



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

# Agenda

## Planning Committee

Date: **Wednesday 31 March 2021**

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Time: **6.00 pm**

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Place: **Virtual Meeting**

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For any further information please contact:

**Cayte Goodall**

Democratic Services Officer

0115 901 3961

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# Planning Committee

## Membership

**Chair** Councillor John Truscott

**Vice-Chair** Councillor Paul Wilkinson

Councillor Michael Adams  
Councillor Peter Barnes  
Councillor Chris Barnfather  
Councillor David Ellis  
Councillor 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 Sam Smith  
Councillor Henry Wheeler

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## **AGENDA**

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## **MINUTES PLANNING COMMITTEE**

**Wednesday 24 February 2021**

Councillor John Truscott (Chair)

In Attendance: Councillor Paul Wilkinson Councillor Rosa Keneally  
Councillor Peter Barnes Councillor Meredith Lawrence  
Councillor Chris Barnfather Councillor Ron McCrossen  
Councillor David Ellis Councillor Barbara Miller  
Councillor Rachael Ellis Councillor Marje Paling  
Councillor Andrew Ellwood Councillor John Parr  
Councillor Mike Hope Councillor Henry Wheeler

Absent: Councillor Michael Adams and Councillor Alex Scroggie

Officers in Attendance: M Avery, N Bryan, K Cartwright, A Dubberley,  
S Fayaz, C Goodall and S Pregon

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

Apologies for absence were received from Councillors Adams and Scroggie. Councillor McCrossen attended as substitute.

### **94 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 13 JANUARY 2021.**

#### **RESOLVED:**

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

### **95 DECLARATION OF INTERESTS**

The Chair declared a non-pecuniary interest on behalf of all Members of the committee on item 6 of the agenda, as Gedling Borough Council owned the site and had made the application.

Councillor Barnfather declared a non-pecuniary interest in item 5 on the agenda, as the Chair of Ravenshead Parish Council. Part of the recommendation in respect of the application would involve a financial contribution towards open space, which would be passed to the Parish Council. He added that he would withdraw from the meeting during consideration of the item.

**APPLICATION NO. 2020/0822 - LAND OFF FLATTS LANE,  
CALVERTON**

Reserved matters approval (appearance, landscaping, layout and scale) for the erection of 82 dwellings and public open space pursuant to outline permission 2020/0726.

The Principal Planning Officer introduced the report and proposed to alter the wording of condition 3 in respect of the landscaping, to that identified below;

“Prior to above ground works commencing, a planting schedule for planting to the front of all residential plots shall be submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be implemented prior to the occupation of the plot to which the landscaping relates. The planting shown in the public open space shall be implemented prior to occupation of the first dwelling on-site. 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 a similar size and species.”

He recommended that the application be granted reserved matters approval subject to the conditions within the report, and the updated condition 3 as previously read.

**RESOLVED:**

**To Grant reserved matters approval, subject to the following conditions:**

1. This permission shall be read in accordance with the application form and following list of approved drawings:

S0000/100/01/PLC Rev C Planning Layout Colour

S0000/100/01/PLC rev C Planning Layout black and White

House Type Pack

P20-0044\_202 01 Lacemaker (3 bed) House type floor plans

P20-0044\_202 02 Lacemaker (3 bed) House type elevations

P20-0044\_201 01 Silversmith AS (4 Bed) House type floor plans/elevations

P20-0044\_201 02 Silversmith OPP (4 Bed) House type floor plans/elevations

GL1320 01B Leap Proposals

Arboricultural Assessment by FPCR October 2020

Access Note 075666-CUR-00-XX-RP-TP-001-V02

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

2. No above ground works shall commence until samples of external facing and roofing materials 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.
3. Prior to above ground works commencing, a planting schedule for planting to the front of all residential plots shall be submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be implemented prior to the occupation of the plot to which the landscaping relates. The planting shown in the public open space shall be implemented prior to occupation of the first dwelling on-site. 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 a similar size and species.
4. Prior to above ground works commencing details of all walls (including retaining walls), fences, gates or other means of enclosure to be erected in or around the development hereby approved shall be submitted to, and approved in writing by, the Local Planning Authority. Prior to first occupation of each dwelling, the walls (including retaining walls), fences, gates or other means of enclosure for that particular unit shall be in situ.

### **Reasons**

1. For the avoidance of doubt.
2. To ensure that the character of the area is respected and to comply with policy ACS10 of the Aligned Core Strategy.
3. To ensure that the development assimilate within the green environment and to comply with guidance within the NPPF.
4. To ensure that the development would respect the character of the area and to assimilate within the green environment and to comply with guidance within the NPPF.

### **Informatives**

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

proposal, addressing the identified adverse impacts, thereby resulting in a more acceptable scheme and a favourable recommendation.

The applicant is advised that all planning permissions granted on or after 16th October 2015 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website.

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

Councillor Barnfather left the meeting.

**97 APPLICATION NO. 2020/1108 - LAND EAST OF 16 KIGHILL LANE, RAVENSHEAD**

Erection of up to 7 dwellings with (private) accesses and garaging.

The Head of Development and Place introduced the report.

**RESOLVED:**

To Grant Outline Planning Permission with the matters of Access, Layout, Scale and appearance approved: Subject to the owner entering into planning obligations with the Borough Council as Local Planning Authority and with the County Council as Local Education Authority for financial contributions towards off-site open space and its future maintenance and education; and subject to the following conditions for the reasons set out in the report.

**Conditions**

- 1 Details of landscaping, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development takes place and the development shall be carried out as approved.

- 2 Application for the approval of reserved matters must be made not later than three years from the date of the outline permission and the development to which this permission relates must be begun within two years from the date of final approval of reserved matters.
- 3 The development hereby permitted shall be completed in accordance with the submitted documents and plans received on the 5th November 2020 - the Application Form; Site Location Plan; Plots 1-3 Layout and Elevations drg. no. 03 Rev B; Plots 4-7 Layout and Elevation drg. no. 04 Rev A; and revised Proposed Site Plan with Visibility Splay and Highways drg. no 02 Rev B deposited on the 1st February 2021. For the avoidance of doubt
- 4 No above ground construction works shall commence on the development hereby approved until samples 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.
- 5 Prior to the dwellings being first occupied complete details of all walls (including retaining walls), fences, gates or other means of enclosure to be erected in or around the development shall be submitted to and approved in writing by the Local Planning Authority. Prior to first occupation of the dwellings the, the walls (including retaining walls), fences, gates or other means of enclosure shall be erected as approved and retained thereafter.
- 6 No part of the development hereby permitted shall be brought into use until the visibility splays shown on no. drg. no 02 Rev B (Proposed Site Plan with Visibility Splay and Highways) deposited on the 1st February 2021 are provided. The area within the visibility splays as identified on the drawing shall thereafter be kept free of all obstructions, structures or erections.
- 7 The dwellings shall not be brought into use until the verge vehicular footway crossings are available for use and constructed in accordance with the Highway Authority specification to the satisfaction of the Local Planning Authority.
- 8 The dwellings shall not be brought into use until all drives and any 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 drives and any parking or turning areas shall then be maintained in such hard-bound material for the life of the development.
- 9 The dwellings shall not be brought into use until the access driveway / parking / turning area (s) is constructed with provision to prevent

the unregulated discharge of surface water from the driveway/parking/turning area(s) to the public highway in accordance with details first submitted to and approved in writing by the LPA. The provision to prevent the unregulated discharge of surface water to the public highway shall then be retained for the life of the development.

- 10 The dwellings shall not be brought into use until the bin store has been constructed and positioned in accordance with drg. no 02 Rev B (Proposed Site Plan with Visibility Splay and Highways) deposited on the 1st February 2021.
- 11 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.
- 12 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 an electric vehicle (EV) charge point. Charge points must have a minimum power rating output of 7kW on a dedicated circuit, capable of providing a safe overnight charge to an electric vehicle. All EV charging points shall meet relevant safety and accessibility requirements and be clearly marked with their purpose; which should be drawn to the attention of new residents in their new home welcome pack / travel planning advice.

## **Reasons**

- 1 To comply with the requirements of Section 92 of the Town and Country Planning Act 1990. The application is expressed to be in outline only in accordance with Article 5 of the Town and Country Planning (Development Management Procedure)(England) Order 2015.
- 2 To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.
- 3 For the avoidance of doubt.
- 4 In the interests of visual amenity in accordance with the aims of Policy 10 of the Aligned Core Strategy (2014) and policy LPD 40 of the Local Planning Document (2018).



- 5 To ensure a satisfactory development in accordance with the aims of Policy 10 of the Aligned Core Strategy (2014) and policies LPD 32 and LPD 40 of the Local Planning Document (2018).
- 6 In the interests of highway safety.
- 7 In the interests of Highway safety.
- 8 To reduce the possibility of deleterious material being deposited on the public highway (loose stones etc.)
- 9 To ensure surface water from the site is not deposited on the public highway causing dangers to road users.
- 10 To enable the bins to be collected by the refuse team on collection day.
- 11 To ensure the development is constructed in an appropriate sustainable manner which takes into consideration air quality with in the Borough, and takes into consideration the National Planning Policy Framework and policy LPD11 of the Councils Local Plan.
- 12 To ensure the development is constructed in an appropriate sustainable manner which takes into consideration air quality with in the Borough, and takes into consideration the National Planning Policy Framework and policy LPD11 of the Councils Local Plan.

### **Reasons for Decision**

The development is visually acceptable, results in no undue impact on neighbouring properties or the area in general. There are no highway safety or parking issues arising as part of the proposal. The proposal would not be viable if the required affordable planning obligations are provided. However, financial contributions towards education and open space provision and maintenance would not render the development unviable. Taking the above into account, it is considered that the proposal is appropriate for its context and is in accordance with Sections 2, 4, 5, 6, 8, 9, 11 and 12 of the NPPF (2019), Policies A, 1, 2, 8, 10, 17 18 and 19 of the Aligned Core Strategy (2014) and Policies LPD 4, 10, 11, 18, 21, 32, 33, 35, 36, 37, 40, 48, 57, 61, 62 and 67 the Local Planning Document Part 2 Local Plan (2018). There are no material considerations that indicate otherwise although conditions have been attached

### **Notes to Applicant**

The applicant is advised that all planning permissions granted on or after 16th October 2015 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website. The proposed development has been assessed and it is the Council's view that

CIL IS PAYABLE on the development hereby approved as is detailed below. Full details about the CIL Charge including, amount and process for payment will be set out in the Regulation 65 Liability Notice which will be sent to you as soon as possible after this decision notice has been issued. If the development hereby approved is for a self-build dwelling, residential extension or residential annex you may be able to apply for relief from CIL. Further details about CIL are available on the Council's website or from the Planning Portal: [www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil](http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil)

The proposal makes it necessary to construct a vehicular crossing over a 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 to arrange for these works on telephone 0300 500 80 80 to arrange for these works to be carried out.

The developer is encouraged to consider upgrading the EV charging facilities to incorporate mode 3 charging capability as this will help future proof the development and improve its sustainability. A suitable electrical socket can be provided to allow 'Mode 3' charging of an electric vehicle, allowing 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).

Planning Statement - The Borough Council has worked positively and proactively with the applicant in accordance with paragraph 38 of the National Planning Policy Framework (2019). Negotiations have taken place during the assessment of the application to address adverse impacts identified by officers. Amendments have subsequently been made to the proposal, addressing the identified adverse impacts, thereby resulting in a more acceptable scheme and a favourable recommendation.

Councillor Barnfather joined the meeting.

**98 APPLICATION NO. 2020/1015 - ARNOT HILL HOUSE, ARNOT HILL PARK, ARNOLD**

Installation of a 16" diameter cast aluminium plaque on southern elevation of Arnot Hill House.

The Head of Development and Place introduced the report.

**RESOLVED:**

**To GRANT Listed Building Consent** subject to conditions:

**Conditions**

- 1 The works authorised by this consent shall be carried out within 3 years from the date of this consent.
- 2 This consent shall be read in accordance with the application form, site location plan and details of the plaque received on 8th October 2020. The works shall thereafter be undertaken in accordance with these details.
- 3 The plaque hereby permitted shall be non-illuminated at all times.
- 4 Non-ferrous screws shall be utilised to fix the hardwood base plate on to the southern elevation of Arnot Hill House and the base plate shall only be fixed utilising the mortar joints.

**Reasons**

- 1 In order to ensure that the works are commenced in a timely manner, as set out in Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).
- 2 For the avoidance of doubt.
- 3 In order to preserve the special architectural and historic interest of the listed building.
- 4 In order to preserve the special architectural and historic interest of the listed building.

