



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

Agenda

Planning Committee

Date: **Wednesday 12 February 2020**

Time: **6.00 pm**

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

For any further information please contact:

Cayte Goodall

Democratic Services Officer

0115 901 3961

Planning Committee

Membership

Chair Councillor John Truscott

Vice-Chair Councillor Paul Wilkinson

Councillor Michael Adams
Councillor Peter Barnes
Councillor Chris Barnfather
Councillor Jim Creamer
Councillor David Ellis
Councillor Rachael 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

AGENDA

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- Planning Committee Protocol.**
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MINUTES PLANNING COMMITTEE

Wednesday 15 January 2020

Councillor John Truscott (Chair)

In Attendance: Councillor Paul Wilkinson Councillor Andrew Ellwood
Councillor Michael Adams Councillor Rosa Keneally
Councillor Peter Barnes Councillor Meredith Lawrence
Councillor Chris Barnfather Councillor Marje Paling
Councillor Pat Bosworth Councillor John Parr
Councillor Jim Creamer Councillor Alex Scroggie
Councillor David Ellis Councillor Henry Wheeler
Councillor Rachael Ellis

Absent: Councillor Mike Hope and Councillor Barbara Miller

Officers in Attendance: M Avery, N Bryan, C Goodall, C McCleary and F Whyley

82 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS.

Apologies for absence were received from Councillors Hope and Miller. Councillors Bosworth and Creamer attended as substitutes.

83 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 4 DECEMBER 2019.

RESOLVED:

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

84 DECLARATION OF INTERESTS

The Chair declared a non-pecuniary interest in item 9 on the agenda as Gedling Borough Council were the applicant and in item 10 on the agenda as Gedling Borough Council had made a financial contribution to the applicant towards the installation of the 3G pitch.

Councillor David Ellis declared a non-pecuniary interest in item 9 on the agenda as the Portfolio Holder for Public Protection.

APPLICATION NO. 2019/0213 - LAND TO THE WEST MAPPERLEY PLAINS, MAPPERLEY

Erection of 164 dwellings including new vehicular and pedestrian access, garages, parking, roads, footpaths, infrastructure, drainage and attenuation/detention basins, landscaping and open space.

Matthew Sanders of Davidson Homes (The Applicant) spoke in favour of the application.

The Service Manager – Development Services introduced the report and recommended that permission was granted in accordance with the report but with an amendment to conditions 2 and 10 to permit a minor amendment to the proposed 4 arm roundabout. A further amendment was required to condition 2 to include a proposed garage type which had been omitted from the plans list.

The Service Manager – Development Services also recommend an additional condition seeking details of the proposed boundary treatments as these were not detailed on the submitted plans.

RESOLVED:

To GRANT FULL PLANNING PERMISSION subject to the minor amendments to conditions 2 and 10, an additional condition relating to the proposed boundary treatments and subject to the owner(s) entering into planning obligations 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, education, bus stop improvements, health, public open space including management arrangements for the open spaces/drainage feature 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:
 - Location Plan
 - Planning Layout 1184-100 PLANNING LAYOUT P18
 - Open Space Plan 1184-101 POS PLAN P03

House Types:

- DH200GI-4 (OP), DH301GE-4 (AS) DH301GE-4 (OP) DH413B-4 (AS) DH414GH-4 (AS) DH414GH-4 (OP) DH421B-4 (OP) SH16BR-4 (AS) SH16BR-4 (OP) SH34BRI-3 (AS) SH34BRI-3 (OP)

House Types Received 3-10-19

- DH328R-4 (AS), DH328R-4 (OP), DH421G-4 (OP) DH421GR-4 (AS) DH501G-4 (AS) DH509V-4 (AS) DH509V-4 (OP) SB21V-3 (AS) SH35BG-3 (OP) DH342G-4 CARPORT (AS) DH532R-4 (AS), SG4-4 SINGLE GARAGE (AS)

House Types Received 6-3-2019

- HOUSE TYPE 402BR, HOUSE TYPE 201 L, HOUSE TYPE 201-202, HOUSE TYPE 201-202 - OP, HOUSE TYPE 302 GE, HOUSE TYPE 302 GI, HOUSE TYPE 302 GI-OP, HOUSE TYPE 302 OP, HOUSE TYPE 312 G, HOUSE TYPE 313 B OP, HOUSE TYPE 318B, HOUSE TYPE 318B - OP, HOUSE TYPE 320 R, HOUSE TYPE 320 R - OP, HOUSE TYPE 330V, HOUSE TYPE 330V - OP, HOUSE TYPE 342M, HOUSE TYPE 400B, HOUSE TYPE 400B OP, HOUSE TYPE 404G HOUSE TYPE 404G OP HOUSE TYPE 409G, HOUSE TYPE 409G OP, , HOUSE TYPE 412G, HOUSE TYPE 412G OP, HOUSE TYPE 414 GR OP, HOUSE TYPE 427B, HOUSE TYPE 427B OP , HOUSE TYPE 430B , HOUSE TYPE 430B OP, HOUSE TYPE 532V , HOUSE TYPE 552G , HOUSE TYPE SH14BR , HOUSE TYPE SH14BR OP, HOUSE TYPE SH24 BRE, HOUSE TYPE SH24 BRE OP, HOUSE TYPE SH24 BRG , HOUSE TYPE SH24 BRG OP, HOUSE TYPE SH24 BRI , HOUSE TYPE SH24 BRI OP, HOUSE TYPE SH33G , HOUSE TYPE SH33G OP , HOUSE TYPE SH34 BRE OP, HOUSE TYPE SH34BRE,
- LG1 SINGLE GARAGE , LG4 TWIN SINGLE GARAGE CAR PORT - BRICK ARCH - 3M, CAR PORT - BRICK ARCH - 6M DG23 TRIPLE GARAGE DG23 TRIPLE GARAGE OP DOUBLE GARAGE
- Floor Levels E132-00-90 D PRELIMINARY FFLS-A1 , E132-00-91 D PRELIMINARY FFLS-A1, E132-00-92 D PRELIMINARY FFLS-A1 , E132-00-93 D PRELIMINARY FFLS-A1, E132-00-94 D PRELIMINARY FFLS-A1 , E132-00-95 D PRELIMINARY FFLS-A1
- Road Adoption E132-200-01F ADOPTIONS PLAN-A1, E132-200-02F ADOPTIONS PLAN-A1
- LandscapingGL1057 910B , GL1057 911C , GL1057 912C , GL1057 913C, GL1057 914A
- Roundabout Access Junction Layout ADC1642-DR-007 P4 and the Swept Path Analysis ADC1642-DR-051 P4

MG1-4 Single Garage and Street Scene 88-95 and Floor Plans

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

- 3 In the event that contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the Local Planning Authority and once the Local Planning Authority has identified the part of the site affected by the unexpected contamination development must be halted on that part of the site. An assessment must be undertaken in accordance with the requirements of the Local Planning Authority, and where remediation is necessary a remediation scheme, together with a timetable for its implementation and verification reporting, must be submitted to and approved in writing by the Local Planning Authority.
- 4 No development in respect of the erection of dwellings shall take place above damp proof course until details of the bat and bird boxes to be incorporated within the fabric of the buildings 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.
- 5 No development in respect of the erection of dwellings shall take place above damp proof course until details of Electric Vehicle charging points to be provided for 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. The charging points shall be provided prior to the occupation of the dwelling to which they serve.
- 6 All the trees and hedges shown to be retained and/or any trees whose canopies overhang the site shall be protected during the construction phase in accordance with the approved details as indicated on Landscape Protection Plan Drawing No. GL1057 914A. The fencing/protection shall be erected before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus material have been removed from the site. Nothing shall be stored or placed within the protected areas.
- 7 Within a period of five years from the first occupation of the final dwelling of the development hereby permitted, any trees or plants provided as part of the soft landscaping scheme, die or become, in the opinion of the Local Planning Authority, seriously damaged

or defective, shall be replaced in the first planting season following any such loss with a specimen of the same size and species as was approved on the landscaping plan.

- 8 No development in respect of the erection of dwellings shall take place above damp proof course until details of the external facing and roofing materials of the dwellings hereby permitted have been submitted to and approved in writing by the local planning authority.
- 9 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. All works on site shall be undertaken in accordance with the approved CEMP unless otherwise agreed in writing by the Local Planning Authority.
- 10 No dwellings hereby permitted shall be occupied until the access arrangements have been provided as shown on the drawings entitled Roundabout Access Junction Layout ADC1642-DR-007 P4 and the Swept Path Analysis ADC1642-DR-051 P4.
- 11 No dwellings hereby permitted shall be occupied until any access drives and parking areas to that dwelling 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.
- 12 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
- 13 The development hereby permitted shall be undertaken in accordance with the approved Flood Risk Assessment Rev B received by the local planning authority on 3rd October 2019.
- 14 Prior to the completion of the 50th dwelling hereby permitted details of reptile refugia shall be submitted to and approved in writing by the local planning authority. Such details shall include:
(1) location of the refugia
(2) its design and construction
The refuge shall be constructed on site in accordance with the approved details prior to the completion of the final dwelling.

- 15 No above ground works shall take place until details of all walls (including retaining structures) fences, gates or other means of enclosure to be erected in or around the development have been submitted to and approved in writing by the Local Planning Authority. Prior to the first occupation of each dwelling within the development, the walls (including retaining structures), fences, gates or other means of enclosure for that property shall be erected as approved and shall thereafter be permanently retained and maintained.

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 permission.
- 3 To ensure the development is safe and suitable for use.
- 4 In the interest of enhancing ecological provision on the site.
- 5 To ensure that the development is constructed in an appropriate sustainable manner which takes into consideration air quality within the Borough, and takes into consideration LPD11 of the Local Plan.
- 6 To ensure that retained trees and hedgerows are protected.
- 7 To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.
- 8 To ensure a satisfactory form of development and the interest of visual amenity.
- 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 Council's Local Plan.
- 10 To ensure an adequate form of development in the interests of highway safety.
- 11 To reduce the possibility of deleterious material being deposited on the public highway.
- 12 To ensure surface water from the site is not deposited on the public highway causing dangers to road users

- 13 To ensure a satisfactory means of drainage for the site.
- 14 In the interests of promoting biodiversity on the site.
- 15 To ensure a satisfactory form of development and in the interests of residential amenity.

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 the proposed 164 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 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

Note to applicant in relation to the adjacent public right of way: The footpath should remain open, unobstructed and be kept on its legal alignment at all times. Vehicles should not be parked on the RoW or materials unloaded or stored on the RoW so as to obstruct the path. There should be no disturbance to the surface of the footpath without prior authorisation the Rights of Way team. The safety of the public using the path should be observed at all times. A Temporary Closure of the Footpath may be granted to facilitate public safety during the construction phase subject to certain conditions. Further information and costs may be obtained by contacting the Rights of Way section. The applicant should be made aware that at least 5 weeks' notice is required to process the closure and an alternative route on should be provided if possible. If a structure is to be built adjacent to the public footpath, the width of the right of way is not to be encroached upon. Structures cannot be constructed on the line of the right of way with the prior authorisation of the Rights of way team. It should be noted that structures can only be authorised under certain criteria and such permission is not guaranteed

The developer is encouraged to consider installing the EV charging facilities to incorporate mode 3 charging capability, as this will help future proof the development and improve its sustainability. A suitable 'IEC 62196' electrical socket (minimum rated output of 3.7kw /16A) can be provided to allow 'Mode 3' charging of an electric vehicle; Mode 3 charging, using a suitable cable and charging point, allows Smart charging of electric vehicles. All electrical circuits/installations shall

comply with the electrical requirements of BS7671:2008 as well as conform to the IET code of practice on Electrical Vehicle Charging Equipment installation (2015).

The Borough Council has worked positively and proactively with the applicant in accordance with paragraph 38 of the National Planning Policy Framework (2018). Additional information has been submitted to address matters raised during the determination of the application.

It is an offence under S148 and S151 of the Highways Act 1980 to deposit mud on the public highway and as such you should undertake every effort to prevent it occurring. 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 Nottinghamshire County Council Highway Development Control (email: hdc.south@nottscc.gov.uk) for details. The applicant should note that notwithstanding any planning permission, if any highway forming part of the development is to be adopted by the Highways Authority, the new roads and any highway drainage will be required to comply with the Nottinghamshire County Council's current highway design guidance and specification for roadworks. The Advanced Payments Code in the Highways Act 1980 applies and under section 219 of the Act payment will be required from the owner of the land fronting a private street on which a new building is to be erected. The developer should contact the Highway Authority with regard to compliance with the Code, or alternatively to the issue of a Section 38 Agreement and bond under the Highways Act 1980. A Section 38 Agreement can take some time to complete. Therefore, it is recommended that the developer contact the Highway Authority as early as possible. It is strongly recommended that the developer contact the Highway Authority at an early stage to clarify the codes etc. with which compliance will be required in the particular circumstance, and it is essential that design calculations and detailed construction drawings for the proposed works are submitted to and approved by the County Council (or District Council) in writing before any work commences on site. All correspondence with the Highway Authority should be addressed to:- NCC (Highways Development Control) (Floor 3) Nottinghamshire County Council County Hall Loughborough Road West Bridgford Nottingham, NG2 7QP

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 and it is the Council's view that CIL IS PAYABLE on the development hereby approved.

The applicant is advised not to undertake any site clearance during the bird nesting season 1st March to 31st August inclusive in any given year.

**APPLICATION NO. 2019/0770 - 86 CHAPEL LANE, RAVENSHEAD
NG15 9DH**

Demolition of existing dwelling at 84 & 86 Chapel Lane and construction of 6 new dwellings with garages.

Lisa Salmon, a local resident, spoke in objection to the application.

The Service Manager – Development Services introduced the report.

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 a financial contribution to be expended on offsite Public Open Space; 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 application form received on 28th August 2019, Arboricultural Method Statement received on 3rd October 2019, and deposited plans, drawing no's VED587-03A received on 28th August 2019, VED587-10A, VED587-11A, VED587-12A, VED587-13A, VED587-14A and VED587-15A received on 3rd October 2019, VED587-04B and VED587-06B received on 18th October 2019 and VED587-02F received on 15th November 2019. The development shall thereafter be undertaken in accordance with these plans/details.
- 3 No above ground construction works shall commence until precise details of the proposed external facing and roofing materials to be used in the construction of the development have been submitted to, and approved in writing by the Local Planning Authority and the development shall only be undertaken in accordance with the materials so approved and shall be retained as such thereafter.
- 4 Before development hereby approved is first commenced full details of both soft and hard landscape works shall be submitted to and approved in writing by the Local Planning Authority. The

detailed landscape plans and particulars shall include: (a) details of size, species, positions and densities of all trees, hedges and shrubs to be planted; (b) details of the boundary treatments, including those to individual plot boundaries; (c) the proposed means of surfacing access roads, car parking areas, and the frontages of properties such as driveways and footpaths to front doors, and (d) a programme of implementation. The development shall be implemented in accordance with the approved details, which shall be retained for the lifetime of the development, unless otherwise prior agreed in writing by the Local Planning Authority.

- 5 If within a period of five years beginning with the date of the planting of any tree or shrub, approved in relation to Condition 4, that tree or shrub, or any tree or shrub that is planted in replacement of it, is removed, uprooted or destroyed or dies, or becomes in the opinion of the Local Planning Authority seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place, unless otherwise prior agreed in writing by the Local Planning Authority.
- 6 No development shall take place until the following information has been submitted to and approved in writing by the Local Planning Authority: a full site survey showing the datum used to calibrate the site levels, levels along all site boundaries levels across the site at regular intervals; full details of the proposed finished floor levels of all buildings and hard landscaped surfaces; and cross-sections of the. The development shall be carried out in accordance with the approved details.
- 7 From the date of first occupation each dwelling hereby permitted shall be provided with access to a fully operation 3 pin socket on a dedicated 16A circuit, capable of providing a safe overnight 'trickle' charge to an electric vehicle using a mode 2 charging cable. Charging points should be provided either within garage space or via outdoor, weatherproof sockets within 3m easy access of the off road parking areas. All EV charging points shall be clearly marked with their purpose.
- 8 The foundations to plot 1 and the driveways to serve plots 1, 2 and 6 hereby approved within the root protection area of trees T10, T11, T12, T13, T14 and T15 shall be constructed in accordance with the method of installation described in sections 2.5 and 2.6 of Arboricultural Method Statement and Tree Protection Plan received on 3rd October 2019.
- 9 Before development is commenced precise details for the installation and location of one general purpose bat box shall be submitted to and approved in writing by the Local Planning Authority. The bat box shall be positioned on one of the retained

trees, in a south-east / south-west direction, at a height of 3-5 metres above ground level and with a clear flight path to and from the entrance. The bat box shall be installed in accordance with the approved details.

- 10 No part of the development hereby permitted shall be brought into use until the visibility splays shown on drawing no. VED587-02F received on 15th November 2019 are provided. The area within the visibility splays referred to in this condition shall thereafter be kept free of all obstructions, structures or erections.
- 11 No part of the development hereby permitted shall be brought into use until the bin store has been provided, as shown on drawing no. VED587-02F received on 15th November 2019.
- 12 No part of the development hereby permitted shall be brought into use until the site access on Chapel Lane and verge crossing have been widened and made available for use and constructed in accordance with the Highway Authority specification and drawing no.VED587-02F received on 15th November 2019.
- 13 No part of the development hereby permitted shall be brought into use until both access drives (to Chapel Lane and to Birchwood Drive) are surfaced in a hard-bound material (not loose gravel) for a minimum of 5.5 metres behind the Highway boundary. The surfaced drives shall then be maintained in such hard-bound material for the life of the development.
- 14 No part of the development hereby permitted shall be brought into use until both access drives (to Chapel Lane and to Birchwood Drive) are constructed with provision to prevent the unregulated discharge of surface water from the driveways to the public highway in accordance with details first submitted to and approved in writing by the Local Planning Authority. The provision to prevent the unregulated discharge of surface water to the public highway shall then be retained for the life of the development.
- 15 The demolition of the buildings at no.84 Chapel Lane shall only be undertaken in strict accordance with Appendix 4 - Precautionary Method Statement of Bat Emergence and Re-entry Surveys received on 5th November 2019.
- 16 The first floor windows in the north and south (side) elevations of the dwellings on plots 1 and 2 shall be glazed with obscure glass to a minimum privacy level of Pilkington 4 and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor level of the room they serve. The windows shall be permanently retained as such 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 To ensure a satisfactory development in accordance with the aims of policy LPD 40 of the Local Planning Document.
- 4 To ensure a satisfactory development in accordance with the aims of Policy 10 of the Aligned Core Strategy and policy LPD 32 of the Local Planning Document.
- 5 To ensure a satisfactory development in accordance with the aims of Policy 10 of the Aligned Core Strategy and policy LPD 32 of the Local Planning Document.
- 6 To ensure a satisfactory development in accordance with the aims of Policy 10 of the Aligned Core Strategy and policy LPD 32 of the Local Planning Document.
- 7 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 LPD 11 of the Local Planning Document.
- 8 To ensure the trees are offered adequate protection.
- 9 To ensure bats recorded in the local area are offered adequate protection.
- 10 In the interest of Highway safety.
- 11 To allow the bins to be pulled to the highway on refuse collection day.
- 12 In the interest of Highway safety.
- 13 To reduce the possibility of deleterious material being deposited on the public highway (loose stones etc.).
- 14 To ensure surface water from the site is not deposited on the public highway causing dangers to road users.
- 15 To prevent any harm to protected bats during demolition.

- 16 To avoid the possibility of overlooking, in accordance with the aims of policy LPD 32 of the Local Planning Document.

Reasons for Decision

The construction of six detached dwellings on the site, by virtue of the size, scale, design and layout proposed, would result in an acceptable form of development, in keeping with the character and appearance of the streetscene and the wider area; in accordance with Sections 5, 11 and 12 of the National Planning Policy Framework, Policies 8 and 10 of the Aligned Core Strategy and Policies LPD 11, LPD 21, LPD 32, LPD 33, LPD 34, LPD 40, LPD 57 and LPD 61 of the Local Planning Document. Accordingly it is recommended that planning permission be granted.

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. Negotiations have taken place during the consideration of the application to address adverse impacts identified by officers and/or address concerns raised by letters of representation submitted in connection with the proposal, addressing the identified adverse impacts, thereby resulting in a more acceptable scheme and a favourable recommendation.

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

When considering carrying out any work to trees it is important to consider the provisions made in the Wildlife and Countryside Act 1981, Conservation (natural habitats) Regulations 1994 and the Countryside Rights of Way Act 2000, which mean it is an offence to intentionally or recklessly kill, injure or take a bat, Intentionally or recklessly damage, destroy or obstruct access to any structure or place used for shelter or protection by a bat, Intentionally or recklessly disturb a bat while it is occupying a structure or place that it uses for shelter or protection, damage, destroy or block access to the resting place of any bat,

Intentionally or recklessly kill, injure or take a wild bird, Intentionally or recklessly take, damage or destroy the nest of any wild bird when it is in use or being built, Intentionally or recklessly take, damage or destroy the egg of any wild bird. These points outline the main parts of the above legislation. If you are unsure about these issues, it would be advisable to contact an ecological consultant before undertaking any tree work operations.

The proposal makes it necessary to widen the verge/ vehicular crossing on Chapel lane over the verge of the public highway. These works shall be constructed to the satisfaction of the Highway Authority. You are, therefore, required to contact the County Council's Customer Services, 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. 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.

87 APPLICATION NO. 2019/0902 - 35 GARDENIA GROVE, CARLTON NG3 6HY

Erection of 5 new dwellings and associated parking areas and garaging.

Jacqueline Maidment, a local resident, spoke in objection to the application.

The Service Manager – Development Services introduced the report.

RESOLVED:

To GRANT PLANNING PERMISSION, subject to the following conditions:

1. The development hereby permitted shall commence before the expiration of 3 years from the date of this permission.
2. This permission shall be read in accordance with the application form and following list of approved drawings: RHA1817-0150 - site plan RHA1817-0151 rev A - site plan RHA1817-0152 rev A - house plan (type A) RHA1817-0153 - house plans (type B) RHA1817-0154 rev A - site entrance RHA1817-0155 rev A - front elevations RHA1817-0156 rev A - rear elevations RHA1817-0157 rev A - side elevations RHA1817-0158 - side elevation RHA1817-

0161 - Drainage layout RHA1817-0162 rev A - house plans as proposed RHA1817-0163 - house plans (type B) RHA1817-0058 rev A - site sections

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

3. No above ground work shall commence until samples of the materials for the external appearance of the dwellings have been submitted to and approved in writing by the Local Planning Authority; development shall thereafter be carried out in accordance with the approved details.
4. No part of the site hereby permitted shall be brought into use until a dropped vehicular footway crossing/ has been widened and is available for use, together with a possible relocation of the gully. These works shall be constructed in accordance with the Highway Authority specification to the satisfaction of the Local Planning Authority.
5. No part of the site hereby permitted shall be brought into use until the site access drive/parking or turning areas are surfaced in a hard-bound material (not loose gravel) for a minimum of 5.5 metres behind the Highway boundary. The surfaced drive/parking or turning areas shall then be maintained in such hard-bound material for the life of the development.
6. No part of the development hereby permitted shall be brought into use until the access is constructed with a gradient not exceeding 1 in 10 for a distance of 5m from the rear of the highway boundary as shown on drawing number: RHA 1817-0154a
7. No part of the development hereby permitted shall be brought into use until the visibility splays shown on drawing no: RHA 1817-0154a are provided. The area within the visibility splays referred to in this condition shall thereafter be kept free of all obstructions, structures or erections.
8. The hedging on both sides of the access point shall be cleared completely and a 0.9m wall shall be erected on drawing no: ref: RHA 1817-0154a.
9. From the date of first occupation every property built on the site with one or more dedicated vehicle parking spaces and/or a garage shall be provided with access to a fully operation 3 pin socket on a dedicated 16A circuit, capable of providing a safe overnight 'trickle' charge to an electric vehicle using a mode 2 charging cable. Charging points should be provided either within garage space or via outdoor, weatherproof sockets within 3m

easy access of the off road parking areas. All EV charging points shall be clearly marked with their purpose.

10. 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 produced by the Council 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.
11. Any first floor windows in the side elevation of the properties hereby approved shall be obscured glazed to level 4 or higher on the Pilkington scale of privacy or equivalent and shall be non-opening up to a minimum height of 1.7m above the internal floor level of the room in which it is installed. This specification shall be complied with before the specific dwelling is occupied and thereafter be retained for the lifetime of the development.

Reasons

1. To comply with the requirements of Section 91(1) of the Town and Country Planning Act 1990 (as amended).
2. For the avoidance of doubt
3. To ensure that the character of the area is respected and to comply with policy 10 of the Aligned Core Strategy.
4. In the interests of highway safety and to comply with policy LPD61.
5. In the interests of highway safety and to comply with policies LPD57 and LPD61.
6. In the interests of highway safety and to comply with policy LPD61.
7. In the interests of highway safety and to comply with policy LPD61.
8. In the interests of highway safety and to comply with policy LPD61.
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.To ensure the development is constructed in an appropriate sustainable manner which takes into consideration air quality with in the Borough, and takes into consideration the National Planning Policy Framework and policy LPD11 of the Councils Local Plan.

11.To ensure the amenity of neighbouring properties is respected and to comply with policy LPD32.

Notes to Applicant

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. A suitable 'IEC 62196' electrical socket (minimum rated output of 3.7kw /16A) can be provided in addition to the standard 3 pin socket to allow 'Mode 3' charging of an electric vehicle. Mode 3 charging, using a suitable cable and charging point, allows Smart charging of electric vehicles.

All electrical circuits/installations shall comply with the electrical requirements of BS7671:2008 as well as conform to the IET code of practice on Electrical Vehicle Charging Equipment installation (2015).

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. If the applicant proposes to divert the sewer, the applicant will be required to make a formal application to the Company under Section 185 of the Water Industry Act 1991. They may obtain copies of our current guidance notes and application form from either our website (www.stwater.co.uk) or by contacting our Developer Services Team (Tel: 0800 707 6600).

