rounded to the nearest 50 homes.

- 15 Where available, anticipated completion timescales and delivery rates are as provided by the agent, developer or landowner. Where delivery information has not been provided, assumptions have been used (as set out in **Appendix A**) based on the viability sub-market within which the site is located. For unallocated sites without planning permission, where no information has been provided to demonstrate that they are developable, these sites are excluded from the assessment.
- 16 Where sites allocated in the Aligned Core Strategy or Local Planning Document have already been granted planning permission, approved subject to s106 agreement, are the subject of a planning application or pre-application discussions have recently taken place, the number of homes permitted or proposed via the planning application form has been used.
- 17 **Appendix C** comprises separate tables for each locality for clarity as follows:-
- Site allocations in the Aligned Core Strategy and Local Planning Document;
  - Sites with planning permission; and
  - Unallocated sites without planning permission.

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

- 18 Paragraph 70 of the National Planning Policy Framework 2019 states that local planning authorities may only make an allowance for windfall sites as part of anticipated housing supply if there is compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends. The paragraph also states that local planning authorities should consider the case for setting out policies in their Local Plans to resist inappropriate development of residential gardens, for example where development would cause harm to the local area. The previous version of the National Planning Policy Framework states that the windfall allowance should not include residential gardens.
- 19 The Aligned Core Strategy includes a windfall allowance of 208 homes during the last five years of the plan period (i.e. 2023 to 2028). The windfall allowance of 208 dwellings was calculated based on gross completions on small sites (less than 10 dwellings) between 2003 and 2013. This excluded those on residential garden land as required by the version of the National Planning Policy Framework in place at that time. Windfall on large sites (10 or more dwellings) was also excluded to avoid double counting with sites identified through the SHLAA.
- 20 As part of the Local Planning Document examination, the windfall allowance has been updated and consideration has been given to past completions and permissions on windfall sites. **Table 2** was considered at the examination and considers completions on small sites (less than 10 dwellings) in the 10 years period (2007 – 2017). It concluded that the average number of small windfall completions excluding garden land was 45 dwellings per year.

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

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

21 **Table 3** was also considered at the Local Planning Document examination and considers the number of dwellings that have been granted planning permission on sites that were not previously included in the SHLAA database since 2011. It concluded that the average figure is 39 dwellings per annum.

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

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

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

22 Paragraph 90 of the Inspector's Report on the Local Planning Document (2018)<sup>3</sup> states the Council had provided compelling evidence that such sites

<sup>3</sup>

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

have consistently become available and will continue to provide a reliable source of supply.

- 23 In light of Table 3 and paragraph 188 of the Local Planning Document Inspector's Report, an allowance for windfalls has not been included in the period up to 2021/22 but a windfall allowance of 40 dwellings per annum from 2022/23 onwards has been taken into account.

*Liverpool or Sedgefield approach*

- 24 In considering the housing requirement for the five year period, account needs to be taken of any shortfall or surplus in completions in previous years. There are two potential approaches to dealing with any shortfall or surplus. The Liverpool approach is where any shortfalls (or surplus) are equally distributed across the remainder of the plan period. The Sedgefield approach is where any shortfall (or surplus) is distributed across the current five year period.
- 25 Paragraph 97 of the Inspector's Report on the Aligned Core Strategy (2014)<sup>4</sup> states "In general it would be ideal for housing completions over the full plan period to be the same in each year of a plan, in order to meet the emerging requirements or needs in full. Higher numbers might be necessary to make good any shortfalls in supply in the recent past (ideally in the early years using the Sedgefield approach)". The National Planning Practice Guidance states local planning authorities should aim to deal with any undersupply within the first five years of the plan period where possible.
- 26 In the light of the Aligned Core Strategy Inspector's Report and national guidance, it is considered appropriate to apply the Sedgefield approach to assess housing land supply.

*5%, 10% or 20% buffer*

- 27 Paragraph 73 of the National Planning Policy Framework states that a 20% buffer should be applied where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply. This is measured against the Housing Delivery Text where this indicates that delivery as below 85% of the housing requirement. In February 2019 the Ministry of Housing, Communities & Local Government published the results of the first Housing Delivery Test. The Housing Delivery Test 2018 result for Gedling Borough Council is 51% which is based on the three year period 1 April 2015 to 31 March 2018.

*Forward look approach*

- 28 A forward look approach has not been used as this approach estimates the number of homes built during the current financial year which was added to the past completions figure and the five year period would start after the

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



current financial year. The estimate was derived from the housing trajectory which was based on the updated SHLAA information. Past experience reveals that the estimates were not always accurate.

- 29 It is considered appropriate for the five year period to begin with the current financial year i.e. this assessment will look at the period 1 April 2019 to 31 March 2024.

#### *Lapse rate*

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

#### *Five year land supply calculation*

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

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

[Housing requirement for 5 year period + shortfall or surplus] + [5%, 10% or 20% buffer] = 5 year land supply target

5 year land supply target ÷ 5 years = annual target

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

#### *Summary*

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

- The source of sites remains the same. However, a stricter approach has been taken with regards to unallocated sites without planning permission, in that where information has not been provided to demonstrate that they will be developed, these sites have been excluded from the five year supply;
- The windfall allowance of 40 dwellings per annum is now assumed to come forward from Year 4 (i.e. 2022/23) onwards;
- The Council continues with the Sedgefield approach which means any shortfall (or surplus) is distributed across the five year period;

- The Council adopts a 20% buffer due to the Housing Delivery Test 2018 result for Gedling Borough Council (51%) which is below 85% of the housing requirement;
- The Council continues to consider the five year period starting from the current financial year rather than taking a forward look approach. The five year period covers 1 April 2019 to 31 March 2024;
- The lapse rate continues not to be applied; and
- The methodology used to calculate the five year supply accords with the PAS advice.

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

### Five Year Housing Land Supply Assessment

34 The housing requirement for the five year period needs to be adjusted to reflect the number of new homes that have already been delivered since the beginning of the plan period (i.e. 2011). The distribution of new homes completed in Gedling Borough between 2011 and 2019 is shown in **Table 4**.

**Table 4: New homes completed 2011-2019**

	Completed 2011-2019
Teal Close *	0
North of Papplewick Lane *	43
Top Wighay Farm *	38
Urban area	1,519
Bestwood Village	72
Calverton	191
Ravenshead	101
Other villages	65
<b>Total</b>	<b>2,029</b>

\* strategic site

35 The housing requirement for the period 2011 to 2019 is 3,180 homes<sup>5</sup>. The number of new homes completed during that period is 2,029 which is a shortfall against the housing requirement of 1,151 homes.

36 The housing requirement for the five year period (2019 to 2024) is 2,350 homes<sup>6</sup>. However taking account of the under-delivery of 1,151 homes, and taking the Sedgefield approach, this means the revised five year housing requirement is 3,501 homes. The housing requirement plus a 20% buffer for the next five year period is therefore 4,201 homes.

37 Paragraphs 11 to 17 explain the sites that make up the housing supply. The estimated housing supply for the five year period is shown in **Table 5**.

<sup>5</sup> See Table 1. Target for 2011 to 2013 (500) + target for 2013 to 2018 (2,200) + target for 2018/19 (480) = 3,180.

<sup>6</sup> See Table 1. Target for 2019/20 to 2022/23 (480 x 4) and target for 2023/24 (430) = 2,350.

**Table 5: Estimated housing supply for the five year period**

	<b>Allocations in the Local Plan<sup>#</sup></b>	<b>Sites with planning permission</b>	<b>Unallocated sites w/out permission</b>	<b>Total</b>
Urban area	1,788	417	64	2,269
Teal Close*	465	0	0	465
Edge of Hucknall	120	0	0	120
North of Papplewick Lane*	194	0	0	194
Top Wighay Farm*	270	0	0	270
Bestwood Village	109	28	0	137
Calverton	410	42	0	452
Ravenshead	162	23	0	185
Other villages	47	48	0	92
Windfall allowance	0	0	80	80
<b>Housing Supply</b>	<b>3,565</b>	<b>558</b>	<b>144</b>	<b>4,267</b>

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

\* strategic site

38 Comparing the estimated housing supply of 4,267 homes to the five year housing requirement of 4,201 homes, there is an oversupply of 66 homes.

Housing Supply	4,267
Annual Requirement <sup>7</sup>	840
<b>No of Years Supply</b>	<b>5.08 years</b>

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

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

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

## **Conclusion**

42 The assessment shows that against the housing requirement of the Local Plan, Gedling Borough Council has a 5.08 year supply.

<sup>7</sup> Five year housing requirement of 4,201 homes ÷ 5 years = 840 homes.

## Appendix A: Deliverability Notes

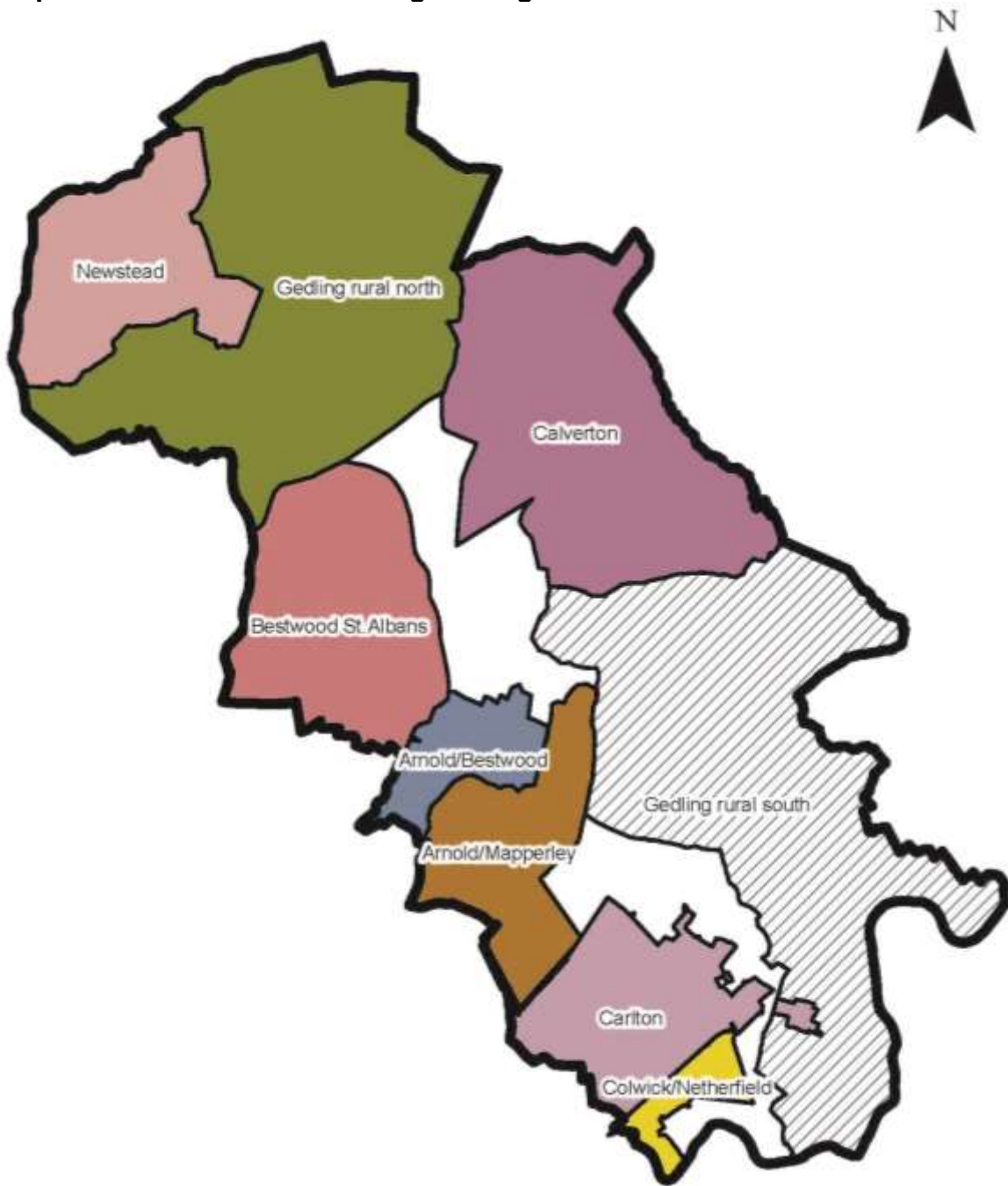
- A.1 All future development sites included in the housing trajectory and five year housing land supply assessment have been identified through the Council's Strategic Housing Land Availability Assessment (SHLAA). The SHLAA database contains:-
- Site allocations allocated in the Aligned Core Strategy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

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

Market Strength	Site	Assumed year development will start when a site with planning permission granted	
		Year	e.g. granted during 2018/19
<b>Weak</b> (Colwick/Netherfield, Newstead)	Up to 10 homes	Year 5	2023/24
	Up to 250 homes	Year 6	2024/25
	Up to 1,000 homes	Year 7	2025/26
<b>Moderate</b> (Arnold/Bestwood, Bestwood St.Albans, Calverton, Carlton, Gedling Rural South)	Up to 10 homes	Year 4	2022/23
	Up to 250 homes	Year 5	2023/24
	Up to 1,000 homes	Year 6	2024/25
<b>Strong</b> (Arnold/Mapperley, Gedling Rural North)	Up to 10 homes	Year 3	2021/22
	Up to 250 homes	Year 4	2022/23
	Up to 1,000 homes	Year 5	2023/24

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

**Map A1: Sub Markets in Gedling Borough**



**Viability Sub Markets in Gedling Borough**



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## Appendix B: Housing Supply 2011 to 2028

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

<b>Urban Area</b>	Net completions 2011 to 2019	1,519
	Planning permissions	457
	Site allocations	
	Teal Close	830
	H1 Rolleston Drive	140
	H2 Brookfields Garden Centre <sup>8</sup>	90
	H3 Willow Farm	110
	H4 Linden Grove	115
	H5 Lodge Farm Lane <sup>9</sup>	148
	H6 Spring Lane <sup>10</sup>	4
	H7 Howbeck Road/Mapperley Plain	205
	H8 Killisick Lane	230
	H9 Gedling Colliery/Chase Farm <sup>11</sup>	960
	X1 Daybrook Laundry	49
	X2 West of A60 A <sup>12</sup>	72
	X3 West of A60 B	150
	Unallocated sites without planning permission	77
	<b>Total</b>	<b>5,156</b>
<b>Hucknall</b>	Net completions 2011 to 2019	81
	Planning permissions	0
	Site allocations	
	North of Papplewick Lane <sup>13</sup>	194
	Top Wighay Farm <sup>14</sup>	670
	H10 Hayden Lane	120
	Unallocated sites without planning permission	0
	<b>Total</b>	<b>1,065</b>
<b>Bestwood Village</b>	Net completions 2011 to 2019	72
	Planning permissions	28
	Site allocations	
	H11 The Sycamores <sup>15</sup>	8

<sup>8</sup> Outline application for up to 32 homes (2017/0155) on part of the site currently being determined.