**Reasons for Decision**

In the opinion of the Local Planning Authority the proposed installation of the plaque on the southern elevation of Arnot Hill House is acceptable and would not result in harm to the historic fabric and the minor harm that would result on the setting of the listed building would be outweighed by the public benefit of providing social and recreational benefits within a public Park, to highlight the birth place and career of the region's most eminent water engineer. The proposal would comply with the NPPF Section 16 and policies LPD 26 and LPD 27 of the Local Planning Document.

**Notes to Applicant**

Positive and Proactive Statement - The Borough Council has worked positively and proactively with the applicant in accordance with paragraph 38 of the National Planning Policy Framework. During the processing of the

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

**99                    ENFORCEMENT REF: 0156/2020 - LAND AT 5 STATION ROAD,  
CARLTON**

Breach of Planning Conditions; Upper floor window not obscured glazed or non-opening.

The Head of Development and Place introduced the report.

**RESOLVED:**

That the Head of Development and Place, be authorised to take all enforcement action including the service of any necessary enforcement notices and in conjunction with the Head of Governance and Customer Services take proceedings through the courts if required to ensure the window to be obscured glazed and non-opening unless the opening parts of the window are more than 1.7m from floor level.

**100                  ENFORCEMENT REF: 0139/2020 - LAND AT 2 ROWAN AVENUE,  
RAVENSHEAD**

Construction of an unauthorised rear dormer extension and unauthorised boundary fence to the front of the property.

The Head of Development and Place introduced the report.

**RESOLVED:**

That the Head of Development and Place, be authorised to take all enforcement action including the service of any necessary enforcement notices and in conjunction with the Head of Governance and Customer Services take proceedings through the courts if required to ensure the removal of the unauthorised dormer extension and the removal of the fence or alternatively the reduction in height of the fence to 1m.

**101                  ENFORCEMENT REF: 0013/2020 - LAND AT 63 CATFOOT LANE,  
LAMBLEY**

Construction of wall, pillars and gates to the frontage of the site together with the retention of engineering works to increase the land levels to the front of the site.

The Head of Development and Place introduced the report.

**RESOLVED:**

That the Head of Development and Place, be authorised to take all enforcement action including the service of any necessary enforcement notices and in conjunction with the Head of Governance and Customer Services take proceedings through the courts if required to ensure that land levels are restored to their original level before the development took place and the removal or reduction in height of the wall, pillars and gates to 1m.

**102            ENFORCEMENT REF: 0171/2020 - LAND AT 95 FIRST AVENUE, CARLTON**

Construction of an unauthorised extension.

The Head of Development and Place introduced the report.

**RESOLVED:**

That the Head of Development and Place, be authorised to take all enforcement action including the service of any necessary enforcement notices and in conjunction with the Head of Governance and Customer Services take proceedings through the courts if required to ensure the removal of the unauthorised extension.

**103            TREE PRESERVATION ORDER 000133 - 15 BIRCHWOOD DRIVE, RAVENSHEAD, NOTTINGHAMSHIRE, NG15 9EE**

Protection of 2 no. Oak trees by a Tree Preservation Order (TPO).

**RESOLVED:**

To confirm Tree Preservation Order - 000133 '15 Birchwood Drive' without modification.

**104            TREE PRESERVATION ORDER 000134 - 555-557 MOOR ROAD, BESTWOOD, NOTTINGHAMSHIRE, NG6 8SZ**

Protection of 2 no. Silver Birch trees by a Tree Preservation Order (TPO).

**RESOLVED:**

To confirm the Tree Preservation Order 000134 with modifications to the title of the Order to '555 Moor Road, Bestwood' omitting any reference to 557 Moor Road, and to modify the associated Map to correctly display the location of the Silver Birch tree (T1).

**105            TREE PRESERVATION ORDER 000137 - THE FARM HOUSE BANK HILL FARM, BANK HILL, WOODBOROUGH, NOTTINGHAMSHIRE, NG14 6EF**

Protection of 1 no. Copper Beech tree by a Tree Preservation Order (TPO).

**RESOLVED:**

To confirm Tree Preservation Order - 000137 'The Farm House, Bank Hill Farm' without modification.

**106 APPEAL - LAND ADJACENT 34 MARLBOROUGH ROAD, WOODTHORPE, NOTTINGHAMSHIRE NG5 4GB**

4 no new build dwellings.

**RESOLVED:**

To note the information.

**107 FUTURE APPLICATIONS**

**RESOLVED:**

To note the information.

**108 PLANNING DELEGATION PANEL ACTION SHEETS**

**RESOLVED:**

To note the information.

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

None.

The meeting finished at 7.35 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**

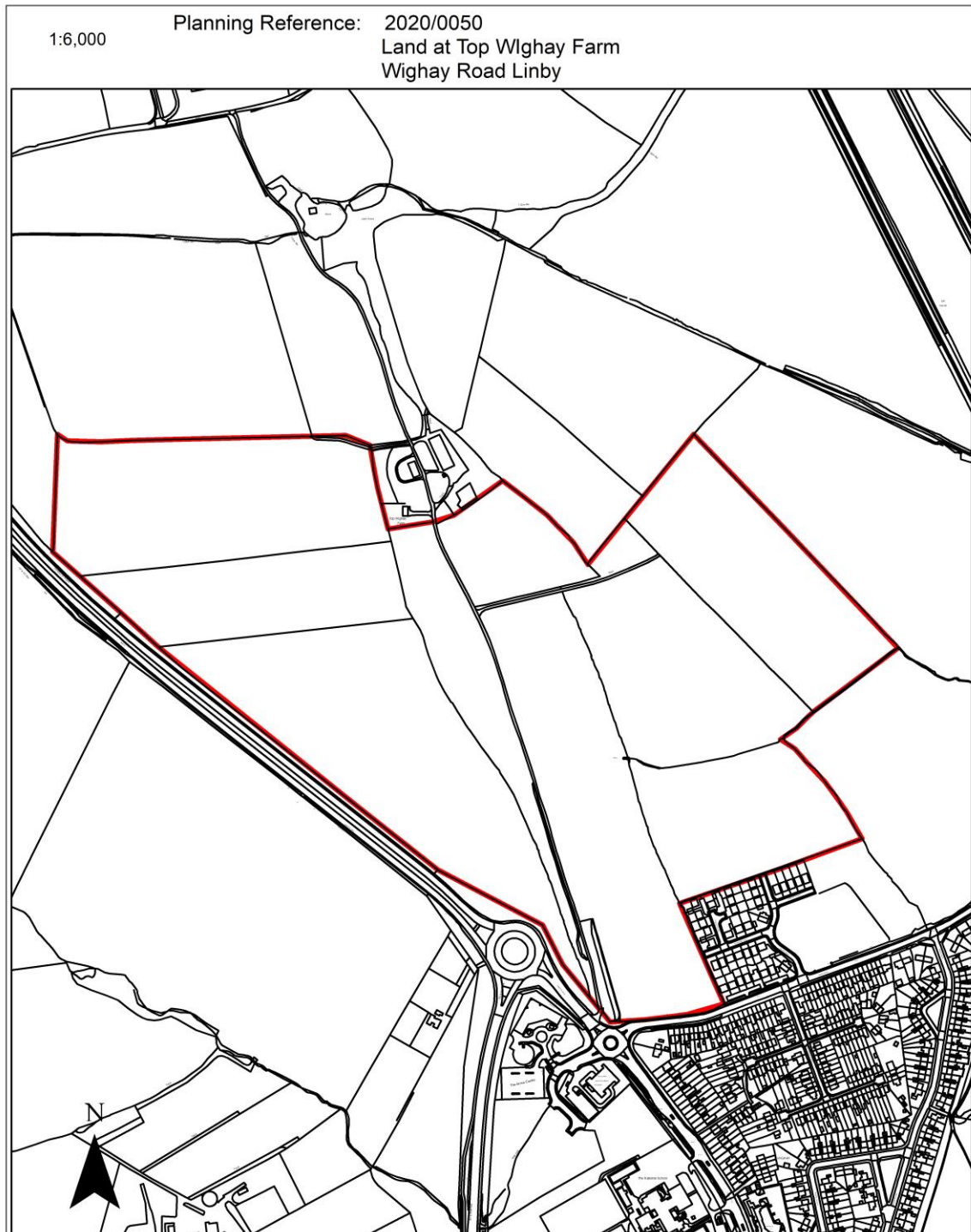
19. Councillors will then debate the motion and may ask for clarification from officers. However, if there are issues which require factual clarification, normally these should be directed to the case Officer before the Committee meeting, not at the meeting itself. After Councillors have debated the 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 2020/0050**



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

Date: 19/03/2021

**Report to Planning Committee**

**Application Number:** 2020/0050

**Location:** Land at Top Wighay Farm Wighay Road Linby

**Proposal:** Outline planning application for mixed-use development comprising; 805 homes, land for employment purposes (up to 49,500m<sup>2</sup> of B1/B8 uses), a Local Centre comprising A1-A5, B1(a) and D1 uses (up to 2,800m<sup>2</sup>), a 1.5 form entry Primary School and associated infrastructure, open space and landscaping (EIA Development).

**Applicant:** Nottinghamshire County Council.

**Agent:** Pegasus Group on behalf of Arc Partnership

**Case Officer:** Nigel Bryan

**The application is referred to Planning Committee with the proposal for the erection of 10 or more dwellings, as required by the Councils constitution.**

**1.0 Site Description**

- 1.1 The application site comprises an area of land covering 40.347 hectares. It is located to the north of Linby and Hucknall and is bound by Wighay Road to the south and Annesley Road to the west.
- 1.2 The actual application site includes no buildings on it in that the agricultural buildings associated with Top Wighay Farm, whilst in the same ownership of the applicant, actually fall to the immediate north of the application site. As a result the application site comprises a number of agricultural fields marked by hedgerows and an access track to the farmstead, which is raised above the surrounding fields. Whilst the majority of the site is intensively farmed there is one local wildlife site within it, Top Wighay Farm Drive.
- 1.3 The application site is allocated for a mixed use development under policy 2 of the Aligned Core Strategy and Gedling Borough Council have also produced a Top Wighay Farm Development Brief Supplementary Planning Document (SPD) to guide the overall development. The site is strategically located to the edge of Hucknall and the wider Nottingham conurbation and falls next to the administrative boundary of Ashfield District Council.

- 2.1 There is no planning history that relates directly to the application site; however, it should be noted that part of the wider site allocated for development has been granted permission for the erection of 38 dwellings under permission numbers 2014/0950 and 2015/0453. The dwellings have been built and are occupied; they are to the immediate north of Wighay Road but more toward the eastern section of the allocated land

### **3.0 Proposed Development**

- 3.1 The application is submitted in outline form and the full title is reproduced below;

*“Outline planning application for mixed-use development comprising; 805 homes, land for employment purposes (up to 49,500m<sup>2</sup> of B1/B8 uses), a Local Centre comprising A1-A5, B1(a) and D1 uses (up to 2,800m<sup>2</sup>), a 1.5 form entry Primary School and associated infrastructure, open space and landscaping (EIA Development)”.*

- 3.2 The application is accompanied by an Environmental Statement and is submitted in outline form with access committed. A total of up to 805 dwellings are proposed to be erected, although it should be noted that due to a change in legislation the use classes permitted would be: ‘land for employment purposes (E(g)(i) E(g)(ii) and B8); a local centre (E(a), E(b), E(c), E(f), hot food take-away public house); and a 1.5 form entry Primary School’, which will be made clear in an informative on the decision notice. The local centre is identified as having local convenience stores, a pub/restaurant, a day nursery and small scale offices, which will serve local residents of the site. It should be noted in terms of affordable housing, 17.64% of the dwellings to be erected are to be affordable, with 99 affordable rent and 43 shared ownership. With the application being in outline form final details of the style of dwellings and employment buildings to be erected is something that would be considered at the reserved matters stage; however, the overall form of development would be guided by the Top Wighay Farm Development Brief SPD, masterplan and parameters plan submitted in support of this application.
- 3.3 The masterplan has been altered during the application process and changes made reflect the need to ensure that it is identified how safeguarded land to the north of the application would be accessed along with the proposed extension to the Nottingham Express Transit route identified and safe guarded for a width of 14m. The master plan and parameters plan identify the broad location of various aspects of the development with it identified that the employment uses will be adjacent to Annesley Road, the A611. There will be a green corridor through the centre of the site based around the Local Wildlife Site of Top Wighay Farm Drive, which will lead to the main public open space, near to the existing farm buildings, which are adjacent to the application site. Toward the centre of the site will be the local centre and primary school with residential units interspersed with public open space and drainage features making up the majority of the remaining land. The parameters plan indicates

that none of the buildings on site will be more than 3-storey in height with lower density and lower scale dwellings toward the edge and taller units more to the centre. It is indicated that existing field boundaries are intended to be retained as landscape features, save for elements needing to be removed for access.