The flat roof aspect to the rear of plot 1 (adjacent to 27b Gardenia Drive) shall not be accessed as a balcony or other seating area and is something that would require planning permission in its own right.

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.

Where the Council's view is that CIL is payable, full details about the CIL Charge including, amount and process for payment will be set out in the Regulation 65 Liability Notice which will be sent to you as soon as possible after this decision notice has been issued. If the development hereby approved is for a self-build dwelling, residential extension or residential annex you may be able to apply for relief from CIL. Further details about CIL are available on the Council's website or from the Planning Portal: www.planningportal.gov.uk.

88 APPLICATION NO. 2019/0876 - LENDRUM COURT, BURTON JOYCE

New build development of 34 no. flats and 1 guest suite on the site of an existing sheltered housing complex, proposed for demolition, Lendrum Court, Burton Joyce.

The Service Manager – Democratic Services introduced the report.

RESOLVED:

That the Borough Council GRANTS PLANNING PERMISSION, subject to the completion of a satisfactory Legal Agreement (Unilateral Undertaking) to secure 100% of the dwellings as affordable (affordable rent), restrict occupation to over 55's, and a financial contribution toward improved public transport infrastructure as detailed in paragraphs 7.15 and 7.17 of the report, and subject to the following conditions:

1. The development hereby permitted shall commence before the expiration of 3 years from the date of this permission.
2. This permission shall be read in accordance with the application form and following list of approved drawings:

N1429 001 (location plan)
N1429 106C (tree constraint plan)
N1429 110G (proposed groundfloor plan)
N1429 111E (first floor plan)
N1429 112D (second floor plan)
N1429 113K (proposed site and roof plan)
N1429 120F (proposed elevations -Church Road)
N1429 121B (courtyard elevations)
N1429 122B (courtyard elevations)
N1429 123B (proposed elevations - Lambley Lane)
N1429 126B (proposed elevations - Church Road)
N1429 127A (courtyard elevations)
N1429 128A (proposed elevations - Lambley Lane)
LCBJ-BSP-ZZ-XX-DR-C-0001 P01 - Swept path analysis

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

3. Prior to above ground works commencing, details of materials to be used for the external appearance of the building shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.
4. Prior to the commencement of development, the trees identified to be protected, as detailed on drawing N1429 106C and within the Tree Survey and Arboriculturist Impact Assessment, shall be protected by fencing for the duration of the construction phase.
5. The development hereby permitted shall not commence until drainage plans for the disposal of surface water and foul sewage have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.
6. Development shall proceed in accordance with the recommendations of the Flood Risk Assessment and Drainage Strategy of BSP Consulting dated May 2019.
7. No part of the development hereby permitted shall be brought into use until the parking, turning and servicing areas are surfaced in a bound material with the parking bays clearly delineated in accordance with drawing number 110_G. The parking, turning and servicing areas shall be maintained in the bound material for the life of the development and shall not be used for any purpose other than the parking, turning and loading and unloading of vehicles.
8. No part of the development hereby permitted shall be brought into use until the 2 footpaths fronting the site to Church Street, as identified on drawing N1429 110G, are constructed in accordance with the Highway Authority specification to the satisfaction of the Local Planning Authority.
9. Prior to above ground work commencing a scheme showing details of both hard and soft landscape works shall be submitted to and approved in writing by, the Local Planning Authority. The scheme as approved shall be carried out in the first planting season following the completion of the development. Any trees, shrubs or plants that die within a period of five years from the completion of each development phase, or are removed and/or become seriously damaged or diseased in that period, shall be replaced (and if necessary continue to be replaced) in the first available planting season with others of similar size and species.

10. 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 produced by the Council 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.
11. Prior to the occupation of either building(s) hereby permitted, details shall be submitted to and approved in writing by the Local Planning Authority as to the position within the development of two (2) Electric Vehicle Recharging Points. The Electric Vehicle Recharging Points shall be in a prominent position on the site. The Electric Vehicle Recharging Points shall be installed prior to occupation of any part of the development and shall be thereafter maintained in the location as approved for the lifetime of the development.

Reasons

1. To comply with the requirements of Section 91(1) of the Town and Country Planning Act 1990 (as amended).
2. For the avoidance of doubt.
3. To ensure that the character of the area is respected and to comply with policy 10 of the Aligned Core Strategies.
4. To ensure that the existing mature landscape is retained and to comply with policy LPD20 of the Local Planning Document.
5. To ensure the site is adequately drained and to comply with policies LPD3 and LPD4.
6. To ensure the site is adequately drained and to comply with policies LPD3 and LPD4.
7. To ensure that adequate off-street parking provision is made to reduce the possibilities of the proposed development leading to on-street parking in the area.
8. To ensure that the site is appropriately accessed and built to an acceptable standard and to comply with policy LPD61.
9. In the interests of highway/pedestrian safety.
10. To ensure the development is constructed in an appropriate sustainable manner which takes into consideration air quality with

in the Borough, and takes into consideration the National Planning Policy Framework and policy LPD11 of the Councils Local Plan.

11. 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.

Notes to Applicant

The development makes it necessary to construct the 2no footpaths and reinstate the redundant path on/ over the verge of the public highway. These works shall be constructed to the satisfaction of the Highway Authority. Works will be subject to a design check and site inspection for which a fee will apply. The application process can be found at: <http://www.nottinghamshire.gov.uk/transport/licences-permits/temporary-activities>

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. Where the Council's view is that CIL is payable, full details about the CIL Charge including, amount and process for payment will be set out in the Regulation 65 Liability Notice which will be sent to you as soon as possible after this decision notice has been issued. If the development hereby approved is for a self-build dwelling, residential extension or residential annex you may be able to apply for relief from CIL. Further details about CIL are available on the Councils website or from the Planning Portal: www.planningportal.gov.uk

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. A suitable 'IEC 62196' electrical socket (minimum rated output of 3.7kw /16A) can be provided in addition to the standard 3 pin socket to allow 'Mode 3' charging of an electric vehicle. Mode 3 charging, using a suitable cable and charging point, allows Smart charging of electric vehicles. All electrical circuits/installations shall comply with the electrical requirements of BS7671:2008 as well as conform to the IET code of practice on Electrical Vehicle Charging Equipment installation (2015).

89

APPLICATION NO. 2019/0764 - LAND AT CHASE FARM, MAPPERLEY PLAINS, MAPPERLEY

Outline planning permission all matters reserved except access for residential development.

The Service Manager – Development Services introduced the report.

RESOLVED:

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

Conditions

- 1 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.
- 2 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.
- 3 This permission shall be read in accordance with the Site Location Plan and Indicative Site Layout (with regards to access only).The 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. If a pumped solution is being proposed for this development, a sewer modelling assessment may 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. 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 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.

- 9 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.
- 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. 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 prior to the first occupation of the development hereby approved.
- 12 No dwelling shall be occupied until such time as the Gedling Access Road has been completed and is open to traffic.
- 13 No direct vehicle access shall be taken at any time between the application site and the B684 Mapperley Plains Road.
- 14 Prior to the first occupation of the dwellings hereby approved the highway works (access junction to the GAR) as shown on the plan entitled 'Site Access Arrangements', drawing no. CFGN-BSP-ZZ-XX-DR-D-001, revision P2 shall be provided.
- 15 No dwelling hereby approved shall be occupied until any access driveway or parking area directly relating to that dwelling has been surfaced in a bound material (not loose gravel). The surfaced driveway or parking area shall then be maintained in such bound material for the life of the development.
- 16 No part of the development hereby permitted shall be brought into use until all 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

- 17 No development hereby permitted shall commence until details of wheel washing facilities have been submitted to and approved in writing by the Local Planning Authority. The wheel washing facilities thereby approved shall be maintained in working order for the duration of the construction works 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.
- 18 The maximum number of residential units to be constructed on site shall be 46.

Reasons

- 1 To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.
- 2 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.
- 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 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 Planning Document.
- 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 Planning Document.
- 8 In the interest of sustainable travel
- 9 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 Planning Document.

- 10 In the interests of protecting ecological interests
- 11 In the interests of enhancing ecological provision on the site.
- 12 In the interest of Highway Safety, to ensure adequate access, operational capacity, and associated visibility is provided to the development
- 13 In the interest of Highway Safety, to ensure adequate access, operational capacity, and associated visibility is provided to the development.
- 14 In the interest of Highway Safety, to ensure adequate access, operational capacity, and associated visibility is provided to the development.
- 15 To ensure appropriate access and parking arrangements are available.
- 16 To ensure appropriate access and parking arrangements are available.
- 17 In the interest of Highway Safety, to ensure adequate access, operational capacity, and associated visibility is provided to the development.
- 18 To define the permission and for the avoidance of doubt

Reasons for Decision

The principle of the development accords with the objectives of national and local planning policies. It is considered that the site could be used for residential development without causing undue harm to visual and residential amenity, highway safety, ecological interests or flooding. 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

Notes to Applicant: It is an offence under S148 and S151 of the Highways Act 1980 to deposit mud on the public highway and as such you should undertake every effort to prevent it occurring. The applicant should note that notwithstanding any planning permission if any highway forming part of the development is to be adopted by the Highways Authority, the new roads and any highway drainage will be required to comply with Nottinghamshire County Council's current highway design guidance and specification for roadworks. The Advanced Payments

Code in the Highways Act 1980 applies and under section 219 of the Act payment will be required from the owner of the land fronting a private street on which a new building is to be erected. The developer should contact the Highway Authority with regard to compliance with the Code, or alternatively to the issue of a Section 38 Agreement and bond under the Highways Act 1980. A Section 38 Agreement can take some time to complete. Therefore, it is recommended that the developer contact the Highway Authority as early as possible. It is strongly recommended that the developer contact the Highway Authority at an early stage to clarify the codes etc. with which compliance will be required in the particular circumstance, and it is essential that design calculations and detailed construction drawings for the proposed works are submitted to and approved by the County Council (or District Council) in writing before any work commences on site. All correspondence with the Highway Authority should be addressed to:- NCC (Highways Development Control) (Floor 3) Nottinghamshire County Council County Hall Loughborough Road West Bridgford Nottingham, NG2 7QP

Planning Practice Guidance and section H of the Building Regulations 2010 detail surface water disposal hierarchy. The disposal of surface water by means of soakaways should be considered as the primary method. If this is not practical and there is no watercourse is available as an alternative other sustainable methods should also be explored. If these are found unsuitable, satisfactory evidence will need to be submitted, before a discharge to the public sewerage system is considered. 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. They may obtain copies of our current guidance notes and application forms for diversions from either our website (www.stwater.co.uk) or by contacting our Developer Services Team (Tel: 0800 707 6600).

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 applicant is advised that any site clearance works are undertaken outside of the bird breeding season - October to February inclusive.

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

The applicant attention is drawn to the following advice in relation to the control of non-native plant species.

<https://www.gov.uk/guidance/prevent-the-spread-of-harmful-invasive-and-non-native-plants>

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. A suitable 'IEC 62196' electrical socket (minimum rated output of 3.7kw /16A) can be provided in addition to the standard 3 pin socket to allow 'Mode 3' charging of an electric vehicle. Mode 3 charging, using a suitable cable and charging point, allows Smart charging of electric vehicles. All electrical circuits/installations shall comply with the electrical requirements of BS7671:2008 as well as conform to the IET code of practice on Electrical Vehicle Charging Equipment installation (2015).

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

**90 APPLICATION NO. 2019/0945 - CARLTON LE WILLOWS
ACADEMY, WOOD LANE**

Section 73 application to vary condition 2 (approved drawings) of permission 2018/0836 (Installation of 3G artificial grass pitch, fencing, hardstanding, flood light system, together with the erection of 1no. single storey pavilion and 1no. storage container).

RESOLVED:

To GRANT PLANNING PERMISSION, subject to the following conditions:

Conditions

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

- 2 This permission shall be read in accordance with the application form, Proposed Site Location Plan drawing no 928.002-A-10-01 Rev A03, Site Plan drawing no 928.002-A-10-02 Rev A07, Ground Floor Layout 2 Changing Rooms drawing no 928.002-A-20-02 Rev A00 received 10th October 2019; Design & Access Statement, Typical Section drawing no 928.002-A-22-02 Rev A00, Block Plan drawing no 928.002-A-10-03 Rev A06, Proposed Site Plan drawing no 01 Rev 02, Proposed AGP Layout Drawing no 02 Rev 03, Proposed Elevations Drawing no 03 Rev 02, Proposed Floodlighting Drawing no 04 Rev 02 received 4th November 2019; Proposed elevations 4 changing rooms drawing no 928.002-A-21-02 Rev A01, Proposed elevations-2 changing rooms drawing no 928.002-A-21-01 Rev A01, Roof Plan - 2 Changing Rooms drawing no 928.002-A-20-12 Rev A00, Roof Plan - 4 Changing Rooms drawing no 928.002-A-20-13 Rev A00 received 12th December 2019; Ground Floor Layout - 4 Changing Rooms drawing no 928.002-A-20-01 Rev A00, received 18th December 2019. The development shall thereafter be undertaken in accordance with these plans/details.
- 3 The development hereby approved shall only be available for use by non-school clubs or groups between the hours of 16:00-22:00, Monday to Friday during school term time, or not earlier than 1 hour after the official school day ends if later than 3pm. At any other time the development shall only be available for use between the hours of 0900 and 2200.
- 4 The development hereby approved shall not be brought into use until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority. The agreement shall apply to the development hereby approved and include details of pricing policy, hours of use, access by non-[educational establishment] users [non-members], management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement.
- 5 Details of the location and specification of the bat boxes specified as a mitigation measures within the Follow-up Aerial Tree Survey - Bats, March 2019 shall be implemented in accordance with the details approved by application 2019/0563DOC and shall be retained for the lifetime of the development.
- 6 The flood light system hereby approved shall be implemented in accordance with the Floodlighting Performance Report received on 11/03/2019 and shall be retained for the lifetime 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 To reduce the impact upon the highway network on Wood Lane and in the interest of residential amenity.
- 4 To secure well managed and safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport.
- 5 To minimise any potential impacts on biodiversity in accordance with the National Planning Framework and Policy 17 of the Gedling Borough Aligned Core Strategy Submitted Documents.
- 6 To minimise any potential impacts on biodiversity in accordance with the National Planning Framework and Policy 17 of the Gedling Borough Aligned Core Strategy Submitted Documents.

Reasons for Decision

In the opinion of the Borough Council, the proposed development will result in no undue impact on the amenity of adjacent properties and any undue detriment to the visual amenity of the locality. Very special circumstance justify any harm to the openness or character of the Green Belt. The proposal is also considered to have no adverse effects in terms of highway safety. The proposal accords with; Policy 3 (Green Belt), Policy 10 (Design and Enhancing Local Identity) and Policy 12 (Local Services and Healthy Lifestyles) of the Aligned Core Strategy 2014; LPD19, LPD20, LPD32, LPD35, LPD57 & LPD61 and Part 8 (Promoting healthy communities), Part 12 (Achieving well-designed places and Part 13 (Protecting Green Belt land) of the National Planning Policy Framework.

Notes to Applicant

Guidance on preparing Community Use Agreements is available from Sport England. <http://www.sportengland.org/planningapplications/> For artificial grass pitches it is recommended that you seek guidance from the Football Association/England Hockey/Rugby Football Union on pitch construction when determining the community use hours the artificial pitch can accommodate.

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. Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com.

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

The Applicants attention is drawn to your obligations to ensure the protection of bats under The Conservation of Habitats and Species Regulations 2010 (as amended). It is therefore recommended to resurvey the trees prior to the flooding lights first coming into use to ensure that no bats are roosting within the trees.

Councillor Ellwood left the meeting.

91 APPLICATION NO. 2019/0830 - PROPOSED CCTV, ROLLESTON DRIVE, ARNOLD

CCTV Camera on 10m pole.

RESOLVED:

To GRANT PLANNING PERMISSION, subject to the following conditions:

1. The development hereby permitted shall commence before the expiration of 3 years from the date of this permission.
2. This permission shall be read in accordance with the application form and following list of approved drawings:

Location plan Pole elevation (TC.10.400.01)
Dome camera detail
Antenna Reasons

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

Reasons

1. The development hereby permitted shall commence before the expiration of 3 years from the date of this permission.
2. For the avoidance of doubt.

92 APPLICATION NO: 2001/1763 - 12 COLLEGE ROAD, MAPPERLEY, NG3 6FD

Variation of Section 106 Agreement with the Borough Council for Affordable Housing.

The Service Manager – Development Services introduced the report.

RESOLVED:

To Refuse Variation of Section 106 Agreement.

Councillor Scroggie left the meeting.

93 TREE PRESERVATION ORDER 000125 - 69 MAIN STREET, CALVERTON, NOTTINGHAMSHIRE NG14 6FG

Protection of 3 no. Birch trees by a Tree Preservation Order (TPO)

RESOLVED:

To Confirm Tree Preservation Order 000125 without modification.

94 APPEAL DECISION - APPLICATION NO. 2019/0508 - 79, MAIN ROAD, GEDLING

Erection of a two storey rear extension and loft conversion including new roofs and dormer windows to the front and rear. Proposed decking area to the rear of the property.

RESOLVED:

To note the information.

Councillor Scroggie re-joined the meeting.

95 APPEAL DECISION - APPLICATION NOS: 2018/0727, 2018/1186 & 2018/1166 - 22 KIGHILL LANE, RAVENSHEAD, NOTTS NG15 9HN

Erection of 6 dwellings.

RESOLVED:

To note the information.

96 APPEAL DECISION - APPLICATION NO: 2019/0410 - 147 ROLLESTON DRIVE, ARNOLD, NOTTINGHAMSHIRE, NG5 7JG

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

RESOLVED:

To note the information.

97 APPEAL DECISION - APPLICATION NO. 2019/0428 - 117 MOOR ROAD, PAPPLEWICK NG15 8EN

Erect small front extension to existing semi-detached house.

RESOLVED:

To note the information.

98 APPEAL DECISION - APPLICATION NO: 2019/0391 - 107 MANSFIELD ROAD, PAPPLEWICK NG15 8FJ

Double garage with first floor, replacing incomplete balcony with Juliette balcony.

RESOLVED:

To note the information.

99 DELEGATION PANEL ACTION SHEETS

RESOLVED:

To note the information.

100 FUTURE PLANNING APPLICATIONS

RESOLVED:

To note the information.

101 ANY OTHER ITEMS WHICH THE CHAIR CONSIDERS URGENT.

None.

The meeting finished at 7.15 pm

Signed by Chair:
Date:

PLANNING COMMITTEE PROTOCOL

Introduction

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

Disclosable Pecuniary and Non- Pecuniary Interests

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

Pre-determination and Predisposition

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

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

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

Lobbying

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

Roles at Planning Committee

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

Speaking at Planning Committee

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

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

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

Determination of planning applications

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

Oct 2015

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Planning Report for 2019/0880



Report to Planning Committee

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| Application Number: | 2019/0880 |
| Location: | Land North of Papplewick Lane Linby |
| Proposal: | Substitution of house type to plot no. 63 |
| Applicant: | Bellway Homes Limited (East Midlands) |
| Case Officer: | Cristina Dinescu |

This application has been referred to Planning Committee to accord with the Constitution as a deed of variation amending an existing Section 106 Agreement is required.

1.0 Site Description

- 1.1 The application site relates to Plot 63 which forms part of a large scale major residential development located to the North of Papplewick Lane, which falls within the previously approved 'Land North of Papplewick Lane' development (Planning Reference 2013/1406 – outline, and Planning Reference 2017/0201 – reserved matters) currently under construction.

2.0 Relevant Planning History

- 2.1 2013/1406 – Outline planning permission was granted for demolition of two properties on Papplewick Lane to provide access for a residential development, education provision, public open space and attenuation ponds with access defined and all other matter reserved.
- 2.2 2017/0201 – Reserved Matters approval was granted in relation to appearance, landscaping, layout and scale.
- 2.3 2017/1552 – Planning permission was granted for a detached electricity substation.
- 2.4 2018/1050 – Planning permission was granted for 5 no. plot substitutions to planning permission 2017/0201.

3.0 Proposed Development

- 3.1 Planning permission is sought to substitute the dwelling approved under planning permission 2017/0201 in respect of Plot 63.

- 3.2 The amendments are comprised of:
- smaller open porch;
 - 3 section window replacing a bay window on the front elevation (south);
 - no accommodation in the roof including lower eaves and ridge height and no dormers;
 - smaller central window at first on the front elevation (south);
 - one small window at first floor on the side elevation (east);
 - two additional windows at first floor on the rear elevation (north);
 - three roof lights instead of two on the roof of the single storey element;
 - bi-fold patio doors instead of double door and window at ground floor on the rear elevation (north).
- 3.3 Off-street parking arrangement would remain unchanged – detached double garage and driveway.

4.0 Consultations

- 4.1 Linby Parish Council – No comments received.
- 4.2 The Highways Authority – No objections.
- 4.3 A site notice was posted near the application site – No objections or representations were received as a result.

5.0 Planning Considerations

- 5.1 The principle of the development has already been established through outline approval (2013/1406) and reserved matters approval (2017/0201). This new application relates to Plot 63 of the 237 dwellings approved under the previous permission. This new application effectively amends the house type of Plot 63 from that previously granted.
- 5.2 The main consideration therefore in the determination of this application is the impact of the substitution house type and the layout of this plot on the approved layout together with any potential impact of the dwelling onto neighbouring plots and within the streetscene.
- 5.3 It is considered that the proposed substitution house type to this plot would not impact on key views and vistas within the development and there are no parking or highway safety implications arising. I therefore consider the substitution house type and amended layout would have no adverse impact on the overall streetscene.
- 5.4 It is also considered this proposal would result in an acceptable relationship with the adjacent plots in terms of overbearing, overlooking and overshadowing impacts.
- 5.5 For the reasons set out above, the proposed development accords with the aims set out in the National Planning Policy Framework, Policy 10 of the Aligned Core Strategy and Policy LPD 32 of the Local Planning Document.

6.0 Planning Obligations

- 6.1 The application site falls within the wider 'Land North of Papplewick Lane' development which is subject to a Section 106 agreement. The triggers for the obligations are dependent on completion of a specified number of dwellings on the approved development. The proposed development would not alter the number of dwellings; however, the original Section 106 agreement would need to be varied to account for the minor changes highlighted above as the grant of this application would result in a new planning permission being issued for 1 dwelling.

7.0 Recommendation:

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

Conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.
- 2 This permission shall be read in accordance with the application form and deposited plans, drawing no's PC-0320-200 rev B and BUC/TA/2018//02, received on 17th September 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

The proposed development is visually acceptable, results in no significant impact on neighbouring residential properties and amenities and would not have any impact on highway safety. The proposed development therefore accords with Policy LPD 32 of the Local Planning Document, Policy 10 of the Aligned Core Strategy, and the aims set out in the National Planning Policy Framework 2019.

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.

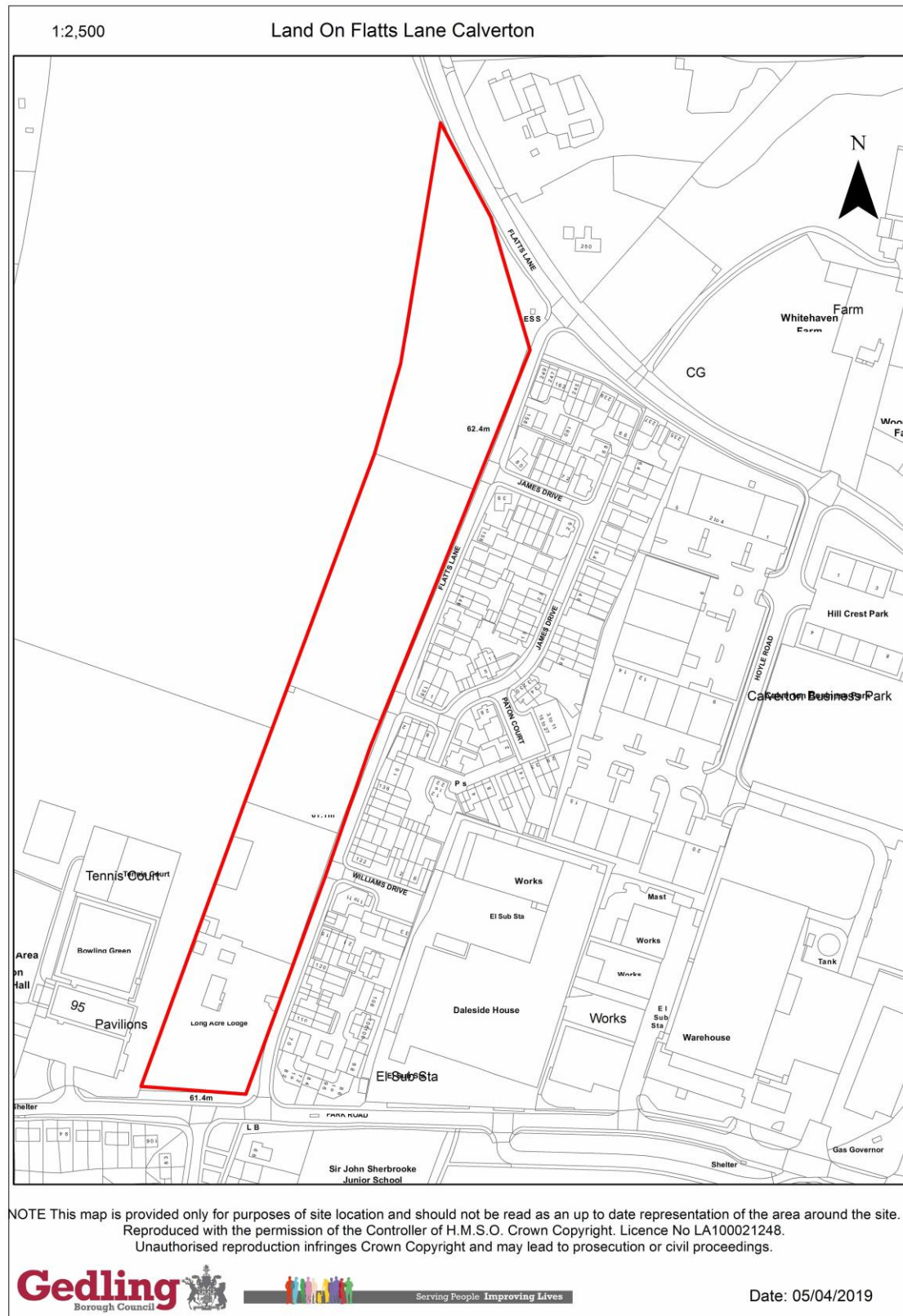
The applicant is advised that all planning permissions granted on or after 16th October 2015 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website. The proposed development has been assessed and it is the Council's view that CIL IS PAYABLE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

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

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Report to Planning Committee



Report to Planning Committee

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| Application Number: | Section 52 (Flatts Lane, Calverton) |
| Location: | Long Acre Lodge, Flatts Lane, Calverton |
| Proposal: | Release the above mentioned land from a Section 52 agreement, which prevents the house and adjoining land from being sold separately. |
| Applicant: | Metacre Limited |
| Agent: | Northern Trust |
| Case Officer: | Nigel Bryan |

The request is required to be considered by the Planning Committee as there are no powers under the constitution to allow the release of a Section 52 Agreement

1.0 Site Description

- 1.1 The site consists of an area of mostly open land which runs north from Park Road along the west side of Flatts Lane. All of the site boundaries are formed by mature hedging and vegetation. The northern, eastern and southern boundaries are shared with the public highway (Park Road and Flatts Lane) and the western boundary with open land and with Calverton Village Hall and the William Lee Memorial Park. A recent housing development is situated on the eastern side of Flatts Lane.
- 1.2 There is one residential dwelling with associated outbuildings located within the site, Long Acre Lodge. There are no significant differences in land levels across the site.
- 1.3 There are two Oak trees on the north-eastern boundary of the site that are protected by a Tree Preservation Order. There is a Scheduled Ancient Monument, (Two Roman Camps 350m North East of Lodge Farm), and a Grade II Listed Building, Lodge Farmhouse and Adjoining Stables, located approximately 200 metres to the north of the site.
- 1.4 The site area is 2.75 hectares.