<sup>9</sup> Outline application for 148 homes (2018/0347) currently being determined.

<sup>10</sup> To date, 146 homes are built and included in the 'Net completions 2011 to 2019' category.

<sup>11</sup> To date, 90 homes are built and included in the 'Net completions 2011 to 2019' category.

<sup>12</sup> Full permission for 72 homes (2016/0854) granted in December 2018.

<sup>13</sup> To date, 43 homes are built and included in the 'Net completions 2011 to 2019' category.

<sup>14</sup> Figure excludes the 38 homes already built on part of the Top Wighay Farm site. The 38 homes built are included in the 'Net completions 2011 to 2019' category. It is expected that the first phase of the development will provide around 170 homes by March 2023 with further phases delivering a further 635 homes by 2028/29. Those built after 2028 i.e. the remaining 135 homes will not contribute to the housing supply for the plan period.

<sup>15</sup> Full permission for 8 homes (2018/0650) granted in September 2018.

	H12 Westhouse Farm <sup>16</sup>	210
	H13 Bestwood Business Park	220
	Unallocated sites without planning permission	0
	<b>Total</b>	<b>538</b>
<b>Calverton</b>	Net completions 2011 to 2019	191
	Planning permissions	42
	Site allocations	
	H14 Dark Lane <sup>17</sup>	57
	H15 Main Street <sup>18</sup>	79
	H16 Park Road <sup>19</sup>	390
	X4 Flatts Lane	84
	Unallocated sites without planning permission	0
	<b>Total</b>	<b>843</b>
<b>Ravenshead</b>	Net completions 2011 to 2019	101
	Planning permissions	23
	Site allocations	
	H17 Longdale Lane A	30
	H18 Longdale Lane B <sup>20</sup>	31
	H19 Longdale Lane C <sup>21</sup>	51
	X5 Kighill Lane A	20
	X6 Kighill Lane B	30
	Unallocated sites without planning permission	0
	<b>Total</b>	<b>286</b>
<b>Other Villages</b>		
<b>Burton Joyce</b>	Net completions 2011 to 2019	15
	Planning permissions	28
	Site allocations	
	H20 Mill Field Close <sup>22</sup>	14
	H21 Orchard Close <sup>23</sup>	15
	Unallocated sites without planning permission	0
	<b>Total (Burton Joyce)</b>	<b>72</b>
<b>Woodborough</b>	Net completions 2011 to 2019	13
	Planning permissions	5
	Site allocations	

<sup>16</sup> Outline permission for 101 homes on part of the site (2014/0238) granted in March 2019.

<sup>17</sup> Full application for 54 homes on majority of site (2017/1263) granted in March 2019 subject to the signing of the s106. Total of 57 homes including the 3 homes on the remainder of the site.

<sup>18</sup> Outline application for up to 79 homes (2018/0360) granted in March 2019 subject to the signing of the s106.

<sup>19</sup> Outline application for up to 365 homes (2018/0607) on part of the site currently being determined.

<sup>20</sup> Outline application (2014/0273) for 31 homes granted in August 2018 subject to the signing of the s106.

<sup>21</sup> Reserved matters application (2017/1164) for 51 homes currently being determined.

<sup>22</sup> Reserved matters permission for 14 homes (2018/0613) granted in December 2018.

<sup>23</sup> Outline application for up to 15 homes (2018/1034) granted in February 2019 subject to the signing of the s106.



	H23 Ash Grove <sup>24</sup>	11
	H24 Broad Close	15
	Unallocated sites without planning permission	0
	<b>Total (Woodborough)</b>	<b>44</b>
Lambley	Net completions 2011 to 2019	22
	Planning permissions	14
	Unallocated sites without planning permission	0
Linby	Net completions 2011 to 2019	4
	Planning permissions	1
	Unallocated sites without planning permission	0
Newstead	Net completions 2011 to 2019	9
	Planning permissions	0
	Site allocations H22 Station Road	0
	Unallocated sites without planning permission	0
Papplewick	Net completions 2011 to 2019	2
	Planning permissions	0
	Unallocated sites without planning permission	0
Stoke Bardolph	Net completions 2011 to 2019	0
	Planning permissions	0
	Unallocated sites without planning permission	0
	<b>Total (Lambley, Linby, Newstead, Papplewick and Stoke Bardolph)</b>	<b>52</b>
	<b>Total (all villages)</b>	<b>168</b>
	<b>Windfall Allowance <sup>25</sup></b>	<b>240</b>
	<b>Total</b>	
	<b>Target</b>	<b>8,296</b>

<sup>24</sup> Full permission for 12 homes (2007/0831) granted in November 2000. To date, plot 1 built in May 2018 and included in the 'Net completions 2011 to 2019' category.

<sup>25</sup> 40 dwellings per annum from Year 4 (i.e. 2022/23). 40 dwellings x 6 remaining years in the plan period (i.e. 2022 to 2028) = 240.

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

### Urban Area

Net completions 1 April 2011 to 31 March 2019:-

Arnold = 614 homes  
 Carlton = 905 homes  
 Total = 1,519 homes

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

Ref	Site Name	Sub Market Area	Units (remain ing)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions									
							Five Year Period					2024-25	2025-26	2026-27	2027-28	
							2019-20	2020-21	2021-22	2022-23	2023-24					
ACS	Teal Close	Carlton	830	Greenfield land	Council assumptions based on the previous SHLAA consultation 2017	SHLAA site 6/782. The site is allocated in the Aligned Core Strategy and has outline planning permission for residential development, employment uses and other uses (2013/0546). First housing phase of 199 homes is currently under construction (2017/0800). The Phasing Schedule report (June 2017) submitted as part of the 2017/0800 application highlights the four housing phases; phase H1 for 204 units, phase H2 for approximately 170 units, phase H3 for approximately 300 units and phase H4 for approximately 150 units. Reserved matters application (2019/0152) for the second housing phase of 367 dwellings was submitted in February 2019 and is currently being determined. Reserved matters application (2019/0560) for the third and final housing phase of 264 dwellings was submitted in June 2019 and is currently being determined. Information from the previous SHLAA 2017 consultation indicates 56 dwellings would be built in 2018/19, 90 dwellings in 2019/20, 90 dwellings in 2020/21 and 95 dwellings per year from 2021/22 onwards. As at 31 March 2019, no dwellings have been completed but construction is underway.	90	90	95	95	95	95	95	95	95	80
H1	Rolleston Drive	Arnold	140	Brownfield land	SHLAA consultation response 2019	SHLAA site 6/18. The site is allocated in the Local Planning Document (site H1). Informal planning guidance for the site has been prepared and indicates around 60 self-contained homes and approximately 80 homes for general market and affordable housing. A working group has been set up and agreed a project plan. Successful bid for housing zone capacity funding. Bid submitted to the Homes and Communities Agency (HCA)'s accelerated construction fund. Information from the SHLAA 2019 consultation provides the delivery rates for the site.	0	39	39	39	23	0	0	0	0	
H2	Brookfields Garden Centre	Arnold	90	Brownfield land	SHLAA consultation response 2019	SHLAA site 6/49. The site is allocated in the Local Planning Document (site H2). Outline planning application (2017/0155) for up to 32 homes on part of the site (to the rear of Brookfields Garden Centre) granted in October 2018 subject to the signing of the s106. Information from the SHLAA 2019 consultation provides the delivery rates for the site.	0	0	0	5	25	30	30	0	0	
H3	Willow Farm	Carlton	110	Greenfield land	SHLAA consultation response 2019	Part of SHLAA site 6/459 is allocated for 110 homes in the Local Planning Document (site H3). Total site capacity is 290 homes. The site cannot be developed until the Gedling Access Road (GAR) has commenced. Information from the SHLAA 2019 consultation provides the delivery rates for the site, which indicates houses to come forward from 2020/21 with the assumption that the GAR is complete by spring 2020.	0	30	40	40	0	0	0	0	0	

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions								
							Five Year Period					2024-25	2025-26	2026-27	2027-28
							2019-20	2020-21	2021-22	2022-23	2023-24				
H4	Linden Grove	Carlton	115	Greenfield land	SHLAA consultation response 2019	SHLAA site 6/542. The site is allocated in the Local Planning Document (site H4). The site cannot be developed until the Gedling Access Road (GAR) is completed. Information from the SHLAA 2019 consultation indicates the information provided through the previous SHLAA 2018 consultation remains unchanged, which provides two scenarios for how the development of the site might progress; one where the site is unable to deliver any housing until the GAR is complete and the second where the development of the site can commence ahead of the completion of the GAR. The Compulsory Purchase Order (CPO) progress for the GAR is progressing. The CPO was made on 25 October 2018. Following the statutory objection period, all objections have now been withdrawn and it has been confirmed that a Public Inquiry is no longer required. Nottinghamshire County Council now awaits the Secretary of State's formal confirmation of the Orders which will enable construction of the GAR to commence in Winter 2019 and complete construction in Autumn 2021. Information from the SHLAA 2019 consultation provides the delivery rates for the site which is based on the first scenario (i.e. the site cannot be permitted to deliver homes prior to completion of the GAR) and in the light of progress with the CPO for the GAR. The applicant intends to submit an outline planning application in around October 2019.	0	0	40	40	35	0	0	0	0
H5	Lodge Farm Lane	Arnold	148	Greenfield land	SHLAA consultation response 2019	SHLAA site 6/48. The site is allocated in the Local Planning Document (site H5). Outline planning application for up to 148 homes was submitted in March 2018 and is currently being determined (2018/0347). Information from the SHLAA 2019 consultation provides the delivery rates for the site.	0	10	50	50	38	0	0	0	0
H6	Spring Lane	Carlton	4	Greenfield land		SHLAA site 6/52. Site completed in April 2019.	4	0	0	0	0	0	0	0	0
H7	Howbeck Road/ Mapperley Plains	Arnold	205	Greenfield land	Council assumptions based on the previous SHLAA consultation 2017	The site (which consists of SHLAA site 6/51 and 6/671) is allocated for 205 homes in the Local Planning Document (site H7). Full planning application for 164 homes on this site (which covers the majority of the housing allocation) was submitted in March 2019 and is currently being determined (2019/0213). Information from the previous SHLAA 2017 consultation provides the delivery rates for the allocation site. The delivery rates information has been put back a year.	0	65	70	70	0	0	0	0	0
H8	Killisick Lane	Arnold	230	Greenfield land	SHLAA consultation response 2019	The site (which consists of SHLAA sites 6/50, 6/871 (part), 6/872, 6/873 (part) and 6/1032) is allocated for 230 homes in the Local Planning Document (site H8). The allocation site adjoins the Dorket Head clay quarry and to avoid sterilising mineral working through proximal development it will need to be phased so as to allow the proposed southern extension to the quarry to be worked out and restored in advance of the housing development. The minerals extractions and progressive restoration is proposed to be complete in the mid 2020s. Phase 1 will limit housing development to the south western part of the site H8 with 65 units which is phased to commence in 2020/21 progressing northwards and completed by 2021/22. The second phase will commence during 2022/23 progressing northwards. The phasing of the housing development takes a cautious approach reflecting the timetable for the minerals extraction and restoration but with some flexibility built in to reduce risk. Information from the SHLAA 2019 consultation states the information provided above remains unchanged.	0	15	50	55	55	55	0	0	0
H9	Gedling Colliery/ Chase Farm	Carlton	960	Predominantly brownfield land	SHLAA consultation response 2019	SHLAA site 6/131. The site is identified in the Aligned Core Strategy as a strategic location and is allocated for 1,050 homes in the Local Planning Document (site H9). Site is currently under construction for phase 1 (2015/1376). As at 31 March 2019, 90 plots have been built. Information from the SHLAA 2019 consultation indicates the delivery rates of 110 homes in 2019/20 and 120 per year from 2020/21 following completion of the Gedling Access Road.	110	120	120	120	120	120	120	120	10

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions								
							Five Year Period					2024-25	2025-26	2026-27	2027-28
							2019-20	2020-21	2021-22	2022-23	2023-24				
X1	Daybrook Laundry	Arnold/ Bestwood	49	Brownfield land	Council assumptions	SHLAA site 6/477. The site boundary was amended in 2017 to exclude the retail unit on site (2012/1373). The site is allocated in the Local Planning Document (site X1). The planning report for 2012/1373 states "details of a potential residential development scheme on the remainder of the site has been provided". An illustration in the Design and Access Statement shows 46 dwellings on the remainder of the site. A pre-application for 49 residential units has been submitted. Information from the previous SHLAA 2017 consultation indicates a full planning application submission and delivery of the site is proposed to take place within 3 years.	0	0	9	20	20	0	0	0	0
X2	West of A60 A	Arnold/ Bestwood	72	Brownfield land	Council assumptions	SHLAA site 6/479. The site is allocated in the Local Planning Document (site X2). Full planning permission for 72 homes (2016/0854) granted in December 2018 and includes s106.	0	0	30	30	12	0	0	0	0
X3	West of A60 B	Arnold/ Bestwood	150	Greenfield land	SHLAA consultation response 2019	SHLAA site 6/778. The site is allocated in the Local Planning Document (site X3). Information from the SHLAA 2019 consultation states the submission of planning application is anticipated in summer 2019 and construction on site will commence in Spring 2020 and be completed by March 2023.	0	50	50	50	0	0	0	0	0
<b>Total</b>							<b>204</b>	<b>419</b>	<b>593</b>	<b>614</b>	<b>423</b>	<b>300</b>	<b>245</b>	<b>215</b>	<b>90</b>