#### **4.0 Consultations**

4.1 A number of site notices were displayed and neighbour notification letters posted. The application has been advertised in the press in that it is a major application accompanied with an Environmental Statement. As a result of consultation undertaken 5 letters of objection have been received. One letter has been received that made both positive and negative impacts on the application. A summary of the responses received are drafted below;

- The size of the allocation is too large;
- Ashfield District Council will have all the negative impacts from the development e.g. increased traffic, but none of the benefits e.g. Council Tax;
- The housing allocation should be closer to its administrative centre e.g. Arnold or Gedling, and possibly on one of the Council's own golf courses;
- Services within the area will not be able to cope e.g. doctors, schools etc.;
- Highway safety will be compromised and the highway network will not be able to cope with the increased traffic;
- Parking at Hucknall Park and Ride and the Tram stop is already difficult, this will only become worse;
- Local ecology will be detrimentally impacted and trees;
- The land should remain greenfield;
- All of the works will be detrimental to climate change and increase flooding due to the built form;
- The Local Centre should be safeguarded for that; it should not be developed for additional housing in 10 years' time;
- There is a desperate need for a pedestrian crossing across Top Wighay Road, this should be put in as a priority;
- Both air and noise pollution will increase from the amount of vehicles and people;
- There should a greater emphasis on pedestrian and cycle provision;

The positive observations made are -

- Removal of the pedestrian access to Peveral Road is welcome;
- The pedestrian footway improvements along Top Wighay Road are supported.

4.2 Environment Agency – raise no objection to the application subject to conditions with regard to foul and surface water drainage, along with clarification on possible contamination;

4.3 Severn Trent – raise no objection subject to a condition requiring approval of details in respect of foul and surface water drainage;

- 4.4 NHS (secondary care) – representing the Nottingham University Hospitals NHS Trust i.e. Queens Medical Centre and Nottingham City Hospital, request a contribution of £719,859.00 toward services that would be impacted by the development.
- 4.5 NHS (primary care) – have identified that a contribution of £436,209 is sought toward local GP surgeries. The money will be targeted toward Oakenhall and Whyburn Medical Practices and The OM Surgery.
- 4.6 Nottinghamshire County Council (NCC) Highway Authority – Following submission of the additional ‘Highways Technical Note’, the Highway Authority are content that the modelling is acceptable and the highway network capable of accommodating the predicted vehicle generation that the development will create. They note the mitigation measures put forward, namely footway/cycle links, Toucan Crossing, junction improvements and public transport contributions and the submitted Framework Travel Plan and raise no objection to the application, subject to the imposition of a number of conditions in respect of matters including parking, drives and implementation of the Travel Plan. A contribution of £500,000 is sought toward bus improvements in the vicinity of the development. Furthermore, a safeguarded route should be protected for the future expansion of the Nottingham Express Transit.
- 4.7 NCC Libraries - A contribution of £28,373.00 is sought toward enhancing library provision.
- 4.8 NCC Education - A 1.5 form entry primary school is to be provided on the site and it is accepted that this would be in the form of a financial contribution of £4.75m, along with the transfer of the land, to be secured through planning obligations. No contribution is sought in respect of secondary provision through the Section 106 agreement in that secondary provision is identified to be secured through the Council CIL Regulation 123 list.
- 4.9 NCC Heritage – note that a heritage assessment has been submitted in support of the application and broadly agrees with content in chapter 8 of the Environmental Statement. However, they express concern as to whether or not the impact on the Conservation Areas of Linby and Papplewick have been considered given the increase in vehicle movements and traffic in these Conservation Areas, in particular improved highway works near the Griffins Head and 1 Lambley Lane, which are both Grade II Listed.
- 4.10 Conservation and Heritage Officer – notes that there is a physical barrier between the application site and Linby Conservation Area in the form of the railway line, which acts as a visual buffer between the two; however, there would still be a need to ensure that impact on the setting of this heritage asset is considered in particular respect of boundary treatments and landscaping. With regard to archaeology, it is noted that there are two areas of potential interest to the north-west corner and the central and southern aspects of the site. There would be a need to ensure that impacts on these two areas are fully explored through an appropriate archaeological watching brief.

- 4.11 Environmental Health (noise) – note that the main noise impact from the development will be to the main built form adjacent to Annesley and Top Wighay Road. Applications that are immediately adjacent to these roadways will need to be accompanied by site specific noise surveys.
- 4.12 Environmental Health (Contamination and air quality) – additional information has been submitted in respect of possible contamination from herbicides and pesticides, which addresses highlighted concerns. In other respects the only area on site that had slightly raised levels of contamination is proposed to be at the Local Centre, which is acceptable in that location; however, this parcel of land could not be utilised for more sensitive uses e.g. residential. A condition would be required in respect of having Electric Vehicle Charing points on each phase of development. Furthermore, conditions would be required in respect of a Construction Environmental Management Plan (CEMP).
- 4.13 Strategic Housing (affordable) - Note that a full policy compliant scheme would equate to 241 units or 30% of the units on-site. However, they accept that there would also be a need to ensure that the scheme is viable and that the actual figure may need to reduce. Dependent on the number that can be secured, they would expect a split of 70% affordable rent and 30% shared ownership, as well as making suggestions on the number of bedrooms where there is the highest demand. In addition, there is a particular demand for bungalows in the area and it is suggested that not more than 15 affordable dwellings be grouped together.
- 4.14 Arborist – found the arboricultural report to be an accurate reflection of the trees on site. The number of category A and B trees on site are limited, although when reserved matters applications are submitted every effort should be made to retain them. In respect of new planting, this should be native species and that amenity grass verges and street trees are incorporated within the design;
- 4.15 Parks and Street Care – There would be a requirement for 40,340sqm of Public Open Space (POS) to be provided on-site, which would be split between 16,136sqm of play areas and 24,204sqm of amenity open space. The details as submitted and as shown on the indicative layouts would appear acceptable; however, greater detail would be required at the reserved matters stage to ensure that the requirements are met. Furthermore, it is indicated that parts of the POS would include Sustainable Urban Drainage (SUD's) and, if that is the case, there would be a need to ensure that it is usable POS e.g. no steep gradients etc. and has some amenity value. A contribution of £999,600 would be required for the future maintenance of the POS.
- 4.16 Linby Parish Council – have submitted representations on two specific key areas; firstly the policy backgrounds to the application site, which is covered later in this committee report. Secondly, a number of concerns have been raised in respect of the highway information submitted; these include concerns over the reliability of the Transport Assessment (TA) and whether the background information supporting the application is robust enough in terms of age and reliability; they feel that the increase in vehicle movements,



which could be up to 589 in the peak hour, are being under played when overall movements are predicted to be 70. Furthermore, the modal shift in terms of moving away from single occupancy car-use to other means of transport is being overplayed, particularly during development where links to public transport is going to be limited.

- 4.17 Papplewick Parish Council – Express concern about the application, in particular with regard to how the development will impact on the village in terms of traffic movements that would be generated from the proposal. They also draw attention to the fact that Papplewick have an adopted Neighbourhood Plan which outlines some of their concerns and, in particular, attention is drawn to the appendix therein which outlines ways to mitigate possible negative impacts, which would include improving pedestrian safety at the junction with the Griffins Head, reducing speed limits and introducing weight restrictions.
- 4.18 Ashfield District Council – raise no objection to the application in principle, noting that it is allocated for development in policy 2 of the Aligned Core Strategy. However, given the sites relatively close proximity to the boundary with Ashfield and, in particular Hucknall, they ask that careful consideration of possible impacts on the town are taken into account when the application is determined. In terms of infrastructure this should include contributions toward secondary education in Hucknall; transport works e.g. on the A611 and means to improve sustainability such as footway and cycleways; healthcare provision through contributions toward local GP surgeries and contributions toward Hucknall town Centre, including toward leisure centres.
- 4.19 Natural England – Raise no objection in respect of impacts on the development to the Linby Quarries SSSI. Furthermore, following receipt of an updated ‘Shadow Habitat Regulations Assessment’ (dated June 2020) they raise no objection in regard to protecting the habitats for breeding woodlark and nightjar. With respect to possible impacts on the integrity of Sherwood Forest potential Special Protection Area they raise no objection subject to conditions for a ‘Noise Mitigation Plan’ and ‘Recreational Disturbance Mitigation Plan’. A number of informatives are also recommended to ensure that possible impacts on particular species are mitigated against and that there should be an overall biodiversity net gain from the development.
- 4.20 Nottinghamshire Wildlife Trust – Note that the Local Wildlife Site is characterised by valuable calcareous grassland and there are three hedges of ecological importance. Question whether full impact in respect of otters has been considered and also the need for mitigation in respect of badgers that are identified in proximity to the site. They suggest that a Construction Environmental Management Plan is secured via condition and also a Biodiversity/Landscape Environmental Management Plan is approved.
- 4.21 Nottingham City Council – Support the safeguarded corridor for the Nottingham Express Transit Route. They question whether more detail is required in terms of its feasibility and also whether or not it could link into a site being promoted at Whyburn Farm to the west, which falls within Ashfield District Council.

- 4.22 Historic England – make no observations on the application
- 4.23 Planning Casework unit – make no observations on the Environmental Statement submitted.

## **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 The National Planning Policy Framework (2019) sets out the national objectives for delivering sustainable development. Sections 5 (Delivering a wide choice of high quality homes), 6 (building a strong and competitive economy), 9, (promoting sustainable transport) 11 (Making effective use of land), 12 (Achieving well-designed places), 14 (Meeting the challenge of climate change, flooding and coastal change), 15 (conserving and enhancing the natural environment) and 16 (Conserving and enhancing the historic environment) are particularly pertinent.
- 6.3 The following policies of The Adopted Core Strategy (ACS) 2014 are pertinent to the determination of the application:
- ☐ Policy A: Presumption in favour of sustainable development – a positive approach will be taken when considering development proposals
  - ☐ Policy 1: Climate Change – all development will be expected to mitigate and adapt to climate change including with respect to flood risk
  - ☐ Policy 2: The Spatial Strategy – states that sustainable development will be achieved through a strategy of urban concentration with regeneration.
  - ☐ Policy 10: Design and Enhancing Local Identity – sets out the criteria that development will need to meet with respect to design considerations.
  - ☐ Policy 11: The Historic Environment – sets out the criteria for assessing application affecting the historic environment and heritage assets and their settings
  - ☐ Policy 17: Biodiversity – sets out the approach to ecological interests
  - ☐ Policy 19: Developer Contributions – sets out the criteria for requiring planning obligations.
- 6.4 The Local Planning Authority adopted the Local Planning Document (LPD) on the 18th July 2018. Policies relevant to the determination of this application are as follows:

- LPD3: Managing Flood Risk – identifies the thresholds whereby particular developments may be considered acceptable in a particular flood zone and mitigation that may be required in terms of a site specific flood information e.g. a flood risk assessment.
- LPD4: Surface Water Management - sets out the approach to surface water management.
- LPD5: Managing water quality – identifies that planning permission will be granted for development that does not have an adverse effect on water quality through pollution of surface water.
- LPD6: Aquifer protection – identifies that development will be granted for proposals that do not cause contamination of ground water aquifers.
- LPD7: Contaminated land - sets out the approach to land that is potentially contaminated.
- LPD10: Pollution – notes permission will not be granted for development which result in pollution and may impacts sites allocated in the ACS or LPD or detrimentally impact the historic or natural environment.
- LPD11: Air quality - states that planning permission will not be granted for development that has the potential to adversely impact upon air quality unless measures to mitigate or offset have been incorporated.
- LPD18: Protecting and enhancing biodiversity - sets out that proposals should be supported by an up to date ecological assessment. Any harmful impact should be avoided through design, layout and mitigation or compensation. Where possible, development proposals will be expected to take opportunities to incorporate biodiversity in and around the development and contribute to the establishment of green infrastructure.
- LPD19: Landscape Character and visual Impact - – states that planning permission will be granted where new development does not result in a significant adverse visual impact or a significant adverse impact on the character of the landscape.
- LPD21: Provision of New Open Space – sets out that there will be a requirement for public open space on sites of 0.4 hectares in area and above, which could be on-site or off-site.
- LPD26: Heritage assets - highlights the criteria against which applications that affect heritage assets will be assessed along with the need to consider wider public benefits and other mitigation that may be advanced.
- LPD27: Listed Buildings – identifies the need to consider impacts to listed buildings from the development proposed, as well as on their setting.
- LPD28: Conservation Areas – identifies that applications should preserve or enhance the character of a Conservation Area, and identifies a number of criteria against which to assess applications.
- LPD29: Historic landscapes, parks and gardens – identifies that such features should be retained and not be detrimentally impacted by a development, including the setting of the Heritage Asset.
- LPD30: Archaeology - sets out the measures to protect sites with archaeological potential.