2.0 Relevant Planning History

- 2.1 2018/1143 - Outline planning application (all matters reserved except for means of access) for the demolition of existing buildings and structures and

the erection of up to 84 no. dwellings and associated open space and infrastructure – the application was considered at the Planning Committee of the 17 April 2019 and Members resolved to grant planning permission, subject to conditions and the signing of a Section 106 Legal Agreement. The decision notice is yet to be issued

3.0 **Background**

3.1 Gedling Borough Council entered into a Section 52 Legal Agreement, the precursor to a Section 106 Legal Agreement, on 25 April 1983 with the then owner of the application site to restrict the sale of Long Acre Lodge from land to its immediate north. This was entered into pursuant to an application (83/0095) to remove a planning condition regarding agricultural occupation attached to planning permission S/15/980.

3.2 There is now a resolution to grant outline planning permission for the erection of some 84 dwellings on the land in question (reference 2018/1143), the application having been considered by Planning Committee on 17 April 2019.. However, through drafting the Section 106 legal agreement for that application it has been brought to the attention of the Council that the Section 52 Legal Agreement is still in force and effects the land restricting sale of the individual dwellings once the land has been developed.

3.3 The current application is to allow the release of the Section 52 Agreement.

4.0 **Consultations**

4.1 No public consultation has been undertaken on the application in that it is not a planning application and there is no statutory obligation to do so. Furthermore, there is not considered to be any wider public interest in the legal agreement, which is some 37 years old.

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’.

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) is particularly relevant.

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

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.

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 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 66: Housing Allocations– identifies the application site as housing allocation X4, for approximately 60 new dwellings.

6.5 Calverton Neighbourhood Plan

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 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.

7.0 Planning Considerations

7.1 The site is allocated as housing site X4 by Policy LPD 66 of the Local Planning Document which was adopted in July 2018. Policy LPD 66 identifies the site as providing approximately 60 dwellings.

7.2 As a result the development plan identifies that the site will have residential development on it, which is supported by the fact that the outline application

has a resolution to grant permission. Therefore, if reserved matters is granted and dwellings erected the land will be sold off to individual occupiers of the properties.

- 7.3 Therefore, whilst the Section 52 Legal Agreement would have served a purpose some 37 years ago to ensure that Long Acre Lodge and the land to its north remained in the same ownership, policies and decisions of the Council to provide housing on the land means that the Section 52 Agreement now serves no useful purpose.
- 7.4 As a result it is recommended that Section 52 Legal Agreement be released.

Recommendation: To approve the release and discharge of the Section 52 agreement through the completion of a Deed of Release between the Council and the owner.

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Planning Enforcement Report for 0167/2019



Report to Planning Committee

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|------------------------------------|---|
| Reference Number: | 0167/2019 |
| Location: | 97 Westdale Lane East, Carlton NG4 3NX |
| Breach of Planning Control: | Unauthorised construction of 1st floor extension to rear elevation. |

1 Background

- 1.1 At the end of August 2019 it was brought to the Council's attention that a 1st floor rear dormer was being constructed at 97 Westdale Lane East and it was alleged that this development was beyond the development approved by a recently granted planning permission (reference 2018/0200) which was for single storey extensions to the rear and side of the dwelling alongside some other external alterations to the dwelling.
- 1.2 The Council made contact with the agents for planning permission 2018/0200 and were assured that the additional development beyond the approved scheme accords with the parameters of permitted development. A request for an Enquiry Questionnaire to be submitted was made by the Council as this would assist all parties in determining if the additional works met permitted development or not. No Enquiry Questionnaire was received by the Council.
- 1.3 The site was visited by the Councils' planning enforcement officer and as the development was not yet complete and still under construction, it was advised that development ceased as it was clear that the development was beyond what was approved under planning permission reference 2018/0200 and that the 1st floor development would not accord with the parameters of Permitted Development.
- 1.4 The wooden framework of the 1st floor development was in situ at the time of the enforcement officer's visit and it was clear that the unauthorised development consisted of a rear dormer which projects from the rear roof slope of the existing fully hipped roof of the single storey dwelling. This dormer then extends over the approved rear single storey extension (also under construction and not fully complete at this time). This element of the unauthorised development essentially creates a 1st floor which would feature a 1st floor balcony to the rear.
- 1.5 The owner who was present at the time of this visit was advised to stop all development until a revised planning application was submitted to, and

determined by the Council. This advice was also provided to the agents for the application via email.

- 1.6 Planning permission reference 2019/0856 was submitted for the amended development now proposed and ultimately refused planning permission on the 19th November 2019. No appeal to the Planning Inspectorate was lodged regarding this application within the required 12 week time limit.

2 Site Description

- 2.1 The property is a detached single storey dwelling positioned in the established residential area of Carlton. The property is set back from the highway by approx. 10m with a private driveway located to the west of the dwelling which provides off street parking for a minimum of two vehicles.
- 2.2 The land levels on the site rise to the south, resulting in a split level garden to the rear. The existing rear garden boundary treatment consists of concrete post and timber panel fencing which is approximately 2m in height.

3 Planning History

- 3.1 2018/0200 - Single storey extensions to rear and side and external alterations to dwelling – Approved 27th April 2018
- 3.2 2019/0856 - 1st Floor dormer extension to rear elevation – Refused 19th November 2019.

4 Assessment

- 4.1 No. 97 Westdale Lane East is a residential property with gardens to the rear, side and front of the property. It is positioned in close proximity to other similar residential properties.
- 4.2 Although the development has occurred without planning permission and is therefore unauthorised, local planning authorities are required to consider government guidance when deciding whether to take planning enforcement action. Government guidance is found in the National Planning Policy Framework (NPPF) (Paragraph 58) and states that although effective enforcement is important as a means of maintaining public confidence in the planning system, ultimately enforcement action is discretionary and local planning authorities should act proportionately in responding to breaches of planning control.
- 4.3 The main considerations when deciding whether to take enforcement action in this case are;
 - i) whether the structure are detrimental to the character of the area or to the amenities of the occupiers of nearby properties.
 - ii) whether the Local Planning Authority is within the four year statutory time limit for taking action for a material change of use of the land.

Planning policy considerations

- 4.4 The fundamental aim of the NPPF is that the planning system should achieve sustainable development by three overarching objectives and in doing so should take local circumstances into account to reflect the character, needs and opportunities of each area. It attaches great importance to positive improvements in the conditions which people live and work and paragraph 130, the NPPF states that “Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions...”
- 4.5 At the local level, Policy 10 of the Greater Nottinghamshire Aligned Core Strategy (2014) seeks to proactively promote good design and reinforce valued local characteristics.
- 4.6 Policy LPD 32 of the Local Planning Document seeks to protect the amenity of nearby residents or occupiers. Policy LPD 35 requires the massing, scale and proportion of development should be appropriate to the immediate context, site constraints and the character of the surrounding area. Policy LPD 43 require the appearance of proposals to be in keeping with the surrounding character and not cause a significant adverse impact on the amenity of nearby occupiers.
- 4.7 Although not complete, the framework of the 1st floor addition is in place and it is therefore clear as to what the finished development would look like and relate to the existing dwelling and surroundings. In considering the visual impact of the unauthorised development, it is considered that due to its design and position, it would result in an incongruous feature within the street scene. Whilst the extension is positioned to the rear of the property, it would occupy a prominent location above the approved ground floor extension, match the width of the dwelling and feature a flat roof creating a box like addition. The additional height created would ensure that the first floor extension would be readily visible from the public realm and given its scale, bulk and form, would have a significant detrimental impact in relation to the visual amenity of the local area (including when viewed from surrounding properties) and wider street scene.
- 4.8 In addition to the above, it is considered that the development would appear out of keeping with the characteristics of the host dwelling which is a single storey fully hipped bungalow with an approved single storey flat roof rear addition. By virtue of this design the first floor addition appears as an additional floor over the rear extension. This is considered to represent an addition that is not subservient to the host dwelling which is therefore considered to be of a poor, unsympathetic design.
- 4.9 Taking all of the above points into account, it is considered that the development represents poor design and is therefore contrary to Part 1 of the NPPF, Policy 10 of the ACS and LPD policies 32 and 43.

Time Limits

- 4.10 The statutory time limit for taking action for built development is four years. In this case the evidence available to the Council strongly suggests the unauthorised structure was constructed within the last 12 months and so the Council is within the legislative time limit to commence enforcement proceedings such as issuing an enforcement notice requiring the structure to be removed.

Human Rights

- 4.11 Under the Human Rights Act, it is necessary for the Council to have regard to the rights of the owner and occupier of a site under Article 1 of the First Protocol to peaceful enjoyment of possessions and the protection of property and under Article 8 of the convention to respect for his private and family life, his home and his correspondence except such as is in accordance with the law and is necessary in a democratic society in the interests of national security, public safety or the economic well-being of the country, for the prevention of disorder or crime, for the protection of health or morals, or for the protection of the rights and freedoms of others.
- 4.12 In considering whether to take any enforcement action, the Council has to consider the proportionality of its actions. In other words whether the proposed action would be proportionate to the objective being pursued – here the enforcement of planning control in support of National and Local Planning Policies. It is recognised that issuing an enforcement notice, or pursuing formal proceedings in the Magistrates Court if the notice is not complied with, will result in interference with the recipients' rights. However, it is considered that issuing a notice in the first instance would be a proportionate response to rectifying the breach of planning control taking place and depending on compliance with the notice it might well be justified to take court action.

Equalities

- 4.13 The Council's Planning Enforcement team operates in accordance with the Council's Planning Enforcement Policy and is largely dictated by legislation which reduces the risk of discrimination in this service. The Council is accountable to the public, including its stakeholders, for its decisions both to take enforcement action and not to utilise its enforcement powers. There is a legitimate expectation of the public and stakeholders that the Council will take action to address breaches of planning by such means as are appropriate in the individual circumstances and which are in accordance with the Council's policy and government legislation.
- 4.14 The Council strives for a consistent approach in targeting its enforcement action. This means that the Council will take a similar, but not the same, approach to compliance and enforcement decisions within and across sectors. It will strive to treat people in a consistent way where circumstances are similar. Each case however will be evaluated on the basis of its own facts and circumstances but will ensure that decisions or actions taken in any particular case are consistent with the law and with the Council's published policies. It should be noted that decisions on specific enforcement actions may rely on professional judgment. The Council will usually only take formal enforcement

action where regularisation and/or attempts to encourage compliance have failed as in this case.

Crime and disorder

- 4.15 The Crime and Disorder Act 1998 places a duty on the Local Planning Authority to do all that it reasonably can to prevent crime and disorder in its area. The potential impact on the integrity of the planning system and the setting of a precedent if action is not taken is therefore a material consideration in the authorisation of enforcement proceedings.
- 4.16 In light of all the facts it is now considered expedient to serve an enforcement notice to require the removal of the unauthorised structure.

5 Conclusion

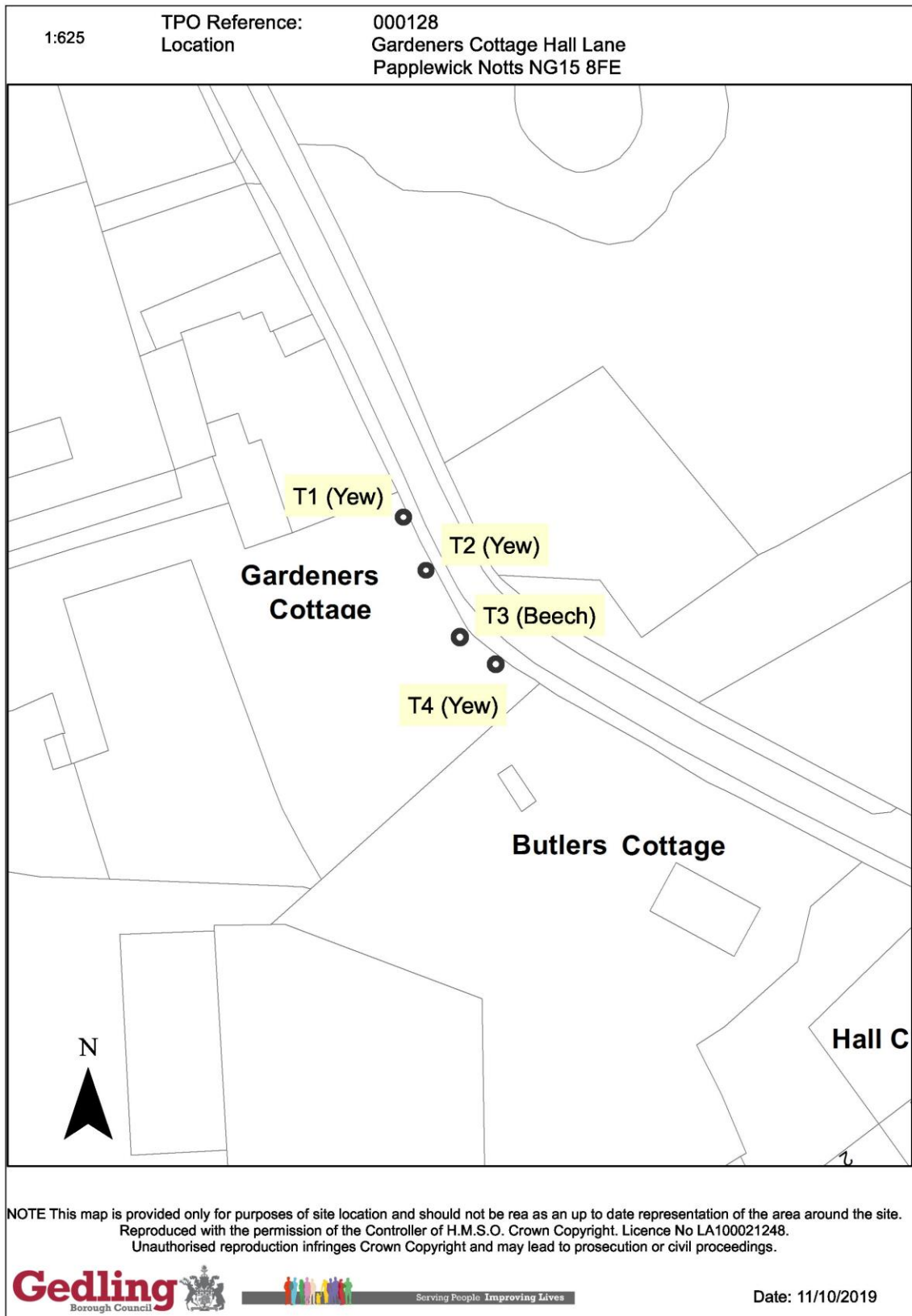
- 5.1 A breach of planning control has been identified which is detrimental to the character of the area and the visual amenity of nearby occupiers of other residential properties.
- 5.2 The breach conflicts with both national and local policies. The failure of the Council to act in these circumstances may set a precedent for other poor development and which is detrimental to the character and amenity of the area.
- 5.3 The Council should now commence enforcement action without delay by issuing a planning enforcement notice requiring the removal of the structure.

6 Recommendation

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



Report to Planning Committee



Report to the Planning Committee

Location: **Gardeners Cottage, Hall Lane, Papplewick,
Nottinghamshire, NG15 8FE**

Proposal: **Protection of 3 no. Yew trees and 1 No. Beech tree by a Tree
Preservation Order (TPO)**

Case Officer: **Seb Wilkins**

1.0 Purpose

- 1.1. To request authorisation to confirm Tree Preservation Order (TPO) No. 000128 at Gardeners Cottage, Hall Lane, Papplewick, Nottinghamshire, NG15 8FE

2.0 Background

- 2.1. On the 23rd October 2019 the Deputy Chief Executive authorised a TPO in respect of 3 no. Yew trees and 1 no. Beech tree at Gardeners Cottage, Hall Lane, Papplewick, Nottinghamshire, NG15 8FE, following consultation with the Chairman of the Planning Committee.
- 2.2. The TPO was duly made on the 23rd October 2019. Under the Town and Country Planning Tree Regulations 2012 the Council served a copy of the notice on the owners and occupiers of the land affected by the TPO. In addition, a site notice was displayed close to the site informing local residents of the TPO. Interested parties had until the 22nd November 2019 to submit any representations.
- 2.3. No letters of representation were received.
- 2.4. The trees are free of significant aboricultural defects and are not at maturity thus have a high retention span. The trees are considered to have amenity and historic value reflecting their position within Papplewick Hall Grade II* Listed Park and Garden.

2.5.

3.0 Proposed Action

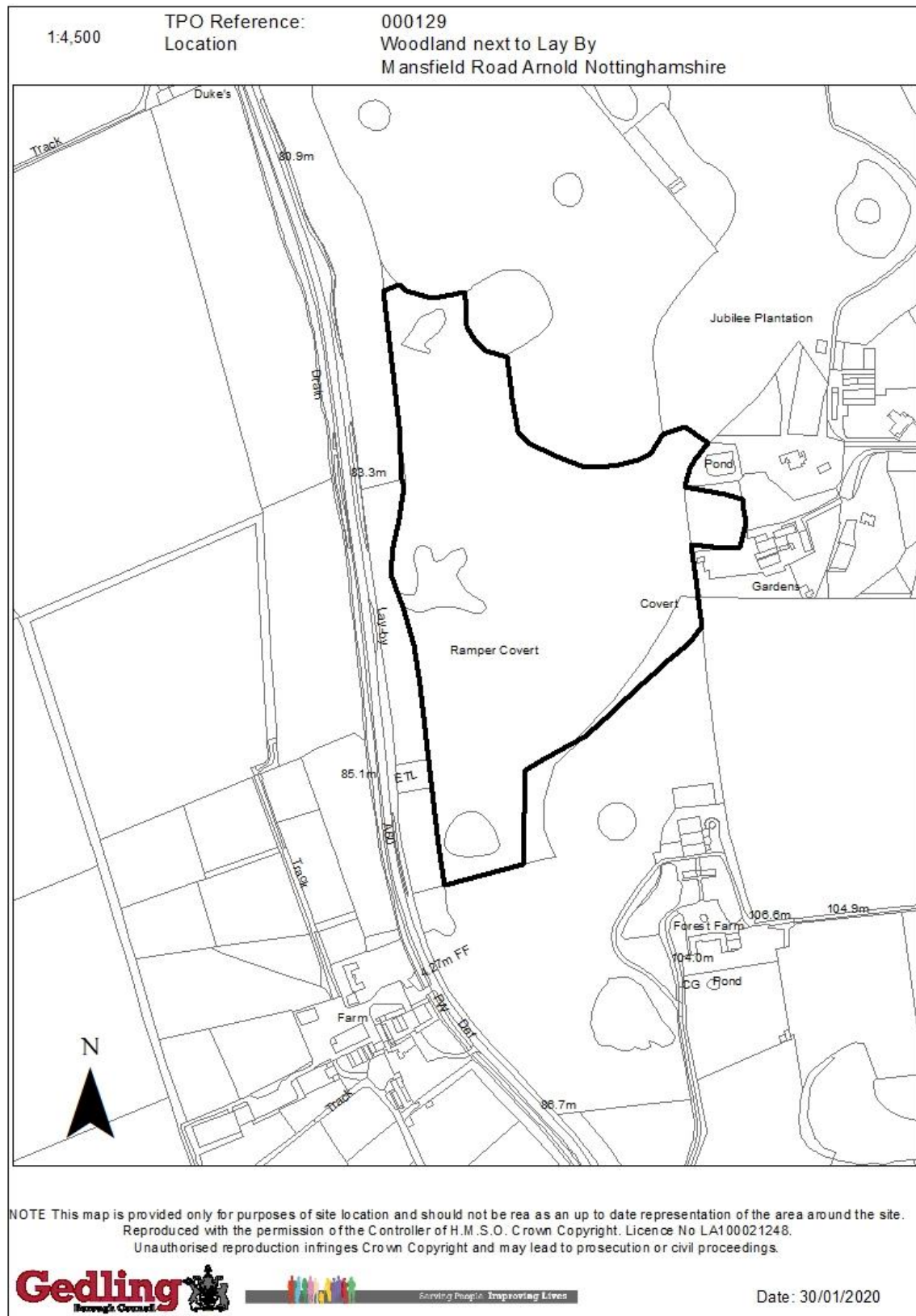
- 3.1. In accordance with the Council's Constitution, all new Tree Preservation Orders shall be considered by Committee.
- 3.2. Taking the above into consideration I do not consider there are any justifiable reasons to not confirm the above Tree Preservation Order. Authority is therefore

sought from the Planning Committee to confirm the above order without amendments

4.0 Recommendation: Confirm Tree Preservation Order 000128 without modification.

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Report to Planning Committee



Report to the Planning Committee

Location: Ramper Covert Wood, Mansfield Road, Arnold,
Nottinghamshire

Proposal: Protection of a Woodland by a Tree Preservation Order
(TPO)

Case Officer: Lewis Widdowson

1.0 Site Description

- 1.1 The site is located on the eastern side of the A60 Mansfield Road north of an existing lay bay. It is located approximately 1.5 miles from the northern edge of the urban area of Redhill. The site area measures approx. 10 hectares.
- 1.2 A broadleaf woodland, consisting mainly of silver birch, covers the site and is set back from the adjacent highway approx. 30 metres. Other species including Scots Pine, Corsican Pine, English Oak, Common Hawthorn, Common Beech and European Lime can be identified within the woodland.
- 1.3 The woodland is situated in close proximity to two neighbouring woodlands which are under the protection of existing TPOs, N0028 and N0032, to the northwest and northeast respectively.

2.0 Relevant History

- 2.1 A Planning Application, 2018/1172, was submitted on the 19th December 2018 seeking permission for "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.". This application was refused planning permission on the 2nd August 2019.
- 2.2 The decision to refuse permission by the Borough Council was appealed by the applicant. The resulting appeal was dismissed by the Planning Inspectorate and the Borough Council's decision was therefore upheld.
- 2.3 An amended Planning Application, 2019/0785, was submitted on the 8th August 2019 seeking permission for "Change of use to site 5no. log cabin holiday homes (mobile homes) and formation of vehicular access.". This application was again refused planning permission on the 10th October 2019.

3.0 Proposed Action

- 3.1 Authorisation is sought to make a provisional TPO in relation to the woodland covering the site at Ramper Covert.

4.0 Consultations

- 4.1 Should authorisation be granted to make the Order, a statutory consultation will be undertaken, in accordance with Regulation 5, Part 2 of the Town and Country Planning (Tree Preservation) (England) Regulations 2012. All persons with an interest in the land affected by the order will be given 28 days within which to submit objections or representations to Gedling Borough Council.
- 4.2 The Council must then, within six months of making the Order, consider objections and representations and decide whether to confirm the Order, with or without modifications.