**Sites with planning permission**

Arnold

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/Greenfield	Source of delivery information	Status of site	Projected Completions										
							Five Year Period					2024-25	2025-26	2026-27	2027-28		
							2019-20	2020-21	2021-22	2022-23	2023-24						
6/89	Ashington Drive (Plot 15)	Arnold/Bestwood	1	Greenfield land	Council assumptions	Site is currently under construction (2018/0885).	1	0	0	0	0	0	0	0	0	0	0
6/882	Beech Avenue (35, Land Adj To)	Arnold/ Mapperley	3	Greenfield land	Council assumptions	Site is currently under construction (2015/1037).	3	0	0	0	0	0	0	0	0	0	0
6/1105	Birkland Avenue (25)	Arnold/ Mapperley	1	50/50 brownfield and greenfield land	Council assumptions	Full planning permission (2018/0584) granted in August 2018 for a replacement dwelling with 2 dwellings, net gain of 1 dwelling.	0	0	1	0	0	0	0	0	0	0	0
6/1106	Birkland Avenue (30)	Arnold/ Mapperley	1	50/50 brownfield and greenfield land	Council assumptions	Full planning permission (2018/0525) granted in August 2018 for a replacement dwelling with 2 dwellings, net gain of 1 dwelling.	0	0	1	0	0	0	0	0	0	0	0
6/351	Calverton Road	Arnold/Bestwood	6	Greenfield land	Council assumptions	Remaining six plots remain undeveloped on site - plots 35, 36, 48, 49, 62 and 63. Information received in 2018 indicates that the landowner is in the process of selling these plots and the purchasers do have the intention of building them. Full planning permission for 1 detached dwelling on plot 35 (21 Ellington Road) was granted in June 2019 (2019/0205). Full planning application for 2 semi-detached dwellings on plot 48 (7 Glanton Way) was submitted in January 2019 and is currently being determined (2019/0033). Full planning application for 1 detached dwelling on plot 62 (9 Shotton Drive) was submitted in May 2019 and is currently being determined (2019/0454). Plot 63 (14 Shotton Drive) is currently under construction for 1 detached dwelling (2018/0844NMA).	1	0	0	0	5	0	0	0	0	0	0
6/1113	Church Street (3)	Arnold/Bestwood	2	Brownfield land	Council assumptions	Full planning permission for change of use from offices to two apartments (2018/0749) granted in November 2018.	0	0	0	2	0	0	0	0	0	0	0
6/929	Churchmoor Lane (50)	Arnold/Bestwood	1	Greenfield land		Site completed in May 2019.	1	0	0	0	0	0	0	0	0	0	0
6/1080	Clumber Avenue (5)	Arnold/ Mapperley	2	50/50 brownfield and greenfield land		Site completed in June 2019.	2	0	0	0	0	0	0	0	0	0	0
6/1066	Cross Street (113)	Arnold/Bestwood	1	Greenfield land	Council assumptions	Site is currently under construction (2017/1299).	1	0	0	0	0	0	0	0	0	0	0
6/1048	Dairy Farm	Adjacent to Bestwood St.Albans	4	Greenfield land	Council assumptions	Full planning permission for residential development (2016/1159) granted in April 2017.	0	0	4	0	0	0	0	0	0	0	0
6/1002	Danes Close (garage site 2)	Arnold/Bestwood	2	Brownfield land		Site complete. This has been confirmed by Local Tax (June 2019).	2	0	0	0	0	0	0	0	0	0	0
6/626	Fairacre and Mapperley Plains (335)	Arnold/ Mapperley	9	Predominantly greenfield land	Council assumptions	The site boundary was amended in 2018 to reflect planning permission 2017/1276. Outline planning permission (2017/1276) granted in June 2018 for the replacement of 2 dwellings for 11 dwellings, net gain of 9 dwellings.	0	0	5	4	0	0	0	0	0	0	0
6/1004	Falconers Walk (garage site 6)	Arnold/Bestwood	2	Brownfield land		Site complete. This has been confirmed by Local Tax (June 2019).	2	0	0	0	0	0	0	0	0	0	0
6/1051	Front Street (64)	Arnold/ Mapperley	1	Brownfield land	Council assumptions	Full planning permission for residential development (2017/0437) granted in May 2017.	0	1	0	0	0	0	0	0	0	0	0
6/1084	Gleneagles Drive (30)	Arnold/ Mapperley	1	Greenfield land	Council assumptions	Full planning permission for residential development (2018/0038) granted in March 2018.	0	1	0	0	0	0	0	0	0	0	0

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions										
							Five Year Period					2024-25	2025-26	2026-27	2027-28		
							2019-20	2020-21	2021-22	2022-23	2023-24						
6/1049	Greys Road (1, Land Adj To)	Bestwood St.Albans	1	Greenfield land	SHLAA consultation response 2019	Full planning permission for residential development (2016/1264) granted in April 2017. Information from the SHLAA 2019 consultation states the information provided through the previous SHLAA 2018 consultation remains unchanged, which indicates that the landowner hopes to start construction work on site in 2019 and complete within 3-5 years.	0	0	1	0	0	0	0	0	0	0	0
6/1098	Henry Street (6)	Arnold/ Mapperley	1	Brownfield land	Council assumptions	Full planning permission (2018/0353) granted in May 2018 for the conversion of 1 existing dwelling to 2 dwellings, net gain of 1 dwelling.	0	0	1	0	0	0	0	0	0	0	0
6/93	Henry Street (10)	Arnold/ Bestwood	4	Predominantly greenfield land	Council assumptions	Site is currently under construction (2018/1077).	4	0	0	0	0	0	0	0	0	0	0
6/851	Kenneth Road	Arnold/ Bestwood	3	Greenfield land	SHLAA consultation response 2019	The site has extant planning permission dating back to 1970-80's. Information from the SHLAA 2019 consultation states that the applicant intends to develop the site around 2022/23.	0	0	0	3	0	0	0	0	0	0	0
6/612	Maitland Road (Garage)	Arnold/ Mapperley	2	Brownfield land	Council assumptions based on SHLAA consultation response 2019	Site is currently under construction (2010/0240).	2	0	0	0	0	0	0	0	0	0	0
6/220	Melbury Road (24, Land Rear Of)	Arnold/ Mapperley	1	Greenfield land	Council assumptions	Site is currently under construction. As at 31 March 2019, plots 1 and 2 are built (2006/0368) and plot 3 is currently under construction (2015/1075).	1	0	0	0	0	0	0	0	0	0	0
6/1114	Nottingham Road (113-119, Land Rear Of)	Arnold/ Bestwood	2	Brownfield land	Council assumptions	Full planning permission for two new residential flats (2018/0829) granted in November 2018.	0	0	0	2	0	0	0	0	0	0	0
6/1010	Nottingham Road (153-157)	Arnold/ Mapperley	3	Brownfield land	Council assumptions	Full planning permission for residential development (2016/0809) granted in September 2016.	3	0	0	0	0	0	0	0	0	0	0
6/933	Nursery Road (56)	Arnold/ Mapperley	1	Greenfield land	Council assumptions	Full planning permission for residential development (2016/0801) granted in May 2017.	0	1	0	0	0	0	0	0	0	0	0
6/203	Plains Road (143A)	Arnold /Mapperley	3	Brownfield land	Council assumptions	Site is currently under construction (2012/0666). One plot has been built and three plots remaining.	3	0	0	0	0	0	0	0	0	0	0
6/1097	Sandfield Road (98)	Arnold/ Mapperley	3	Greenfield land	Council assumptions	Full planning permission for three new dwellings (2018/0091) granted in May 2018.	0	0	3	0	0	0	0	0	0	0	0
6/930	The School House (323 Gedling Road)	Arnold/ Mapperley	1	Greenfield land	Council assumptions	Full planning permission for a new dwelling (2017/0826) granted in December 2017.	0	1	0	0	0	0	0	0	0	0	0
6/797	Warren Hill Community Church	Bestwood St Albans	6	Greenfield land	Council assumptions based on previous SHLAA consultation response 2018	Full planning permission for residential development (2017/0557) granted in March 2018. Information from the previous SHLAA 2018 consultation states the land is in trust to a charity and they would need to seek an alternative property for the charity before considering building homes on site. They confirmed their continued intention to build homes.	0	0	6	0	0	0	0	0	0	0	0
6/1074	Wesleyan Reform Church	Arnold/ Bestwood	5	Brownfield land		Site completed in June 2019.	5	0	0	0	0	0	0	0	0	0	0
6/218	Woodchurch Road (64, Land South Of)	Bestwood St Albans	4	Greenfield land	Council assumptions	Full planning permission for four new dwellings (2018/0911) granted in January 2019 and includes s106.	0	0	0	4	0	0	0	0	0	0	0
<b>Total</b>							<b>31</b>	<b>4</b>	<b>22</b>	<b>15</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



Carlton

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/Greenfield	Source of delivery information	Status of site	Projected Completions									
							Five Year Period					2024-25	2025-26	2026-27	2027-28	
							2019-20	2020-21	2021-22	2022-23	2023-24					
6/1118	Barons Close (2, Land To The South Of)	Carlton	2	Brownfield land	Council assumptions	Site is currently under construction (2018/0709).	2	0	0	0	0	0	0	0	0	0
6/735	Blenheim Avenue (21 and 23)	Arnold/ Mapperley	1	Greenfield land	Council assumptions	1 plot completed in September 2017 (2014/0234). 1 remaining plot has full planning permission (2017/1084) granted in July 2017.	0	1	0	0	0	0	0	0	0	0
6/162	Briarbank Avenue (Land North)	Carlton	12	Brownfield land	Council assumptions	Full planning permission for 12 apartments (2018/0926) granted in November 2018.	0	0	0	6	6	0	0	0	0	0
6/991	Broadway East (2)	Carlton	1	Greenfield land	Council assumptions	Full planning permission for a new dwelling (2018/0997) granted in December 2018.	0	0	0	1	0	0	0	0	0	0
6/184	Broadway East (12A)	Carlton	1	Greenfield land	Council assumptions	Full planning permission for residential development (2016/0950) granted in October 2016.	0	1	0	0	0	0	0	0	0	0
6/1057	Burton Road (148)	Carlton	4	Brownfield land	Council assumptions	Full planning permission for residential development (2017/0216) granted in July 2017.	0	0	4	0	0	0	0	0	0	0
6/979	Carlton Hill (137, Land Adj To)	Carlton	2	Greenfield land	Council assumptions	Full planning permission for two new dwellings (2017/1102) granted in December 2017.	0	0	2	0	0	0	0	0	0	0
6/1128	Carlton Police Station	Carlton	66	Brownfield land	Council assumptions	Full planning permission for the conversion of a police station into 42 apartments and a new block of 24 apartments (2018/0549) granted in March 2019. Site visit indicates that development has started on site.	0	22	22	22	0	0	0	0	0	0
6/1062	Celia Drive (5, Land Adj To)	Carlton	1	Greenfield land	Council assumptions	Outline planning permission for a new dormer bungalow (2019/0008) granted in April 2019.	0	0	0	0	1	0	0	0	0	0
6/1112	Church Street (9)	Carlton	5	Brownfield land	Council assumptions	Full planning permission for change of use to five residential flats (2018/0717) granted in October 2018.	0	0	0	5	0	0	0	0	0	0
6/985	Conisbrough Avenue (10)	Carlton	1	Greenfield land	SHLAA consultation response 2019	Site is currently under construction (2015/1431). Information from the SHLAA 2019 consultation states that site is almost complete.	1	0	0	0	0	0	0	0	0	0
6/896	County Road (35)	Carlton	1	Greenfield land	Council assumptions	Site is currently under construction (2014/1287).	1	0	0	0	0	0	0	0	0	0
6/897	DBH House	Carlton	45	Brownfield land		Site completed in April 2019.	45	0	0	0	0	0	0	0	0	0
6/1122	Deabill Street (87, Land Adj To)	Colwick/ Netherfield	2	Greenfield land	Council assumptions	Site is currently under construction (2018/0932).	2	0	0	0	0	0	0	0	0	0
6/1129	Doveridge Road (7)	Carlton	1	Brownfield land	Council assumptions	Full planning permission (2018/1160) granted in March 2019 for a replacement dwelling with 2 dwellings, net gain of 1 dwelling.	0	0	0	1	0	0	0	0	0	0
6/999	Dunstan Street (46 to 50)	Colwick/ Netherfield	2	Brownfield land	Council assumptions	Full planning permission for residential development (2016/0263) granted in November 2016.	0	0	2	0	0	0	0	0	0	0
6/1055	Earl Of Chesterfield	Carlton	14	Brownfield land	Council assumptions based on SHLAA consultation response 2019	Full planning permission for mixed use building of retail units and 14 2-bed apartments (2016/0875) granted in June 2017. The public house on site was demolished in 2018. Information from the SHLAA 2019 consultation indicates that development is likely to proceed in 2019.	0	7	7	0	0	0	0	0	0	0
6/1076	Elm Avenue (17)	Carlton	2	Predominantly brownfield land	Council assumptions	Full planning permission for residential development (2017/1136) granted in January 2018 for the replacement of 3 dwellings with 5 dwellings, net gain of 2 dwellings.	0	0	2	0	0	0	0	0	0	0