- LPD32: Amenity - planning permission will be granted for proposals that do not have a significant adverse impact on the amenity of nearby residents or occupiers.
- LPD33: Residential density - outlines the level of residential density that is likely to be acceptable in various locals within the Borough.
- LPD35: Safe, Accessible and Inclusive Development - sets out a number of design criteria that development should meet, including in relation to the massing, scale and proportion of development.
- LPD36: Affordable Housing - sets out the thresholds whereby affordable housing will be required on a scheme.
- LPD37: Housing type, size and tenure - states that planning permission will be granted for residential development that provides for an appropriate mix of housing.
- LPD48: Local Labour Agreements - identifies the threshold for seeking Local Labour Agreements.
- LPD57: Parking Standards - sets out parking standards for developments.
- LPD61: Highway Safety - states that planning permission will be granted for developments that do not have a detrimental impact upon highway safety, movement and access needs.
- LPD71: Employment allocations – identifies employment allocations in the Borough, along with the types of uses and amount of land that are allocated.

#### Linby Neighbourhood Plan

- Policy HSG1: Housing – identifies that for developments of 15 or more dwellings there would need to be a suitable housing mix, including a mix tenure, demand for smaller housing and elderly/disabled people,
- Policy DES1: Place – identifies a number of design principles that would need to be adhered to including a suitable layout, scale, attractive form of development; appropriate parking and a distinction between public and private space.
- Policy CBH1: Designation of Local Green Spaces – identifies areas that are protected from development, save for under very special circumstances.
- Policy CBH2: Historic Character – recognises that application would need to respect the historic character of the area through the design use of appropriate materials e.g. Bulwell stone
- Policy NE1: Habitats, Trees and Hedgerows – There should not be a net loss of habitat and where existing vegetation is removed this would need to be mitigated with appropriate new planting.
- Policy NE2: Landscape and Rural Character - Development should respect its rural and landscape character through Sustainable Urban Drainage features incorporated within the landscape and appropriate boundary treatments.
- Policy TRA1: Traffic and Transport – new development should have sustainable transport provision through roads that have capacity and the encouragement of public transport modes, including cycling and walking
- Policy EMP1: High Speed Connectivity – residential and commercial development must have access to a high speed broadband connection.

- Policy EMP2: Employment and Infrastructure – identifies that on the Top Wighay Farm Site an overall masterplan for the site should be approved prior to individual applications being approved.
- Policy COM1: Community Facilities and Assets – identifies the criteria against which new application for community facilities will be assessed along with those that are to be protected.
- Policy DC1: Developer Contributions – recognises that through CIL and Section 106 Legal Agreements contributions should be sought to improve education, health, footpath provision and public transport.

## 6.5 Other Guidance

Parking Provision for Residential Developments Supplementary Planning Document (May 2012) and Requirement for Parking Provision in Residential and Non Residential Developments – Appendix D of the adopted Local Planning Document Part 2 Local Plan set out parking standards for residential uses;

Affordable Housing SPD;

Papplewick Neighbourhood Plan;

Open Space Provision for New Housing Development SPG;

Air quality and Emissions mitigation

## 7.0 Planning Considerations

### **Principle of development**

- 7.1 The application site is identified as a strategic allocation under policy 2 (3bii) of the ACS. The policy recognises that up to 1,000 homes could be erected on the land whilst noting that the site is available for housing or other development where specified. Subsequent to the adoption of the ACS, Gedling Borough Council (the Council) adopted the LPD, with policy 71(E3) allocating the employment land and the Top Wighay Farm Development Brief SPD, which guides the overall development of the site, was adopted in February 2017.
- 7.2 Having regard to the above it is accepted that the principle of development is supported in that the site is allocated for development under policy 2 of the ACS as well as the Council having a Development Brief to guide future development of the site. As a result the principle of development is supported in that section 38(6) of the Town and Country Planning Act indicates that development shall be determined in accordance with the development plan, unless other material considerations indicate otherwise. Concern has been expressed by local residents about whether the site should be allocated at all and if the site is too large; however, the site's suitability has been extensively investigated through the local plan process and is considered to be acceptable, this being reflected in the adoption of the Wighay Farm Development Brief SPD.
- 7.3 Whilst the principle of development is supported there are numerous facets of the development that need to be considered and these are considered in turn later in this report.

- 7.4 Chapter 5 of the Environmental Statement, and a separate economic benefits report, look at the various economic and social impacts that the development would have, during construction this will be in the form of up to 424 temporary jobs. Once occupied the development is likely to support an estimated 664 net additional jobs in the Gedling economy, generating an estimated £0.7 billion of gross value over its first 10 years since occupation, as well as in the region of £1.1million per annum in business rates. As a result the scheme is considered to have significant economic benefits in the long-term. In respect of social impacts it is considered that the possible negative impacts on education and health can be mitigated against through the contributions sought as well as social benefits in terms affordable housing to be provided. Whilst these figures have not been verified by Gedling Borough Council, there are considered to be significant economic benefits from the development, as well social benefits too.

#### Highway considerations

- 7.5 The application is submitted in outline with only access committed at this stage. In terms of vehicular access there are proposed to be two access points, one from the existing roundabout that is used to access the farmstead at the junction of the A611 and Annesley Road, and a second new access further along Annesley Road to the north. The newly created access from Annesley Road has been designed and will be a signalised junction allowing a right lane filter for traffic heading north and wanting to turn right into the site; there will also be a left lane filter for vehicles heading in a southerly direction along the A611. The highway layout as proposed is shown on drawing (TWF-BWB-GEN-XX-DR-TR-101) and is included within the Transport Assessment. A fourth arm is also proposed to access the site from the A611/Annesley Road roundabout, which is currently used for the existing farm stead. From the roundabout a new footway 3m wide is proposed along the northern edge of Wighay Road, which will link into the footway to the front of the new dwellings recently erected to the north of Wighay Road. Furthermore, a puffin crossing is proposed across Top Wighay Road that will allow pedestrian access to Hucknall and associated services to the south.
- 7.6 In addition to the physical works identified to allow access to the site a safeguarded route for Nottingham Express Transit (NET) to access the site would need to be secured, as identified in the Top Wighay SPD; this will be secured via a condition. A route some 14m would need to be retained and whilst NET have identified that the line could be extended into Ashfield at Whyburn Farm, the land is not currently allocated for development and, therefore, it's not possible to secure a further safeguarded route to a development of land that may not come forward. For the avoidance of doubt, the internal highway network to the site is something that would be finalised at the reserved matters stage; however, an updated masterplan plan has been submitted that shows linkages from the current application site to the safeguarded land to ensure that this land could be suitably accessed in the future if required; an indicative road hierarchy is also identified within the Design and Access Statement.

- 7.7 One of the key concerns highlighted by Linby Parish Council and their advisors has been over the quality of the data within the Transport section of the Environmental Statement. Discussions have taken place direct with the Parish Council over highlighted concerns and an updated 'Highways Technical Note' has been submitted in support of the application, which is publicly available on-line, and looks to address a number of the concerns highlighted. Some of the concerns raised include the volume of traffic related from the development and its impact and on the village, public transport links and the actual access to the site itself. In respect of traffic movements through Linby and Papplewick there are capacity issues and, therefore, whilst the development will generate extra traffic the vast majority will re-route to alternative routes so the impact on these two villages will not be significant. Contributions are sought towards public transport provision and, whilst in the short-term, buses will not access the site, there are stops nearby and, in the longer-term buses will re-route to access the site. Furthermore, the capacity of the junctions to access the site have been assessed and are considered able to absorb the vehicle movements that will be generated. It should be noted that notwithstanding the Highways Technical Note', Linby Parish Council still raise a number of reservations about the reliability of the technical data submitted in support of the application in respect of highway safety and where displaced vehicles will be absorbed. However, following receipt of additional information, the Highway Authority have raised no objection to the application and are content with the information submitted and do not object to the application, subject to the imposition of conditions. It is considered that, notwithstanding objections received, there is no reason to dispute the conclusion reached by the Highway Authority who raise no objection to the information contained in the TA, and as updated by the Highways Technical Note.
- 7.8 It should also be noted that an updated Framework Travel Plan (rev P4) has been submitted in support of the application, which has been reviewed by the County Council. The document will seek to improve the uptake of public transport and alternatives to the private motor vehicle as well as reduce single occupancy car travel. A monitoring fee is sought along with the need to appoint a Travel Plan co-ordinator, which can be secured via condition. It is considered that this should be sufficient, alongside contributions sought toward public transport provision, to ensure that alternative transport modes to the private motor vehicle are encouraged. Concern has also been raised about possible impacts on the park and ride at Hucknall but this is not a matter that has been raised by the Highway Authority and it is not considered that the development would lead to any significant increase in demand for parking, particularly if, in the longer term, the tram line is extended into the site.
- 7.9 Having regard to the above it is considered that the application as submitted, and following clarification received from the agent and observations from the Highway Authority, is acceptable. There would be highway improvements to facilitate the development, a toucan crossing and other enhancements in terms of footways, along with contributions toward public transport. As a result, the application is deemed to comply with policies LPD57 and LPD61, TRA1, along with guidance within the NPPF.

### Amenity and noise

- 7.10 The application is submitted in outline form so the impacts on residential amenity in respect of possible overlooking and overbearing impacts is something that would be considered at the reserved matters stage. In respect of noise chapter 12 of the Environmental Statement considers noise and vibration impacts and identifies a number of existing key receptors, notably the dwellings recently erected to the north of Top Wighay Road, the existing farmstead to the north and dwellings to the south of Top Wighay Road. It is clear that the main source of noise for the site is existing traffic along the main roads of Top Wighay and Annesley Road. Given existing noise levels it is predicted that the actual increase in noise generated from the development would be negligible. However, the main impacts are considered to be on the site itself and ensuring that proposed uses are not detrimentally impacted by the noise levels from the adjacent highway network. Mitigation can come forward through design e.g. noise barriers along key boundaries, or through the actual built form creating a barrier and mitigating the specific buildings on pertinent elevations.
- 7.11 It is noted that noise levels are highest along Annesley Road, 74 La10 18hr(dB), compared to 68 La10 18hr(dB) on Top Wighay Road. In terms of layout of the site the more sensitive receptors e.g. residential, are largely adjacent to the Top Wighay Road with the employment uses adjacent to Annesley Road. Given that the application is submitted in outline form it is not clear the scale or form of buildings proposed to be erected along these key frontages and the likely impacts on these buildings; however, the impacts are not likely to be significant or a barrier to overall development. Therefore, to ensure that the amenity of specific users of the site are protected, it is recommended that each application for reserved matters that is adjacent to Top Wighay Road or Annesley Road is accompanied by a site specific noise impact assessment that will identify noise levels and mitigation, if any, required on the units proposed to be erected, with particular regard to those facing the main road.
- 7.12 Having regard to the above, the application is, subject to conditions, considered to be acceptable in respect of impacts on noise and amenity and is deemed to comply with policies LPD32 and ACS10.

### Impact on heritage assets and archaeology

- 7.13 Chapters 8 and 9 of the Environmental Statement address the impacts on Cultural Heritage and notes that there are no designated heritage assets that lie within or in the immediate area of the site. The nearest heritage assets are the Grade II\* Registered Annesley Hall Park and Gardens, which is some 270 north-west of the site and Linby Conservation Area, which is 320m to east of the site and contains the Grade II\* Listed Church of St Michael. With regard to Annesley Hall Park it is the setting of the park and gardens that are most important and to this end large parts of the heritage asset are made up of agricultural land, and it is this setting of isolation that contributes to the heritage asset. However, it is not considered that the setting of the asset would be unduly impacted by this development should it be approved given the distance, topography and planting between the two.