5.0 Planning Considerations

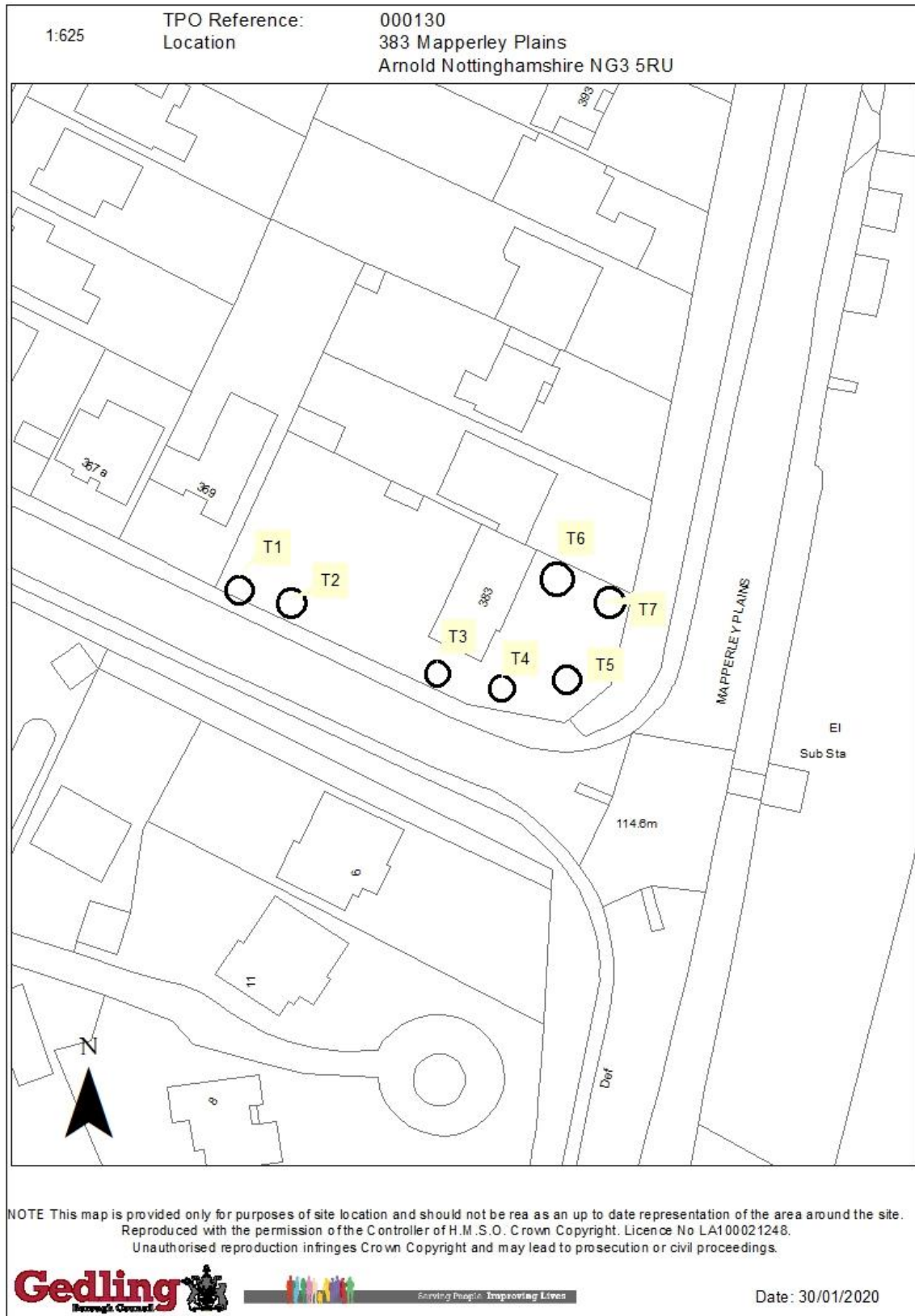
- 5.1 The site has been inspected by the Forestry Officer and an evaluation of the trees to assess the suitability of a TPO has been undertaken using the Tree Evaluation Method for Preservation Orders (TEMPO) which is a guide to assist in the decision-making of local authorities. The process includes a systematic assessment of a number of different attributes, ranking them from one to five and an assessment of any immediate threat.
- 5.2 Part 1 of a TEMPO assessment assesses the attributes below. The higher the attribute scores the more weight that is given to the protection of the trees.
- I. Condition & suitability for TPO: **3/5**
 - II. Retention span (in years) & suitability for TPO: **4/5**
 - III. Relative public visibility & suitability for TPO: **3/5**
 - IV. Other factors: **4/5**
- 5.3 Part 2 of the assessment measures the likely threat of any immediate danger to the tree with a higher score indicating a more imminent danger. In this instance it was judged that the Order would be Precautionary only and as such a score of **1/5** was deemed appropriate.
- 5.4 In order for a TPO to be recommended a cumulative score of 12 or more is required. Should a TEMPO assessment generate a score greater than 16 it is considered that a TPO is definitely merited. In this instance the trees scored a total of **15/25**.
- 5.5 In my opinion, the woodland identified is situated in an important location, providing a significant level of visual amenity to the locality and connectivity to

the adjacent protected woodlands. For these reasons it is considered expedient in the interests of the amenity of the area to protect the trees by a TPO pursuant to section 198 of the Town and Country Planning Act 1990.

- 6.0 Recommendation: – That the Service Manager, Development Services, be authorised to make a Tree Preservation Order in respect of the woodland located at Ramper Covert, Mansfield Road, Arnold, Nottinghamshire.**



Report to Planning Committee



Report to the Planning Committee

Location: 383 Mapperley Plains, Arnold, Nottinghamshire

Proposal: Protection of a group of 7 no. Oak trees (*Quercus Robur*) by a Tree Preservation Order (TPO)

Case Officer: Lewis Widdowson

1.0 Site Description

- 1.1 This proposal relates to land at 383 Mapperley Plains, a residential dwelling and its associated curtilage which is situated on a corner plot fronting both Mapperley Plains and Coppice Road.
- 1.2 The site is surrounded by residential dwellings to the north, south and west with open countryside to the east.
- 1.3 Seven oak trees are set in close proximity to the boundary of the site, clearly visible from the adjacent highways.

2.0 Relevant History

- 2.1 The site is located within close proximity of two existing TPOs, references 000090 and 000092, protecting a single Oak tree within the grounds of 383 Mapperley Plains and several trees fronting Mapperley Plains to the north respectively.

3.0 Proposed Action

- 3.1 Authorisation is sought to make a provisional TPO in relation to a group of Oak trees located within the curtilage of 383 Mapperley Plains and on land fronting the adjacent highways.

4.0 Consultations

- 4.1 Should authorisation be granted to make the Order, a statutory consultation will be undertaken, in accordance with Regulation 5, Part 2 of the Town and Country Planning (Tree Preservation) (England) Regulations 2012. All persons with an interest in the land affected by the order will be given 28 days within which to submit objections or representations to Gedling Borough Council.
- 4.2 The Council must then, within six months of making the Order, consider objections and representations and decide whether to confirm the Order, with or without modifications.

5.0 Planning Considerations

- 5.1 The site has been inspected by the Forestry Officer and an evaluation of the trees to assess the suitability of a TPO has been undertaken using the Tree Evaluation Method for Preservation Orders (TEMPO) which is a guide to assist in the decision-making of local authorities. The process includes a systematic assessment of a number of different attributes, ranking them from one to five and an assessment of any immediate threat.
- 5.2 Part 1 of a TEMPO assessment assesses the attributes below. The higher the attribute scores the more weight that is given to the protection of the trees.
- I. Condition & suitability for TPO: **5/5**
 - II. Retention span (in years) & suitability for TPO: **5/5**
 - III. Relative public visibility & suitability for TPO: **5/5**
 - IV. Other factors: **4/5**
- 5.3 Part 2 of the assessment measures the likely threat of any immediate danger to the tree with a higher score indicating a more imminent danger. In this instance it was judged that there was a foreseeable threat to the trees and as such a score of **3/5** was deemed appropriate.
- 5.4 In order for a TPO to be recommended a cumulative score of 12 or more is required. Should a TEMPO assessment generate a score greater than 16 it is considered that a TPO is definitely merited. In this instance the trees scored a total of **22/25**.
- 5.5 In my opinion, the trees identified as part of this process are located in a prominent location within the site and provide a high level of visual amenity to the locality. For these reasons it is considered expedient in the interests of the amenity of the area to protect the trees by a TPO pursuant to section 198 of the Town and Country Planning Act 1990.
- 6.0 Recommendation: – That the Service Manager, Development Services, be authorised to make a Tree Preservation Order in respect of the Group of Oak trees located at 383 Mapperley Plains, Arnold.**

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Report to Planning Committee

Application Number: 2018/0748TPO

Location: 12A Oakwood Drive, Ravenshead, NG15 9DP.

Proposal: Tree works.

Case Officer: Deirbhile Blair

Planning permission was refused by the Borough Council on the 17th September 2018 on the following grounds:

1. Tree 1 subject to this application is deemed to have significant value in terms of visual amenity and the proposed work to fell Tree 1 is not considered good arboricultural practice. In the opinion of the Local Planning authority the proposed works are considered to be unnecessary in terms of good arboricultural practice.

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

This appeal has been Dismissed. The Inspector concluded that the harm to amenity resulting from the proposed felling of the tree has not been sufficiently justified. The proposed works would be contrary to the aims of the Greater Nottingham Landscape Character Assessment which seeks to protect landscape features and the similar aims of the policies for the protection of landscape and green infrastructure in the Council's Strategy.

Recommendation: To note the information

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Report to Planning Committee

Subject: Authority Monitoring Report April 2018 – March 2019

Date: 12 February 2020

Author: Service Manager - Planning Policy

Wards Affected

Borough-Wide

Purpose

This report is to inform Cabinet of Gedling Borough Council's Authority Monitoring Report April 2018 – March 2019.

Key Decision

This is not a Key Decision.

Recommendation(s)

- 1) To note the content of the Authority Monitoring Report April 2018 – March 2019.

1 Background

- 1.1 The Authority Monitoring Report is prepared annually and the updated version covers the period 1 April 2018 to 31 March 2019.
- 1.2 The monitoring report contains information on the implementation of the Local Development Scheme and the extent to which the policies are being successfully implemented. The report also provides a baseline of information for the Borough.

1.3 The updated Authority Monitoring Report is attached as **Appendix A**.

1.4 Key updates in Gedling Borough in 2018/19 include:-

Local Plan Delivery and Monitoring

- Local Planning Document (Part 2 Local Plan) was adopted on 18th July 2018.
- The review of the Aligned Core Strategy (Part 1 Local Plan) commenced in January 2019 and will be progressed in conjunction with Nottingham City Council, Erewash Borough Council, Broxtowe Borough Council and Rushcliffe Borough Council. A joint evidence base is being prepared, in conjunction with Ashfield District Council where appropriate.
- All policies specified in the Aligned Core Strategy (Part 1 Local Plan) and the Local Planning Document (Part 2 Local Plan) are being implemented.
- Gedling Borough Council adopted an updated Local Development Scheme in January 2019 setting out the anticipated preparation timescales for the Part 1 Local Plan review (although this is now under review).
- The Council in August 2019 reported a Five Year Land Supply of 5.08 Years and also published a Housing Delivery Action Plan to analyse and address the reasons for under delivery of housing development.
- The majority of monitoring indicators set out in the Part 1 and Part 2 Local Plans have been monitored in the Authority Monitoring Report and will inform future plan preparation.
- The Council has continued to fulfill its Duty to Co-operate with neighboring Greater Nottingham authorities. A joint statement of common ground, in accordance with Paragraph 27 of the National Planning Policy Framework (2019), was submitted to the Ministry of Housing, Communities and Local Government in late 2018 and no response has yet been received.

Neighbourhood Plans

- Linby Neighbourhood Plan was adopted on 2nd May 2019.

- Papplewick Neighbourhood Plan was adopted on 5th July 2018.
- Burton Joyce Neighbourhood Plan was adopted on 29th November 2018.

Supplementary Planning Documents and Guidance

- A development brief for three sites to the north east of Arnold was adopted as a Supplementary Planning Document on 31st January 2019.
- Air Quality and Emissions Mitigation Guidance was updated in 2019.

2 Proposal

- 2.1 To ask the Planning Committee to note the content of the Authority Monitoring Report April 2018 – March 2019.

3 Alternative Options

- 3.1 Not to produce an Authority Monitoring Report. Regulation 34 of the Town and Country Planning (Local Planning)(England) Regulations 2012 require local planning authorities to produce a monitoring report. The report contains information on the implementation of the Local Development Scheme and the extent to which the policies are being successfully implemented.

4 Financial Implications

- 4.1 Implications for officer time for monitoring indicators in the Aligned Core Strategy and Local Planning Document which is contained within existing budgets.

5 Appendices

- 5.1 Appendix A – Authority Monitoring Report April 2018 – March 2019.

6 Background Papers

6.1 None

Authority Monitoring Report:

April 2018 – March 2019

(December 2019)

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1. Introduction

- 1.1.** This Authority Monitoring Report (AMR) is based upon the monitoring period 1st April 2018 to 31st March 2019.
- 1.2.** The Authority Monitoring Report is required under Regulation 34 of The Town and Country Planning (Local Planning) (England) Regulations 2012¹.

Key Updates in Gedling Borough in 2018/19

Local Plan Delivery and Monitoring

- Local Planning Document (Part 2 Local Plan) was adopted on 18th July 2018.
- The review of the Aligned Core Strategy (Part 1 Local Plan) commenced in January 2019 and will be progressed in conjunction with Nottingham City Council, Erewash Borough Council, Broxtowe Borough Council and Rushcliffe Borough Council. A joint evidence base is being prepared, in conjunction with Ashfield District Council where appropriate.
- All policies specified in the Aligned Core Strategy (Part 1 Local Plan) and the Local Planning Document (Part 2 Local Plan) are being implemented.
- Gedling Borough Council adopted an updated Local Development Scheme in January 2019 setting out the anticipated preparation timescales for the Part 1 Local Plan review (although this is now under review).
- The Council in August 2019 reported a Five Year Land Supply of 5.08 Years and also published a Housing Delivery Action Plan to analyse and address the reasons for under delivery of housing development.
- The majority of monitoring indicators set out in the Part 1 and Part 2 Local Plans have been monitored in the Authority Monitoring Report and will inform future plan preparation.
- The Council has continued to fulfill its Duty to Co-operate with neighboring Greater Nottingham authorities. A joint statement of common ground, in accordance with Paragraph 27 of the National Planning Policy Framework (2019), was submitted to the Ministry of Housing, Communities and Local Government in late 2018 and no response has yet been received.

Neighbourhood Plans

- Linby Neighbourhood Plan was adopted on 2nd May 2019.
- Papplewick Neighbourhood Plan was adopted on 5th July 2018.
- Burton Joyce Neighbourhood Plan was adopted on 29th November 2018.

Supplementary Planning Documents and Guidance

- Development brief for three sites to the north east of Arnold Supplementary Planning Document was adopted on 31st January 2019.
- Air Quality and Emissions Mitigation Guidance was updated in 2019.

¹ <http://www.legislation.gov.uk/ukxi/2012/767/regulation/34/made>

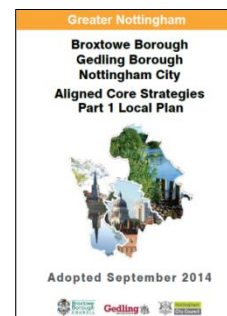
2. Development Plan Documents

- 2.1.** Development Plan Documents set out the local planning policies for development in the area and comprises the Local Plan, Supplementary Planning Documents and Guidance, and Neighbourhood Plans. The Development Plan for Gedling Borough is summarised below.

Local Plan

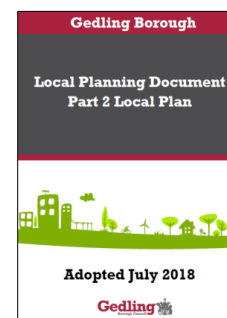
2.2. Greater Nottingham Aligned Core Strategies (Part 1 Local Plan)²

The ACS was adopted in September 2014 and was prepared in conjunction with Nottingham City Council and Broxtowe Borough Council and in close co-operation with Erewash Borough Council and Rushcliffe Borough Council. In 2015, the Councils won the 'Plan of the Year' award by the Royal Town Planning Institute in recognition of their joint working. The document sets out the strategic policy direction for future development in Gedling Borough.



2.3. Gedling Borough Local Planning Document (Part 2 Local Plan)³

The LPD was adopted in July 2018 and superseded the Gedling Borough Replacement Local Plan (2005). The document sets out policies for the assessment of planning applications and site specific policies and allocations for new housing, employment, retail, community facilities, recreation and open space, nature conservation and other land uses.



Supplementary Planning Documents and Guidance

- 2.4.** Councils may produce Supplementary Planning Documents (SPD) or guidance to support Local Plan policies. SPDs and guidance can be thematic or site specific and are a material consideration for determining planning applications. The following have been adopted in Gedling Borough and are available on the website⁴:-

Development Brief SPD's

- Development brief for three sites to the north east of Arnold (January 2019)
- Top Wighay Farm Development Brief SPD (February 2017)
- Dark Lane, Calverton, Development Brief SPD (July 2008)
- Gedling Colliery and Chase Farm Development Brief SPD (June 2008)

² www.gedling.gov.uk/acs

³ www.gedling.gov.uk/lpd

⁴ www.gedling.gov.uk/resident/planningandbuildingcontrol/planningpolicy/adoptedlocalplanandpolicydocuments/supplementaryplanningdocumentsandguidance/

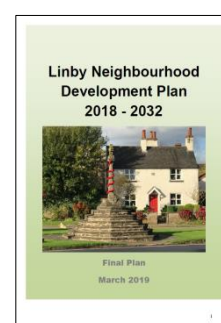
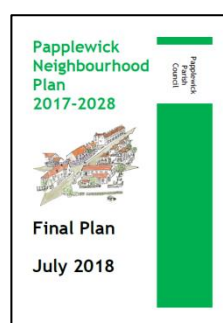
Topic Based SPDs/ Guidance

- Air Quality and Emissions Mitigation Guidance (updated 2019)
- Planning Obligations Protocol (form of guidance) (June 2014)
- Parking Provision for Residential Developments SPD (May 2012)
- Affordable Housing SPD (December 2009)
- Open Space Provision for New Housing Development SPG (November 2001)

Neighbourhood Planning

2.5. Neighbourhood Plans are prepared and approved by the local community and set out planning policies for the specified neighbourhood area. There are currently four neighbourhood areas in Gedling Borough and more information is available on the Council's website⁵. The following progress has been made on each neighbourhood plan:-

- Burton Joyce Neighbourhood Plan – Approved by referendum on 29th November 2018 (94% 'YES' vote) and 'made' on 10th January 2019.
- Calverton Neighbourhood Plan – Approved by referendum on 30th November 2017 (94.63% 'YES' vote) and 'made' on 31st January 2018.
- Linby Neighbourhood Plan – Approved by referendum on 2nd May 2019 (92% 'YES' vote) and 'made' on 27th July 2019.
- Papplewick Neighbourhood Plan – Approved by referendum on 5th July 2018 (91.34% 'YES' vote) and 'made' on 6th September 2018.



2.6. Neighbourhood Development Orders are prepared and approved by the local community and grant planning permission for specific types of development in specific neighbourhood area. No such orders have been adopted or are being prepared in Gedling Borough.

⁵www.gedling.gov.uk/resident/planningandbuildingcontrol/planningpolicy/neighbourhoodplans

Statement of Community Involvement

- 2.7.** The Statement of Community Involvement sets out the Borough Council's approach towards community consultation on planning applications and emerging planning policy documents. The document was last updated in September 2019 and is available on the Council's website⁶.

Local Development Scheme

- 2.8.** The Local Development Scheme sets out the Council's programme for preparing documents that will form part of the Local Plan, was last updated in January 2019, and is available on the website⁷. The Local Development Scheme sets out the below timetable for the review of the Aligned Core strategy (Part 1 Local Plan).

| Table 1: Gedling Borough Local Development Scheme Timetable | |
|---|----------------|
| Stage | Dates |
| Starting Evidence Base | September 2018 |
| Consultation on SA scoping report | June 2019 |
| Consultation on Growth Options | September 2019 |
| Draft Publication Consultation | March 2020 |
| Publication of Submission Document | September 2020 |
| Submission of document and sustainability appraisal to Secretary of State | January 2021 |
| Independent Examination Hearings (if required). | June 2021 |
| Adoption | December 2021 |
| Post production (monitoring and review mechanisms) | Ongoing |

- 2.9.** It has not been possible to meet the timetable for 'Consultation on Growth Options' due to unanticipated delays in the Part 2 Local Plan examinations for Broxtowe, Nottingham City and Rushcliffe. Events elsewhere in the Country (the Inspectors for the West of England Plan have recommended it be withdrawn from examination) have also highlighted the importance of ensuring the early part of plan making is thoroughly evidence based, and that the Regulation 18 consultation (Options) is open and transparent, with a clear audit trail of how the preferred growth strategy has been arrived at. Significant progress is now being made and a new robust project plan is now being prepared.
- 2.10.** The Council adopted the Local Planning Document (Part 2 Local Plan) on 18th July 2018. The previous Local Development Scheme (2016) anticipated the adoption of the Part 2 Local Plan in July 2017. The discrepancy between the anticipated and actual adoption dates for the Part 2 Local Plan was primarily a result of unanticipated delays to the Examination Hearings process.

⁶<http://www.gedling.gov.uk/media/gedlingboroughcouncil/documents/planningpolicy/documents/GBC%20SCI%20FINAL%202019.pdf>

⁷<http://www.gedling.gov.uk/media/gedlingboroughcouncil/documents/planningpolicy/documents/FINAL%20GBC%20LDS%20February%202019.pdf>

3. Duty to Co-operate

3.1 The Duty to Co-operate was introduced in the Localism Act 2011 and progress is annually reported through the Authority Monitoring Report.

Local Planning Authorities

3.2 Gedling Borough Council has continued to fulfill its Duty to Co-operate and maintains ongoing dialogue on planning matters with neighbouring authorities. In addition the following key actions have taken place:-

- The Aligned Core Strategies (2014) were adopted in partnership with Nottingham City Council and Broxtowe Borough Council and in close co-operation with Erewash and Rushcliffe Borough Councils.
- The Gedling Borough Council Planning Obligations Protocol (2014) sets out how cross boundary impacts will be addressed through S106 contributions and/or CIL.
- The Inspector's Report into the examination of the Local Planning Document: Part 2 Local Plan (June 2018) confirmed that Gedling Borough Council had met the legal Duty to Co-operate in relation to the plan-making process.
- Gedling Borough Council has worked with the Greater Nottingham authorities to prepare a joint statement of common ground, in accordance with Paragraph 27 of the National Planning Policy Framework. This was submitted to the Ministry of Housing, Communities and Local Government in late 2018 and a response is awaited.
- The Greater Nottingham authorities facilitated a housing delivery workshop to consider barriers to the delivery of housing in the light of a significant stock of planning permissions for housing led development. Following this workshop, a development protocol was drawn up and circulated to attendees for comment. The purpose of the protocol is to build on the good practice already taking place across Greater Nottingham to promote a more collaborative approach. It will commit the Greater Nottingham local authorities to working with developers and infrastructure providers to deliver high quality, sustainable development. The final version will be endorsed by Joint Planning Advisory Board and adopted and implemented by the partner Councils.

Statutory Consultees

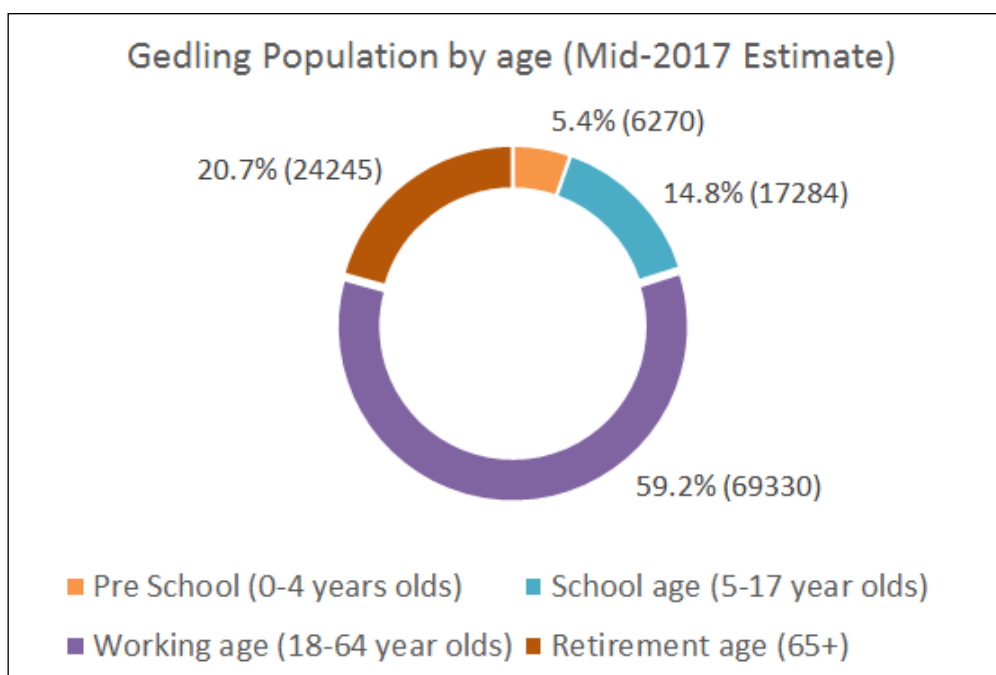
3.3 Gedling Borough Council has an ongoing collaborative relationship with statutory consultees, including the Environment Agency, Natural England, Historic England, the Highways Authority, Highways England, the Homes England and other key partners. Discussions with these organisations informed the evidence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

4. Demographics of Gedling Borough

- 4.1.** This section is informed by the 2011 Census which provides demographic information about Gedling's population and is updated every 10 years⁸. The government publishes population mid-estimates annually.

Population

- 4.2.** Key statistics about Gedling Borough's population are:-
- The population mid-2017 estimate was 117,100 compared with 113,700 in 2011 (+2.9%).
 - According to 2015-16 based projections, the population of Gedling Borough is predicted to increase to 126,500 by 2030.
 - The gender split is 49% male (57,100) and 51% female (60,000).
 - The Borough has an ageing population (65+) with 24,200 elderly residents in 2017 compared with 21,200 in 2011 (+14.1%). The Boroughs population split by age is shown below:-



Deprivation

- 4.3.** Gedling Borough has seen a gradual improvement in overall Index of Multiple Deprivation score from 15.29 in 2010 to 17.89 in 2015. In 2015, Gedling Borough Council had a national deprivation ranking of 207 out of the 317 Districts in England. The three most deprived wards are Netherfield, Daybrook and Cavendish.