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions								
							Five Year Period					2024-25	2025-26	2026-27	2027-28
							2019-20	2020-21	2021-22	2022-23	2023-24				
6/689	Festus Street (2, Land Rear Of)	Colwick/ Netherfield	2	Brownfield land	Council assumptions	Full planning permission for residential development (2017/0363) granted in May 2017.	0	0	0	2	0	0	0	0	0
6/898	Florence Road (26)	Arnold/ Mapperley	1	Greenfield land	Council assumptions	Full planning permission for residential development (2017/1217) granted in December 2017.	0	1	0	0	0	0	0	0	0
6/1117	Gardenia Grove (31-35)	Arnold/ Mapperley	4	Greenfield land	Council assumptions	Outline planning permission for four new dwellings (2018/0450) granted in November 2018.	0	0	4	0	0	0	0	0	0
6/817	Godfrey Street (77)	Colwick/ Netherfield	4	Predominantly greenfield land	Council assumptions	Site is currently under construction (2014/0649) for a replacement dwelling with 5 dwellings, net gain of 4 dwellings. As at 31 March 2018, one replacement plot has been built and work on the remaining 4 plots has not started.	4	0	0	0	0	0	0	0	0
6/899	Greenhill Rise (7)	Carlton	3	Greenfield land	Council assumptions	Site is currently under construction (2014/1020).	3	0	0	0	0	0	0	0	0
6/848	Green's Farm Lane (27)	Carlton	1	Greenfield land	SHLAA consultation response 2019	The plot has extant planning permission dating back to 1970-80's. Information from the SHLAA 2019 consultation states that the applicant intends to develop a plot around 2022/23.	0	0	0	1	0	0	0	0	0
6/254	Hallam Road (67-69)	Arnold/ Mapperley	5	Brownfield land	Council assumptions	Full planning permission for residential development (2017/1207) granted in December 2017 for 7 apartments including the two existing apartments on the first floor level, net gain of 5 dwellings.	0	5	0	0	0	0	0	0	0
6/821	Ivy Villa	Carlton	4	Predominantly greenfield land		Site complete. This has been confirmed by Local Tax (May 2019).	4	0	0	0	0	0	0	0	0
6/1107	Lymn Avenue (26, Land Adj To)	Carlton	1	Greenfield land	Council assumptions	Full planning permission for a new dwelling (2017/1521) granted in August 2018.	0	0	0	1	0	0	0	0	0
6/273	Main Road (87, Land Adj To)	Carlton	3	Greenfield land	Council assumptions	Outline planning permission for residential development (2016/0716) granted in August 2016.	0	3	0	0	0	0	0	0	0
6/83	Manvers Street (24 & 32)	Colwick/ Netherfield	2	Brownfield land	Council assumption	Full planning permission for 2 dwellings (2018/0173) granted in August 2018.	0	0	0	0	2	0	0	0	0
6/1108	Mapperley Plains (148)	Arnold/ Mapperley	1	Greenfield land	Council assumptions	Site is currently under construction (2018/0693).	0	1	0	0	0	0	0	0	0
6/1095	Marshall Road (33)	Arnold/ Mapperley	1	50/50 brownfield and greenfield land	Council assumptions	Outline planning permission (2017/1329) granted in April 2018 for a replacement dwelling with 2 dwellings, net gain of 1 dwelling.	0	0	1	0	0	0	0	0	0
6/1050	Marshall Road (35)	Arnold/ Mapperley	1	Greenfield land	Council assumptions based on previous SHLAA consultation response 2018	Full planning permission for residential development (2016/0968) granted in April 2017. Information from SHLAA 2018 consultation states that the applicant intends to build plot in 2019.	1	0	0	0	0	0	0	0	0
6/1102	Meadow Road (36)	Colwick/ Netherfield	1	Brownfield land		Change of use of first and second floor offices to a residential flat has been implemented. This has been confirmed by Local Tax (June 2019).	1	0	0	0	0	0	0	0	0
6/7	Meadow Road Industrial Site	Colwick/ Netherfield	40	Brownfield land	Council assumptions	Outline planning application for up to 40 dwellings (2018/0045) granted in October 2018 subject to the signing of the s106. Assume the s106 will be signed during 2019/20 and the site delivered from 2025/26 onwards.	0	0	0	0	0	0	10	15	15
6/200	Midland Road	Carlton	6	Greenfield land	Council assumptions based on previous SHLAA consultation response 2018	Full planning permission (2016/0632) granted in July 2017. Information from the previous SHLAA 2018 consultation indicates that the site is currently on the market for sale.	0	0	6	0	0	0	0	0	0



Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions										
							Five Year Period					2024-25	2025-26	2026-27	2027-28		
							2019-20	2020-21	2021-22	2022-23	2023-24						
6/902	Midland Road (6)	Carlton	1	Greenfield land	Council assumptions	Site is currently under construction (2015/0066). SHLAA 2019 consultation says the site is now complete, however this has not yet been signed off as 'complete' by Building Control. Assume plot will be signed off as complete in 2019/20.	1	0	0	0	0	0	0	0	0	0	0
6/737	Mile End Road (Electricity Sub Station)	Colwick/ Netherfield	5	Brownfield land	Council assumptions	Full planning permission for five new dwellings (2017/1081) granted in August 2018.	0	0	0	0	5	0	0	0	0	0	0
6/221	Mount Pleasant (12, Land Adj To)	Carlton	1	Greenfield land	Council assumptions	Full planning permission for residential development (2017/1517) granted in January 2018.	0	0	0	1	0	0	0	0	0	0	0
6/903	New School House	Carlton	1	Greenfield land	Council assumptions	Full planning permission for residential development (2016/1289) granted in January 2017. Information from the previous SHLAA 2017 consultation states that construction work on site has started and due to complete in 2017/18, however this has not yet been signed off as 'complete' by Building Control. Assume the plot will be built in 2019/20.	1	0	0	0	0	0	0	0	0	0	0
6/1081	Norman Road (32 and 34)	Carlton	2	Brownfield land	Council assumptions	Full planning permission for residential development (2017/1261) granted in February 2018.	0	0	2	0	0	0	0	0	0	0	0
6/505	Northcliffe Avenue (48)	Arnold/ Mapperley	2	Greenfield land	Council assumptions	Full planning permission for two new dwellings (2018/0066) granted in January 2017.	0	0	2	0	0	0	0	0	0	0	0
6/159, 6/160 & 6/161	Nursery Drive (1) Plots A, B and C	Carlton	3	Greenfield land	Council assumptions	Outline planning permission for three new dwellings (2018/0499) granted in December 2018.	0	0	0	3	0	0	0	0	0	0	0
6/151	Old Brickyard (1-15)	Carlton	8	Brownfield land	Council assumptions	The site boundary was amended in 2018 to reflect planning permission 2017/0980. Full planning permission (2017/0980) granted in March 2018 to create 8 additional flats (18 flats in total).	0	0	8	0	0	0	0	0	0	0	0
6/725	Plains Road (86)	Arnold/ Mapperley	1	50/50 brownfield and greenfield land	Council assumptions	Outline planning permission (2015/0566) granted in August 2016 for a replacement dwelling with 2 dwellings, net gain of 1 dwelling.	1	0	0	0	0	0	0	0	0	0	0
6/1040	Plains Road (96)	Arnold/ Mapperley	13	Predominantly greenfield land	Council assumptions	Outline planning application for up to 14 dwellings (2014/0665) was granted in October 2014 subject to the signing of the s106. Information from the previous SHLAA 2017 consultation states the site will be put on the market once the s106 has been signed. Information from the SHLAA 2019 consultation states the information provided through the previous SHLAA 2018 consultation remains unchanged, which indicates that the signing of the s106 is still ongoing. It is noted that planning permission has been granted in June 2017 for a self build dwelling within the site (2017/0556).	0	0	0	6	7	0	0	0	0	0	0
6/1087	Porchester Road (164-166, Land to the Rear Of)	Carlton	1	Greenfield land	Council assumptions	Site is currently under construction (2017/1559).	1	0	0	0	0	0	0	0	0	0	0
6/960	Porchester Road (194)	Carlton	3	Greenfield land	Council assumptions	Two full planning permissions granted on site - a conversion of existing loft to create 2 flats (2015/0263) granted in May 2015 and a conversion of 1 flat to form 2 flats (2018/0758) granted in September 2018. This means a net gain of 3 flats. Information from the SHLAA 2019 consultation states the information provided through the previous SHLAA 2018 consultation remains unchanged, which states that the construction of the site is currently underway.	2	1	0	0	0	0	0	0	0	0	0
6/1082	Priory Court	Carlton	2	Brownfield land	Council assumptions	Full planning permission for residential development (2017/1541) granted in February 2018.	0	0	2	0	0	0	0	0	0	0	0
6/990	Prospect Road (90)	Carlton	1	Greenfield land	Council assumptions	Site is currently under construction (2016/0748).	1	0	0	0	0	0	0	0	0	0	0
6/1077	Robinson Road (7)	Arnold/ Mapperley	1	Greenfield land	Council assumptions	Full planning permission for residential development (2017/0774) granted in January 2018.	0	1	0	0	0	0	0	0	0	0	0

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions										
							Five Year Period					2024-25	2025-26	2026-27	2027-28		
							2019-20	2020-21	2021-22	2022-23	2023-24						
6/962	Rowland Avenue (1)	Arnold/ Mapperley	1	Greenfield land	Council assumptions	Full planning permission for residential development (2015/0314) granted in July 2015. Information from the previous SHLAA 2017 consultation states that the construction of the site is currently underway.	1	0	0	0	0	0	0	0	0	0	0
6/818	Sandford Road (2 & 2A)	Arnold/ Mapperley	8	Predominantly greenfield land	Council assumptions	Full planning permission (2016/1033) for the replacement of 2 existing dwellings with 10 apartments (net gain of 8 dwellings) granted in June 2017. Information received from the previous SHLAA 2017 consultation indicates that the site is currently on the market and it is expected the site be completed within 3 years after permission granted.	0	8	0	0	0	0	0	0	0	0	0
6/1096	Sandford Road (23)	Arnold/ Mapperley	2	Greenfield land	Council assumptions	Outline planning permission for two new dwellings (2018/0043) granted in April 2018.	0	0	2	0	0	0	0	0	0	0	0
6/260	Sol Construction Ltd	Colwick/ Netherfield	44	Brownfield land	Council assumptions	Site has been cleared and construction work has been delayed on site (2008/0287). Full planning application (2016/0347) to vary condition 12 of 2008/0287 which relates to amended plans showing minor changes to the proposed layout and elevations and amend previously agreed s106 planning obligation to omit the integrated transport and public open space contributions and reduce the education contribution on viability grounds was refused in December 2018 and an appeal logged (APP/N3020/W/19/32222859). Appeal allowed in June 2019.	0	11	11	11	11	0	0	0	0	0	0
6/1031	Standhill Road (219, Land Adj To)	Arnold/ Mapperley	2	Brownfield land		Site complete. This has been confirmed by Local Tax (May 2019).	2	0	0	0	0	0	0	0	0	0	0
6/901	The Elms (Land Off)	Colwick/ Netherfield	1	Brownfield land	Council assumptions	Full planning permission for residential development (2017/0454) granted in June 2017.	0	0	0	1	0	0	0	0	0	0	0
6/1092	Victoria Road (1-3)	Colwick/ Netherfield	1	Brownfield land	Council assumptions	Work on the conversion of first and second floor offices to 7 flats was completed in June 2018 (2017/0638PN). This site has permitted development rights (Class O) for change of use of ground floor bank office space to 1 flat (2018/0875PN).	0	0	0	0	1	0	0	0	0	0	0
6/1127	Victoria Road (28)	Colwick/ Netherfield	5	Brownfield land	Council assumptions	Full planning permission for change of use of upper floors to five residential flats (2019/0002) granted in March 2019.	0	0	0	0	5	0	0	0	0	0	0
6/170	Waterhouse Lane (15, Land Adj To)	Carlton	1	50/50 brownfield and greenfield land	SHLAA consultation response 2019	Full planning permissions for plot 1 (2010/0140) and plot 2 (2010/0667). One of the two plots is for a replacement dwelling, net gain of 1 dwelling. Information from the previous SHLAA 2018 consultation states the applicant intends to develop the site in 2022/23.	0	0	0	1	0	0	0	0	0	0	0
6/1103	West View Road (G And M Electrics)	Carlton	1	Brownfield land		Site completed in June 2019.	1	0	0	0	0	0	0	0	0	0	0
6/229	Westdale Lane East (72-74)	Carlton	10	Brownfield land	Council assumptions	Full planning permission for residential development (2017/0157) granted in October 2017.	0	0	10	0	0	0	0	0	0	0	0
6/137	Wood Lane	Carlton	14	Greenfield land	Council assumptions	Full planning application (2018/0577) for 14 dwellings was granted in February 2019 and includes s106.	0	0	0	7	7	0	0	0	0	0	0
6/365	Wood Lane (31)	Carlton	1	Greenfield land	SHLAA consultation response 2019	Full planning permission for a chalet bungalow (2003/0923). Information from the SHLAA 2019 consultation provides the delivery rates for the site.	0	0	0	1	0	0	0	0	0	0	0
6/1061	Woodborough Road (898)	Arnold/ Mapperley	1	Brownfield land	Council assumptions	Full planning permission for residential development (2017/0862) granted in September 2017.	0	1	0	0	0	0	0	0	0	0	0
<b>Total</b>							<b>75</b>	<b>63</b>	<b>87</b>	<b>70</b>	<b>45</b>	<b>0</b>	<b>10</b>	<b>15</b>	<b>15</b>		

## Unallocated sites without planning permission

### Arnold

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/Greenfield	Source of delivery information	Status of site	Projected Completions								
							Five Year Period					2024-25	2025-26	2026-27	2027-28
							2019-20	2020-21	2021-22	2022-23	2023-24				
6/94	Georgia Drive (27 & 48)	Arnold/Bestwood	2	Greenfield land	SHLAA consultation response 2018	Full planning permission for a new dwelling (92/1690) lapsed in February 1998. Information from the previous SHLAA 2018 consultation states that the applicant intends to build 2 plots around 2023/24.	0	0	0	0	2	0	0	0	0
<b>Total</b>							<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

### Carlton

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/Greenfield	Source of delivery information	Status of site	Projected Completions								
							Five Year Period					2024-25	2025-26	2026-27	2027-28
							2019-20	2020-21	2021-22	2022-23	2023-24				
6/172	Burton Avenue (6A)	Carlton	1	Greenfield land	SHLAA consultation response 2019	Outline planning permission for a new dwelling (2005/0233) lapsed in 2008. Information from the SHLAA 2019 consultation states that the applicant intends to develop a plot in 2020/21.	0	1	0	0	0	0	0	0	0
6/209	Burton Road	Carlton	8	Brownfield land	Council assumptions based on previous SHLAA consultation response 2018	The boundary was amended in 2019 to exclude the area (to the north west of the site) not owned by the Council. Outline planning permission for three dwellings (2006/0202) lapsed in April 2009. Information received in 2017 indicates that the site is still developable and the site has potential to deliver 8 apartments with construction of the site to start in 2019/20 with anticipated completion in 2020/21. Information from the SHLAA 2019 consultation states the information provided through the previous SHLAA 2018 consultation remains unchanged, which indicates that the Council are still working on proposals to redevelop the site for social housing.	0	8	0	0	0	0	0	0	0
6/1039	Chase Farm, Mapperley Plains	Arnold/ Mapperley	37	Greenfield land	SHLAA consultation response 2019	Due to the topography, it is estimated that 37 dwellings can be provided on site. Part of the original proposed access route to the site is now required by the County to deliver the Gedling Access Road (GAR). Once the issue has been resolved, the landowner will continue with the plans to submit a detailed application regarding access off the GAR and an outline planning application in Summer 2019 in order to establish massing and unit numbers for the residential development of the site. Information from the SHLAA 2019 consultation provides the delivery rates for the site.	0	0	20	17	0	0	0	0	0
6/241	Deabill Street	Colwick/ Netherfield	4	Brownfield land	Council assumptions based on SHLAA consultation response 2019	Outline planning permission for two dwellings (2006/0810) lapsed in November 2009. Information received in 2017 indicates that the site is still developable and the site has potential to deliver 4 terraced houses with construction of the site to start in 2019/20 with anticipated completion in 2020/21. Information from the SHLAA 2019 consultation states the information provided through the previous SHLAA 2018 consultation remains unchanged, which indicates Gedling Homes may be interested in developing the site for 4 homes.	0	4	0	0	0	0	0	0	0
6/802	Oakdale Road (194, 196, 198, 200 and 202, Land To the Rear Of)	Carlton	12	Greenfield land	Council assumptions	Full planning permission for 5 dwellings (2013/0253) lapsed in September 2016. Full planning application for 12 dwellings (2016/0726) granted in December 2016 subject to the signing of the s106. Information from the previous SHLAA consultation indicates that the site will be delivered 3 years after permission is granted. Assume the s106 will be signed during 2019/20 and the site delivered from 2023/24 onwards.	0	0	0	0	6	6	0	0	0
6/71	Standhill Avenue	Carlton	13	Brownfield land	Council assumptions	Site is brownfield land within the urban area. Full planning application for 7 dwellings and 6 flats was submitted in April 2019 and is currently being determined (2019/0435).	0	0	0	0	6	7	0	0	0
<b>Total</b>							<b>0</b>	<b>13</b>	<b>20</b>	<b>17</b>	<b>12</b>	<b>13</b>	<b>0</b>	<b>0</b>	<b>0</b>