- 7.14 In respect of Linby Conservation Area it is noted that the development would be some distance from the heritage asset and that the railway line, and its associated earthworks, runs between the two. As a result it is unlikely that the development would have a negative impact on the setting of the heritage asset, although there would be a need to ensure that boundary treatments and lighting are appropriate, details of which will be considered at reserved matters stage.
- 7.15 With the application being in outline form there is limited detail in terms of the physical built form that is proposed; however, no objection has been received to the application from our Conservation Officer or Historic England. Concern has been raised by Nottinghamshire County Council in respect of possible impacts from highway works close to the Griffins Head; however, these works are already in the build program for the County and are not directly linked to the current application and have been paid for by money received from a separate planning obligation for residential development in the locality at Papplewick Lane.
- 7.16 In respect of archaeology a desk based and geophysical survey has been submitted in support of the application. There are a small number of areas of interest to the east of the site, which date from medieval periods, and a more significant crop-mark feature to the immediate north-western boundary. Both are of archaeological interest and prior to the commencement of development in either of these areas it is recommended that an archaeological watching brief is undertaken to ensure that any potential finds are fully explored and recorded, something that can be secured by an appropriately worded condition.
- 7.17 Having regard to the above, it is not considered that the development would have any undue negative impact on above ground heritage assets, nor mitigation necessary, save for consideration of boundary treatments and lighting. However, there would be a need to ensure that below ground archaeological features of interest are fully explored. Having regard to the above, and subject to appropriate conditions, the application is deemed to comply with policies ASC11, LPD26, LPD27, LPD28, LPD29, LPD30, CBH2 and guidance within the NPPF.

#### Drainage and flood risk

- 7.18 The existing site is greenfield and there is a general reduction in levels heading roughly west to southeast, with the highest point being 122 AOD and the lowest at 96 AOD. There are currently two watercourses and numerous dry ditches on the site that drain the land from west to east in line with the natural topography of the site. A Flood Risk Assessment (FRA) and drainage strategy has been submitted in support of the application and identifies that the application site falls within flood zone 1 with opportunities for the site to discharge surface water at pre-development greenfield rates, utilising SUD techniques.

- 7.19 The drainage strategy identifies that there will be four above ground water storage areas, which will have restricted outfall rates. The ultimate outfall for the water will be an existing water course, which heads in an easterly direction just to the south of the proposed local centre and exits the site close to pond four, to the eastern most edge of the site. The watercourse ultimately feeds into the stream that runs through the centre of Linby. The drainage strategy identifies that pre-development greenfield rates can be achieved, taking into account the modelled 1 in 100 year plus 40% climate change storm event. As a result, and subject to final approval of the detailed drainage strategy, the development should ensure that both the site and those downstream of it, would not be at risk of flooding.
- 7.20 Foul water will be discharged to the main foul network and the applicant is in discussion with Severn Trent over capacity and improvements that may be required. There are links to the existing network along Top Wighay Road and such a means of disposing of foul water is appropriate for a development of this scale and is something that can be controlled by a suitably worded condition.
- 7.21 Having regard to the above it is considered that the site is at low risk of flooding and a development that accords with the drainage strategy and incorporates SUD's should ensure that the site and adjacent land will not be at risk of flooding. Furthermore, the means of disposal of foul water to the existing mains network is acceptable. The application is, therefore, deemed to comply policies LPD3, LPD4, LPD5 and LPD6.

#### Landscape impacts

- 7.22 The application site falls within the Magnesium Limestone Ridge Landscape Descriptor, as identified in the Nottingham Landscape Character Assessment, which is further broken down to the Linby Wooded Farmland. Such areas are characterised by flat undulating natural land, including some restored mineral workings; field sizes are medium to large and usually irregular in shape with pockets of woodland interspersed; large redbrick isolated farmsteads are dispersed through the landscape. There are no public rights of way that cross or are immediately adjacent to the site, although the National Cycle Network is further to the east and there are footpaths to the west, which run into Annesley Lane. A Landscape and Visual Impact Assessment (LVIA) has been submitted in support of the application and looks at the various view points from where the site is theoretically visible; however, viewpoints are largely from nearby receptors rather than long range views, primarily due to the local topography.
- 7.23 There are opportunities to retain landscape features such as hedgerow boundary treatments and feature trees, which are the key landscape features of the site currently, and these are largely to be retained in the masterplan and is something that would need to be considered in more detail when individual reserved matters applications come forward. The overall conclusion of the LVIA is that the effects on landscape character are not considered to be significant, save for a small number of receptors immediately adjacent to the site, and any impacts on the wider landscape in visual terms is likely to be acceptable. Having regard to the localised impacts of the

development there is no reason to dispute the conclusion reached in the LVIA and it is considered that there will be opportunities through the various reserved matters applications to incorporate additional planting and mitigate any possible negative impacts. Having regard to the above it is deemed that the application complies with policies LPD19, ACS10, NE2 and guidance within the NPPF.

### Ecology

- 7.24 Within the application site there is one local wildlife site, Top Wighay Farm Drive, which is characterised by calcareous grassland. To the immediate south of the application site, and bound by Top Wighay Road and the 38 dwellings recently erected, is another Local Wildlife Site, Wighay Road Grassland. An Ecological Impact Assessment and Phase 1 Habitat Survey have been submitted in support of the application along with an updated Shadow Habitat Regulations Assessment and have looked at the various ecological benefits of the site and protected species that may be present.
- 7.25 The main ecological features of interest are the Local Wildlife Site and, with the site being intensively farmed, the majority of other areas of note are toward the field peripheries in terms of hedgerows and trees. The Local Wildlife site will be retained as green space and it is identified that the majority of trees and hedgerows will be retained within the landscape scheme, save for those that need to be removed to create access within the site.
- 7.26 With regard to specific protected species it is noted that badgers are present to the periphery of the site and additional surveys would be required when the particular parts of the development come forward that may impact on these animals. There is an open ditch with water on the site but there are no records of Great Crested Newts in the area. Concern has been raised about possible impacts on otters and additional surveys, which can be secured via condition, would be required in this regard to determine whether or not they are present and identify any possible mitigation. Some of the trees on site have potential for bat roosts and it is noted that the site is largely used for foraging. Additional surveys would be required prior to the commencement of development in respect of site specific mitigation when reserved matters applications come forward with regard to trees and vegetation that is to be retained.
- 7.27 Specific concern was raised in respect of the Sherwood Forest potential Special Protection Area, in particular impacts on breeding nightjar and woodlark. An updated 'Shadow Habitat Regulations Assessment' (SHRA) was submitted in support of the application to address highlighted concerns. By way of policy background, paragraph 3.17.3 in the Council's ACS states 'whilst this is not a formal designation, it does mean that these areas are under consideration by the Joint Nature Conservation Committee, and may be declared a proposed Special Protection Area in due course. The Aligned Core Strategies and Infrastructure Delivery Plan therefore take a precautionary approach and treat the prospective Special Protection Area as a confirmed European Site. The infrastructure Delivery Plan sets out requirements for a range of mitigation measures as recommended in the Habitats Regulation Assessment Screening Record. A decision on the extent of any possible

Special Protection Area is not known. The application site is not in the core breeding area and the buffers, as noted above, are currently unknown. Following submission of the updated SHRA, Natural England confirmed that they raise no objection to the application subject to the imposition of conditions in respect of a 'Noise Mitigation Plan' and 'Recreation Disturbance Mitigation Plan' (RDMP). However, it is not considered necessary to add the condition in respect of the RDMP in that there are no direct routes from the site to the core breeding areas and such a condition is unlikely to meet the conditions test as outlined in paragraph 55 of the NPPF. Therefore, subject to conditions, it is considered that the impact on the Sherwood Forest potential Special Protection Area has been suitably assessed.

- 7.28 Through various conditions, including the approval of Landscape Environmental Management Plan (LEMP), there are opportunities to ensure that the green spaces are suitably managed and continue to have ecological benefits. Having regard to the above the application is deemed to comply with Policy LPD18, ACS17, NE1 and guidance within the NPPF.

#### Planning obligations

- 7.29 Given the number of dwellings to be erected there is a need to seek contributions to make the development acceptable in planning terms. A viability assessment was submitted in support of the application, and this was independently assessed on behalf of the Council. The viability assessment submitted with the application and the revised position is appended to this report. There have been extensive discussions between the applicant's agent and Local Planning Authority in respect of what level of contributions the scheme could return, whilst still being viable. The original offer from the applicant of 10% affordable housing has since been increased to 17.64%. By way of summary, the figures sought by the statutory consultees are summarised below, along with the justification for the proposed contributions:

- Affordable housing – a full policy compliant scheme would return 30% affordable dwellings, or 241 properties. However, due to the schemes viability, the actual figure proposed is 17.64% of the units, or 99 affordable rent and 43 shared ownership. Housing Strategy have been consulted on the conclusions of the independent assessment and it is accepted that full policy compliant affordable housing would make the development unviable. Paragraph 11.2.6 of LPD 36, referencing the Affordable Housing SPD confirms that a lower requirement of affordable housing contribution may be justified provided that there is sufficient evidence provided which takes account of all potential contributions from grant funding sources and a viability assessment has been undertaken by the Council which demonstrates this. As identified in the submitted viability appraisal, which has been independently verified on behalf of the Council, all funds in terms of grant funding have been explored. As a result, and on balance, a return of 17.64% affordable dwellings is considered to be acceptable and is supported by policy LPD36 and the Affordable Housing SPD.
- Education – as identified in the Top Wighay SPD there is a requirement to provide a 1.5 form entry primary school, it is intended to secure this via a

financial contribution of some £4.75m and a transfer of the land.

Contributions toward secondary education will be secured through the Council CIL Infrastructure list. The contribution is supported by policy 19 of the ACS and evidence provided by Nottinghamshire County Council.

- Highways – in total £802,500 is sought toward highway improvements. This would equate to £500,000 toward highway and bus provision. More specific contributions of £150,000 toward a toucan crossing and £150,000 toward cycle ways are also sought. An additional fee of £2,500 will be secured toward the monitoring of the agreed Travel Plan. The highway and transport contributions as outlined above are supported by policy 19 of the ACS and Nottinghamshire County Council.
- NCC Libraries have indicated that the application will generate greater demand on their services and that additional books would need to be bought at Hucknall library. A contribution of £28,373 towards increased stock is sought. However, given that the development is not viable it is considered that the affordable housing takes precedent over the library contribution. Therefore, this contribution is not sought.
- The Primary Care Trust (PCT) request a contribution of £436,209 towards enhancing capacity at any of four practices that will be affected by the development, this request is supported in that it will alleviate pressures on services that may be generated from the proposed development. The contribution sought by the PCT is supported by policy 19 of the ACS.
- The Secondary Care Trust (SCT) have sought a contribution of £719,859 toward Nottingham University hospitals but this is not considered to be directly linked to the application in that the PCT request fills this local function and, therefore, the SCT request is not supported as the suggested obligation is not considered comply with regulation 122 of the Community Infrastructure Levy Regulations 2010.
- There is a requirement for Public Open Space and final details of the POS to be provided on-site would be agreed through the reserved matters applications and be based around the masterplan. In terms of future maintenance of this space, if the POS is to be adopted by the Council a contribution of £999,600 would be sought, calculated in accordance with the Council's New Housing Development Supplementary Planning Guidance for Open Space Provision (November 2001). Although the space could alternatively be under the control of a management company. The final area of POS is not yet clear, save for a minimum figure, although it is anticipated as being in the region of 4-4.5 hectares given the need to take into account the Local Wildlife Site, sports pitches, play areas, allotments, general amenity areas and drainage features; therefore, the contribution sought is considered to be an appropriate figure and compliant with LPD21 and the New Housing Development SPG for Open Space Provision.

- A local labour agreement would also be sought and secured through the s106 agreement, although this would not require the transfer of any monies, and the request is supported by policy LPD48.
- A monitoring fee for the planning obligations is sought and in line with Council's Section 106 and Unilateral Undertaking Monitoring Fee Policy Statement, which is a figure of £315 per trigger, although final payment is not known until such time as the legal agreement has been completed.

- 7.30 It should be noted that difficult decisions have been made about where best to allocate resources with an acknowledged short fall in affordable housing within the District. In this instance, it is noted that other organisations, including the County Council and Secondary Care Trust, have also not achieved all contributions sought. Negotiations are ongoing over the various triggers for delivery of the planning obligations to ensure that the development is delivered in a comprehensive manner e.g. delivery of the education contribution in respect the number of dwellings being occupied. These matters will be outlined in the s106 agreement so all parties are aware of their obligations in respect of delivering requisite contributions and will be addressed prior to the issuing of any planning permission. For the avoidance of doubt, the contributions sought are deemed to comply with guidance as outlined in paragraph 56 of the NPPF, which identifies the tests required to seek a planning obligation as well as ACS19 and Regulation 122 of the Community Infrastructure Levy Regulations 2010 (as amended).
- 7.31 In addition to the above, with the affordable housing being below the policy threshold identified it is proposed to include a review mechanism whereby upon specified triggers, such as occupation or completion of a set number of dwellings, then the viability assessment as agreed will be re-assessed to determine whether or not the scheme will generate a greater revenue. If additional revenue is generated this will be split 60%/40% between the Local Planning Authority and developer, in the Council's favour. Such additional revenue paid to the Council would be utilised to address the shortfall in contributions, which would be directed toward affordable housing and libraries. Any additional contributions achieved would need to be capped so as to ensure that only a full policy compliant scheme is delivered.