⁸ <https://www.ons.gov.uk/census/2011census>

Ethnicity

- 4.4.** Table 2 shows the mix of ethnicities in Gedling Borough, according to the 2011 Census:-

| Table 2: Ethnic Demographic Information in Gedling Borough | |
|---|-------------------|
| Ethnicity | Percentage |
| White: English/Welsh/Scottish/Northern Irish/British | 90.3 % |
| White: Irish | 0.8 % |
| White: Gypsy or Irish Traveller | 0 % |
| White: Other White | 1.9 % |
| Mixed/multiple ethnic group: White and Black Caribbean | 1.3 % |
| Mixed/multiple ethnic group: White and Black African | 0.2 % |
| Mixed/multiple ethnic group: White and Asian | 0.5 % |
| Mixed/multiple ethnic group: Other Mixed | 0.3 % |
| Asian/Asian British: Indian | 1.2 % |
| Asian/Asian British: Pakistani | 0.8 % |
| Asian/Asian British: Bangladeshi | 0.1 % |
| Asian/Asian British: Chinese | 0.4 % |
| Asian/Asian British: Other Asian | 0.5 % |
| Black/African/Caribbean/Black British: African | 0.3 % |
| Black/African/Caribbean/Black British: Caribbean | 1.0 % |
| Black/African/Caribbean/Black British: Other Black | 0.1 % |
| Other ethnic group: Arab | 0.1 % |
| Other ethnic group: Any other ethnic group | 0.2 % |

5. Monitoring Local Plan Policies

Overview and Interpretation

5.1. This section monitors the implementation of the Local Plan against the monitoring indicators set out in the policies of the Greater Nottingham Aligned Core Strategies (Part 1 Local Plan) (ACS) and the Gedling Borough Local Planning Document (Part 2 Local Plan) (LPD). The Part 1 and Part 2 Local Plans were underpinned by a Sustainability Appraisal Monitoring Framework (SA) which included further monitoring indicators. All of the monitoring indicators and their origins are set out in **Appendix 1**.

5.2. The monitoring is split into the following planning topics:-

- Climate Change, Flood Risk and Water Management
- Environmental Protection
- Green Belt
- Natural Environment
- Open Space and Recreational Facilities
- Historic Environment
- Design
- Homes
- Retail and Community Facilities
- Transport
- Infrastructure and Developer Contributions

5.3. The relevant monitoring indicators are referenced and highlighted yellow throughout, and can be cross-referenced with Appendix 1:-

Monitoring Indicators: ACS Policy & SA / LPD Policy & SA

5.4. Reporting for each monitoring indicator will depend on the type of information available. Generally information is recorded with reference to the **monitoring period** (1st April 2018 to 31st March 2019) and the **base period** (2011, the start of the plan period for the Part 1 and Part 2 Local Plans). Where indicators have not been reported the reasons for this are explained. Some indicators include a more comprehensive time-lapse depending on the nature of the information.

Climate Change, Flood Risk and Water Management

Energy/ Climate Change

- 5.5.** Appendix 1 sets out that the Council will monitor renewable energy schemes; energy use by type and carbon dioxide emissions.

Monitoring Indicators: ACS Policy 1 & SA 9, 10 / LPD Policy 1, 2 & SA 10, 11

- Since 2011 planning permission has been granted for several private renewable energy schemes (Table 3).
- Between 2011 and 2017 in Gedling Borough, there was a decrease in average domestic electricity and gas use, a decrease in average industrial/commercial electric use and an increase in average industrial/commercial gas use (Table 4)^{9 10}.
- Between 2011 and 2016, there was a decrease in energy consumption deriving from coal, gas and electricity and an increase in energy consumption deriving from manufactured fuels, petroleum and biofuels (Table 5)¹¹.
- Between 2011 and 2016 the total carbon dioxide emissions per capita has reduced from 4.57 to 3.76 tonnes of CO₂ (Table 6)¹².

| Table 3: Planning Permissions granted Renewable energy schemes by type |
|---|
| Wind Turbines |
| Single wind turbine with a generating capacity of 330 kW in Woodborough (2011/12) |
| Single wind turbine with generating capacity of 0.1mw at Burntstump landfill site in Calverton (2012/13) |
| Single wind turbine with a generating capacity of 2.5mw at Severn Trent Water site in Stoke Bardolph (2013/14). |
| Single wind turbine with a generating capacity of 0.5mw at Barracks Farm in Papplewick (2014/15) |
| Single wind turbine with a generating capacity of 1.5mw at Newstead and Annesley Country Park (2015/16). |
| Solar |
| Solar photovoltaic (PV) farm with an installed electricity generation capacity of 5.5 MWp (p-peak production) generating approximately 5,000,000 kWh of electricity per annum, on part of the former Gedling Colliery site (2014/15). |
| A 100kW Solar PV array at Little Tythe Farm, Blidworth Lane (2015/16). |
| Solar PVs installed at Council assets including Civic Centre, Jubilee House, the Depot and Richard Herrod Centre and the Visitor Centre at Gedling Country Park. |
| Biofuel |
| Chimney for biomass boiler at Calverton Fish Farm (2010/11) |
| Biogas boilers at Sherwood Lodge Police HQ (2014/15) |
| Biomass boilers to provide up to 120kW energy at Charnwood Court Nursing Home (2017/18) |

⁹ <https://www.gov.uk/government/collections/sub-national-gas-consumption-data>

¹⁰ <https://www.gov.uk/government/collections/sub-national-electricity-consumption-data>

¹¹ <https://www.gov.uk/government/collections/total-final-energy-consumption-at-sub-national-level>

¹² <https://www.gov.uk/government/collections/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics> (per capita data calculated by dividing against borough population)

Table 4: Average electricity and gas use per meter in kilowatt hours (kWh)

| | Electricity use per meter: | | Gas use per meter: | |
|------|----------------------------|-----------------------------|--------------------|-----------------------------|
| | Domestic users | Industrial/commercial users | Domestic users | Industrial/commercial users |
| 2011 | 3,986 | 61,662 | 15,529 | 880,835 |
| 2017 | 3,712 | 52,799 | 14,626 | 1,020,223 |

Table 5: Energy consumption by type in gigawatt hours (GWh)

| | Coal | Manufactured fuels | Petroleum products | Gas | Electricity | Bioenergy & wastes |
|------|------|--------------------|--------------------|---------|-------------|--------------------|
| 2011 | 10.3 | 47.4 | 427.1 | 1,053.2 | 359.2 | 17.7 |
| 2016 | 8.5 | 68.1 | 439.2 | 955.4 | 344.2 | 26.8 |

Table 6: Carbon dioxide emissions estimates: industry, domestic and transport sectors (tonnes of CO₂ per capita)

| | Borough Population | Industry and Commercial | Domestic | Transport | Total (t CO ₂) Per Capita |
|------|--------------------|-------------------------|----------|-----------|---------------------------------------|
| 2011 | 113,543 | 1.45 | 2.16 | 0.94 | 4.57 |
| 2016 | 116,746 | 1.13 | 1.73 | 0.95 | 3.76 |

Flooding and Water Quality

- 5.6.** Appendix 1 sets out that the Council will monitor the number of planning permissions implemented against Environment Agency and Local Lead Flood Authority advice, the number of developments incorporating Sustainable Urban Drainage Systems (SuDS) and the area of and number of households within Flood Zone 2 and 3.

Monitoring Indicators: ACS Policy 1 & SA 8 / LPD Policy 3, 4, 5, 6 & SA 8, 9

- Zero planning permissions have been granted contrary to Environment Agency or Local Lead Flood Authority advice (including advice on flood risk, water quality and aquifers) since 2011¹³. Where objections from statutory bodies are received the Council takes due regard and technical matters would be satisfied by a planning condition upon granting permission.
- There has been an increase of 42.53 ha of land and 433 houses within Flood Zone 2 or 3 (Table 7).
- All large developments granted planning permission since 2011 have either incorporated Sustainable Drainage Systems or a condition was attached to the decision requiring details for the disposal of surface water to be approved before commencement of the development in accordance with the Council's standard approach.

¹³ <https://www.gov.uk/government/publications/environment-agency-objections-to-planning-on-the-basis-of-flood-risk>

Table 7 – Area and Households within Flood Zones 2 and 3

| Year | Area in Flood Zone or FZ3 | No. Households in FZ2 or FZ3 |
|------|---------------------------|-------------------------------|
| 2011 | 1,189.47 ha | 4,600 |
| 2018 | 1,206.00 ha | n/a |
| 2019 | 1,232.00 ha | 5,033 (of which 3,681 in FZ3) |

Waste Facilities

5.7. Appendix 1 sets out that the Council will monitor the number of new waste management facilities by type.

Monitoring Indicators: ACS SA 9, 10 / LPD SA 10, 11

- 3 new waste management facilities have been granted planning permission by Nottinghamshire County Council as waste authority since 2011 (Table 8)¹⁴.

Table 8: New waste management facilities

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

¹⁴ <http://www.nottinghamshire.gov.uk/planningsearch/planappsrch.aspx>

Environmental Protection

Environmental Consultees

- 5.8.** Appendix 1 sets out that the Council will monitor the number of planning applications approved against the advice of the Council's Public Protection (Scientific) Officer, the Coal Authority and the Health and Safety Executive.

Monitoring Indicators: LPD Policy 7, 8, 9, 10

- Zero planning applications in 2018/19 were approved against the advice of Gedling Borough Council's Scientific Officer, who provides technical advice on land contamination and air quality.
- Zero planning applications were approved against the advice of the Coal Authority in 2018/19 – no comments were received.
- Zero planning applications were approved against the advice of the Health and Safety Executive in 2018/19.

Air Quality

- 5.9.** Appendix 1 sets out that the Council will monitor air quality management and whether development accords with the requirements of the Air Quality and Emissions Mitigation guidance.

Monitoring Indicators: LPD Policy 11 & SA 8, 9

- There is 1 Air Quality Management Area (AQMA) in Gedling Borough. A60 Mansfield Road from its junction with Oxclose Lane and Cross Street south to its junction with Egerton Road in Woodthorpe was designated in April 2011 and an Air Quality Action Plan adopted in 2012.
- In 2019 the Council updated the 'Air Quality and Emissions Mitigation: Guidance for Developers', which sets out borough-wide measures to help reduce vehicle emissions occurring as a result of development. The document is incorporated into Policy LPD 11.
- The Council's Public Protection (Scientific) Officer is consulted where issues of air quality and emissions mitigation arise, and provides technical comments in relation to interpreting the Air Quality and Emissions Mitigation guidance. It is generally the approach that conditions where appropriate, or otherwise advisory notes, are attached to planning decisions where these are requested. The guidance is given weight under Policy LPD 11. Zero planning permissions have been granted where an objection has been raised by the Council's Public Protection (Scientific) Officer.

Green Belt

Green Belt Land

5.10. Appendix 1 sets out that the Council will monitor the percentage of planning permissions granted contrary to policies LPD 13 and LPD 14 (proposals that increase the floor space of an existing building by >50%), the number of homes for rural workers granted planning permission, the location/area of land removed from the Green Belt and progress in producing a Part 2 Local Plan.

Monitoring Indicators: ACS Policy 3 & LPD Policy 13, 14, 16, 17

- Since the Local Planning Document (Part 2 Local Plan) was adopted, one planning permission has been granted with disproportionate additions above 50% of the original floor space, as set out in Policies LPD 13 and LPD 14. Table 9 sets out the reasons for these.
- Zero homes were granted for planning permission for rural workers in the Green Belt (in accordance with policy LPD 17) in 2018/19.
- Gedling Borough Council adopted the Local Planning Document: Part 2 Local Plan in July 2018. The Part 2 Local Plan released 215 hectares of Green Belt land across the Borough in accordance with Policy 3 of the Aligned Core Strategy. This represents a 2% reduction. 73% of Gedling Borough is now Green Belt (8,794 hectares).

Table 9: Green Belt Planning Permissions for floorspace additions >50%

| Reference | Summary of reason for approval |
|-----------|---|
| 2018/0569 | Extension 104% over original floor space. Very Special Circumstances demonstrated |

Safeguarded Land

5.11. Appendix 1 sets out that the Council will monitor the status of Safeguarded Land and why planning permissions (if any) have been granted.

Monitoring Indicators: ACS Policy 3

- The planning status of each Safeguarded Land site is set out in Table 10.

Table 10: Planning Status of Safeguarded Land (LPD16)

| Site | Planning Status |
|------------------------------------|--|
| Top Wighay Farm, Hucknall | Safeguarded for future development in the Part 2 Local Plan. |
| Oxton Road/ Flatts Lane, Calverton | Safeguarded for future development in the Part 2 Local Plan, although only likely to be partially suitable for development. Planning application 2016/0607 revised to exclude development on safeguarded land. |
| Moor Road, Bestwood Village | Safeguarded for future development in the Part 2 Local Plan. |
| Mapperley Golf Course | Safeguarded (Protected) from future development in the Part 2 Local Plan. |
| Lodge Farm Lane, Arnold | Safeguarded (Protected) from future development in the Part 2 Local Plan. |
| Glebe Farm, Gedling Colliery | Safeguarded (Protected) from future development in the Part 2 Local Plan. |
| Spring Lane, Lambley | Safeguarded (Protected) from future development in the Part 2 Local Plan. |

Natural Environment

Nationally and Internationally Designated Site and Species

5.12. Appendix 1 sets out that the Council will monitor Sites of Special Scientific Interest (SSSIs), progress on the designation of Special Protection Areas and losses/gains to priority habitats.

Monitoring Indicators: ACS Policy 17 / LPD Policy 18 & SA 6, 7

- There is 1 SSSI in Gedling Borough (Linby Quarries), the condition of which is 81.24 % 'favourable' and 18.76 % 'unfavourable – no change'¹⁵. There has been no net change in the monitoring period.
- The prospective Sherwood Forest Special Protection Area (pSPA) has been considered for being formally proposed for designation since prior to the preparation of the Aligned Core Strategy (Part 1 Local Plan). No progress has been made towards formal designation of the pSPA.
- Baseline information on losses/gains in priority habitat is not currently available for Gedling Borough.

Locally Designated Sites

5.13. Appendix 1 sets out that the Council will monitor the number, area and net change of Local Nature Reserves and Local Wildlife/ Geological Sites and the number of Local Wildlife Sites under positive conservation management.

Monitoring Indicators: ACS Policy 16, 17 & SA 6, 7 / LPD Policy 18 & SA 6, 7

- There are 5 Local Nature Reserves in Gedling Borough all of which have a management plan in place (The Hobbucks Management plan recently expired and is being updated) (Table 11). Gedling Country Park was designated as a Local Nature Reserve during the monitoring period.
- Tables 12 and 13 set out the number and area of Local Wildlife Sites in Gedling Borough and the number of those under positive management using Single Data List Indicator 160¹⁶.
- Table 14 sets out the number and area of Local Geological Sites, which were first identified in 2018.

Table 11: Local Nature Reserves in Gedling Borough

| Site | Designated | Area (ha) | Management |
|----------------------|------------|-----------|---|
| Gedling House Woods | 1992 | 4.7913 | Friends of Gedling Wood House |
| Gedling House Meadow | 2007 | 5.9287 | Friends of Gedling Wood House |
| Netherfield Lagoons | 2007 | 51.0077 | Gedling Conservation Trust |
| The Hobbucks | 2015 | 9.7907 | Gedling Borough Council/ Friends of the Hobbucks |
| Gedling Country Park | 2018 | 106.77 | Friends of Gedling Country Park |

¹⁵ <https://designatedsites.naturalengland.org.uk/SiteSearch.aspx>

¹⁶ Nottinghamshire Biological and Geological Records Centre

Table 12: Total Area Of Local Wildlife Sites

| Year | Total Local Wildlife Sites | Area of Local Wildlife Site (ha) |
|------|----------------------------|----------------------------------|
| 2011 | 87 | 1,198.06 ha |
| 2019 | 86 | 1,275.37 ha |

Table 13: Local Wildlife Sites Under Positive Management

| Year | Total Sites | Sites Under Positive Management | Percentage under Positive Management |
|---------|-------------|---------------------------------|--------------------------------------|
| 2011/12 | 68 | 24 | 35.3% |
| 2016/17 | 79 | 22 | 27.8% |
| 2018/19 | 86 | N/A | N/A |

Table 14: Local Geological Sites

| Year | Total Local Geological Sites | Area of Local Geological Sites (ha) |
|------|------------------------------|-------------------------------------|
| 2018 | 5 | 20.68 ha |

Woodland and Ancient Woodland

5.14. Appendix 1 sets out that the Council will monitor net changes in woodland area and ancient woodland and the number of planning permissions resulting in the loss of ancient woodland.

Monitoring Indicators: ACS SA 6, 7 / LPD Policy 18 & SA 6, 7

- Forestry Commission statistics on woodland show as at March 2017 there was 1,764.4 hectares of woodland in Gedling Borough. This figure was 1,764.7 hectares in 2014 therefore the net change is negligible. Forestry Commission reports are available online¹⁷.
- The Forestry Commission recorded approximately 56.8 hectares of ancient woodland in Gedling Borough in 2019¹⁸. This represents no change during the monitoring period.
- During the monitoring period no planning permissions have been granted for the removal of trees within designated ancient woodland.

¹⁷ <https://www.forestry.gov.uk/inventory>

¹⁸ <http://www.magic.gov.uk/MagicMap.aspx> - it is noted that the ancient woodland inventory is not updated with regularity.

Open Space and Recreational Facilities

Open Space – Planning Data

5.15. Appendix 1 sets out that the Council will monitor the setting of green infrastructure policies in Part 2 Local Plans; the area of new open spaces by type and net change; the number of open spaces and financial contributions towards open spaces secured via Section 106 agreements; the amount of greenfield land lost to new development, and the net change in Local Green Spaces.

Monitoring Indicators: ACS Policy 16 & SA 6, 7/ LPD Policy 20, 21, 22 & SA 2, 6, 7

- The Local Planning Document (Part 2 Local Plan) includes policies LPD 20 and LPD 21 which seek to protect existing green infrastructure and provide new green infrastructure (10% on sites 0.4 hectares and above).
- Table 15 shows the area of open space in the Borough by type, as recorded by the Council's Parks and Street Care team. It is noted that there is may be some overlap between the categories. The 2018 figure equates to the area of open spaces shown on the Local Planning Document Policies Map.
- Table 16 shows the amount of greenfield land lost to new large development for housing (10 dwellings or more) and other uses.
- New open spaces committed from s106 agreements during 2018/19 are set out in Table 17. The total number of s106 contributions related to open space in 2018/19 was £196,661.62.
- There are 29 Local Green Spaces in Gedling Borough, which are designated through the adoption of a Development Plan (see Table 18). There has been no net loss of designated Local Green Spaces.

Table 15: Area of open space by type and net change

| Type of Open Space | Area in LPD (2018) (ha) | Net change since 2018 |
|--------------------------------------|-------------------------|-----------------------|
| Allotments | 24.41 | N/A |
| Amenity greenspaces | 112.83 | N/A |
| Cemeteries | 26.39 | N/A |
| Green corridors | 0.99 | N/A |
| Natural and Semi Natural Urban Green | 107.4 | N/A |
| Outdoor sports facility | 348.24 | N/A |
| Parks and gardens | 446.01 | N/A |
| Play Areas/ Young People | 22.09 | N/A |
| Recreation Ground/ Sport | 10.18 | N/A |

Table 16: Amount of greenfield land (ha) lost to new large development (land is considered 'lost' upon commencement of development)

| Year | Site Name | Type | Area lost |
|---------|---|-------------|-----------|
| 2011/12 | Ashwater Drive allocation site | Residential | 4.58 ha |
| 2012/13 | Howbeck Road allocation site | Residential | 1.50 ha |
| | Main Street and Hollinwood Lane, Calverton | Residential | 3.76 ha |
| 2013/14 | Park Road (Land Fronting), Bestwood Village | Residential | 0.29 ha |
| 2014/15 | Top Wighay Farm strategic site (38 homes) | Residential | 1.47 ha |
| 2015/16 | No loss | | |

| | | | |
|---------|---|-------------|---------|
| 2016/17 | Spring Lane allocation site | Residential | 9.88 ha |
| 2017/18 | North of Papplewick Lane strategic site | Residential | 7.87 ha |
| 2018/19 | No loss | | |

Table 17: New open space committed from s106 agreements (2018/19)

| Site | Area of open space | Maintenance | Off-Site Contributions |
|--|---|-------------|--|
| Land west of Beeston Close, Bestwood Village | | £11,731.50 | £35,190.00 |
| Land at Wood Lane, Gedling | | £6,796.40 | £16,266.12 for off-site provision at Lambley Recreation Ground |
| Land on the west side Mansfield Road, Redhill | 10% of which a minimum of 40% is for a LEAP | | |
| Land south of 64 Woodchurch Road, Arnold | | £11,900.40 | £28,517.72 |
| Land at Wood Lane, Gedling | | £7,319.20 | £17,517.36 for off-site provision at Lambley Recreation Ground |
| Carlton Police Station* | | £18,116.80 | £43,306.12 |
| *If the owner has not substantially completed 80% of the dwellings within 48 months of the date of the planning permission a re-assessment of viability provisions kick in. If the site is deemed to be viable then the open space contributions become payable. | | | |

Table 18: Local Green Spaces in Gedling Borough

| Development Plan | # Local Green Spaces designated | Designation Date |
|-----------------------------------|--|------------------|
| Gedling Borough Part 2 Local Plan | 9 | July 2018 |
| Calverton Neighbourhood Plan | 4 | November 2017 |
| Papplewick Neighbourhood Plan | 6 (including 2 duplicates also allocated in the Part 2 Local Plan) | July 2018 |
| Linby Neighbourhood Plan | 12 | May 2019 |

Recreational Open Space and Facilities

5.16. Appendix 1 sets out that the Council will monitor Green Flag awarded open spaces; net changes to Country Parks, and the number of planning permissions for new tourism related accommodation.

Monitoring Indicators: ACS Policy 16 & SA 3 / LPD Policy 24 & SA 2, 6, 7

- There are 2 Green Flag awarded parks in Gedling Borough – Arnot Hill Park and Gedling Country Park (see Table 19).
- There are 5 Country Parks in Gedling Borough – Bestwood Country Park; Burntstump Country Park; Gedling Country Park; Newstead and Annesley Country Park and Newstead Abbey. No changes in designation have taken place during the monitoring period.
- Three planning permissions for new tourist accommodation were granted during the monitoring period as shown in Table 20.

Table 19: Green Flag awarded open spaces in Gedling Borough since 2011

| Open Space | Award | Management |
|----------------------|------------|---|
| Arnot Hill Park | Since 2007 | Managed by the Council and the Friends of Arnot Hill Park. Completed projects include improvements to the lake, play areas, buildings and security and installation of planting schemes and sculptures. |
| Gedling Country Park | Since 2016 | Managed by the Council and the Friends of Gedling Country Park. Completed projects include the play area, café 1899, visitor centre and information, nature trail and sculptures. |
| Jubilee Park | 2014-2018 | The Council intends to re-submit a Green Flag award following progress of works on the nature trail, planting and a live willow sculpture. |

Table 20: New tourist accommodation granted permission in 2018/19

| Accommodation Type | Location | Planning Reference |
|---------------------------------------|-------------------------------------|--------------------|
| Construct 3 holiday lets | Fairview Farm, Ravenshead | 2019/0177 |
| Change of use to 3 holiday apartments | 272 Longdale Lane | 2018/0174 |
| Proposed hotel | Lakeside, Mansfield Road, Bestwood. | 2018/0115 |

Historic Environment

Heritage Assets

5.17. Appendix 1 sets out that the Council will monitor the number of heritage assets by type and area and the number and percentage of heritage assets at risk.

Monitoring Indicators: ACS Policy 11 & SA 6, 7 / LPD Policy 26, 27, 28, 29, 30, 31 & SA 3

- The number of heritage assets by type in Gedling Borough are:-
 - 192 Listed Buildings (6 Grade I, 16 Grade II* and 170 Grade II)
 - 9 Scheduled Monuments
 - 4 Registered Parks and Gardens
 - 6 Conservation Areas
 - 94 Non-Designated/ Locally Listed Heritage Assets (currently identified)
- During the monitoring period two Grade II listings were made (Newstead War Memorial & Arnold War Memorial) and one Grade II Listing was removed (Colwick Manor House and Adjoining Stable).
- Appraisals have been adopted for each Conservation Area¹⁹. The area covered by each Conservation Areas in Gedling Borough is:-
 - Bestwood Village – 18.85 hectares
 - Calverton – 14.25 hectares
 - Lambley – 24.73 hectares
 - Linby – 25.54 hectares
 - Papplewick – 55.70 hectares
 - Woodborough – 45.43 hectares
- The area of each Registered Park and Garden in Gedling Borough is:-
 - Bestwood Pumping Station – 2.35 hectares
 - Newstead Abbey – 287.33 hectares
 - Papplewick Hall – 46.33 hectares
 - Papplewick Pumping Station – 2.75 hectares
- There are 5 (out of 212 – 2.4%) designated heritage assets at risk in Gedling Borough²⁰ and the Council has not identified non-designated heritage assets at risk (Table 21). Bottom Cross, Linby (Scheduled Monument) was identified at risk during the monitoring period.
- The Council has adopted 'Non Designated Heritage Assets: Selection Criteria (January 2019)' ²¹ in order to progress the implementation of Policy LPD 31.

¹⁹<http://www.gedling.gov.uk/resident/planningandbuildingcontrol/planningpolicy/heritage>

²⁰<https://historicengland.org.uk/advice/heritage-at-risk/search-register/advanced-search>

²¹<https://www.gedling.gov.uk/heritage-assets>

Table 21: Heritage assets at risk by type

| Type of Heritage Asset | 2012 | 2019 |
|--------------------------------|--------------------|--------------------|
| Listed Buildings | 3 | 3 |
| Conservation Areas | 0 | 0 |
| Scheduled Monuments | 1 | 2 |
| Registered Park and Gardens | 0 | 0 |
| Non-Designated Heritage Assets | 0 (not identified) | 0 (not identified) |

Historic Environment – Planning Data

5.18. Appendix 1 sets out that the Council will monitor the number of planning applications approved against Historic England advice and the number of Section 106 contributions to manage or conserve heritage assets.

Monitoring Indicators: LPD Policy 26, 29, 30 & SA 3

- No planning applications were approved against Historic England advice.
- Zero Section 106 obligations during the monitoring period related to the management and conservation of heritage assets

Design

Design

5.19. Appendix 1 sets out that the Council will monitor the density of new development, the number of homes built on residential garden land and progress on setting indicators to improve the standard of design in Part 2 Local Plans.