## Edge of Hucknall

Net completions 1 April 2011 to 31 March 2019:-

81 homes

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

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions								
							Five Year Period					2024-25	2025-26	2026-27	2027-28
							2019-20	2020-21	2021-22	2022-23	2023-24				
ACS	North of Papplewick Lane	Gedling Rural North	194	Greenfield land	Council assumptions	SHLAA site 6/463. The site is allocated in the Aligned Core Strategy and is currently under construction for 237 homes (2017/0201). As at 31 March 2019, 43 plots have been built.	60	60	60	14	0	0	0	0	0
ACS	Top Wighay Farm	Gedling Rural North	805	Greenfield land	SHLAA consultation response 2019	SHLAA site 6/989. The site is allocated for 845 homes in the Aligned Core Strategy and part of the site for 38 homes (2014/0950) is built. Revised development brief adopted in February 2017. Since 2017 a bid for funding has now been approved and will provide a considerable proportion of the total costs for infrastructure. A condition of the funding offer is to build out 805 homes at an accelerated pace and for the infrastructure into the first phase of the site to be completed by March 2021. It is expected that the first phase of the development will provide around 170 homes by March 2023 with further phases delivering a further 635 homes by 2028/29. Information from the SHLAA 2019 consultation provides the delivery rates for the site.	0	0	70	100	100	100	100	100	100
H10	Hayden Lane	Gedling Rural North	120	Greenfield land	Council assumptions based on SHLAA consultation response 2019	SHLAA site 6/460. The site is allocated in the Local Planning Document (site H10). Information from the SHLAA 2019 consultation states that the applicant intends to put the site on the market for residential development.	0	20	35	35	30	0	0	0	0
<b>Total</b>							<b>60</b>	<b>80</b>	<b>165</b>	<b>149</b>	<b>130</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>

#### Sites with planning permission

None.

#### Unallocated sites without planning permission

None.

## Bestwood Village

Net completions 1 April 2011 to 31 March 2019:-

72 homes

### Site allocations – Local Planning Document

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions								
							Five Year Period					2024-25	2025-26	2026-27	2027-28
							2019-20	2020-21	2021-22	2022-23	2023-24				
H11	The Sycamores	Bestwood St Albans	8	Greenfield land	SHLAA consultation response 2019	SHLAA site 6/484. The site is allocated in the Local Planning Document (site H11). Full planning permission for eight homes (2018/0650) granted in September 2018. Information from the SHLAA 2019 consultation provides the delivery rates for the site.	4	4	0	0	0	0	0	0	0
H12	Westhouse Farm	Bestwood St Albans	210	Greenfield land	SHLAA consultation response 2019	SHLAA site 6/26. The site is allocated for 210 homes in the Local Planning Document (site H12). Outline planning permission for 101 homes (2014/0238) on part of the site allocation granted in March 2019 and includes s106. Reserved matters application (2018/0823) for 101 homes is currently being determined. Information from the SHLAA 2019 consultation provides the delivery rates for the site. An application for phase 2 (109 homes) will be submitted in due course and development of phase 2 will follow on from phase 1 to enable the development to be completed during the plan period.	0	25	25	25	26	25	25	30	29
H13	Bestwood Business Park	Bestwood St Albans	220	Brownfield land	Council assumptions based on SHLAA consultation response 2019	SHLAA site 6/20. The site is allocated in the Local Planning Document (site H13). Outline planning permission for up to 220 homes (2014/0214) lapsed in March 2018. Information from the SHLAA 2019 consultation states the information provided through the previous SHLAA 2017 consultation remains unchanged, which indicates that in the short term the owners see the Business Park as remaining as an employment site. The lease arrangements are commercially sensitive but the owners have confirmed that the residential development is likely to commence beyond the five year period but would be completed by 2028.	0	0	0	0	0	55	55	55	55
<b>Total</b>							<b>4</b>	<b>29</b>	<b>25</b>	<b>25</b>	<b>26</b>	<b>80</b>	<b>80</b>	<b>85</b>	<b>84</b>

### Sites with planning permission

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions								
							Five Year Period					2024-25	2025-26	2026-27	2027-28
							2019-20	2020-21	2021-22	2022-23	2023-24				
6/683	Bottom House Farm (Barn)	Bestwood St Albans	2	Brownfield land	Council assumptions	Full planning permission for residential development (2016/0640) granted in July 2016.	0	2	0	0	0	0	0	0	0
6/1110	Eden Lodge Care Home	Bestwood St.Albans	10	Brownfield land	Council assumptions	There are two outline planning permissions for 10 dwellings and 64-bed residential care home both granted in September 2018 (2018/0318 and 2018/0319).	0	0	0	5	5	0	0	0	0
6/1063	Goosedale Lane (Land South Of)	Bestwood St.Albans	1	Brownfield land	Council assumptions	Full planning permission for residential development (2017/0531) granted in October 2017. Information from the SHLAA 2019 consultation states the information provided through the previous SHLAA 2018 consultation remains unchanged, which indicates that the applicant would like to proceed with the conversion of the building to a dwelling but has outstanding issue regarding the electricity supply to the building.	0	0	1	0	0	0	0	0	0
6/269	Hill Road (42, Land Adj To)	Bestwood St Albans	2	Greenfield land	Council assumptions	Full planning permission for two new dwellings (2018/0503) granted in September 2018.	0	0	0	2	0	0	0	0	0

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions									
							Five Year Period					2024-25	2025-26	2026-27	2027-28	
							2019-20	2020-21	2021-22	2022-23	2023-24					
6/125	Land at Park Road/Broad Valley Drive (2)	Bestwood St Albans	2	Greenfield land	Council assumptions	Full planning permission for residential development (2016/0253) granted in April 2016.	0	2	0	0	0	0	0	0	0	0
6/829	Land Off Beeston Close	Bestwood St Albans	7	Greenfield land	Council assumptions	Site is currently under construction (2017/0194).	7	0	0	0	0	0	0	0	0	0
6/814	The Sycamores	Bestwood St Albans	3	Predominantly greenfield land	SHLAA consultation response 2019	Site is currently under construction (2016/0609) for a replacement dwelling with 4 dwellings, net gain of 3 dwellings.	3	0	0	0	0	0	0	0	0	0
6/1067	Wild Acres	Bestwood St.Albans	1	Greenfield land	Council assumptions	Site is currently under construction (2017/0998).	1	0	0	0	0	0	0	0	0	0
<b>Total</b>							<b>11</b>	<b>4</b>	<b>1</b>	<b>7</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Unallocated sites without planning permission**

None.



## Calverton

Net completions 1 April 2011 to 31 March 2019:-

191 homes

### Site allocations – Local Planning Document

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions								
							Five Year Period					2024-25	2025-26	2026-27	2027-28
							2019-20	2020-21	2021-22	2022-23	2023-24				
H14	Dark Lane	Calverton	57	Greenfield land	SHLAA consultation response 2019	SHLAA site 6/130. The site is allocated in the Local Planning Document (site H14). The site has planning permission for 72 homes (2012/1503). Information from the previous SHLAA 2017 consultation states that the access road into the site has been constructed for phase 1. Full planning application for 54 homes on the majority part of the site (southern portion of the site) (2017/1263) granted in March 2019 subject to the signing of the s106. The 3 homes on the remainder of the site (northern portion of the site) remain unchanged. Total of 57 homes on site. Information from the SHLAA 2019 consultation provides the delivery rates for the site.	0	17	20	20	0	0	0	0	0
H15	Main Street	Calverton	79	Greenfield land	SHLAA consultation response 2019	SHLAA site 6/544. The site is allocated in the Local Planning Document (site H15). Outline planning application for up to 79 homes (2018/0360) granted in March 2019 subject to the signing of the s106. Information from the SHLAA 2019 consultation provides the delivery rates for the site.	0	0	25	25	29	0	0	0	0
H16	Park Road	Calverton	390	Greenfield land	Council assumptions based on SHLAA consultation response 2019	The site (which consists of SHLAA sites 6/47 (part), 6/662 and 6/665 (part)) is located within the area known as the North West Quadrant Urban Extension in the Calverton Neighbourhood Plan. The site is allocated for 390 homes in the Local Planning Document (site H16). Outline application (2018/0607) for up to 365 homes on the majority of the site and full application (2018/0817) for 20 bungalows on the small part of the site (i.e. the car park at North Green) are currently being determined. Information from the SHLAA 2019 consultation states the information provided through the previous SHLAA 2018 consultation remains unchanged. The delivery rates information has been put back a year.	0	40	50	50	50	50	50	50	50
X4	Flatts Lane	Calverton	84	Greenfield land	SHLAA consultation response 2019	SHLAA site 6/37. The site is located within the area known as the North West Quadrant Urban Extension in the Calverton Neighbourhood Plan. The site is allocated in the Local Planning Document (site X4). Outline planning application for up to 84 homes (2018/1143) granted in April 2019 subject to the signing of the s106. Information from the SHLAA 2019 consultation provides the delivery rates for the site.	0	24	30	30	0	0	0	0	0
<b>Total</b>							<b>0</b>	<b>81</b>	<b>125</b>	<b>125</b>	<b>79</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>50</b>

### Sites with planning permission

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions								
							Five Year Period					2024-25	2025-26	2026-27	2027-28
							2019-20	2020-21	2021-22	2022-23	2023-24				
6/289	Bottom Farm	Calverton	1	Greenfield land	Council assumptions	Full planning permission for residential development (2016/0805) granted in December 2016.	0	1	0	0	0	0	0	0	0
6/946	Broadfields (38)	Calverton	1	Greenfield land	Council assumptions	Site is currently under construction (2015/0645).	1	0	0	0	0	0	0	0	0

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions										
							Five Year Period					2024-25	2025-26	2026-27	2027-28		
							2019-20	2020-21	2021-22	2022-23	2023-24						
6/1075	Burnor Pool (7, 8 and The Oasis)	Calverton	1	Brownfield land	Council assumptions	Site is currently under construction (2017/0240) for the replacement of 2 existing dwellings and a hall with 3 dwellings, net gain of 1 dwelling.	1	0	0	0	0	0	0	0	0	0	0
6/1028	Crookdole Lane (21)	Calverton	2	Greenfield land	Council assumptions	Site is currently under construction (2015/1358).	2	0	0	0	0	0	0	0	0	0	0
6/1029	Georges Lane (10)	Calverton	1	Brownfield land	Council assumptions	Site is currently under construction (2016/0108).	1	0	0	0	0	0	0	0	0	0	0
6/489	Little Tithe Farm	Calverton	3	Brownfield land	SHLAA consultation response 2019	Site has planning permission for a replacement dwelling (2008/0630) and Discharge of Conditions was accepted in November 2011 (2011/0932DOC). The site also has prior approval for change of use of agricultural building to 2 dwellings (2015/0427PN). Information from the SHLAA 2019 consultation provides the delivery rates for the site. The applicant states that the consent for the replacement dwelling has, following the discharge of all pre-commencement conditions, now been implemented and that they are still intending to develop the other two dwellings.	1	2	0	0	0	0	0	0	0	0	0
6/490	Longue Drive (Plots 34 To 59)	Calverton	8	Greenfield land	SHLAA consultation response 2019	Site is currently under construction (2008/0700). As at 31 March 2019, 18 dwellings have been built which means 8 dwellings remaining (plots 38, 39, 47, 48, 49, 50, 51 and 52). Information from the SHLAA 2019 consultation provides the delivery rates for the site.	6	2	0	0	0	0	0	0	0	0	0
6/491	Longue Drive (Plots 63 To 72)	Calverton	1	Greenfield land	SHLAA consultation response 2018	Site is currently under construction (2008/0268). As at 31 March 2018, 9 dwellings completed and 1 dwelling remaining. Information from the previous SHLAA 2018 consultation states that the applicant intends to develop plot 70 around 2022-23.	0	0	0	1	0	0	0	0	0	0	0
6/1079	Main Street (92)	Calverton	4	Predominantly greenfield land	Council assumptions	Full planning permission (2016/1267) granted in January 2019 for a replacement dwelling with 5 dwellings, net gain of 4 dwellings.	0	0	0	4	0	0	0	0	0	0	0
6/551	Main Street (145)	Calverton	2	Greenfield land	Council assumptions	Discharge of conditions (2014/1138DOC) confirms the commencement of development (2011/1268) in December 2014.	2	0	0	0	0	0	0	0	0	0	0
6/390	Renals Way	Calverton	5	Greenfield land	SHLAA consultation response 2019	Site is currently under construction. Information from the SHLAA 2019 consultation provides the delivery rates for the site.	0	0	0	5	0	0	0	0	0	0	0
6/948	Spring Farm Kennels (plot 1)	Calverton	1	Brownfield land	Council assumptions	Site is currently under construction (2015/1333).	1	0	0	0	0	0	0	0	0	0	0
6/733	Spring Farm Kennels (plots 2 and 3)	Calverton	2	Brownfield land	Council assumptions based on previous SHLAA consultation response 2017	Full planning permission for change of use of kennel buildings to two dwellings (2012/0187) granted in April 2012. Information from the previous SHLAA 2017 consultation indicates that the construction of the site is currently underway.	2	0	0	0	0	0	0	0	0	0	0
6/801	Spring Farm Kennels (plot 4)	Calverton	1	Brownfield land	Council assumptions	Full planning permission for 1 dwelling (2018/0725) granted in October 2018. Information from the previous SHLAA 2017 consultation indicates that the construction of the site is currently underway.	1	0	0	0	0	0	0	0	0	0	0
6/947	Spring Farm Kennels (plot 5)	Calverton	1	Brownfield land	Council assumptions	Full planning permission for a new dwelling (2018/0726) granted in October 2018.	0	0	0	1	0	0	0	0	0	0	0
6/1064	St Wilfrids Square	Calverton	8	Brownfield land	Council assumptions	Full planning permission for residential development (2017/0207) granted in October 2017.	0	0	4	4	0	0	0	0	0	0	0
<b>Total</b>							<b>18</b>	<b>5</b>	<b>4</b>	<b>15</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

#### Unallocated sites without planning permission

None.