#### Other matters

- 7.32 A condition is required in respect of achieving Electric Vehicle Charging points on site, and this would need to be identified when reserved matters applications are submitted, or through the approval of details reserved via condition. This would increase the sustainability of the site and have benefits in terms of climate change and air pollution and is deemed to comply with policy LPD11, ACS1 and the Air quality and Emissions mitigation guidance.
- 7.33 With regard to public open space (POS) there would be a requirement for at least 10% of the site to be POS. The main space would be to the north of the site, adjacent to the existing farm house and is identified as having two sports pitches, green space and allotments. There would be a central landscape

corridor based around the Local Wildlife Site, as well as smaller pockets of POS that would have drainage features in them, and provide linkages to the Wighay Road Grassland site, another Local Wildlife Site immediately adjacent to the site on the south adjacent to the 38 dwellings recently erected. In addition to the above 3 equipped areas of play are to be provided and four SUD's features are proposed to be within the POS and can create attractive features in their own right if suitably designed. The level of provision identified complies with the policy requirements and final details would need to be approved through subsequent reserved matters applications and triggers for delivery of the POS and equipment would be stipulated in the s106 Agreement. As a result the level of provision is considered to be acceptable and comply with policy LPD21 and Open Space Provision for New Housing Development SPG.

- 7.34 Concern has been raised that the local centre will not be constructed; however, to deviate from the approved masterplan would require a planning application in its own right, which would be considered on its own merits. Furthermore, Ashfield District Council have not identified that what contributions they would seek toward leisure or town centre improvements but given the on-site play provision and local centre it is not considered that such contributions are necessary.

## **8.0 Conclusion**

- 8.1 The principle of development is supported in that the site is allocated for a mixed use development under policy 2 of the aligned Core Strategy and is supported by guidance within the Top Wighay Farm Development Brief SPD. Contributions are sought to make the development acceptable in planning terms with regard to affordable housing; education; health, highways and public open space. Details with regard to final layout will be secured through subsequent reserved matters application and, subject to conditions, the development is not considered to have an adverse impact on highway safety; drainage/flooding; ecology, heritage assets, the landscape, noise or the amenity of neighbouring properties.

- 8.2 The application is, therefore, deemed to comply with policies A, 1, 2, 10, 11, 17 and 19 of the Aligned Core Strategy; policies 3, 4, 7, 11, 18, 19, 21, 26, , 32, 35, 36, 39, 48, 57, 61, 64, 71 and Appendix D of Local Plan Document; policies HSG1, CBH2, NE1 TRA1 and DC1 of the Linby Neighbourhood Plan; Parking Provision for Residential Developments Supplementary Planning Document (May 2012); Affordable Housing SPD, Air quality and Emissions mitigation; and guidance contained within the NPPF;

- 9.0 Recommendation: Grant Planning Permission: Subject to the owner(s) entering into planning obligations with the Borough Council as Local Planning Authority; the County Council as Local Highway and Education Authority; for the provision of, or financial contributions towards, affordable housing, education, highway 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. Approval of the details of layout, scale, landscaping and appearance (hereinafter called "the reserved matters") for each phase of development shall be obtained from the Local Planning Authority before the commencement of development of that particular phase.
2. Application(s) for approval of reserved matters shall be made to the Local Planning Authority no later than 5 years from the date of this permission, and the development thereby authorised shall be begun no later than 7 years from the date of this permission or 2 years from the date of the approval of the final reserved matter approval, whichever is the later.

3. This permission shall be read in accordance with the application form and following list of approved drawings:

Illustrative Masterplan: P19-0346\_007 Revision K (submitted 21st July 2020)  
Parameter Plan: P19-0346\_005 Revision D (submitted 21st July 2020)

Transport Assessment: TWF-BWB-GEN-XX-RP-TR-003-TA-S1-P2

o Including signalised junction drawing: TWF-BWB-GEN-XX-DR-TR-101\_S2-P3

TA Addendum: TWF-GEN-XX-RP-TR-005-TAA-S1-P1 (submitted 12th June 2020)

o Including highway improvements to Wighay Road: TWF-BWB-GEN-XX-DR-TR-105-S2-P3.

Travel Plan: TWF-BWB-GEN-XX-RP-TR-004-FTP-S1-P4 (submitted 12th June 2020)

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

4. No reserved matters application shall be submitted until such time as a phasing plan has been submitted to and approved in writing by the Local Planning Authority. Development shall proceed in accordance with the details as approved.
5. The development shall comprise no more than 805 dwellings; no more than 49,500m<sup>2</sup> of buildings used for employment purposes and a local centre not more than 2800m<sup>2</sup>.
6. No above ground works shall commence on site until such time as the highway improvements to Wighay Road, as shown on drawing TWF-BWB-GEN-XX-DR-TR-105-S2-P3 have been completed.



7. No above ground works shall commence on the employment aspect of the development until such time as the highway improvements to Annesley Road, as shown on drawing TWF-BWB-GEN-XX-DR-TR-101\_S2-P3 have been completed.
8. No dwelling granted permission under subsequent reserved matters applications shall be occupied until the drive and parking area to serve that dwelling is surfaced in a bound material (not loose gravel). The surfaced drive and parking area shall then be maintained in such bound material for the life of the development.
9. No dwelling granted permission under subsequent reserved matters applications shall be occupied until the drive and parking area to serve that dwelling is constructed with provision to prevent the unregulated discharge of surface water from the driveway and parking area 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.
10. The safeguarded route of the Nottingham Express Transit line shall be identified on any reserved matters application that it affects and shall be not less than 14m wide.
11. Development shall proceed in accordance with the approved Framework Travel Plan (rev P4 dated 26/05/2020).
12. Prior to the occupation of any business (excluding businesses employing less than 20 employees who shall submit a Travel Plan Statement) the owner and the occupier of each business unit shall appoint and thereafter continue to employ or engage a travel plan coordinator and within 3 months of occupation the owner and occupier shall commission a detailed travel plan that sets out the final targets with respect to the number of vehicles using the site and the adoption of measures to reduce single occupancy car travel consistent with the Travel Plan Framework and in conjunction with the site-wide travel plan coordinator to be approved by the Local Planning Authority. The Travel Plan shall be implemented in accordance with the approved timetable and be updated consistent with future site-wide travel plan initiatives including implementation dates.
13. No development hereby permitted shall commence until wheel washing facilities have been installed on the site. The wheel washing facilities shall be maintained in working order at all times and shall be used by any vehicle carrying mud, dirt or other debris on its wheels before leaving the site so that no mud, dirt or other debris is discharged or carried on to a public road.

14. No development within a phase shall commence until drainage plans for the disposal of foul sewage within that phase have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented strictly in accordance with the approved details prior to occupation of that phase of development.
15. No phase of development shall take place until a detailed surface water drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority for that phase, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development. Your attention is brought to the informative below outlining detailed requirements of the surface water drainage scheme. The scheme shall subsequently be implemented strictly in accordance with the approved details before occupation of that phase of development and shall be retained for the life of the development.
16. Prior to commencement of any phase of development a Construction Environment 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. Furthermore, impacts on wildlife would also need to be considered. All works on site shall be undertaken in accordance with the approved CEMP.
17. No development shall commence in the areas identified on drawing archaeological plan, until such time as an Archaeological Watching Brief has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out by a qualified archaeologist or archaeological body.

Within 3 months of completion of the excavation works, a summary report shall be submitted to the Local Planning Authority and the results of the 'Watching Brief' shall also be made available for inclusion in the archive of information of Nottinghamshire County Council's 'Sites and Monuments Record'.

18. Prior to the commencement of development a Noise Mitigation Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall identify how the impacts on the natural environment through noise that would be generated during the construction phase of development is mitigated. The Noise Mitigation Plan as approved shall be implemented. - Natural England

19. No development shall be commenced until a Landscape and Ecological Management Plan, including long term objectives, management responsibilities and maintenance schedule for all landscape areas, other than privately owned, domestic gardens, has been submitted to and approved in writing by the Local Planning Authority. The Landscape and Ecological Management Plan shall thereafter be carried out in accordance with the approved details.
20. Prior to the commencement of development in any phase a statement identifying means by which Electric Vehicle charging points are to be supplied on site shall be submitted and approved in writing by the Local Planning Authority. The details as approved shall be installed prior to the occupation of any units that benefit from permission within that particular phase of development.
21. 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.
22. The development hereby permitted shall not be commenced until such time as a scheme to treat and remove suspended solids from surface water run-off during construction works has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.
23. Prior to the commencement of development in any phase approved under condition 4, there shall be submitted to and approved in writing the submission of an Arboricultural Assessment that will identify any trees to be retained and mitigation measures therein. The details as approved shall be implemented prior to the commencement of development.
24. Each reserved matters application that is adjacent to either Annesley Road or Top Wighay Road shall be accompanied by a site specific noise report that should be completed by a suitably qualified individual/firm. Any mitigation that may be approved shall be implemented prior to the occupation of the particular unit.
25. The ecological mitigation measures identified in table 7.2 of the Environmental Statement shall be complied with. Each reserved matters application shall be

submitted with a statement detailing how development within that particular phase of development complies with the mitigation identified therein.

26. Prior to the commencement of development, additional surveys in respect of potential otter on the site shall be undertaken by a suitably qualified ecologist. The report shall be submitted to and approved in writing by the Local Planning Authority and any mitigation identified therein shall be implemented.

## **Reasons**

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004 and Section 92 of the Town and Country Planning Act 1990.
2. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004 and Section 92 of the Town and Country Planning Act 1990.
3. For the avoidance of doubt,
4. To ensure that the development comes forward in a comprehensive way and to comply with policy 2 of the Aligned Core Strategy and The Top Wighay Farm Development Brief SPD.
5. To ensure the parameters of the planning permission are known and any variances can be suitably assessed and to comply with the Top Wighay Farm Development Brief SPD.
6. In the interest of highway safety and to comply with policy LPD61.
7. In the interest of highway safety and to comply with policy LPD61.
8. To ensure adequate parking provision is provided on site and to comply with policy LPD57.
9. To ensure adequate parking provision is provided on site and suitably drained and to comply with policies LPD57 and LPD4.
10. To ensure the site is developed in a sustainable way and to comply with guidance within the Top Wighay Development Brief SPD and guidance within the NPPF.

11. To ensure that alternative modes of transport to the private motor vehicle are encouraged and to comply with guidance within the NPPF.
12. To ensure that alternative modes of transport to the private motor vehicle are encouraged and to comply with guidance within the NPPF.
13. To ensure adequate highway safety and to comply with policy LP61.
14. To ensure foul water is suitably disposed of and to comply with policy LPD4.
15. To ensure surface water is suitably disposed of and to comply with policy LPD4.
16. To ensure that possible pollution and disturbance from the development during construction is mitigated against and to comply with policies, LPD10, LPD11 and LPD18.
17. To ensure possible impacts on archaeological features of interest are mitigated against and suitably assessed and to comply with policy LPD30.
18. To ensure that the impacts on ecology, notably breeding night jar and sky lark, are mitigated against and to comply with policy LPD18 and LPD19.
19. To ensure that public open space and ecological features of interest are suitably managed and maintained and to comply with policy LPD18.
20. To comply with policy LPD11 and paragraph 110 of the NPPF.
21. To ensure possible contamination, if found, is mitigated against and to comply with policy LPD7.
22. To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site. This is in line with paragraph 170 of the National Planning Policy Framework.
23. To ensure that protected species are respected and to comply with policy LPD18.

24. To ensure that the amenity of proposed occupiers is respected and to comply with policy LPD32.
25. To ensure that protected species are respected and to enhance ecology and comply with LPD18.
26. To ensure that protected species are respected and to enhance ecology and comply with LPD18.

### **Notes to Applicant**

Government guidance contained within the national Planning Practice Guidance (Water supply, wastewater and water quality - considerations for planning applications, paragraph 020) sets out a hierarchy of drainage options that must be considered and discounted in the following order:

1. Connection to the public sewer
2. Package sewage treatment plant (adopted in due course by the sewerage company or owned and operated under a new appointment or variation)
3. Septic Tank.

Foul drainage should be connected to the main sewer. Where this is not possible, under the Environmental Permitting Regulations 2010 any discharge of sewage or trade effluent made to either surface water or groundwater will need to be registered as an exempt discharge activity or hold a permit issued by the Environment Agency, addition to planning permission. This applies to any discharge to inland freshwaters, coastal waters or relevant territorial waters.

EV charging facilities should, where possible, incorporate mode 3 charging capability as this will help future proof the development and improve its sustainability and allow 'Smart' charging. All electrical circuits/installations shall comply with the electrical requirements of relevant British Standards as well as conform to the IET code of practice on Electrical Vehicle Charging Equipment installation.