Monitoring Indicators: ACS Policy 10 / LPD Policy 33, 34

- The density of new homes delivered on large sites (50 or more dwellings in the urban area and 10 or more dwelling in the rural area) is shown in Table 22. The density policy in the Part 2 Local Plan provides the target of no new development of less than 30 dwelling per hectare, with the exception of no new development of less than 20 dwellings per hectare in Burton Joyce, Lambley, Ravenshead and Woodborough, no new development of less than 25 dwellings per hectare in Bestwood Village, Calverton and Newstead and locations where there is convincing evidence of a need for a different figure.
- Since 1 April 2011, 14% of new homes were constructed on residential garden land (see Table 23).
- The Part 2 Local Plan does not include indicators that monitor the improvement of the standard of design given that there is no framework in place to assess standard of design. The Part 1 Local Plan includes Policy 10 (Design and Enhancing Local Identity) and the Part 2 Local Plan includes policies LPD 32 (Amenity) and LPD 35 (Safe, Accessible and Inclusive Development), all of which are taken into consideration when determining planning applications.

Table 22: Density of new homes completed on sites of 50 dwellings or more in the urban area and sites of 10 dwellings or more in the rural area (dwellings per hectare) (dph)

| | Urban area | | Burton Joyce, Lambley, Ravenshead and Woodborough | | Bestwood Village, Calverton and Newstead | |
|---------|------------------------------|---------------------------------|---|---------------------------------|--|---------------------------------|
| | No. dwelling at up to 29 dph | No. dwelling at 30 dph and over | No. dwelling at up to 19 dph | No. dwelling at 20 dph and over | No. dwelling at up to 24 dph | No. dwelling at 25 dph and over |
| 2011/12 | 0 | 55 | 0 | 33 | 0 | 46 |
| 2012/13 | 0 | 158 | 0 | 13 | 3 | 0 |
| 2013/14 | 0 | 177 | 0 | 0 | 2 | 6 |
| 2014/15 | 0 | 136 | 0 | 1 | 4 | 77 |
| 2015/16 | 0 | 52 | 0 | 0 | 2 | 55 |
| 2016/17 | 0 | 27 | 1 | 12 | 0 | 9 |
| 2017/18 | 0 | 89 | 0 | 0 | 3 | 11 |
| 2018/19 | 0 | 163 | 1 | 0 | 0 | 15 |

| Table 23: New homes completed on residential garden land | | | |
|---|------------------------------|---|------------|
| Year | Total net completions | Number of completions on garden land | % |
| 2011/12 | 275 | 59 | 21% |
| 2012/13 | 227 | 32 | 14% |
| 2013/14 | 321 | 35 | 11% |
| 2014/15 | 311 | 30 | 10% |
| 2015/16 | 174 | 36 | 21% |
| 2016/17 | 198 | 40 | 20% |
| 2017/18 | 237 | 26 | 11% |
| 2018/19 | 286 | 29 | 10% |
| TOTAL | 2,029 | 287 | 14% |

Homes

Housing Delivery – Allocations and Housing Supply

5.20. Appendix 1 sets out that the Council will monitor the preparation of the Part 2 Local Plan; housing completions/ net additional homes; planning progress made on strategic and allocated housing sites; the Five Year Land Supply of deliverable housing sites; the number and area of housing completions on previously developed land and windfall sites; and progress made on the Gedling Colliery/Chase Farm as a regeneration site.

Monitoring Indicators: ACS Policy 2, 7 & SA / LPD Policy 40, 64, 65, 66, 67, 68, 69, 70 & SA 1

- The Part 2 Local Plan was adopted in July 2018 and includes housing allocations in line with the objectives of the Part 1 Local Plan.
- 2,029 new homes (net) have been built between 1 April 2011 and 31 March 2019 (see Table 24).
- Progress on housing sites allocated in the Part 1 and Part 2 Local Plans is set out in Table 25.
- The Ministry of Housing, Communities and Local Government published the results of the 2018 Housing Delivery Test for all councils in February 2019. The 2018 result for Gedling Borough Council is 51%. The consequence of this is that the Council is required to prepare an Action Plan and include a buffer of 20% as part of its five year housing land supply assessment.
- The Council published a Housing Delivery Action Plan in August 2019²².
- The Gedling Borough Five Year Housing Land Supply Assessment 2019²³ considers the Borough's supply of housing against the housing requirement set out in the Local Plan. Gedling Borough has a 5.08 year supply.
- The Council updates its Brownfield Land Register²⁴ annually in accordance with the Housing and Planning Act 2015.
- Table 26 sets out the number of new home completions since 2011 on allocated, unallocated and safeguarded land sites. Allocated sites are those that are allocated for residential development. Unallocated sites are those that are not in allocated for residential development, otherwise known as "windfall sites". Safeguarded land is protected from development during the plan period in order to meet longer term development needs. Note table 26 has been updated to reflect the adoption of the Part 2 Local Plan which meant plots built on the H6 Spring Lane in previous years prior to the adoption of the Part 2 Local Plan are now recorded as allocated.
- Table 27 sets out the number of new homes completions on previously developed land since 2011.
- The Chase Farm/Gedling Colliery regeneration site is a strategic allocation in the Part 1 Local Plan and was subsequently allocated for housing and employment in the Part 2 Local Plan. A Supplementary Planning Document for the site was prepared in 2008²⁵. Tables 25 and 32 set out progress made on the residential and employment allocations of this site.

²² <http://www.gedling.gov.uk/resident/planningandbuildingcontrol/planningpolicy/monitoringreports/>

²³ <http://www.gedling.gov.uk/resident/planningandbuildingcontrol/planningpolicy/monitoringreports/>

²⁴ <http://www.gedling.gov.uk/shlaa>

²⁵ <http://www.gedling.gov.uk/resident/planningandbuildingcontrol/planningpolicy/adoptedlocalplanandpolicydocuments/supplementaryplanningdocumentsandguidance/>

Table 24: Housing requirement and completions (net)

| Locality | Aligned Core Strategy housing requirement 2011-2028 | Local Planning Document (2011-2028) | Completions 2011-2019 |
|---|--|---|------------------------------------|
| Urban area (Arnold and Carlton) including Teal Close and Gedling Colliery/Chase Farm sites | 4,045 | 4,890 | 1,519 |
| Around Hucknall:- North of Papplewick Lane Top Wighay Farm | Approx 1,300 homes including:- Up to 300 homes 1,000 homes | 1,265 homes | 43 38 |
| Key Settlements for Growth:- Bestwood Village Calverton Ravenshead | Up to 560 homes Up to 1,055 homes Up to 330 homes | 1,660 homes including:- 540 homes 820 homes 300 homes | 72 191 101 |
| Other villages:- Burton Joyce Lambley Linby Newstead Papplewick Stoke Bardolph Woodborough | Up to 260 homes | 170 homes including:- 80 homes 50 homes | 15 22 4 9 2 0 13 |
| Total | | | 2,029 |

Table 25: Progress made on strategic sites and allocated housing sites

| Site | Progress & Planning Status |
|---|---|
| Part 1 Local Plan: Strategic Allocations | |
| Teal Close | Allocated for 830 homes. Outline planning permission for residential development, employment uses and other uses granted (2013/0546). Reserved matters (2017/0800) granted in March 2018 for the first housing phase of 199 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. |
| North of Papplewick Lane | Allocated for up to 300 homes. The site is currently under construction for 237 homes (2017/0201). |
| Top Wighay Farm | Allocated for 1,000 homes. 38 dwellings on the site have been built (2014/0950). Revised development brief was adopted in February 2017. Successful bids for Homes England housing zone capacity funding and Accelerated Construction Fund have been approved. 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. |
| Part 2 Local Plan: Housing Allocations | |
| (H1) Rolleston Drive | Allocated for 140 homes. Successful bid for Homes England housing zone capacity funding. Site is currently being marketed. |
| (H2) Brookfields Garden Centre | Allocated for 90 homes. A combined development brief for three sites (H2, H7 and H8) to the north east of Arnold adopted in January 2019. In October 2018, Planning Committee has resolved to grant planning permission for 32 homes on part of the site (2017/0155) subject to the signing of a S106 agreement'. |
| (H3) Willow Farm | Allocated for 110 homes. Development brief is being prepared and will be referred to Cabinet for adoption on 31 st January 2020. Development of the site is dependent on the construction of the Gedling Access Road. |
| (H4) Linden Grove | Allocated for 115 homes. Development of the site is dependent on the construction of the Gedling Access Road. |
| (H5) Lodge Farm Lane | Allocated for 150 homes. Planning committee has resolved to grant outline planning permission for up to 148 dwellings (2018/0347) subject to the signing of a S106 agreement. |
| (H6) Spring Lane | Allocated for 150 homes. Site completed in April 2019 (outside the monitoring period). |
| (H7) Howbeck Road/ Mapperley Plains | Allocated for 205 homes. A combined development brief for three sites (H2, H7 and H8) to the north east of Arnold adopted in January 2019. 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). |
| (H8) Killisick Lane | Allocated for 230 homes. A combined development brief for three sites (H2, H7 and H8) to the north east of Arnold adopted in January 2019. The site will require phasing to avoid sterilising mineral working through proximal development to the Dorket Head clay quarry. 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. |
| (H9) Gedling Colliery/ Chase Farm | Allocated for 1,050 homes (updating the strategic location made in the Aligned Core Strategy). Development brief adopted in June 2008. Planning permission granted for phase 1 of residential development for 506 dwellings plus outline planning permission for a total of 1,050 dwellings. Construction on the site has commenced and as 31 March 2019, 90 plots have been built. |
| (X1) Daybrook Laundry | Allocated for 50 homes. |
| (X2) Land West of | Allocated for 70 homes. Full planning permission for 72 |

| | |
|--|--|
| A60 A | homes (2016/0854) granted in December 2018 and includes s106. |
| (X3) Land West of A60 B | Allocated for 150 homes. |
| (H10) Hayden Lane | Allocated for 120 homes. |
| (H11) The Sycamores, Bestwood Village | Allocated for 25 homes. Full planning permission for eight homes (2018/0650) granted in September 2018. |
| (H12) Westhouse Farm, Bestwood Village | Allocated for 210 homes. 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. |
| (H13) Bestwood Business Park, Bestwood Village | Allocated for 220 homes. Outline planning permission for up to 220 homes (2014/0214) lapsed in March 2018. |
| (H14) Dark Lane, Calverton | Allocated for 70 homes. Planning permission granted for 72 homes (2012/1503). Full planning application for 54 homes on the majority 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. Planning committee has resolved to grant planning permission for 57 homes on site subject to the signing of a S106 agreement. The access point has been constructed. |
| (H15) Main Street, Calverton | Allocated for 75 homes. Planning committee resolved to grant outline planning application for up to 79 homes (2018/0360) in March 2019 subject to the signing of a S106 agreement. |
| (H16) Park Road, Calverton | Allocated for 390 homes. 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. |
| (X4) Flatts Lane, Calverton | Allocated for 60 homes. Planning committee has resolved to grant outline planning permission for up to 84 homes (2018/1143) April 2019 (outside the monitoring period) subject to the signing of S106 agreement. |
| (H17) Longdale Lane A, Ravenshead | Allocated for 30 homes. |
| (H18) Longdale Lane B, Ravenshead | Allocated for 30 homes. In August 2018, Planning Committee has resolved to grant planning permission for 31 homes (2014/0273) subject to the signing of a S106 agreement. |
| (H19) Longdale Lane C, Ravenshead | Allocated for 70 homes. Outline planning permission for up to 70 homes granted (2013/0836). Reserved matters application was submitted in October 2017 for 51 homes (2017/1164) and is currently being determined. |
| (X5) Kighill Lane A, Ravenshead | Allocated for 20 homes. Full planning permission for a new dwelling on the north part of SHLAA site 6/669 (2018/1004) granted in January 2019. |

| | |
|--------------------------------------|--|
| (X6) Kighill Lane B, Ravenshead | Allocated for 30 homes. |
| (H20) Mill Field Close, Burton Joyce | Allocated for 20 homes. Full planning permission for 14 homes (2018/0613) granted in December 2018. |
| (H21) Orchard Close, Burton Joyce | Allocated for 15 homes. In February 2019, Planning Committee has resolved to grant planning permission for 15 homes (2018/1034) subject to the signing of a S106 agreement'. |
| (H22) Station Road, Newstead | Allocated for 40 homes. Uncertainties over delivery (so has not been counted towards housing supply calculations). Discussions ongoing. |
| (H23) Ash Grove, Woodborough | Allocated for 10 homes. Full planning permission granted for 12 homes (2007/0831). Plot 1 (2016/0888) was built in May 2018. |
| (H24) Broad Close, Woodborough | Allocated for 15 homes. Two planning applications have been received and validated outside of the monitoring period. |

Table 26: New homes (net) completed on allocated, non-allocated and safeguarded sites

| | Completions | Allocated (%) | Unallocated (%) | Safeguarded (%) |
|--------------|--------------|--------------------|------------------|-----------------|
| 2011/12 | 275 | 134 (49%) | 141 (51%) | 0 (0%) |
| 2012/13 | 227 | 170 (75%) | 57 (25%) | 0 (0%) |
| 2013/14 | 321 | 195 (61%) | 120 (37%) | 6 (2%) |
| 2014/15 | 311 | 154 (50%) | 98 (32%) | 59 (19%) |
| 2015/16 | 174 | 48 (28%) | 78 (45%) | 48 (28%) |
| 2016/17 | 198 | 63 (32%) | 135 (68%) | 0 (0%) |
| 2017/18 | 237 | 91 (38%) | 146 (62%) | 0 (0%) |
| 2018/19 | 286 | 163 (57%) | 123 (43%) | 0 (0%) |
| TOTAL | 2,029 | 1,018 (50%) | 898 (44%) | 113 (6%) |

Table 27: New homes completed on previously developed land (PDL) (gross)

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

| | | | | | | |
|---------|-----|----|----|-----|-----|------|
| 2015/16 | 37 | 5 | 11 | 53 | 192 | 28 % |
| 2016/17 | 63 | 9 | 31 | 103 | 210 | 49 % |
| 2017/18 | 101 | 15 | 25 | 141 | 261 | 54 % |
| 2018/19 | 154 | 6 | 15 | 175 | 303 | 58 % |

Housing Delivery – By Type

5.21. Appendix 1 sets out that the Council will monitor the number of affordable housing completions (and by social, intermediate and affordable rent); the number of housing completions by dwelling type, size, tenure, density and location; the number of planning permissions for specialist accommodation; the number of planning permissions for live work units; and the delivery of self-build and custom homes.

Monitoring Indicators: ACS Policy 8 / LPD Policy 36, 37, 39, 41, 42 & SA 1

- Policy LPD 36 sets out affordable housing requirements of 10%, 20% or 30% dependent on sub-market location. Table 28 shows the overall percentage of housing completions that are affordable, the number of which are social, intermediate and affordable and the figure for commuted sums (where a financial contribution is taken for off-site affordable housing provision). Table 28 provides an indication of the types of tenures completed in the Borough.
- As at 31st March 2019, the total commuted sums balance remaining for affordable housing was £943,622.
- The types of homes (flat/house) and bedroom size of homes completed between 1 April 2011 and 31 March 2019 are set out in Chart 1.
- The density of housing completions is set out in Table 22 above.
- Since 1 April 2011, 5 communal specialist accommodation units have been completed in the Borough and a further 3 currently have planning permission (see Table 29).
- The Council applies policy LPD 42 where it is relevant to do so in determining a planning application.
- The Council maintains a joint self-build and custom build register with the other Greater Nottingham Authorities²⁶. Information from the register has been used to support the determination of planning applications and will inform the implementation of Policy LPD 42 of the Part 2 Local Plan. Self-build homes are exempt from CIL if it is confirmed that the statutory criteria have been met. In 2018/19, 16 planning applications were approved for Self-Build and Custom Build dwellings and 6 CIL refunds were granted (i.e. the 3-year residency period had passed).

Table 28: Percentage of affordable homes delivered 2011-2019

| | Net completions | Affordable homes type delivered | Total Affordable |
|---------|------------------------|--|-------------------------|
| 2011/12 | 275 | Social Rent: 42 Intermediate: 12 | 54 (20%) |

²⁶<http://www.gedling.gov.uk/resident/planningandbuildingcontrol/planningpolicy/selfbuildandcustombuildregister>

| | | | |
|---------|-----|---|----------|
| | | Affordable Rent: n/a | |
| 2012/13 | 227 | Social Rent: 7 Intermediate: 12 Affordable Rent: 17 | 36 (16%) |
| 2013/14 | 321 | Social Rent: 7 Intermediate: 21 Affordable Rent: 28 | 56 (17%) |
| 2014/15 | 311 | Social/Affordable Rent: 23 Intermediate: 15 | 38 (12%) |
| 2015/16 | 174 | Social/Affordable Rent: 12 Intermediate: 6 | 18 (10%) |
| 2016/17 | 198 | Social Rent: 28 Intermediate: 11 | 39 (20%) |
| 2017/18 | 237 | Social Rent: 28 Intermediate: 24 | 52 (22%) |
| 2018/19 | 286 | Social Rent: 22 Intermediate: 28 | 50 (17%) |

Chart 1: Type and size of housing completions – 2011-2019

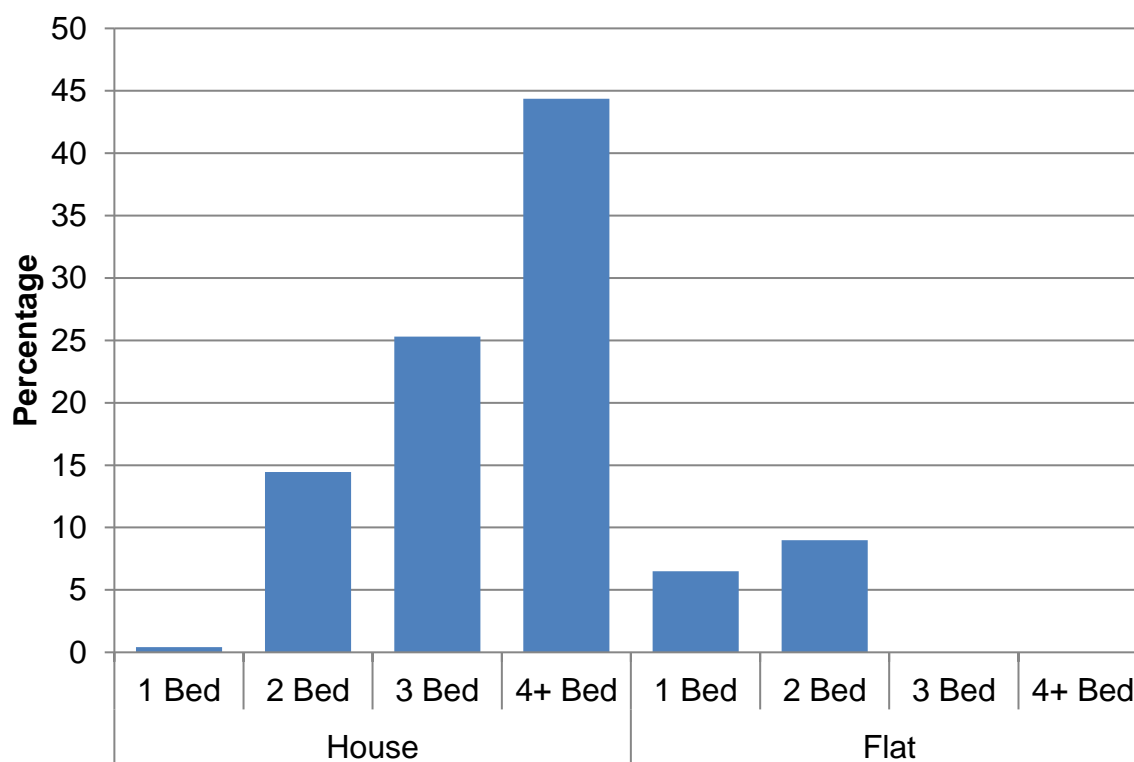


Table 29: Specialist accommodation/ communal uses

| Site Name | Type | Net Change | Status/ Date |
|--|---------------|------------|--|
| Mansfield Road (738), Woodthorpe | Dementia care | +31 beds | New development. Completed April 2012. |
| The Maid Marian (Coppice Road), Arnold | Elderly | +64 beds | New development. Completed June 2012. |
| Grey Goose, Gedling | Elderly | +52 beds | New development. Completed Nov 2013. |

| | | | |
|---|---------|----------|--|
| St Andrews House, Mapperley | Elderly | +32 beds | Conversion of sheltered housing to apartments. Completed May 2015. |
| Braywood Gardens (Millbrook Drive), Carlton | Elderly | +12 beds | Extension of care home. Completed June 2016. |
| Moriah House, Carlton | Elderly | +16 beds | Extension of care home granted July 2017. Completed November 2018. |
| Westwolds, Burton Joyce | Elderly | +6 beds | Extension of care home granted October 2017. |
| Eden Lodge, Bestwood Village | Elderly | 64 beds | Demolish and replace existing care home 2018/0318 & 2018/0319 granted September 2018 |

Accessibility of Homes

5.22. Appendix 1 sets out that the Council will monitor the percentage of households with sustainable access to community facilities.

Monitoring Indicators: ACS Policy 12 & SA 9 / LPD SA 12

- The percentage of households within 800 meters/ 10 minutes' walk of a bus stop with an hourly or better daytime bus service (weekdays 0600-1800) in Gedling Borough is 95% (February 2019)²⁷. By comparison the percentage of such households within 400 meters/ 5 minutes' walk is 75%. The number of total households with access to public transport is not available.

Empty Homes, Homelessness and House Prices

5.23. Appendix 1 sets out that the Council will monitor the number of vacant homes; the number of homelessness acceptances; average house prices; and population by group.

Monitoring Indicators: ACS SA 1 / LPD SA 1

- The number of empty homes (those that are unoccupied for council tax purposes) by ownership type is set out in Table 30. The Council has taken measures to reduce empty homes including reducing the council tax discount that empty homes can benefit from, charging a council tax 100% premium on properties that have been empty for 2 or more years (from 1st April 2019), operating a service to help owners of empty properties to find investors and employing an Empty Homes Officer.
- The number of homelessness acceptances is set out in Table 31. The Council prevents homelessness in the majority of cases by advocating on behalf of tenants; mediating between young people and their parents; and assisting people to find private or social rented housing. The significant rise in acceptances in 2018/19 reflects changes brought about by the Homelessness Reduction Act.
- Population by group is set out in the demographics section.

²⁷ Information from Nottinghamshire County Council Performance, Intelligence and Policy.

- Average house prices for all property types (detached, semi-detached, terraced and flats) have increased from £130,592 in March 2011 to £183,758 in March 2019 (Chart 2)²⁸.

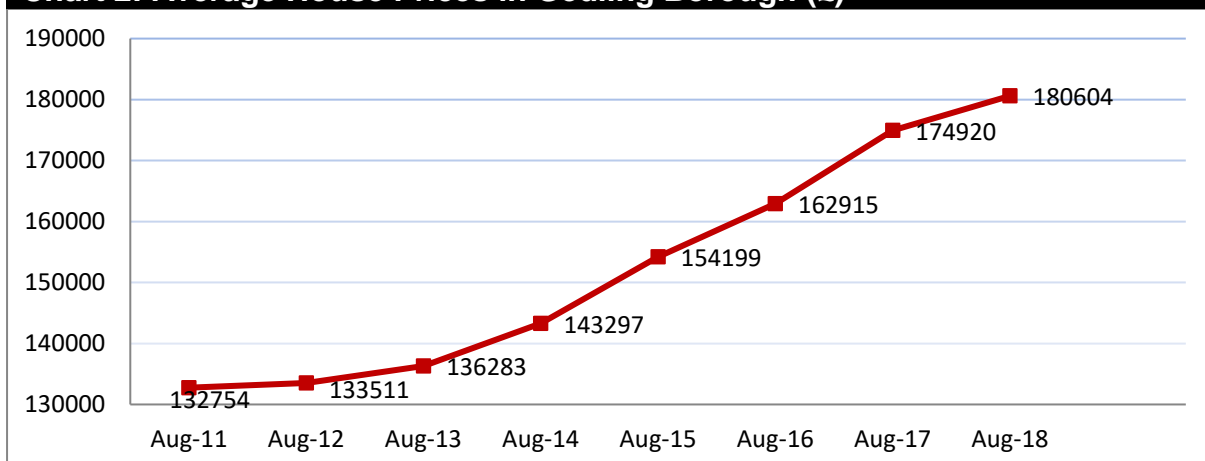
Table 30: Number of empty homes (unoccupied for Council Tax purposes)

| | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 |
|---------------------------|------|------|------|------|------|------|------|------|
| Private | 1703 | 1735 | 1431 | 1490 | 1268 | 1372 | 1595 | 1391 |
| Local Authority | 1 | 3 | 3 | 0 | 1 | 2 | 2 | 5 |
| Registered Social Housing | 33 | 31 | 53 | 34 | 122 | 108 | 86 | 99 |
| Total | 1737 | 1769 | 1487 | 1524 | 1391 | 1482 | 1683 | 1495 |

Table 31: Number of Homelessness acceptances

| 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 | 2017/18 | 2018/19 |
|---------|---------|---------|---------|---------|---------|---------|---------|
| 63 | 56 | 51 | 74 | 75 | 100 | 99 | 351 |

Chart 2: Average House Prices in Gedling Borough (£)



Gypsy and Travellers Pitches

- 5.24.** Appendix 1 sets out that the Council will monitor the number of pitches granted planning permission and delivered for gypsy and traveller communities.

Monitoring Indicators: ACS Policy 9 & SA 1 / LPD Policy 38 & SA 1

- The South Nottinghamshire Gypsy and Traveller Accommodation Assessment (January 2016) indicated there is a requirement for 3 additional pitches in Gedling Borough between 2014 and 2029. The Part 2 Local Plan sets out that a site for three pitches will be identified in the urban area of Gedling Borough by 2019.
- No pitches have been granted planning permission or delivered in Gedling Borough since April 2011. Background evidence work is under preparation and a review of the Accommodation Assessment is being undertaken as part of the review of the Aligned Core Strategy.

²⁸ <http://landregistry.data.gov.uk/app/ukhpi>

Employment

Employment Sites – Allocations and Supply

5.25. Appendix 1 sets out that the Council will monitor planning progress made on strategic and allocated employment sites and the supply/ availability of employment land by type and area.