## Ravenshead

Net completions 1 April 2011 to 31 March 2019:-

101 homes

### Site allocations – Local Planning Document

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions								
							Five Year Period					2024-25	2025-26	2026-27	2027-28
							2019-20	2020-21	2021-22	2022-23	2023-24				
H17	Longdale Lane A	Gedling Rural North	30	Greenfield land	Council assumptions based on SHLAA consultation response 2019 and delivery rates for SHLAA site 6/40	SHLAA site 6/41. The site is allocated in the Local Planning Document (site H17). Information from the SHLAA 2019 consultation states the site can only be delivered when site H19 is developed as access to the H17 site can only be from site H19.	0	0	0	10	20	0	0	0	0
H18	Longdale Lane B	Gedling Rural North	31	Greenfield land	Council assumptions	SHLAA site 6/39. The site is allocated in the Local Planning Document (site H18). Outline planning application (2014/0273) for up to 31 homes granted in August 2018 subject to the signing of the s106. Information from SHLAA 2019 consultation states that the drafting of the s106 is still ongoing.	0	0	0	10	21	0	0	0	0
H19	Longdale Lane C	Gedling Rural North	51	Greenfield land	Council assumptions	SHLAA site 6/40. The site is allocated in the Local Planning Document (site H19). Part of the site has outline planning permission for up to 70 homes (2013/0836). A reserved matters application was submitted in October 2017 for 51 homes (2017/1164) and is currently being determined.	0	0	20	31	0	0	0	0	0
X5	Kighill Lane A	Gedling Rural North	20	Predominantly greenfield land	Council assumptions	The site (which consists of SHLAA sites 6/166, 6/669 and 6/841) is allocated in the Local Planning Document (X5). Officers are working with the landowners to ensure that the site is developed in a comprehensive manner. Full planning permission for a new dwelling on the north part of SHLAA site 6/669 (2018/1004) granted in January 2019.	0	0	10	10	0	0	0	0	0
X6	Kighill Lane B	Gedling Rural North	30	Predominantly greenfield land	Council assumptions based on SHLAA consultation response 2019 for site 6/845	The site (which consists of SHLAA sites 6/843, 6/845 and 6/1046) is allocated in the Local Planning Document (X6). Officers are working with the landowners to ensure that the site is developed in a comprehensive manner.	0	0	2	14	14	0	0	0	0
<b>Total</b>							<b>0</b>	<b>0</b>	<b>32</b>	<b>75</b>	<b>54</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

### Sites with planning permission

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

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions										
							Five Year Period					2024-25	2025-26	2026-27	2027-28		
							2019-20	2020-21	2021-22	2022-23	2023-24						
6/1078	Fairview Farm Stud	Gedling Rural North	1	Greenfield land	Council assumptions	Full planning permission for residential development (2017/1285) granted in January 2018. For information, the majority of the permitted site including the residential development element falls within Gedling Borough and the remainder falls in Newark and Sherwood District.	0	1	0	0	0	0	0	0	0	0	0
6/1088	Heavytrees Avenue (9)	Gedling Rural North	1	Brownfield land	Council assumptions	Site is currently under construction (2017/1494) for a replacement dwelling, net gain zero. The existing dwelling has been demolished and the replacement plot has not yet been built.	1	0	0	0	0	0	0	0	0	0	0
6/117	Longdale Avenue (2)	Gedling Rural North	1	Greenfield land	Council assumptions	Full planning permission for residential development (2017/0664) granted in July 2017.	0	1	0	0	0	0	0	0	0	0	0
6/800	Longdale Lane (12)	Gedling Rural North	3	Predominantly greenfield land	Council assumptions	Full planning permission (2018/0909) granted in November 2018 for a replacement dwelling with 4 dwellings, net gain of 3 dwellings.	0	0	3	0	0	0	0	0	0	0	0
6/1017	Longdale Lane (22)	Gedling Rural North	1	Brownfield land	Council assumptions	Site is currently under construction (2016/0305) for a replacement dwelling, net gain zero. The existing dwelling has been demolished and work on the replacement plot has started.	1	0	0	0	0	0	0	0	0	0	0
6/1026	Longdale Craft Centre	Gedling Rural North	3	Brownfield land	Council assumptions	Site is currently under construction (2017/0960).	3	0	0	0	0	0	0	0	0	0	0
6/87	Main Road (120, Land Rear Of)	Gedling Rural North	1	Greenfield land	Council assumptions	Full planning permission for residential development (2018/0407) granted in June 2018.	0	0	1	0	0	0	0	0	0	0	0
6/563	Nottingham Road (102, Land Rear Of)	Gedling Rural North	1	Brownfield land		Information from the SHLAA 2019 consultation states that the site is now complete. This has been confirmed by Local Tax (June 2019).	1	0	0	0	0	0	0	0	0	0	0
6/971	Sheepwalk Lane (73)	Gedling Rural North	1	Brownfield land	Council assumptions	Full planning permission (2016/0956) granted in October 2016 for a replacement dwelling, net gain zero. The existing dwelling has been demolished and the replacement plot has not yet been built.	1	0	0	0	0	0	0	0	0	0	0
6/1101	Sheepwalk Lane (86)	Gedling Rural North	1	Brownfield land	Council assumptions	Site is currently under construction for a replacement dwelling (2018/0425). The existing dwelling has been demolished and work on the replacement plot has started.	1	0	0	0	0	0	0	0	0	0	0
6/1053	Sheepwalk Lane (86, Land to the Front)	Gedling Rural North	1	Greenfield land	Council assumptions	Full planning permission for residential development (2017/0899) granted in September 2017.	0	1	0	0	0	0	0	0	0	0	0
6/1027	Sheepwalk Lane (88)	Gedling Rural North	1	Brownfield land		Site completed in June 2019.	1	0	0	0	0	0	0	0	0	0	0
6/1054	Sheepwalk Lane (90, Land to the Front)	Gedling Rural North	1	Greenfield land	Council assumptions	Full planning permission for residential development (2017/0896) granted in September 2017.	0	1	0	0	0	0	0	0	0	0	0
6/913	The Bungalow (Newstead Abbey Park)	Gedling Rural North	1	Brownfield land	Council assumptions	Site is currently under construction (2014/0040) for a replacement dwelling, net gain zero. The existing dwelling has been demolished and work on the replacement plot has started.	1	0	0	0	0	0	0	0	0	0	0
6/1109	Vernon Crescent (81)	Gedling Rural North	2	Predominantly greenfield land	Council assumptions	Full planning permission (2018/0586) granted in September 2018 for a replacement dwelling with 3 dwellings, net gain of 2 dwellings.	0	0	2	0	0	0	0	0	0	0	0
6/1091	Wood End Drive (1)	Gedling Rural North	1	Greenfield land	Council assumptions	Site is currently under construction (2014/0890).	1	0	0	0	0	0	0	0	0	0	0

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions								
							Five Year Period					2024-25	2025-26	2026-27	2027-28
							2019-20	2020-21	2021-22	2022-23	2023-24				
6/633	Woodlands Farm (outbuilding)	Gedling Rural North	1	Greenfield land	SHLAA consultation 2018	The site is part of full planning permission for residential development (2013/0346) granted in July 2013 - a replacement dwelling and residential conversion. The replacement dwelling plot is recorded under SHLAA site 6/634 and the residential conversion plot is recorded under SHLAA site 6/633. Information from the previous SHLAA 2018 consultation states that the construction work on the residential conversion has started and should be completed by 2019.	1	0	0	0	0	0	0	0	0
<b>Total</b>							<b>12</b>	<b>5</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Unallocated sites without planning permission**

None.

## Other Villages

Net completions 1 April 2011 to 31 March 2019:-

Burton Joyce	= 15 homes
Lambley	= 22 homes
Linby	= 4 homes
Newstead	= 9 homes
Papplewick	= 2 homes
Stoke Bardolph	= zero
Woodborough	= 13 homes
Total	= 65 homes

## Site allocations – Local Planning Document

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions									
							Five Year Period									
							2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	
H20	Mill Field Close	Gedling Rural South	14	Greenfield land	SHLAA consultation response 2019	SHLAA site 6/469. The site is allocated for 20 homes in the Local Planning Document (site H20). Full planning permission for 14 homes (2018/0613) granted in December 2018 and includes s106. Information from SHLAA 2019 consultation states that the construction of the site is currently underway and provides the delivery rates for the site.	9	5	0	0	0	0	0	0	0	0
H21	Orchard Close	Gedling Rural South	15	Greenfield land	SHLAA consultation response 2019	SHLAA site 6/537. The site is allocated in the Local Planning Document (site H21). Outline planning application for up to 15 homes (2018/1034) granted in February 2019 subject to the signing of the s106. Information from SHLAA 2019 consultation provides the delivery rates for the site.	0	15	0	0	0	0	0	0	0	0
H22	Station Road	Newstead	40	Predominantly greenfield land	Council assumptions	SHLAA site 6/132. The site is allocated in the Local Planning Document (site H22). Due to the uncertainty as to whether the site will deliver 40 homes within the plan period, it is assumed that the site will be delivered after 2028, unless new information is provided. Information from the previous SHLAA 2017 consultation states that the landowner is considering options for providing an appropriate access to the site. The public house was demolished in early 2018.	0	0	0	0	0	0	0	0	0	0
H23	Ash Grove	Gedling Rural South	12	Greenfield land	SHLAA consultation response 2019	SHLAA site 6/196. The site is allocated in the Local Planning Document (site H23). This site has full planning permission for 12 homes (2007/0831). Plot 1 (2016/0888) was built in May 2018. Information from the SHLAA 2019 consultation provides the delivery rates for the remainder of the site.	1	0	0	0	2	2	2	2	2	
H24	Broad Close	Gedling Rural South	15	Greenfield land	SHLAA consultation response 2019	The site (which consists of SHLAA sites 6/776, 6/825 and 6/840) is allocated for 15 homes in the Local Planning Document (site H24). Information from the SHLAA 2019 consultation confirms that a planning application will be submitted in due course.	5	10	0	0	0	0	0	0	0	0
<b>Total</b>							<b>15</b>	<b>30</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	

## Sites with planning permission

### Burton Joyce

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/Greenfield	Source of delivery information	Status of site	Projected Completions								
							Five Year Period								
							2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
6/1068	Bridle Road (34)	Gedling Rural South	1	Brownfield land	Council assumptions	Site is currently under construction for a replacement dwelling (2017/1203). The existing dwelling has been demolished and work on the replacement plot has started.	1	0	0	0	0	0	0	0	0
6/940	Bridle Road (106, Land Rear Of)	Gedling Rural South	1	Greenfield land	Council assumptions	Full planning permission for part demolition and part conversion of existing barn to a single dwelling (2015/1407) lapsed in February 2019. Full planning application for the same scheme was submitted in March 2019 and is currently being determined (2019/0291). Assume the application will be granted during 2019/20 and the site delivered from 2023/24 onwards.	0	0	0	0	1	0	0	0	0
6/1125	Chesterfield Drive (Free Church)	Gedling Rural South	2	Brownfield land	Council assumptions	Full planning permission for two new dwellings (2018/0531) granted in March 2019.	0	0	0	2	0	0	0	0	0
6/539	Glebe Farm (Land At), Burton Joyce	Gedling Rural South	14	Greenfield land	SHLAA consultation response 2019	The site is in the Green Belt and adjacent to Burton Joyce village. Full planning permission for 14 homes (2016/0306) on part of the site granted in June 2017. This site is adjacent to SHLAA site 6/30 Woodside Road (Land Off) and a new access road has been constructed across site 6/30 to provide an alternative access to site 6/539. Information from the SHLAA 2019 consultation states the information provided through the previous SHLAA 2018 consultation remains unchanged, which provides the delivery rates for the site.	10	4	0	0	0	0	0	0	0
6/943	Lambley Lane (33A)	Gedling Rural South	1	Greenfield land	Council assumptions	Full planning permission for a new dwelling (2018/1115) granted in February 2019.	0	0	0	1	0	0	0	0	0
6/847	Lee Road (2)	Gedling Rural South	3	Greenfield land	Council assumptions	Full planning permission for residential development (2017/1296) granted in February 2018.	0	0	3	0	0	0	0	0	0
6/1085	Lodge Farm	Gedling Rural South	1	Greenfield land	Council assumptions	Full planning permission for residential development (2017/1475) granted in March 2018.	0	0	1	0	0	0	0	0	0
6/996	Main Street (60)	Gedling Rural South	2	Brownfield land	Council assumptions	Full planning permission for two new dwellings (2016/1236) granted in January 2017. Information from the SHLAA 2019 consultation states that site is now complete, however this has not yet been signed off as 'complete' by Building Control. Assume the site will be signed off as complete in 2019/20.	2	0	0	0	0	0	0	0	0
6/1111	Nottingham Road (230)	Gedling Rural South	1	Brownfield land	Council assumptions	Full planning permission for change of use of existing garage block to residential dwelling (2018/0116) granted in October 2018.	0	0	0	1	0	0	0	0	0
6/142	Vicarage Drive	Gedling Rural South	1	Greenfield land	Council assumptions	Full planning permission for 1 dwelling (2018/0729) granted in May 2019.	0	0	0	0	1	0	0	0	0
6/1071	Woodside Road (14)	Gedling Rural South	1	50/50 brownfield and greenfield land	Council assumptions	Full planning permission for two bungalows (2019/0083) granted in June 2019 for a replacement dwelling with 2 dwellings, net gain of 1 dwelling.	0	0	0	0	1	0	0	0	0
<b>Total</b>							<b>13</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