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 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

Please note that development shall proceed in accordance with the masterplan, as outlined in condition 3; however, should there be a variance in the approved plan that would alter the use of land currently identified as the Local Centre, there would be a need for any subsequent reserved matters application to be accompanied by an updated Contaminated Land Survey to ensure that the land is fit for what may be the identified end user.

Please note that in respect of compliance with regard to the condition which identifies mitigation in respect of table 7.2 in respect to ecology, the Council would expect an up to date survey if those originally submitted are out of date. Furthermore, additional information would need to be supplied in respect of badgers, which are known to be in close proximity to the site, to the extent that they would impact on development within it.

The applicant is advised that all planning permissions granted on or after 16th October 2015 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website.

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

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

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WHITE LAND STRATEGIES LTD  
Viability Delivery Planning

# EXECUTIVE SUMMARY LAND AT TOP WIGHAY FARM, NOTTINGHAMSHIRE

FOR: NOTTINGHAM COUNTY COUNCIL  
MARCH 2021

## 1.0 INTRODUCTION

This is an executive summary of the report prepared by White Land Strategies Ltd. WLSL has been instructed by Nottinghamshire County Council to undertake the viability appraisal of the Top Wighay Farm proposed development.

**Planning permission is sought for Outline planning permission for up to 805 dwellings. The site extends to 36 ha (89.03 acres) gross.**

## 2.0 NEED AND POLICY FRAMEWORK

### 2.1 NEED FOR A VIABILITY ASSESSMENT

The objectives of the viability assessment are to test the opportunity to deliver the necessary s106 and CIL contributions, and affordable housing provision given the anticipated reasonable values/costs, and cash flow.

The Policy Compliant position would be a 30% Affordable Housing scheme with associated S106 plus a CIL allowance.

This report was submitted as the policy compliant position is not viable to accommodate all three of the above elements and meet viability benchmarks.

The report set out the basis of assumptions and reported the viability outcome. The report proposed a reduction to the affordable housing contribution. S106 and CIL payments were retained in the appraisal.

In preparing this report particular regard has been given to policy and guidance within the following:

- **The Royal Institution of Chartered Surveyors (RICS):** Financial Viability in Planning RICS Guidance Note 1st edition (GN 94/2012) August 2012
- **Local Housing Delivery Group:** Viability Testing in Local Plans – Advice for planning practitioners. (LGA/HBF – Sir John Harman) June 2012

Section 106 Affordable Housing Requirements: Review and Appeal (the Guidance) DCLG (April 2013)  
National Planning Policy Framework 2019

### 2.2 THE NPPF SETS OUT THE FOLLOWING BASIS:

The key purpose of viability assessments is to demonstrate what policy costs (i.e., affordable housing, other s106 obligations, CIL, etc.) the development can sustain, if any, and still be capable of delivery. The most important paragraphs being:

- **Para 34:** The Development Plan should set out the contributions expected from the development to include setting out the levels and types of affordable housing provision required, along with other infrastructure.
- **Para 57:** Where contributions are assumed to be viable and it is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs.

### **Planning Practice Guidance (PPG) on viability**

The PPG states, “Viability assessment is a process of assessing whether a site is financially viable, by looking at whether the value generated by a development is more than the cost of developing it.

This includes looking at the key elements of gross development value, costs, land value, landowner premium, and developer return...” “...In plan making and decision making viability helps to strike a balance between the aspirations of developers, landowners, in terms of returns against risk, and the aims of the planning system to secure maximum benefits in the public interest through the granting of planning permissions.”

The PPG also provides guidance as to the measure and the benchmark test the assessment is to be measured against. The recommended approach is either an agreed land value and the measure is whether a reasonable profit allowance is met or to fix profit at an NPPF agreed rate and measure whether a reasonable residual land value equals or exceeds an agreed Benchmark Land Value (BLV).

#### **2.3 FORMAT OF MODEL ADOPTED**

The Appraisal is a residual valuation model using Argus Developer v8.10.4 adopting estimate costs from engineering studies commissioned and supplemented with NPPF compliant standard assumptions.

## **3.0 APPRAISAL ASSUMPTIONS**

### **3.1 LAND VALUE:**

Land price in this case is a residual with associated stamp duty and other land purchase related fees. Profit is fixed at a rate equivalent to benchmark viability assessments for large scheme with upfront infrastructure demands.

The viability target measure is the land value. The BLV was assumed to be a target set at the usual CIL test rate of £100,000 / gross acre. This was compromised under review to £90,000 / gross acre.

### **3.2 SALES VALUES**

The accommodation schedule is an indicative unit mix to derive a basis for calculating the GDV and for a comparative basis for the sales value analysis.

Pricing is based on a housing market assessment using comparable house price data for Nottinghamshire, the postcode areas NG15, NG16 & NG18, Gedling, Hucknall and the Linby Market, taking into account the sales prices for the comparable new build housing sites.

A sales value of £240 psft was considered a reasonable average value for the unit mix proposed. Affordable Values were agreed in discussion with the Council’s advisor based on an agreed tenure mix at £132.50 psft, 55% of Open Market value.

### 3.3 PROFIT

Profit is a blended rate adopting NPPF compliant rates. Open market units are assumed at 20% profit on Open Market Gross Development Value (GDV). Affordable housing profit is assumed at the lower rate of 6% of Affordable Housing GDV.

### 3.4 BUILD COSTS

The BCIS (Building Cost Information Service) is a standard baseline to use when undertaking viability assessments. When conducting viability assessments, the only industry standard benchmark available is the BCIS build cost.

The BCIS build cost 'Estate Housing Generally' new build (rebased to Gedling current day based on 5 year rate) was blended between median and lower quartile in discussion with the Council's viability advisor to equate to £1056 psm (£98.10 psf).

BCIS costs include for contractor overheads and profits. BCIS costs do not include external garages costs or plot externals. These were added to this base build cost.

### 3.5 EXTERNALS COSTS

With regard to Externals costs an allowance of 15% has been applied to account for such works which is considered appropriate for the site location and setting.

### 3.6 INFRASTRUCTURE/ABNORMAL COSTS

Infrastructure costs have been assessed based on third party advisory reports for the site.

Infrastructure/Abnormals	Cost	Per Unit £
Off site highway works	£9,604,244	£11,931
ARC internal loop road	£4,373,497	£5,434
Drainage	£2,116,007	£2,628
Utility costs	£1,206,866	£1,499
Utility Gas mains	£5,847,207	£7,263
<b>Total</b>	<b>£23,147,821</b>	<b>£28,755</b>

### 3.7 SECTION 106 CONTRIBUTIONS AND CIL PAYMENTS

In terms of S106 costs these are assumed at £7,852,223. CIL is assessed at £553,391.

S106		
	£4,750,000	Education
	£436,209	Health
	£500,000	Highways/Bus
	£150,000	Toucan Crossing
	£150,000	Cycleways
	£1,000,000	Natural
	£2,500	Travel Plan

	£2,500	Monitoring
	£100,000	Indexation
	<b>£7,091,209</b>	<b>£8,089 per unit</b>

CIL

Payable on residential and commercial floorspace for the indicative mix equated to £6,188,401.

### 3.8 OTHER COSTS

- Contingency at 3.0%
- Professional Fees at 6.5%
- Marketing and disposal at 2.5% with legal fees at on a per unit charge.
- Finance interest rate at 6.5%

### 3.8 COMMERCIAL MARKET ASSUMPTIONS

The site assumes land sales for commercial uses for c16 acres at £275,000 per acre equating to a sales value input of £4,400,000. The Local Centre is acknowledged as a component in the masterplan but also that it has no strong commercial frontage. Nevertheless the Local Centre assumption is a sales receipt of £500,000.

The Commercial Revenue equates to £4,900,000.

### 3.9 GRANT FUNDING ASSUMPTIONS

The model incorporates successful grant funding from the LEP and Homes England, totalling £8,800,000 towards infrastructure. NCC have in fact pledged a further £1.5m of direct funding to the scheme. This is, in effect a further cost to the appraisal, and not a revenue line, and was not accounted for in the appraisal.

## 4.0 APPRAISAL ANALYSIS

### 4.1 POLICY COMPLIANT

The baseline appraisal is based on a wholly planning compliant scheme, i.e. full Affordable Housing contribution of 30%, with section 106 package and CIL based on open market space created.

The land residualises at a negative sum of -£4,163,655 which is -£13,066,655 below the benchmark target which demonstrates the costs of this development result in the scheme being deemed unviable.

**The Policy Compliant approach is not viable.**

Sensitivity scenarios were undertaken to measure the impact on viability at differing levels of affordable housing.

#### 4.2 AGREED AFFORDABLE HOUSING SCHEME

Alternative scenarios were considered with the Council viability advisor. The agreed viable appraisal was a scheme of 17.6% affordable Housing.

Option	Profit Rate	Agreed Land Value	S106	CIL
17.6% Affordable Housing	17.6%	£8.000m	<b>£7,091,209</b>	<b>£6,188,401</b>

## 5.0 SUMMARY CONCLUSIONS

To conclude, it is clear that the viability of the development is suffering due to the combination of infrastructure, S106 and CIL in combination with the sales values expectations for the local area, whilst still aiming to meet the tests of the NPPF to achieve reasonable returns for the County Council as land owner, and the Planning Authority.

#### Specific summary points are as follows:

- Sales values adopted are based on comparable sales values and are in excess of local Zoopla / Rightmove reported values.
- The Applicant has compromised on submitted build costs and has agreed a scheme based on costs below the RICS Median BCIS build cost.
- The Benchmark Land Value (BLV) was based on £100,000 per gross acre, but compromised at £90,000 per gross acre
- Profit rates adopted are at benchmark levels and within the NPPF range of 15-20%.
- No profit is currently attached to the creation of serviced commercial plots.
- Fees and rates have been compromised and are at the low end of the benchmark viability assumption ranges.
- The scheme is in receipt of grant funding and this has been reflected in the modelling.
- NCC are exposed to a further £1.5m of costs which is not reflected in the model.

#### To conclude the findings are as follows:

- A 30% policy compliant scheme is not viable.
- The combined burden of costs in comparison to local sales vales has impacted on viability.
- The proposed level of affordable housing offered is 17.6% based on compromised assumptions, and a lower benchmark land value.
- S106 payments at **£7,091,209** and an estimated CIL of **£6,188,401** are assumed.

AUGUST 2020



WHITE LAND STRATEGIES LTD  
Viability Delivery Planning

# LAND AT TOP WIGHAY FARM, NOTTINGHAMSHIRE

FOR: NOTTINGHAMSHIRE COUNTY COUNCIL

## 1.0 INTRODUCTION

White Land Strategies Ltd has been instructed by Nottinghamshire County Council to undertake a viability appraisal of the Top Wighay Farm proposed development.

Planning permission is sought for Outline planning permission for up to 805 dwellings. The site extends to 36 ha (89.03 acres) gross.

### NEED FOR A VIABILITY ASSESSMENT

The objectives of the viability assessment are to test reasonable and maximum values/costs, efficiency of assumptions and to establish a cash flow that maximises the opportunity to deliver the necessary S106 and CIL contributions, and affordable housing provision.

The Policy Compliant position would be a 30% Affordable Housing scheme with associated S106 plus a CIL allowance.

This report sets out that the policy compliant position is not viable to accommodate all three of the above elements and meet viability benchmarks.

The report sets out the basis of assumptions and reports the viability outcome. The report proposes a reduction to the affordable housing contribution to equate to 10% affordable housing. S106 and CIL payments are retained in the appraisal.

In preparing this report particular regard has been given to policy and guidance within the following:

**The Royal Institution of Chartered Surveyors (RICS):** Financial Viability in Planning RICS Guidance Note 1st edition (GN 94/2012) August 2012

Whereby:

- An objective financial viability test of the ability of a development project to meet its costs including the cost of planning obligations, while ensuring an appropriate Site Value for the landowner and a market risk adjusted return to the developer in delivering that project.

**Local Housing Delivery Group:** Viability Testing in Local Plans – Advice for planning practitioners. (LGA/HBF – Sir John Harman) June 2012

Whereby:

- An individual development can be said to be viable if, after taking account of all costs, including central and local government policy and regulatory costs and the costs and availability of development finance, the scheme provides a competitive return to the developer to ensure that development takes place and generates a land value sufficient to persuade a land owner to sell the land for the development proposed.