Monitoring Indicators: ACS Policy 4 & SA 12, 13, 14 / LPD Policy 71 & SA 13, 14, 15

- The Table 32 shows the progress made on employment allocations in the Part 1 and Part 2 Local Plans.
- The supply of employment land currently with extant planning permissions 7.8 hectares for mixed use B1-B8. Table 33 sets out these sites.

| Table 32: Progress made on allocated employment sites | |
|--|--|
| Allocated Site | Progress & Planning Status |
| Teal Close | 7 hectare site allocated in the Local Planning Document. Outline planning permission (2013/0546) for employment uses (up to 18,000 square metres) granted in June 2014. Reserved matters application (2017/0800) was granted in October 2017 and included a phasing schedule for B1-B8 use which could potentially be delivered within 2019 subject to the provision of access. Reserved matters application (2019/0614) was granted permission in relation to part of the employment area in November 2019. |
| Top Wighay Farm | 8.5 hectare site allocated in the Local Planning Document. No planning permission. The revised Development Brief SPD for this site was adopted in February 2017. |
| Gedling Colliery/Chase Farm | 5 hectare site allocated in the Local Planning Document for employment-led mixed use development reflecting opportunities to incorporate visitor-related facilities associated with Gedling Country Park. Planning committee has resolved to grant outline permission (2017/1571) for a mix of employment units (B1c/B2/b8), and pub/restaurant (A3/A4) unit on the allocated site subject to the signing of a S106 agreement. |
| Hillcrest Park | 1 hectare site allocated in the Local Planning Document. No planning permission. |

| Table 33: Available supply of employment land, with planning permission (sites above 1 ha site area or 1,000 square meters floor space) | | |
|--|--|------------------|
| Site | Area | Use Class |
| Teal Close | Up to 18,000 sqm on 7 hectares of land | Mixed B1-B8 |
| Colwick Quays | 3200sqm on 0.8ha of land | Mixed B1-B8 |
| Colwick Business Park | Net gain 3,449sqm on 0.5ha of land | B1(a) |

Employment Development/ completions

5.26. Appendix 1 sets out that the Council will monitor the net addition of new office floor space and industrial and warehouse development (i.e. by type and location); the area of employment land lost to residential and other uses; new industrial and warehouse floorspace taken up on non-allocated sites; the

number of planning permissions granted for rural/employment business development; the percentage of large developments including Local Labour Agreements

Monitoring Indicators: ACS Policy 4 & SA 12, 13, 14 / LPD Policy 44, 45, 47, 48 & SA 13, 14, 15

- There has been no net new office development during the monitoring period (over 1,000 square meters floor space or 1 hectare site size) according to Building Control completions.
- There has been no net new industrial and warehouse development during the monitoring period (over 1,000 square meters floor space or 1 hectare site size) according to Building Control completions.
- The area of employment land (above 0.1 hectares) lost to residential or other uses is set out in Table 34.
- 1 planning permission (2018/0996) was granted for rural employment/business development (policy LPD 47) during the monitoring period.
- A minimum of four developments in Gedling Borough included Local Labour Agreement (Table 35). Some Local Labour Agreements are required by planning condition and are therefore difficult to monitor.

Table 34: Area of employment land (above 0.1 hectares and development commenced) lost to residential or other uses

| Year | Losses in employment or regeneration area | Amount lost to residential development only |
|--------------|---|---|
| 2011/12 | 0 ha | 0.69 ha |
| 2012/13 | 0.33 ha | 0.33 ha |
| 2013/14 | 0 ha | 0 ha |
| 2014/15 | 1.40 ha | 0 ha |
| 2015/16 | 0 ha | 0 ha |
| 2016/17 | 0 ha | 0.22 ha |
| 2017/18 | 0 ha | 0 ha |
| 2018/19 | 0 ha | 0 ha |
| Total | 1.73 ha | 1.24 ha |

Table 35: Local Labour Agreements secured in 2018/19

| Reference | Agreement |
|-----------|----------------------------|
| 2017/0455 | Employment and Skills Plan |
| 2016/0854 | Local Labour Agreement |
| 2018/0577 | Local Labour Agreement |
| 2018/0549 | Employment and Skills Plan |

Gedling Borough's Employment Profile

5.27. Appendix 1 sets out that the Council will monitor the overall number of jobs, Borough's employment supply, employment and unemployment rate, earnings by type, employment profile by type and the qualifications by type of the working age population.

Monitoring Indicators: ACS Policy 4 & SA 12, 13, 14 / LPD SA 13, 14, 15

- Employment profile information is from the Office for National Statistics²⁹.
- 78.1% of the working age population of Gedling Borough are qualified to NVQ2 or above. Table 36 shows a breakdown of qualifications by type.
- Table 37 shows the overall number of employee jobs in Gedling Borough.
- The employment and unemployment rate in Gedling Borough is set out in Table 38.
- The employment profile of Gedling Borough residents is shown in Table 39.
- The weekly earnings for full-time workers is shown in Table 40. Whilst wages have risen since 2011 the gap in pay between male and female full time employees has widened.

Table 36: Qualifications of Gedling Borough working age residents by type (Jan-Dec 2018)

| Individual Levels | No. residents | Gedling (%) | East Midlands (%) | Great Britain (%) |
|----------------------|---------------|-------------|-------------------|-------------------|
| NVQ4 And Above | 24,800 | 34.2 | 33.2 | 39.3 |
| NVQ3 And Above | 39,700 | 54.8 | 54.0 | 57.8 |
| NVQ2 And Above | 56,600 | 78.1 | 72.0 | 74.9 |
| NVQ1 And Above | 65,400 | 90.2 | 84.1 | 85.4 |
| Other Qualifications | N/A | N/A | 7.8 | 6.8 |
| No Qualifications | N/A | N/A | 8.1 | 7.8 |

Table 37: Employee jobs in Gedling Borough (excluding farm-based agriculture, self-employed, government-supported trainees and HM forces).

| Year | (Full-Time Employee Jobs) | (Part-Time Employee Jobs) | Total Employee Jobs |
|------|---------------------------|---------------------------|---------------------|
| 2011 | 17,000 | 12,000 | 29,000 |
| 2017 | 20,000 | 12,000 | 32,000 |

Table 38: Number of working age people (16+) in employment, self-employed and unemployed in Gedling Borough

| Year | People in Employment (Including Self-Employed) | Self-Employed Figure | Unemployed |
|------------|--|----------------------|--------------|
| April 2011 | 56,300 (74.1%) | 6,100 (7.0%) | 3,700 (6.2%) |
| April 2018 | 57,000 (74.8%) | 9,200 (11.8%) | 2,300 (3.8%) |

²⁹ <https://www.nomisweb.co.uk/reports/lmp/la/1946157165/report.aspx>

Table 39: Employment Profile of Gedling Borough – by occupation (working age)

| Employment Group | Apr-March 2010/11 | | Apr-March 2017/18 | |
|---|-------------------|-------------------|-------------------|-------------------|
| | Gedling (%) | Great Britain (%) | Gedling (%) | Great Britain (%) |
| Managers, directors and senior officials | 12.4% | 10% | 12.9% | 10.8% |
| Professional occupations | 17.6% | 19.1% | 17.5% | 20.3% |
| Associate professional and technical | 8.8% | 13.9% | 20.7% | 14.5% |
| Administrative and secretarial occupations | 14.1% | 11.1% | 10.3% | 10.3% |
| Skilled trades occupations | 11.3% | 10.7% | 8.2% | 10.2% |
| Caring, leisure and other service occupations | 11.2% | 9.1% | 6.6% | 9.0% |
| Sales and customer services occupations | 8.0% | 8.2% | 8.3% | 7.6% |
| Process plant and machine operatives | 6.7% | 6.5% | 7.3% | 6.4% |
| Elementary occupations | 9.9% | 11.0% | 8.2% | 10.5% |

Table 40: Earnings by residence (Gross Weekly Pay)

| | Male Full-Time Workers | Female Full-Time Workers | Full-Time Workers |
|------|------------------------|--------------------------|-------------------|
| 2011 | £501.00 | £387.10 | £456.70 |
| 2018 | £610.40 | £467.30 | £561.10 |

Retail and Community Facilities

Retail Monitoring

5.28. Appendix 1 sets out that the Council will monitor retail need, the health and diversity of uses of local centres, the proportion of vacant units, the amount of B1 office space created in local centres; the number of planning permissions granted for upper floor uses; the amount of retail floor space approved outside of local centres; and the number of planning applications for A1 uses above 500 square meters with an Impact Assessment.

Monitoring Indicators: ACS Policy 6 / LPD Policy 50, 51, 52 & SA 13, 14, 15

- Retail need has been established in the 'Broxtowe, Gedling, Nottingham City and Rushcliffe Retail Study (2015)', the findings of which for Gedling Borough are summarised in Table 41.
- The health and diversity of each local centre is monitored by measuring the percentages of uses of ground floor frontages (Table 42). The target percentages are set out in Policy LPD 50 of the Part 2 Local Plan.
- Vacancies within each local centre between 2011 and 2019 are shown in Table 42.
- No new B1 office space (over 1,000sqm floorspace or 1 hectare site size) has been completed in Arnold town centre during the monitoring period.
- No planning permissions for new retail development (over 1,000sqm floorspace or 1 hectare site size) were granted during the monitoring period. The amount of retail floor space approved outside of defined centres is set out in Table 43.
- Policy LPD 51 (Upper Floors) has been used to justify at least 5 planning permissions for retail development in the monitoring period.
- Zero applications for A1 uses above 500sqm, and therefore requiring a Retail Impact Assessment under Policy LPD 52, were determined by the Council during the monitoring period.

Table 41: Additional convenience and comparison goods retail floorspace required in Gedling Borough.

| Year | Type of retail floor space required | Arnold Town Centre (sqm) | Carlton Square District Centre (sqm) | Local Centres (sqm) | Rest of Borough (residual floor space) (sqm) | Total – Gedling Borough (sqm) |
|------|-------------------------------------|--------------------------|--------------------------------------|---------------------|--|-------------------------------|
| 2019 | Convenience | 285 | 180 | 141 | -5485 | -4879 |
| | Comparison | 732 | 57 | 75 | -2582 | -1715 |
| 2024 | Convenience | 543 | 343 | 269 | -4682 | -3527 |
| | Comparison | 2091 | 159 | 210 | -1195 | 1265 |
| 2028 | Convenience | 761 | 474 | -4682 | -4036 | -2427 |
| | Comparison | 3392 | 266 | 345 | 231 | 4234 |

Table 42: Percentage of use classes and vacancies of ground floor units within local centres in Gedling Borough (Aug 2018)

| Shopping Centre | % Frontage by Use Class | | | | | | % Vacancies | |
|-------------------------------------|-------------------------|-----|-----|-----|-----|-------|-------------|------|
| | A1 | A2 | A3 | A4 | A5 | Other | 2011 | 2019 |
| Arnold Town Centre (Primary Area) | 75% | 15% | 3% | 6% | 2% | 8% | 9% | 8% |
| Arnold Town Centre (Secondary Area) | 36% | 12% | 3% | 10% | 9% | 31% | 6% | 6% |
| Burton Joyce Local Centre | 31% | 11% | 4% | 0% | 9% | 45% | 0% | 0% |
| Calverton Local Centre | 37% | 0% | 9% | 0% | 12% | 42% | 5% | 0% |
| Carlton Hill Local Centre | 50% | 7% | 7% | 4% | 9% | 23% | 9% | 6% |
| Carlton Square Local Centre | 69% | 0% | 2% | 0% | 7% | 22% | 24% | 9% |
| Gedling Village Local Centre | 40% | 5% | 8% | 7% | 10% | 30% | 5% | 0% |
| Mapperley Plains Local Centre | 55% | 11% | 10% | 8% | 6% | 10% | 3% | 5% |
| Netherfield Local Centre | 36% | 12% | 6% | 3% | 5% | 37% | 13% | 11% |
| Ravenshead Local Centre | 55% | 21% | 0% | 0% | 6% | 18% | 0% | 0% |

Table 43: Retail and other town centre use developments permitted since 2011 outside of local centres (over 1,000sqm floorspace or 1 hectare site size)

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

Community Facilities

5.29. Appendix 1 sets out that the Council will monitor the number of community centres, GP practices, health facilities, leisure centres, museums and libraries and the development of major sporting facilities.

Monitoring Indicators: ACS Policy 13 & SA 2, 3, 5 / SA 2, 5

- Community facilities within Gedling Borough include the following (see Table 44 for locations):-
 - 15 community centres – 5 council operated (Brickyard, Burton Road, Killisick, Pond Hills Lane, Westdale,)³⁰ and 10 independently operated (Newstead Centre, Netherfield St Georges Centre, Calverton Core Centre, Colwick Community Centre, Bestwood Village Community Centre, Older Person's Welfare Arnold, Gedling Memorial Hall, The Beacon Killisick, Eagles Nest, Haywood Road). All community facilities regardless of ownership are equally important assets for improving the wellbeing of the local population.
 - 13 GP practices³¹
 - 6 leisure centres – 5 council operated and 1 operated by Ravenshead Parish Council (table does not include private sector facilities).
 - 2 accredited museums³² (Papplewick Pumping Station and Newstead Abbey). The Borough's unaccredited museums include Bestwood Winding Engine House; Burton Joyce Centre for Local History and Calverton Folk Museum.
 - 9 libraries³³.
- No major sporting facilities have been developed in Gedling Borough since 1 April 2011.

Table 44: Number of Local Facilities

| | Total | Arnold and Carlton | Bestwood Village | Burton Joyce and Stoke Bardolph | Calverton | Lambley | Linby, Papplewick and Newstead | Ravenshead | Woodborough |
|-------------------|-------|--------------------|------------------|---------------------------------|-----------|---------|--------------------------------|------------|-------------|
| Community Centres | 15 | 12 | 1 | 0 | 1 | 0 | 1 | 0 | 0 |
| Leisure Centres | 6 | 4 | 0 | 0 | 1 | 0 | 0 | 1 | 0 |
| Libraries | 9 | 6 | 0 | 1 | 1 | 0 | 0 | 1 | 0 |
| GP Practices | 13 | 10 | 0 | 2 | 1 | 0 | 0 | 0 | 0 |
| Museums | 2 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 |

³⁰ <https://www.gedling.gov.uk/resident/community/communitycentres/>

³¹ Nottingham North and East Clinical Commissioning Group

³² <https://finds.org.uk/contacts/accreditedmuseums>

³³ <https://www.inspireculture.org.uk/reading-information/find-a-library/>

Community information

5.30. Appendix 1 sets out that the Council will monitor life expectancy at birth, residents' participation in sport and crime by type.

Monitoring Indicators: ACS Policy 12 & SA 2, 4 / LPD Policy & SA 4

- Life expectancy within the Borough is set out in Table 45³⁴.
- Residents' participation in sport in Gedling Borough is set out in Table 46³⁵ and Table 47³⁶. Sport England changed how they monitor this information in 2015/16 as reflected in the below tables.
- The number of crimes in Gedling Borough has risen since 2014 (Table 48)³⁷

Table 45: Life Expectancy in Gedling Borough

| | 2013-15 | 2014-16 | 2015-17 |
|--------|---------|---------|---------|
| Male | 79.4 | 80.0 | 80.1 |
| Female | 83.6 | 83.2 | 83.0 |

Table 46: Adult (16+) participation in 3 x 30 minute sessions of moderate intensity activity per week in Gedling Borough

| | 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 |
|-------------------------------|---------|---------|---------|---------|---------|
| Sport participation frequency | 23.4% | 26.8% | 30.1% | 24.1% | 22.9% |

Table 47: Adult (16+) level of activity per week (not including gardening) in Gedling Borough

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

Table 48: Number of crimes by type in Gedling Borough

| | All crime | Burglary of a dwelling | Criminal damage | Robbery | Violence against the person |
|------|-----------|------------------------|-----------------|---------|-----------------------------|
| 2014 | 5,050 | 305 | 825 | 58 | 1,226 |
| 2019 | 6,525 | 389 | 783 | 66 | 2,137 |

³⁴<https://fingertips.phe.org.uk/search/expectancy#page/0/gid/1/pat/6/par/E12000004/ati/201/are/E07000173/iid/90366/age/1/sex/1>

³⁵ Active People Survey, Sport England.

³⁶ Active Lives Survey, Sport England

³⁷ Nottinghamshire Police

Transport

Transport – Planning data

5.31. Appendix 1 sets out that the Council will monitor the percentage of planning permissions in accordance with LPD 57; the number of park and ride facilities granted; progress on the delivery of the Gedling Access Road and other schemes promoted in Infrastructure Delivery Plans; the number of major applications approved against County Highways advice; and the number of travel plans agreed.

Monitoring Indicators: ACS Policy 14, 15 / LPD Policy 57, 59, 60, 61

- Policy LPD 57 (and the Parking Provision for Residential Developments SPD 2012) sets out parking standards for developments in Gedling Borough. Parking provision relates to small and large scale developments and the requirement can be influenced by site specific considerations. Conformity with Policy LPD 57 is a planning consideration for all proposals in Gedling Borough.
- Zero planning permissions for major development have been granted contrary to advice from the highways Authority since 2011. Where objections from statutory bodies are received the Council takes due regard and technical matters would be satisfied by a planning condition upon granting permission.
- Zero park and ride facilities have been granted during the monitoring period.
- Progress made on the delivery of transport schemes promoted in Policy LPD60 and ACS 15 is set out in Table 49.
- Zero travel plan agreements were approved by Nottinghamshire County Council Highways in the Borough during the monitoring period.

Table 49: Progress on Local Transport Schemes supported in Policy LPD60

| Transport Scheme | Progress |
|--|--|
| Road | |
| A60 Larch Farm Crossroads Improvements | The County Council is currently safeguarding a scheme for possible construction during the third Local Transport Plan for Nottinghamshire, 2011-2026. This scheme is included in the LTP3 implementation programme for construction in 2019/20. |
| A60 Leapool to Sherwood Express Busway | The County Council is currently investigating the feasibility of a scheme for possible construction during the third Local Transport Plan for Nottinghamshire, 2011-2026. This scheme does not however feature in the LTP3 implementation programme for 2019/20. |
| Gedling Access Road | The County Council and a number of other financial contributors have established a funding package to enable this scheme to be progressed. Planning permission has been granted for Gedling Access Road which is due to commence in January 2020 ³⁸ . |
| A612 Daleside Road | The County Council is currently investigating the feasibility |

³⁸ <https://www.nottinghamshire.gov.uk/transport/roads/gedling-access-road/timeline>

| | |
|---|---|
| Improvement | of a scheme for possible construction during the third Local Transport Plan for Nottinghamshire, 2011-2026. A first phase is being considered for implementation in 2019/20. |
| A612 Colwick Loop Road Improvement | The County Council is currently investigating the feasibility of a scheme for possible construction during the third Local Transport Plan for Nottinghamshire, 2011-2026. A first phase is being considered for implementation in 2019/20. |
| Fourth Trent Crossing | No safeguarded scheme but work is being undertaken to consider the merits of a fourth crossing. |
| Rail | |
| Former Gedling Colliery to Nottingham Grantham rail line ("South Notts Rail Network") | The County Council is currently safeguarding a scheme for possible construction during the third Local Transport Plan for Nottinghamshire, 2011-2026. This scheme does not however feature in the LTP3 implementation programme for 2019/20. |
| Minerals Railway "Robin Hood Line" (near Bestwood Village) to Calverton | The County Council has acquired the former railway line for a possible multi user trail i.e. cycling and walking. The scheme is not however included in a construction programme and is being considered for future implementation within the Local Transport Plan period up to 2026. |

Transport Usage

5.32. Appendix 1 sets out that the Council will monitor the proportion of households with hourly or better daytime bus services to local centres; the number of cycling trips, the number of public transport trips, traffic growth, travel to work and railway station usage.

Monitoring Indicators: ACS Policy 14 & SA 11 / LPD Policy & SA 12

- Traffic growth in Gedling Borough by cars and cycling is shown in Table 50³⁹. There has been a 4.3% growth in car usage and 8.4% growth in cycle usage. Data for the number of individual journeys is not available.
- Estimated railway station usage in Gedling Borough is set out in Table 51⁴⁰.
- The main mode of public transport in Gedling Borough is buses. Table 52 sets out the number of bus boardings registered for each service operator. (Data should be treated as indicative as recording depends on the operator).
- In 2011, the proportion of residents who travel to work by bus (9.2%), was lower than 2001 (15%). However, the 2011 level remains approximately twice the county and national average⁴¹.
- The percentage of households within 800 meters/10 minutes' walk of a bus stop with an hourly or better daytime bus service (weekdays 0600-1800) in Gedling Borough is 95% (February 2019)⁴².

³⁹ Information from Nottinghamshire County Council Highways

⁴⁰ <http://orr.gov.uk/statistics/published-stats/station-usage-estimates>

⁴¹ UK Census Data

⁴² Information from Nottinghamshire County Council Performance, Intelligence and Policy.

Table 50: Percentage (compared to 2010 baseline) of cycling and car traffic growth in Gedling Borough

| | Car Traffic (%) | Cycling (%) |
|------|-----------------|-------------|
| 2010 | Baseline | Baseline |
| 2011 | -0.1% | +7.6% |
| 2012 | -2.6% | -0.2% |
| 2013 | -0.7% | +5.8% |
| 2014 | +3.1% | +11.2% |
| 2015 | +2.8% | +13.1% |
| 2016 | +3.0% | +11.9% |
| 2017 | +4.3% | +8.4% |

Table 51: Estimates of station usage (entries and exits) at railway stations in Gedling Borough

| | Burton Joyce | Carlton | Netherfield | Newstead |
|---------|--------------|---------|-------------|----------|
| 2011/12 | 6,786 | 22,372 | 7,410 | 34,750 |
| 2012/13 | 6,928 | 21,410 | 6,682 | 30,872 |
| 2013/14 | 5,302 | 20,298 | 5,382 | 28,624 |
| 2014/15 | 5,372 | 25,168 | 6,050 | 33,938 |
| 2015/16 | 8,228 | 36,344 | 6,544 | 31,932 |
| 2016/17 | 11,542 | 46,578 | 7,742 | 35,868 |
| 2017/18 | 16,270 | 54,316 | 8,650 | 41,802 |

Table 52: Bus boardings in Gedling Borough by operator

| Bus Operator | Bus boardings 2018/19 |
|--|-----------------------|
| Nottingham City Transport | 5,597,000 |
| Trent Barton | 526,497 |
| Stagecoach East Midlands | 98,224 |
| Nottinghamshire County Council Fleet Service | 8,928 |
| Ravenshead Community Transport | 2,214 |

Infrastructure and Developer Contributions

Infrastructure Delivery

5.33. Appendix 1 sets out that the Council will monitor the implementation of individual schemes in the Infrastructure Delivery Plan and Part 2 Local Plans; that Authority Monitoring reports will be produced and the Infrastructure Delivery Plan periodically updated.

Monitoring Indicators: ACS Policy 18

- Gedling Borough Council updates the Authority Monitoring Report annually reporting on the monitoring indicators of the Local Plan Part 1 and 2 policies and the Sustainability Appraisal Monitoring Framework. The Infrastructure Delivery Plan is updated at each stage of local plan preparation and was last updated to support the Part 2 Local Plan.
- Given the range and number of projects referred to in the Infrastructure Delivery Plans it would be impractical to report on them in detail as part of the Authority Monitoring Report. However the Council does periodically review the status of individual schemes and information held on individual schemes can be provided on request.

Community Infrastructure Levy (CIL) and Section 106 contributions

5.34. Appendix 1 sets out that the Council will monitor the adoption of a CIL charging schedule and Section 106/ CIL funding.

Monitoring Indicators: ACS Policy 19

- Gedling Borough Council adopted the CIL charging schedule on 16th October 2015, which is based on a £/sqm calculation based on the use and location of proposed development. The Regulation 123 List identifies four strategic projects for funding via CIL – the Gedling Access Road (GAR); Secondary School Contributions related to the Gedling Colliery/Chase Farm Strategic Site; Secondary School Contributions related to the Top Wighay Farm Strategic Site; and the Gedling Country Park Visitor Centre. The CIL Monitoring Report is available online⁴³. Table 53 sets out the key figures relating to CIL receipts.
- The Council has published a draft timetable for the reviewing the CIL and is currently in the process of updating its evidence base⁴⁴.
- The Council annually reports its Section 106 contributions, the full details of which are available online⁴⁵. Table 54 sets out the key figures relating to Section 106 contributions.