### Lambley

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/Greenfield	Source of delivery information	Status of site	Projected Completions								
							Five Year Period								
							2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
6/753	Catfoot Squash Club	Gedling Rural South	1	Brownfield land	Council assumptions	Full planning permission for residential development (2017/0164) granted in May 2017.	0	0	1	0	0	0	0	0	0

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/Greenfield	Source of delivery information	Status of site	Projected Completions								
							Five Year Period					2024-25	2025-26	2026-27	2027-28
							2019-20	2020-21	2021-22	2022-23	2023-24				
6/1115	Harlow Wood Farm (The Stables)	Gedling Rural South	1	Greenfield land	Council assumptions	Full planning permission for change of use to residential dwelling (2017/1325) granted in November 2018.	0	0	0	1	0	0	0	0	0
6/967	Reed Pond House	Gedling Rural South	1	Brownfield land	Council assumptions	Full planning permission (2017/0345) granted in April 2017 for a replacement dwelling, net gain zero. The existing dwelling has been demolished and work on the replacement plot has started.	1	0	0	0	0	0	0	0	0
6/1025	Spring Lane (112)	Gedling Rural South	1	Brownfield land	Council assumptions	Site is currently under construction (2016/0071) for a replacement dwelling, net gain zero. The existing dwelling has been demolished and the replacement plot has not yet been built.	1	0	0	0	0	0	0	0	0
6/997	Spring Lane (114)	Gedling Rural South	4	Brownfield land	Council assumptions	Four full planning permissions granted on site - plots 1, 2 and 3 are currently under construction (2018/0647, 2018/0548 and 2017/1134 respectively) and plot 4 granted permission in October 2017 (2017/0867).	3	0	1	0	0	0	0	0	0
6/1126	Spring Lane (292)	Gedling Rural South	1	Brownfield land	Council assumptions	Full planning permission for change of use from office to residential use (2019/0003) granted in March 2019.	0	0	0	1	0	0	0	0	0
6/1070	Sunrise Farm	Gedling Rural South	4	Greenfield land	SHLAA consultation response 2019	Full planning permission for residential development (2017/0690) granted in November 2017. Information from SHLAA 2019 consultation states that the construction of the site is currently underway with anticipated completion date of March 2020.	4	0	0	0	0	0	0	0	0
6/1038	The Riding Stables	Gedling Rural South	1	Brownfield land	Council assumptions	The site is part of a larger SHLAA site 6/838 and within the Green Belt. Outline planning permission for a redevelopment of existing stables to provide one dwelling (2016/0987) granted in March 2017. Full planning application for a redevelopment of existing stables to provide one dwelling was submitted in December 2018 and is currently being determined (2018/1196).	0	1	0	0	0	0	0	0	0
<b>Total</b>							<b>9</b>	<b>1</b>	<b>2</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Linby

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/Greenfield	Source of delivery information	Status of site	Projected Completions								
							Five Year Period					2024-25	2025-26	2026-27	2027-28
							2019-20	2020-21	2021-22	2022-23	2023-24				
6/1100	Linby House (store)	Gedling Rural North	1	Brownfield land	Council assumptions	Site is currently under construction (2018/0358).	1	0	0	0	0	0	0	0	0
<b>Total</b>							<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Newstead

None.

Papplewick

None.

Stoke Bardolph

None.

Woodborough

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions								
							Five Year Period					2024-25	2025-26	2026-27	2027-28
							2019-20	2020-21	2021-22	2022-23	2023-24				
6/1012	Lingwood Lane (Land Adj The Vicarage)	Gedling Rural South	1	Brownfield land	Council assumptions	Site is currently under construction (2018/0404). SHLAA 2019 consultation says the dwelling is fully built, however this has not yet been signed off as 'complete' by Building Control. Assume plot will be signed off as complete in 2019/20.	1	0	0	0	0	0	0	0	0
6/974	Lowdham Lane (21, Land Adj To)	Gedling Rural South	1	Greenfield land	Council assumptions	Full planning permission for residential development (2016/1099) granted in February 2017. Information from the SHLAA 2019 consultation states the information provided through the previous SHLAA 2017 consultation remains unchanged, which states that the construction of the site is currently underway. Assume anticipated completion date of 2019/20.	1	0	0	0	0	0	0	0	0
6/334	Main Street (142)	Gedling Rural South	1	Predominantly greenfield land	Council assumptions	Site is currently under construction (2005/1222). Two dwellings are built and 1 dwelling remaining.	1	0	0	0	0	0	0	0	0
6/916	Main Street (165)	Gedling Rural South	2	Greenfield land	Council assumptions	Site is currently under construction (2015/0090). Two dwellings built and two dwellings remaining.	2	0	0	0	0	0	0	0	0
<b>Total</b>							<b>5</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Unallocated sites without planning permission**

None.



## Appendix D: Detailed Housing Trajectory

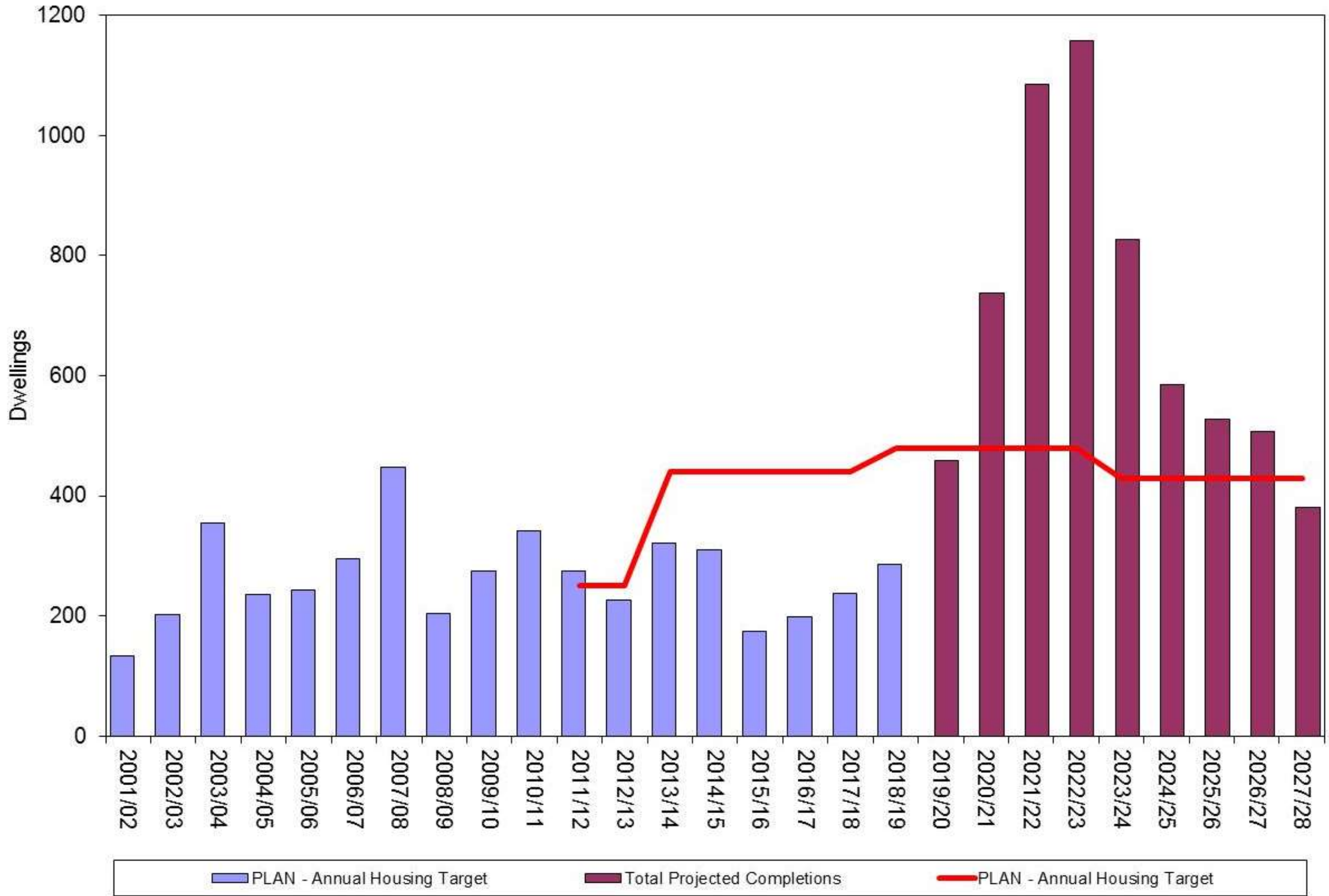
	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	TOTAL
<b>Past Completions (net)</b>	<b>275</b>	<b>227</b>	<b>321</b>	<b>311</b>	<b>174</b>	<b>198</b>	<b>237</b>	<b>286</b>										<b>2029</b>
Past completions (net) - urban area	183	199	296	206	120	104	193	218										1519
Past completions (net) - Hucknall	0	0	0	0	0	36	2	43										81
Past completions (net) - Bestwood Village	30	2	1	19	0	14	6	0										72
Past completions (net) - Calverton	16	3	10	64	56	10	17	15										191
Past completions (net) - Ravenshead	42	15	5	15	-5	21	4	4										101
Past completions (net) - Burton Joyce	0	2	1	0	2	7	0	3										15
Past completions (net) - Lambley	3	3	2	2	1	5	4	2										22
Past completions (net) - Linby	1	0	1	1	0	-1	2	0										4
Past completions (net) - Newstead	0	0	1	0	0	0	8	0										9
Past completions (net) - Papplewick	1	0	0	2	0	-1	0	0										2
Past completions (net) - Stoke Bardolph	0	0	0	0	0	0	0	0										0
Past completions (net) - Woodborough	-1	3	4	2	0	3	1	1										13
<b>Urban area - planning permissions</b>									<b>106</b>	<b>67</b>	<b>109</b>	<b>85</b>	<b>50</b>		<b>10</b>	<b>15</b>	<b>15</b>	<b>457</b>
<b>Urban area - ACS and LPD allocations</b>									<b>204</b>	<b>419</b>	<b>593</b>	<b>614</b>	<b>423</b>	<b>300</b>	<b>245</b>	<b>215</b>	<b>90</b>	<b>3103</b>
Teal Close									90	90	95	95	95	95	95	95	80	830
H1 - Rolleston Drive										39	39	39	23					140
H2 - Brookfields Garden Centre												5	25	30	30			90
H3 - Willow Farm										30	40	40						110
H4 - Linden Grove											40	40	35					115
H5 - Lodge Farm Lane										10	50	50	38					148
H6 - Spring Lane						27	64	55	4									150
H7 - Howbeck Road/Mapperley Plains										65	70	70						205
H8 - Killisick Lane										15	50	55	55	55				230
H9 - Gedling Colliery/Chase Farm							25	65	110	120	120	120	120	120	120	120	10	1050
X1 - Daybook Laundry											9	20	20					49
X2 - West of A60 A											30	30	12					72



	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	TOTAL
X3 - West of A60 B										50	50	50						150
<b>Urban area - unallocated sites</b>										13	20	17	14	13				77
<b>Edge of Hucknall - planning permissions</b>																		0
<b>Edge of Hucknall - ACS and LPD allocations</b>									60	80	165	149	130	100	100	100	100	984
North of Papplewick Lane								43	60	60	60	14						237
Top Wighay Farm						36	2				70	100	100	100	100	100	100	708
H10 - Hayden Lane										20	35	35	30					120
<b>Edge of Hucknall - unallocated sites</b>																		0
<b>Bestwood Village - planning permissions</b>									11	4	1	7	5					28
<b>Bestwood Village - LPD allocations</b>									4	29	25	25	26	80	80	85	84	438
H11 - The Sycamores									4	4								8
H12 - Westhouse Farm										25	25	25	26	25	25	30	29	210
H13 - Bestwood Business Park														55	55	55	55	220
<b>Bestwood Village - unallocated sites</b>																		0
<b>Calverton - planning permissions</b>									18	5	4	15						42
<b>Calverton - LPD allocations</b>										81	125	125	79	50	50	50	50	610
H14 - Dark Lane										17	20	20						57
H15 - Main Street											25	25	29					79
H16 - Park Road										40	50	50	50	50	50	50	50	390
X4 Flatts Lane										24	30	30						84
<b>Calverton - unallocated sites</b>																		0
<b>Ravenshead - planning permisisions</b>									12	5	6							23
<b>Ravenshead - LPD allocations</b>											32	75	55					162
H17 - Longdale Lane A												10	20					30
H18 - Longdale Lane B												10	21					31
H19 - Longdale Lane C											20	31						51
X5 Kighill Lane A											10	10						20
X6 Kighill Lane B											2	14	14					30
<b>Ravenshead - unallocated sites</b>																		0

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	TOTAL
<b>Other villages - planning permissions</b>									28	5	6	6	3					48
Burton Joyce - planning permissions									13	4	4	4	3					28
Lambley - planning permissions									9	1	2	2						14
Linby - planning permissions									1									1
Newstead - planning permissions																		0
Papplewick - planning permissions																		0
Stoke Bardolph - planning permissions																		0
Woodborough - planning permissions									5									5
<b>Other villages - LPD allocations</b>									15	30			2	2	2	2	2	55
H20 - Mill Field Close (Burton Joyce)									9	5								14
H21 - Orchard Close (Burton Joyce)										15								15
H22 - Station Road (Newstead)																		0
H23 - Ash Grove (Woodborough)							1	1	1				2	2	2	2	2	12
H24 - Broad Close (Woodborough)									5	10								15
<b>Other villages - unallocated sites</b>																		0
<b>Windfall allowance</b>												40	40	40	40	40	40	240
<b>Total Projected Completions</b>									458	738	1086	1158	827	585	527	507	381	6267
<b>Cumulative Completions</b>	275	502	823	1134	1308	1506	1743	2029	2487	3225	4311	5469	6296	6881	7408	7915	8296	8296
<b>PLAN - Annual Housing Target</b>	250	250	440	440	440	440	440	480	480	480	480	480	430	430	430	430	430	7250
<b>PLAN - Housing Target (cumulative)</b>	250	500	940	1380	1820	2260	2700	3180	3660	4140	4620	5100	5530	5960	6390	6820	7250	
<b>MONITOR - No. dwellings above or below cumulative housing target</b>	25	2	-117	-246	-512	-754	-957	-1151	-1173	-915	-309	369	766	921	1018	1095	1046	
<b>MANAGE - Annual housing target taking account of past/projected completions</b>	426	436	450	459	470	495	522	551	580	595	575	490	356	239	123	-79	-665	-1046
Remaining Years	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	

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



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## **ACTION SHEET PLANNING DELEGATION PANEL 14th June 2019**

2018/1086

36 Foxwood Grove Calverton Nottinghamshire  
Two storey side extension and front porch.

The proposed development would have no undue impact on the character and appearance of the street scene/host property or residential amenity.

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

**Decision: Grant Planning Permission with Conditions.**

2019/0272

190 Westdale Lane East Gedling NG4 4FP

Erection of fencing and walls to all boundaries and the retention of the rear garden ground levels.

**Application withdrawn from the agenda.**

2019/0325

259 Moor Road Papplewick NG15 8EP

Demolition of outbuildings and replacement with single storey rear extension

**Planning application withdrawn by applicant.**

2019/0428

117 Moor Road Papplewick NG15 8EN

Front extension to existing semi-detached house.

The proposed development would be contrary to Policy LPD13 - Extensions to Buildings within the Green Belt.

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

**Decision: Refuse Planning Permission.**

2019/0494

100 Main Road Ravenshead Nottinghamshire

Single storey front extension and two storey rear extension

The proposed development would have an undue impact on the residential amenity of neighbouring occupier.

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

**Decision: Refuse Planning Permission.**

**Mike Avery Service Manager**

**Kevin Cartwright Principal Planning Officer**

**14th June 2019**

## **ACTION SHEET PLANNING DELEGATION PANEL 21st June 2019**

2018/1202

The Stables Willow Wong Burton Joyce

Construction of a manege (40m x 20m), the change of use of the land for the grazing of domestic horses and the retention of the field shelter.

The proposed development would have no undue impact on character and appearance of the area or the amenity of neighbouring occupiers.

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

**Decision: Grant Planning Permission with Conditions.**

2019/0281

1 Oxtan Road Calverton Nottinghamshire

Single storey rear extension

The proposed development would be contrary to Green Belt Policy LPD 13.

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

**Decision: Refuse Planning Permission.**

2019/0268

9 Heavytrees Avenue Ravenshead NG15 9BW

Alteration of garden level and construction of new retaining walls

The proposed development would have an undue impact on the residential amenity of neighbouring occupiers.

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

**Decision: Refuse Planning Permission.**

2019/0283

Coppice Farm Mapperley Plains Arnold

Outline application with access for consideration for the construction of 3no. detached homes

The proposed development would have no undue impact on the character and appearance of the area, residential amenity and highway safety/capacity.

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

**Decision: Grant Planning Permission with Conditions**

2019/0359

88 Hilton Road Mapperley Nottinghamshire

Demolition of existing outbuildings. Construction of new single storey rear extension and raised decking area.

The proposed development would have no undue impact on the residential amenity of neighbouring occupiers.

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

**Decision: Grant Planning Permission with Conditions.**

2019/0432

Garages At Welbeck Court Welbeck Gardens Woodthorpe

Demolition and reconstruction of garages with two residential flats above and alterations to access path and parking.

The proposed development would have an undue impact on the character and appearance of the area and the amenity of the neighbouring occupiers.

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

**Decision: Refuse Planning Permission.**

**Kevin Cartwright Principal Planning Officer**

**21st June 2019**



**ACTION SHEET PLANNING DELEGATION PANEL 28th June 2019**

2018/0931

1A Pearson Street Netherfield Nottinghamshire

Demolition and site clearance of commercial buildings and construction of a new apartment building (containing 6 x 1 bedroomed apartments) along with access, parking and associated works.

The proposed development would have no undue impact on the character and appearance of the area, amenity of neighbouring occupiers or highway safety/capacity.

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

**Decision: Grant Planning Permission with Conditions.**

2019/0277

44 Chartwell Grove Mapperley NG3 5RD

Retrospective application for existing garden room, proposed entrance gate and boundary wall with metal railings, proposed boundary fence and replacement gate and fence between dwellinghouse and detached garage.

The proposed development would have no undue impact on the character and appearance of the area or the amenity of neighbouring occupiers.

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

**Decision: Grant Planning Permission with Conditions.**

2019/0410

147 Rolleston Drive Arnold Nottinghamshire

Build a new 2 bedroom, 2 storey detached house in the front garden

The proposed development would have an undue impact on the character and appearance of the area.

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

**Decision: Refuse Planning Permission.**

2019/0427  
Rear Of 9 And 11 Ernest Road Carlton  
Proposed house and garage

The proposed development would have an undue impact on the character and appearance of the street scene and the amenity of neighbouring occupiers.

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

**Decision: Refuse Planning Permission.**

2019/0429  
2 Bourne Drive Ravenshead NG15 9FN  
Two storey extension to front elevation

The proposed development would have an undue impact on the character and appearance of the area.

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

**Decision: Refuse Planning Permission.**

2019/0493  
10 Charles Street Arnold Nottinghamshire  
Single storey rear and side extension

The proposed development would have no undue impact on the character and appearance of the street scene or the amenity of neighbouring occupiers.

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

**Decision: Grant Planning Permission with Conditions.**

**Kevin Cartwright Principal Planning Officer**

**28th June 2019**

## **ACTION SHEET PLANNING DELEGATION PANEL 5th July 2019**

2019/0033

7 Glanton Way Arnold  
2 No. detached dwellings.

The proposed development would have no undue impact on the character and appearance of the area or the amenity of neighbouring occupiers.

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

**Decision: Grant Planning Permission subject to conditions.**

2019/0134

42 Chesterfield Drive Burton Joyce NG14 5EQ  
Single storey side extension with accommodation within the roofspace, single storey rear extension and a two storey side and front extension.

The proposed development would have no undue impact on the character and appearance of the host property, surrounding area or residential amenity of neighbouring occupiers.

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

**Decision: Grant planning permission subject to conditions.**

2019/0227

Land Next To Colwick Quays Road No 2  
Approval of the reserved matters of access, appearance, layout, scale and landscaping following the granting of outline planning permission reference 2016/1026 - construction of 35,000sqft B1/B2/B8 buildings and associated infrastructure

**The application was withdrawn from the agenda.**

2019/0331

109 Second Avenue Carlton NG4 1PF  
Extension at basement and ground floor level to side of existing dwelling

The proposed development would have an undue impact on the character and appearance of the host property and the character and appearance of the area.

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

**Decision: Refuse Planning Permission.**

2019/0373  
20 Stratford Close Colwick Nottinghamshire  
First floor side extension above existing converted garage

The proposed development would have no undue impact on the character and appearance of the host property, wider area or amenity of neighbouring occupiers.

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

**Decision: Grant Planning Permission subject to conditions.**

2019/0439  
5 Derry Hill Road Redhill NG5 8HQ  
Single storey rear extension and construction of raised decking area

The proposed development would have no undue impact on the host property or the amenity of neighbouring occupiers.

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

**Decision: Grant Planning Permission subject to conditions.**

2019/0483  
31 Marshall Road Mapperley Nottinghamshire  
Side extension

**The application was withdrawn from the agenda.**

2019/0458  
345 Spring Lane Mapperley NG3 5RR  
Two storey rear extension and external alterations to existing residential dwelling with associated driveway works.

The proposed development would have no undue impact on the character and appearance of the host property, wider area or the amenity of neighbouring occupiers.

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

**Decision: Grant Planning Permission subject to conditions.**

**5th July 2019**

**Kevin Cartwright  
Principal Planning Officer**

**ACTION SHEET PLANNING DELEGATION PANEL 12th July 2019**

2018/1191

20 Woodside Gardens Ravenshead Nottinghamshire

Provision of 1 No. 'Self Build' Dwelling (design linked to adjoining plot 2)

The proposed development would have no undue impact on the character and appearance of the area, amenity of neighbouring occupiers.

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

**Decision: Grant Planning Permission subject to Conditions.**

2018/1193

20 Woodside Gardens Ravenshead NG15 9GF

Provision of 1 No. Self Build Dwelling on land adjacent No 20 Woodside Gardens

The proposed development would have no undue impact on the character and appearance of the area, amenity of neighbouring occupiers.

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

**Decision: Grant Planning Permission subject to Conditions.**

2019/0446

Windmill Croft Mill Lane Lambley

Raising of the roof to create a new first floor, two storey front extension, balcony to front elevation and raised decked area to rear elevation.

The proposed development would have no undue impact on the character and appearance of the area.

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

**Decision: Grant Planning Permission subject to Conditions.**

2019/0454

Land Adjacent 7 Shotton Drive Arnold

Erection of one dwelling

The proposed development would have an undue impact on the character and appearance of the area and highway safety.

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

**Decision: Refuse Planning Permission.**

2019/0478  
41 Conway Road Carlton NG4 2PU  
Proposed detached garage

The proposed development would have an undue impact to highway safety.

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

**Decision: Refuse Planning Permission.**

2019/0486  
Priory Court Friday Lane Gedling  
Construct 2no.dwelling adjacent to no 1 and 6 Priory Court and amend existing car parking area to provide 14 car parking spaces.

The proposed development would have no undue impact on the character and appearance of the area or the amenity of neighbouring occupiers.

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

**Decision: Grant Planning Permission subject to Conditions.**

2019/0540  
8 Castleton Avenue Arnold Nottinghamshire  
Single storey rear extension and Hip to Gable loft conversion with rear dormer window

The proposed development would have no undue impact on the character and appearance of the area or the amenity of neighbouring occupiers.

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

**Decision: Grant Planning Permission.**

**Kevin Cartwright – Principal Planning Officer**

**12th July 2019**

## **ACTION SHEET PLANNING DELEGATION PANEL 19th July 2019**

2018/0938

Morrisons 4 Victoria Park Way Netherfield

Erection of a Use Class A3 restaurant (348 sq.m) and a Use Class A1 / A3 drive thru' coffee shop (167 sq.m) with car parking, drive thru' lane, hard and soft landscaping, refuse areas and associated works

The proposed development satisfies the sequential test and is therefore acceptable in principle. There would be no adverse impact upon highway safety, subject to the lengthening of the right turn lane on the Victoria Retail Park approach to the A612 junction.

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

**Decision: Grant Planning permission subject to Conditions**

2018/1172

Woodland Next To Lay By Mansfield Road Arnold

Change of use to site 15 log cabin holiday homes (mobile homes) and one reception/staff accommodation cabin.

All to comply with the definition "caravan" in planning terms.

The proposed development would have an adverse impact upon the openness of the Green Belt.

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

**Decision: Refuse permission**

2019/0227

Land Next To Colwick Quays Road No 2

Approval of the reserved matters of access, appearance, layout, scale and landscaping following the granting of outline planning permission reference 2016/1026 - construction of 35,000sqft B1/B2/B8 buildings and associated infrastructure

The proposed development is in full conformity with the extant outline planning permission.

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

**Decision: Grant Planning permission subject to Conditions**

2019/0326

962 - 966 Woodborough Road Mapperley Nottinghamshire

Change of shop frontage and first floor roof area to outdoor seating for mixed A3 and A4 use. Alterations to include bricking up of side window on No. 966 Woodborough Road.

The proposed development is in keeping with the character and appearance of the surrounding area.

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

**Decision: Grant Planning permission subject to Conditions**

2019/0327

The Wine Room 962 Woodborough Road Mapperley

Replacement illuminated sign above front entrance and installation of new lighting to first floor bar frontage.

The proposed development is in keeping with the character and appearance of the surrounding area, and would not have an undue impact upon highway safety.

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

**Decision: Grant Advertisement Consent subject to Conditions**

2019/0487

Brackendale Ricket Lane Ravenshead

Demolition of existing dwelling and construction of 'self-build' dwelling

The proposed development would have an adverse impact upon the openness of the Green Belt.

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

**Decision: Refuse Permission**

2019/0514

9 George Road Carlton NG4 3AE

Loft conversion including dormer window to rear

Application withdrawn by the applicant

**Decision: No decision as withdrawn prior to determination**

Mike Avery

Service Manager – Development Services

**19th July 2019**



**ACTION SHEET PLANNING DELEGATION PANEL 26th July 2019**

2019/0232

8 Pilkington Road Mapperley NG3 6HL

Extension to increase the height of the property and form an additional storey, convert existing garage into a living space and external alterations

The application was withdrawn from the agenda.

2019/0313TPO

88 Plains Road Mapperley NG3 5RH

Works to 1no. Poplar tree

Lime trees 6no. pollarded.

The proposed pollarding works to the Lime trees would have no undue impact.

The proposed felling of the Poplar tree would have an undue impact on the visual amenity of the area.

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

**Decision: Split Decision. Approve works to Lime Trees. Refuse works to Poplar Tree.**

2019/0371TPO

3 Sheepwalk Lane Ravenshead Nottinghamshire

Fell 2no.Common Oaks.

The proposed works would have no undue impact on the visual amenity of the area.

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

**Decision: Approve felling of 2no. Oaks trees.**

2019/0393

66 Ernest Road Carlton Nottinghamshire

Demolition of lean-to and garage, construction of a two storey side extension

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

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

**Decision: Grant Planning Permission with Conditions.**

2019/0452  
8 Coronation Walk Gedling NG4 4AQ  
Two storey side extension

The application was withdrawn from the agenda.

2019/0534TPO  
27 Thetford Close Arnold Nottinghamshire  
Cutting back of crown and sides of T1 Ash

The proposed development would have an undue impact on visual amenity.

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

**Decision: Refuse works.**

2019/0562  
70 Redhill Road Arnold Nottinghamshire  
Construction of attached dwelling

The proposed development would have an undue impact on the character and appearance of the area.

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

**Decision: Refuse Planning Permission.**

2019/0594  
17 Danehurst Drive Gedling Nottinghamshire  
Insert new window.

The proposed development would have no undue impact on residential amenity of neighbouring occupiers.

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

**Decision: Grant Planning Permission with conditions.**

**Kevin Cartwright  
Principal Planning Officer  
26th July 2019**



## Report to Planning Committee

**Subject:** Future Planning Applications

**Date:** 26/07/2019

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.

<b><u>App No</u></b>	<b><u>Address</u></b>	<b><u>Proposal</u></b>	<b><u>Possible Date</u></b>
2019/0010	34 Main Street Calverton	Demolition of existing dwelling and erection of 10 dwellings	4/09/2019
2019/0152	Land North of Tea; Close Netherfield	Reserved matters application for the erection of 367no. dwellings	4/09/2019
2019/0560	Land At Teal Close Netherfield	Reserved matters application for the erection of 264no. dwellings	4/09/2019
2019/0479	5 Station Road Carlton	Outline Planning Application for the demolition of The Cottage to the rear of 5 Station Road and the erection of 12 No. x C3 Apartments and 2 dormer bungalow	4/09/2019

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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