⁴³ <http://www.gedling.gov.uk/cil/>

⁴⁴ <https://democracy.gedling.gov.uk/ieListDocuments.aspx?CId=127&MId=2311&Ver=4>

⁴⁵ <https://democracy.gedling.gov.uk/documents/s20615/Enc.%201%20for%20S106%20Contributions%20201819.pdf>

| Table 53: Summary of Community Infrastructure Levy Contributions | |
|---|---------------|
| Cumulative CIL position from 15 th October 2015 to 31 st March 2019 | Amount (£) |
| Total CIL receipts | £1,122,015.69 |
| Total receipts retained as at 31 March 2019 | £1,040,103.78 |

| Table 54: Summary of Section 106 Contributions | |
|---|------------|
| Section 106 position as at 31 March 2019 | Amount (£) |
| Contributions spent on projects in 2018/19 | £195,164 |
| Total capital contributions (projects) | £1,959,688 |
| Total revenue balance remaining (maintenance) | £191,608 |
| Total contributions due (development commenced) | £2,381,807 |

Appendix 1 – Monitoring Indicators

| Indicator | Target | ACS/ LPD Policy or SA Framework |
|--|---|---|
| Climate Change, Flood Risk and Water Management | | |
| Renewable energy – by type (wind turbines and other renewable energy schemes) and amount of installed capacity | No target | LPD1; LPD2; LPDSA10; LPDSA11; ACSSA9; ACSSA10 |
| Energy per meter – by type | No target | LPDSA10; LPDSA11; ACSSA9; ACSSA10 |
| Energy consumed – by type | No target | LPDSA10; LPDSA11; ACSSA9; ACSSA10 |
| Carbon dioxide emissions per capita total | No target | LPDSA10; LPDSA11; ACSSA9; ACSSA10 |
| Department of Energy & Climate Change's 'Carbon dioxide emissions within the scope of influence of local authorities' | To reduce per capita CO2 emissions and increase renewable power generation | ACS1 |
| Area of land and number of households in Flood Zones 2 or 3 and without flood protection measures | No target | LPDSA8; LPDSA9; ACSSA8 |
| Number of planning applications in flood risk areas approved against Environment Agency advice / Number of permissions in flood risk areas implemented against Environment Agency advice | Zero | LPD3; ACS1; LPDSA8; LPDSA9; ACSSA8 |
| Number of planning applications approved against the Environment Agency advice on water quality | Zero | LPD5; LPDSA8; LPDSA9; ACSSA8 |
| Number of planning applications approved against the Environment Agency advice on aquifer | Zero | LPD6; ACSSA8 |
| Number of planning applications approved against the advice of the Lead Local Flood Authority | Zero | LPD4; LPDSA8; LPDSA9 |
| Number of developments incorporating SUDS | LPD = No target. ACS = Increase the number of Sustainable Drainage Systems (SuDS) | LPD4; ACS1; LPDSA8; LPDSA9 |
| New waste management facilities – by type | No target | LPDSA10; LPDSA11; ACSSA9; ACSSA10 |
| Environmental Protection | | |
| Number of planning applications approved against the advice of Gedling Borough Council's Public Protection (Scientific) Officer | Zero | LPD7; LPD10 |
| Number of planning applications approved against the advice of the Coal Authority | Zero | LPD8 |
| Number of planning applications approved against the advice of the Health and Safety Executive | Zero | LPD9 |
| Development to accord with the requirements of the Air Quality and Emissions Mitigation guidance | Zero | LPD11 |
| Air Quality Management | No Target | LPDSA8; LPDSA9 |
| Green Belt | | |

| Indicator | Target | ACS/ LPD Policy or SA Framework |
|--|---|---|
| Percentage of planning permissions granted against policy (increase in floorspace over 50%) | Zero | LPD13; LPD14 |
| Status of each area of Safeguarded Land and the reason why, if any, planning permission has been granted | No target | LPD16 |
| Number of homes granted planning permission for rural workers | No target | LPD17 |
| Production of part 2 Local Plan | Green Belt release in line with the needs set out in the Aligned Core Strategies | ACS3 |
| Location and area of land removed from Green Belt | Green Belt release in line with the needs set out in the Aligned Core Strategies | ACS3 |
| Natural Environment | | |
| Net change in Site Special Scientific Interest | No net loss | LPD18; LPDSA6; LPDSA7 |
| Number of SSSIs in a favourable condition | Improve management of biodiversity sites | ACS17 |
| Number, area and net change of Local Nature Reserves | No net loss | LPD18; ACSSA6; ACSSA7; LPDSA6; LPDSA7 |
| Number of Local Nature Reserves with a management plan in place | Increase in quality of open spaces & improve management of biodiversity sites | ACS16; ACS17 |
| Number, area and net change in Local Wildlife Sites (formerly SINCS) | LPD = No net loss. ACS = Retain areas of biodiversity importance. | LPD18; ACS17; ACSSA6; ACSSA7; LPDSA6; LPDSA7 |
| The number and percentage of Local Wildlife Sites with positive conservation management (using Single Data List Indicator 160) | LPD = Increase in percentage. ACS = Increase in quality of open spaces & improve management of biodiversity sites | LPD18; ACS16; ACS17; LPDSA6; LPDSA7 |
| Net change in Local Geological Sites | No net loss | LPD18; LPDSA6; LPDSA7 |
| Woodland area | No target | ACSSA6; ACSSA7 |
| Number of planning permissions granted that result in loss of Ancient Woodland | Zero | LPD18 |
| Net change in woodland and ancient woodland | No target | LPDSA6; LPDSA7 |
| Losses and gains in priority habitat | No net loss | LPD18 |
| Progress on designation and if designated what condition it is in (Special Protection Area) | Designation of and thereafter maintain or improve condition of Special Protection Area. | ACS17 |
| Open Space and Recreational Facilities | | |
| To be set locally (GI assets) | Increase the percentage of population with access to GI assets. | ACS16 |
| Net change in certain types of open space/ area of new open space | No net loss | LPD20; LPDSA2; ACSSA6; ACSSA7; LPDSA6; LPDSA7 |
| Amount of greenfield land lost to housing and other uses / Greenfield loss of new development (ha) in line with the ACS | No target | LPDSA6; LPDSA7; ACSSA6; ACSSA7 |
| Open space managed to green flag award standard | Increase in quality of open spaces | ACS16; ACSSA3 |
| New open space committed from s106 agreements | Increase in open space | LPD21 |
| Number of s106 contributions related to open space | Increase quality of open spaces | ACS16 |
| Net change in local green space | No net loss | LPD22; LPDSA2; LPDSA6; LPDSA7 |
| Number of planning permissions for new tourist accommodation | No target | LPD24 |

| Indicator | Target | ACS/ LPD Policy or SA Framework |
|--|--|--|
| Net change in country parks | No target | LPDSA2; LPDSA6; LPDSA7 |
| Historic Environment | | |
| Number of conservation area appraisals | LPD = Increase the number of conservation area appraisals. ACS = Increase quality of open spaces. | ACS11; |
| Number of and area of heritage assets conservation areas and Parks and Gardens | No target | LPDSA3; ACSSA6; ACSSA7 |
| Number of heritage assets – Listed Buildings, Scheduled Ancient Monuments | No target | LPDSA3; ACSSA6; ACSSA7 |
| Number of planning applications approved against Historic England advice (generally, historic parks and gardens and scheduled monuments) | Zero | LPD26; LPD29; LPD30; LPDSA3 |
| Number and percentage of heritage assets (listed buildings, conservation areas, historic parks and gardens and scheduled monuments) on Heritage at Risk Register | LPD = Zero. ACS = Decrease number of heritage assets at risk | LPD26; LPD27; LPD28; LPD29; LPD30; ACS11; LPDSA3; ACSSA6; ACSSA7 |
| No of s106 obligations to manage and conserve heritage assets | Increase | LPD26 |
| Number of Locally Important Heritage Assets | No loss | LPD31; LPDSA3 |
| Number and percentage of Locally Important Heritage Assets at risk | Zero | LPD31; LPDSA3 |
| Design | | |
| Indicators to be set locally by each Council | Improve the standards of design | ACS10 |
| Density of new development | Burton Joyce, Lambley, Ravenshead and Woodborough = no less than 20 dwellings per hectare. Bestwood Village, Calverton and Newstead = no less than 25 dwellings per hectare | LPD33 |
| Number of homes built on residential garden land | No target | LPD34 |
| Homes | | |
| Progress on the delivery of the sites allocated (housing) | All sites delivered by 2028. Plus LPD64 only = (The Council will closely monitor progress on all allocated sites to identify any significant slippage or risk of no delivery and should this occur the Council will consider whether this warrants an early review of the Local Plan) | LPD64; LPD65; LPD66; LPD67; LPD68; LPD69; LPD70 |
| Net additional homes | 7,250 in Gedling | ACS2 |
| Council supply of ready to develop housing sites | 5 year (with additional buffer of 5% or 20% as appropriate) supply of deliverable housing sites | ACS2 |
| Planning permissions of strategic allocations | 5 year (with additional buffer of 5% or 20% as appropriate) supply of deliverable housing sites | ACS2 |
| Preparation of part 2 Local Plans to meet objective of the Aligned Core Strategies | 5 year (with additional buffer of 5% or 20% as appropriate) supply of deliverable housing sites | ACS2 |
| Progress towards an allocation in part 2 Local Plans of Supplementary Planning Document | Delivery of Gedling Colliery/ Chase Farm | ACS7 |

| Indicator | Target | ACS/ LPD Policy or SA Framework |
|---|--|---------------------------------|
| Completion of site (Gedling Colliery) or certain elements of it (e.g. sqm of offices developed) | Delivery of Gedling Colliery/ Chase Farm | ACS7 |
| Number of affordable housing delivered and commuted sums | 1,450 affordable provision | LPD36 |
| Affordable housing completions by Social Rent, Intermediate Housing, Affordable Rent | Provision of affordable housing – 1,450 in Gedling | ACS8 |
| Type, size and tenure of new housing development/ completions | LPD = No target. ACS = Maintain an appropriate mix of house type, size and tenure | LPD37; ACS 8 |
| Housing completions – affordable homes, dwelling types, density, location | No target | LPDSA1 |
| Number of housing completions | No target | LPDSA1 |
| Number of housing completions – affordable | No target | LPDSA1 |
| Number of housing completions by dwelling type, size and density | No target | LPDSA1 |
| Number and area of housing completions on previously developed land | No target | LPDSA1 |
| Number of vacant dwellings – by type | No target | LPDSA1 |
| % of households with access to services and facilities by public transport, walking and cycling within 30 minutes travel time with no more than a 400m walk to a stop | Improve accessibility from residential development to key community facilities and services | ACS12; ACSSA9; |
| Number of new homes with access to key community facilities and services – by walking, cycling and public transport | No target | LPDSA12 |
| Number of pitches delivered (gypsy and travellers) | Three additional pitches provided by March 2019 | LPD38 |
| Number of plots/pitches allocated and granted planning permission for gypsy and traveller communities. Total number implemented. | Meet the needs of Gypsies, Travellers and Travelling Showpeople | ACS9; LPDSA1; ACSSA1 |
| Number of planning permissions for specialist accommodation | No target | LPD39 |
| New housing development on windfall sites | No target | LPD40 |
| Number of planning permissions for live work units | No target | LPD41 |
| Delivery of self-build and custom homes | No target | LPD42 |
| Population – by group | No target | LPDSA1; ACSSA1 |
| Average house prices | No target | LPDSA1; ACSSA1 |
| Number of empty homes | No target | LPDSA1 |
| Number of homelessness acceptances | No target | LPDSA1; ASCSA1 |
| Employment | | |
| Progress on the delivery of the sites allocated (employment) | All sites delivered by 2028. | LPD71 |
| Planning permissions (strategic sites) | Delivery of strategic sites in the Aligned Core Strategy | ACS4 |
| Supply of employment land – by type | No target | LPDSA13; LPDSA14; LPDSA15 |
| Overall number of jobs in the plan area | Strengthen and diversify the economy and create 27,900 new jobs (Greater Nottingham) | ACS4 |
| Net addition in new office floor space | Develop 23,000 sq m of office space in Gedling Borough | ACS4; LPDSA13; LPDSA14; LPDSA15 |
| Available supply and net change in supply of industrial and warehouse | Maintain a minimum amount of industrial and warehouse supply of 33.5 hectares (Greater Nottingham) | ACS4 |

| Indicator | Target | ACS/ LPD Policy or SA Framework |
|---|--|---|
| Net addition in new industrial and warehouse development | Develop 10 hectares in Gedling Borough | ACS4; LPDSA13; LPDSA14; LPDSA15 |
| % of the working age population with NVQ level 2 or above / skills level of the working age population/ qualifications by type | Improve skill levels of the working age population | ACS4; LPDSA13; LPDSA14; LPDSA15; ACSSA12; ACSSA13; ACSSA14 |
| Area of employment land lost to residential and other uses above (0.1 ha threshold) | No target | LPD44; LPDSA13; LPDSA14; LPDSA15; ACSSA12; ACSSA13; ACSSA14 |
| New industrial and warehouse floorspace taken up on non-allocated sites over 1,000 sq m or 1 hectare threshold | No target | LPD45 |
| Number of planning permissions granted for rural employment/business development | No target | LPD47 |
| Percentage of developments over 10 or more dwellings, 0.5 ha of employment land or those creating more than 15 jobs securing Local Labour Agreement | No target | LPD48 |
| Employment supply | No target | LPDSA13; LPDSA14; LPDSA15 |
| Employment and unemployment rate | No target | LPDSA13; LPDSA14; LPDSA15; ACSSA12; ACSSA13; ACSSA14 |
| Earnings – by type | No target | ACSSA12; ACSSA13; ACSSA14 |
| Employment profile – by type | No target | ACSSA12; ACSSA13; ACSSA14 |
| Area of new floor space and land by type and location | No target | ACSSA12; ACSSA13; ACSSA14 |
| Type and area of employment land availability (ha) | No target | ACSSA12; ACSSA13; ACSSA14 |
| Retail and Community Facilities | | |
| Planning permissions for retail and other town centre use development | Maintain or improve the vitality and viability of the centres within the plan area | ACS6; LPDSA13; LPDSA14; LPDSA15 |
| New retail development | No target | LPDSA13; LPDSA14; LPDSA15 |
| Assessment retail need (from Needs Study) | Maintain or improve the vitality and viability of the centres within the plan area | ACS6 |
| Centre health checks | Maintain or improve the vitality and viability of the centres within the plan area | ACS6 |
| Amount of new B1 office floor space created in town centres | Maintain or improve the vitality and viability of the centres within the plan area | ACS6 |
| Amount of retail floor space approved outside of defined centres | Maintain or improve the vitality and viability of the centres within the plan area | ACS6 |
| Percentage of frontages for individual uses/ diversity of uses in centres | No target | LPD50; LPDSA13; LPDSA14; LPDSA15 |
| Proportion of vacant units | No target | LPDSA13; LPDSA14; LPDSA15 |
| Number of planning permissions granted (upper floors) | None | LPD51 |
| Number of planning applications for A1 uses 500 sq metres or more with an Impact Assessment | 100% | LPD52 |
| Life expectancy at birth | Improvements in health | ACS12; ACSSA2 |

| Indicator | Target | ACS/ LPD Policy or SA Framework |
|---|--|--|
| Number of major sporting facilities developed | Increase in provision of major sporting facilities | ACS13 |
| Residents participation in sport | No target | ACSSA2 |
| Crime – by type | No target | LPDSA4; ACSSA4 |
| Number of community centres, GP practices, health facilities leisure centres, museums and libraries | No target | LPDSA2; LPDSA5; ACSSA2; ACSSA5; ACSSA3 |
| Transport | | |
| Percentage of planning permissions in accordance with the policy | No target | LPD57 |
| Number of park and ride facilities granted | No target | LPD59 |
| Progress on the delivery of transport schemes promoted in the policy (LPD60) | All schemes delivered by 2028. In particular, the Council will closely monitor progress on the Gedling Access Road to identify any significant slippage or risk of no delivery and a decision made as to whether this warrants an early review of the Local Plan by December 2018. | LPD60 |
| Number of major planning applications approved against Highway advice on road safety matters | Zero | LPD61 |
| Proportion of households with hourly or better daytime bus service to town, district or city centre | Increase modal shift towards public transport, walking and cycling | ACS14; ACSSA11 |
| Number of public transport trips | Increase modal shift towards public transport, walking and cycling | ACS14; ACSSA11 |
| Plan area wide traffic growth | Increase modal shift towards public transport, walking and cycling | ACS14; ACSSA11; LPDSA12 |
| Number of cycling trips | Increase modal shift towards public transport, walking and cycling | ACS14; ACSSA11; LPDSA12 |
| Number of travel plans agreed | Increase in the number of developments supported by travel plans | ACS14 |
| Railway station usage | No target | ACSSA11 |
| Travel to work | No target | LPDSA12 |
| Implementation of individual schemes as in the Infrastructure Delivery Plan (ACS 15) | Delivery of projects promoted in the policy (Gedling Access Road in Gedling) | ACS15 |
| Infrastructure and Developer Contributions | | |
| Implementation of individual schemes as in Infrastructure Delivery Plan and in Part 2 Local Plans | Delivery of infrastructure identified in the Infrastructure Delivery Plan and Part 2 Local Plans | ACS18 |
| Authority Monitoring Reports and the periodic updates to the Infrastructure Delivery Plan | Delivery of infrastructure identified in the Infrastructure Delivery Plan and Part 2 Local Plans | ACS18 |
| Adopt Community Infrastructure Levy charging schedule | Introduction of Community Infrastructure Levy | ACS19 |
| Authority report on s106 contributions and Community Infrastructure Levy funding | Ensure appropriate developer contributions to infrastructure. | ACS19 |

No indicators for ACS A; ACS5; LPD12; LPD15; LPD19; LPD23; LPD25; LPD32; LPD35; LPD43; LPD46; LPD49; LPD53; LPD54; LPD55; LPD56; LPD58; LPD62; LPD63.

ACTION SHEET PLANNING DELEGATION PANEL 10th January 2020

2018/1199
127 Lambley Lane Burton Joyce Nottinghamshire
Erection of detached house

The proposed dwelling would be contemporary in design but given its context within a setting of protected mature trees it would respect the character of the area and residential amenity.

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

Decision: Grant permission subject to conditions.

2019/0716
12 Verne Close Carlton NG4 1FJ
Subdivide the existing one storey dwelling into two flats including demolition of existing extension and construct two single storey extensions.

The proposed development would respect the character of the area and not have a detrimental impact on residential amenity or highway safety.

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

Decision: Grant permission subject to conditions.

2019/0782
Rear Of 9 And 11 Ernest Road Carlton
Proposed house and garage.

The proposed development would appear cramped on the plot to the detriment of the character of the area as well as have a detrimental impact on residential amenity.

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

Decision: Refuse permission.

2019/0779

Park House Mile End Road Colwick

Change of use of land to site and operate a catering van.

The catering van would not be out of character with the area; it would be removed whilst not operating and serve the adjacent industrial estate, nor would highway safety or residential amenity be compromised.

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

Decision: Grant permission subject to conditions.

2019/0852

Scotgrave Farm Arnold Lane Gedling

Erect 4no. detached dwellings

The proposed development would respect the character of the area and not have a detrimental impact on residential amenity, nor would highway safety be compromised.

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

Decision: Grant permission subject to conditions.

2019/0917

Newstead And Annesley Country Park Tilford Road Newstead

Installation of metal container (20ft x 8ft x 8ft) for storage purposes.

The proposed development would, subject to appropriate cladding, respect the character of the area and not have a detrimental impact on residential amenity. Very special circumstances also exist for its impact on the green belt given that the use is in association with a voluntary group maintaining the park.

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

Decision: Grant permission subject to conditions.

2019/0956
47 Crifftin Road Burton Joyce NG14 5FB
Single storey rear / side extension

The proposed development would respect the character of the area and not have a detrimental impact on residential amenity.

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

Decision: Grant permission subject to conditions.

2019/0981
4 Sunbury Gardens Arnold NG5 8EL
Single storey extension to front of property, two storey extension to side of property

The proposed development would respect the character of the area and not have a detrimental impact on residential amenity.

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

Decision: Grant permission subject to conditions.

2019/0997
60-62 Gedling Road Carlton
Demolition of existing single storey unit and to erect a 6 apartment residential and 2 retail scheme

Withdrawn from the agenda

2019/1019
36 Chesterfield Drive Burton Joyce NG14 5EQ
Erection of two storey side and rear extension; single storey side extension and detached outbuilding

The proposed development would respect the character of the area and not have a detrimental impact on residential amenity.

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

Decision: Grant permission subject to conditions.

2019/1032

220 Nottingham Road Burton Joyce NG14 5BD

First floor extension over dwelling and garage including alterations to garage.

The proposed development would respect the character of the area and not have a detrimental impact on residential amenity.

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

Decision: Grant permission subject to conditions.

2019/1038

4 Middlebeck Drive Arnold NG5 8AL

Two new dwellings to a rear garden location.

The tandem and backland development would be at odds with the character of the area.

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

Decision: Refuse permission.

2019/1072

107 Lambley Lane Burton Joyce NG14 5BL

Conversion of existing garage to a residential annex and erection of porch (re-submission of application 2019/0650)

The proposed development would respect the character of the area and not have a detrimental impact on residential amenity or the openness of the green belt.

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

Decision: Grant permission subject to conditions.

2019/1078

11A Osgood Road Arnold NG5 6RF

Extend above the existing garage to create a bedroom with ensuite and convert existing garage space into living space

The proposed development would respect the character of the area and not have a detrimental impact on residential amenity.

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

Decision: Grant permission subject to conditions.

2019/1092

41 Besecar Avenue Gedling NG4 4DP

Proposed single storey side extension and detached garage

The proposed extension, given its flat roof and degree of prominence within the streetscene would be at odds with the character of the area.

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

Decision: Refuse permission.

2019/1116

81 St Albans Road Daybrook NG5 6GS

Conversion of existing roof space with new rear dormer to provide 2 extra bed sitting rooms

The proposed dormer would, given its scale and location, be at odds with the character of the area.

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

Decision: Refuse permission.

10th January 2020

Mike Avery, Service Manager

Nigel Bryan, Principal Planning Officer

ACTION SHEET PLANNING DELEGATION PANEL 17th January 2020

2019/0416

Broadeaves Newstead Abbey Park Newstead

Demolition of existing dwelling and construction of self-build dwelling

The proposed development is inappropriate development within the Green Belt but very special circumstances have been demonstrated. Additionally, the proposal would have no undue impact on the openness of the Green Belt.

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

Decision: Grant Planning Permission with Conditions.

2019/0946

140 Lambley Lane Burton Joyce NG14 5BN

Extensions & alterations to existing dwelling

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

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

Decision: Grant Planning Permission with Conditions.

2019/1013

155 Lowdham Lane Woodborough Nottinghamshire

Construction of 6no. semi detached 3 bedroom houses.

The proposed development would be inappropriate development in the Green Belt. No very special circumstances have been demonstrated.

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

Decision: Refuse Planning Permission.

2019/1052

1 Swinton Rise Ravenshead NG15 9FS

Demolition of the existing dwelling. Construction of new single storey property.

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.

2019/1058
199 Mansfield Road Daybrook Nottinghamshire
1No. double sided single pole sign

The proposed development would have an undue impact on the character and appearance of the street scene to the detriment of visual amenity.

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

Decision: Refuse Advertisement Consent.

2019/1086
11 New Vale Road Colwick NG4 2EA
Single storey rear extension and demolition of existing garage and outbuildings

The proposed development would have no undue impact on the character and appearance of the host property, 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.

2019/1102
104 Wensley Road Woodthorpe Nottinghamshire
Single storey side and rear extension.

The proposed development would have no undue impact on the character and appearance of the host property, 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
Nigel Bryan –Principal Planning Officer

17th January 2020

ACTION SHEET PLANNING DELEGATION PANEL 24th January 2020

2019/0444

21 Freda Avenue Gedling NG4 4FY

Demolition of existing bungalow and the construction of 2no. 2.5 storey, detached, 3-bed dwellings.

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

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

Decision: Refuse Planning Permission.

2019/0601

4 Angela Close Redhill NG5 8HW

Construction of two houses and garaging on land adj. to 4 Angela Close.

The proposed development would have no undue impact on the character and appearance of the area/street scene, visual amenity, residential amenity, drainage, protected tree or highway safety.

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

Decision: Grant Planning Permission with Conditions.

2019/0691

12 Fearn Chase Carlton NG4 1DN

Extension of existing bungalow by increasing roof height to accommodate first floor accommodation, dormer windows to side elevations, two storey side extension to create new internal staircase and accessibility lift to proposed new entrance, lowering of ground level to create front driveway and landscaping

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

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

Decision: Grant Planning Permission with Conditions.

2019/1034

51 Main Street Lambley NG4 4PN

Erection of boundary wall to side and front of current hardstanding area to front of the property. Maximum height of 1.8m to the front and part side reducing to a maximum height of 1.15m to the side.

The application was withdrawn from the agenda.

2019/1130

11 New Vale Road Colwick NG4 2EA

Erection of 3 dwellings to side of 11 New Vale Road.

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.

2019/1148

7 Robin Grove Ravenshead NG15 9ED

Single Storey Front Extension

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

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

Decision: Refuse Planning Permission.

Kevin Cartwright – Principal Planning Officer

Nigel Bryan – Principal Planning Officer

24th January 2020

ACTION SHEET PLANNING DELEGATION PANEL - 31st January 2020

2019/0173

85 Grange Road, Woodthorpe, Nottinghamshire

Single storey lower ground floor extension, balcony and steps to rear garden

The proposed development would, subject to suitable screening, respect the character of the area and not have a detrimental impact on residential amenity.

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

Decision: Grant Planning Permission subject to conditions.

2019/1010

12 Oldacres, Woodborough, Nottinghamshire

Single storey side, front and rear extensions.

The proposed development would respect the character of the area and not have a detrimental impact on residential amenity.

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

Decision: Grant Planning Permission subject to conditions.

2019/1061

Land Adjacent 64 Harwood Close, Arnold

New dwelling

The proposed development would have a detrimental impact on the character of the area and the residential amenity of the neighbouring occupier through its siting/layout.

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

Decision: Refuse Planning Permission

2019/1111

3 Grange Close Lambley Nottinghamshire

Single storey side extension.

The proposed development would, given the scale of built form proposed and relationship with the neighbouring property, have an overbearing impact to the detriment of residential amenity.

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

Decision: Refuse Planning Permission.

2019/1139
16 Kighill Lane, Ravenshead, Nottinghamshire
Proposed detached garage.

The proposed garage would be forward of the principal elevation of the dwelling, unduly prominent within the streetscape and at odds with the character of the area.

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

Decision: Refuse Planning Permission.

2019/1173
24 Whitby Crescent Woodthorpe NG5 4LY
Ground floor rear extension.

Withdrawn from the agenda.

**Kevin Cartwright – Principal Planning Officer
Nigel Bryan – Principal Planning Officer**

31st January 2020



Report to Planning Committee

Subject: Future Planning Applications

Date: 31/01/2020

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

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

| <u>App No</u> | <u>Address</u> | <u>Proposal</u> | <u>Possible Date</u> |
|---------------|---|---|----------------------|
| 2019/0152 | Land North of Teal Close Netherfield | Reserved matters application for the erection of 354no. dwellings | 25/03/2020 |
| 2019/0560 | Land At Teal Close Netherfield | Reserved matters application for the erection of 277no. dwellings | 25/03/2020 |
| 2020/0035 | Hill Crest Park Hoyle Road Calverton | Construction of 4 no. light industrial Units | 25/03/2020 |

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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