## Section 106 Affordable Housing Requirements: Review and Appeal (the Guidance) DCLG (April 2013)

Whereby:

- The test for viability is that the evidence indicates that the current cost of building out the entire site (at today's prices) is at a level that would enable the developer to sell the market units on the site (in today's market) at a rate of build out evidenced by the developer and make a competitive return to a willing developer and a willing landowner. (paragraph 10)

## NATIONAL PLANNING POLICY FRAMEWORK 2019

The NPPF sets out the following basis:

The key purpose of viability assessments is to demonstrate what policy costs (i.e., affordable housing, other s106 obligations, CIL, etc.) the development can sustain, if any, and still be capable of delivery.

The most relevant extracts to viability assessment from the revised NPPF are summarised as follows:

- *Para 34:* The Development Plan should set out the contributions expected from the development to include setting out the levels and types of affordable housing provision required, along with other infrastructure (as needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan.
- *Para 57:* Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available. The standardised inputs are set out in the July PPG release.

## Planning Practice Guidance (PPG) on viability

This guidance relates to both plan making and the use of viability in decision making. The PPG states "Viability assessment is a process of assessing whether a site is financially viable, by looking at whether the value generated by a development is more than the cost of developing it.

This includes looking at the key elements of gross development value, costs, land value, landowner premium, and developer return..." "...In plan making and decision making viability helps to strike a balance between the aspirations of developers, landowners, in terms of returns against risk, and the aims of the planning system to secure maximum benefits in the public interest through the granting of planning permissions."

The PPG also states that contributions should be realistic and not compromise sustainability and that the Cumulative costs of 'all relevant policies' will not undermine deliverability.

The revised PPG retains the assumption that the landowner should receive a land value based on Existing Use Value plus a Premium and that this reasonable incentive is equal to the minimum a willing land owner would be willing to sell the land. Equally the developer will require sufficient return in order that the site comes forward for development.

The test arising from this approach is whether net residual (development) land value, as demonstrated by a residual appraisal, exceeds a relevant and appropriate benchmark value by an adequate margin, while also assuming an adequate commercial return to the developer.

This enhanced value basis is usually reflected as a minimum value per gross acre in the case of agricultural or other low value land, as is the case here. The premium over EUV/Alternative Use Value and/or application of minimum value, as appropriate, are both recognised as necessary since a landowner is likely to have to bear many costs, such as relocation, taxation, the cost, time and effort involved in obtaining planning permission etc. to bring their land forward for development, as well as requiring an element of 'profit', in the form of value-enhancement, for doing so.

Reference to a consistent method of benchmarking minimum value as a 'threshold' against which residual land value for development can be compared, rather than attempting to reflect or justify actual price paid (or agreed to be paid) by a specific developer, is recognised in the PPG but was already common practice and recognised as a fairer approach when determining viability. This avoids potential arguments, for example, as to whether the developer may have paid too much for the land and that as a result provision of public infrastructure should then be at risk in mitigating the overpayment.

The viability assessment set out in this report follows the advice within the PPG.

#### APPLICATION IN THIS DEVELOPMENT SITE CONTEXT

There are key assumptions which can be made at this stage.

- This site whilst large in the local context could be an influence on delivering the 5 year land supply. In addition the scale of the development, it could trigger the test that recommends Plan Makers to undertake a detailed viability assessment at Plan making stage.
- The NPPF as referenced above, has set out advice on standardisation of inputs to reduce the degree of variables and bring in to line the consistency in application of the viability test.

Considering these in turn below:

- Land value: the LPA is to ignore price paid and consider a Benchmark Land Value that reflects comparable pricing in the market reflecting policy compliance and adjusted where non-compliant with the BLV equating to Existing Use Value plus a premium to land owners where land is being brought forward for development for higher value uses. The premium should be the **minimum return** at which it is considered a reasonable landowner would be willing to sell their land.
  - Land price in this case is a residual with associated stamp duty and other land purchase related fees.
  - Profit is fixed at a rate equivalent to benchmark viability assessments for large scheme with upfront infrastructure demands.
  - The viability target measure is therefore the land value. It is recognised that the Council has some flexibility with how land value is assessed. Viability assessments must also, however, adopt a reasonable approach to inputs and outputs so the BLV has been assumed to be a target of £100,000 per gross acre and if the land value fails to meet this target the Council has the consideration, without prejudice, of accepting a lower return to enable the scheme to be implemented.
- Sales Values: market evidence to be adopted on large sites. Pricing is based on marketing assessment.
- Profit 20%. Profit is blended reflecting lower returns for affordable housing delivery at 6% of Affordable housing GDV.

## 2.0 BACKGROUND TO WHITE LAND STRATEGIES LIMITED

White Land Strategies Ltd is a niche advisory consultancy, established in in 2016, specialising in independent assessment of development options and viability assessments.

The practice is owned by Chris White. Chris has over 20 years' experience working in the property industry and specialises in development/viability appraisals, developer procurement, development agreements, delivery models and implementation advice to assist in the S106 negotiations, development of masterplans, development briefs and the redevelopment of surplus assets. His experience having operated as a consultant, a developer and within Local Authorities provides a valuable broad range of understanding to ensure reporting meets the objectives of private and public sectors alike.

He was formerly head of the Midlands Development Consulting team in BNP Paribas Real Estate for 3 years. Prior to this he was National Director at CBRE for the Development Consulting practice for 7 years. Prior to these core consultancy periods Chris was Managing Director of developer, Castlemore Securities' Regeneration company. Prior roles at Chesterton Plc, RegenCo Sandwell, Leicester Regeneration Company have widened Chris understanding of brownfield development and viability associated with regeneration of town centres.

WLSL regularly provides 'route to market reports'. As part of the development advice WLSL focusses on commercial deliverability of option appraisals and viability appraisals.

Chris has over the last 5 years alone undertaken viability assessments on residential schemes amounting to in excess of 50,000 residential units, industrial/commercial and retail/town centre schemes and appeared as Expert Witness in viability matters.

This report has been prepared by Chris White.

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## 3.0 RESIDENTIAL MARKET REVIEW

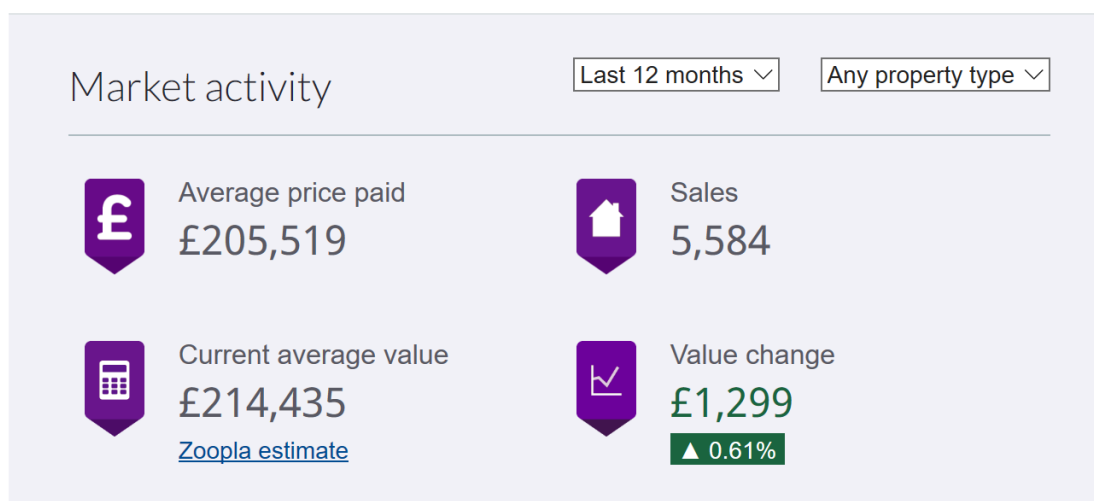
### 3.1 MARKET REVIEW

The sales values adopted in the viability models are based on research undertaken for completed new build comparables in the local market. Sites reviewed, range from Mansfield to the north to Nottingham to the south. The concentrated modelling considers sites closer to Hucknall and Linby where pricing comparables are likely to reflect market expectations locally.

The extracts set out below are sourced from Zoopla. Zoopla provides a publicly available data set of prices paid and asking prices. Research was also reviewed at Rightmove and Mouseprice.com.

The report considers the wider market and filters due to the local area.

## Browse House prices in Nottingham



The above summary shows average property values in the Nottingham area at £214,435, with a rise in recorded values of just 0.61% in the last 12 months.

The table below expands on this. The table is available at the shire level which would be a better representation of the outer City average. The average value per sqft in the shire ranges from £128 psft for a terraced property to £189 psft for a detached property.

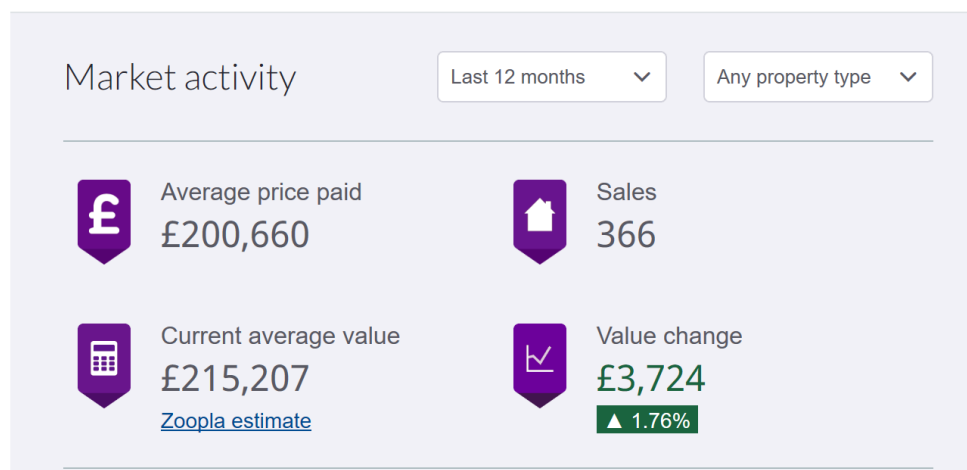
## Area guide for Nottinghamshire

### Property value data/graphs for Nottinghamshire

Property type	Avg. current value	Avg. £ per sq ft.	Avg. # beds	Avg. £ paid (last 12m)
Detached	£268,284	£189	3.6	£254,630
Semi-detached	£138,577	£152	3.0	£141,409
Terraced	£110,671	£128	2.7	£114,059
Flats	£110,714	£146	1.9	£93,408

The following table shows the NG15 postcode area. Values are similar at £215,207 for the average house though the rate of growth was marginally higher in the last 12 months. Average paid is c£200,000 locally.

### Browse House prices in NG15



The table below sets out the unit breakdown for comparison. The table shows the average price psft in the postcode NG15 to be substantially higher, as expected across the range of unit types, ranging from £173 psft for a terraced property to £227 psft for a detached property.

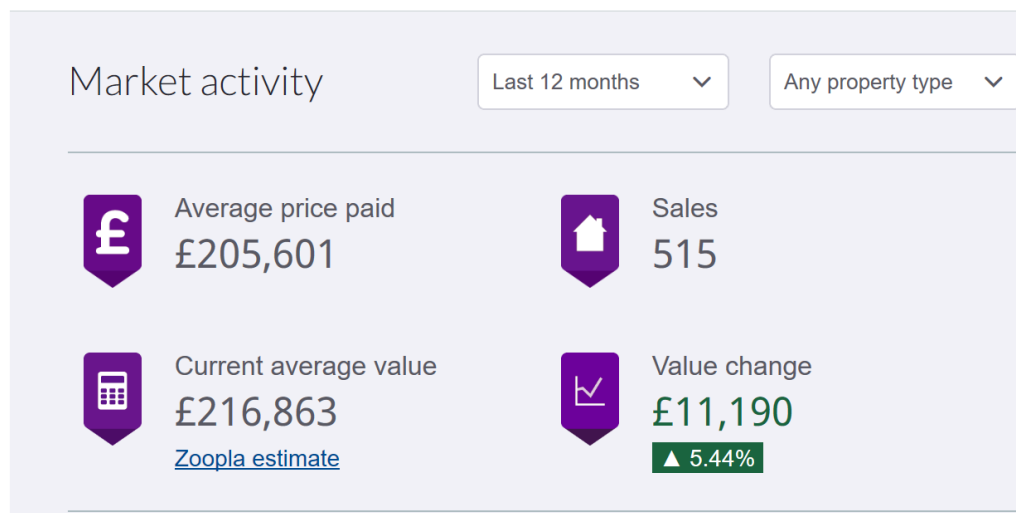
## Area guide for NG15

### Property value data/graphs for NG15

Property type	Avg. current value	Avg. £ per sq ft.	Avg. # beds	Avg. £ paid (last 12m)
Detached	£315,628	£227	3.6	£307,237
Semi-detached	£164,883	£173	2.9	£164,644
Terraced	£132,468	£173	2.7	£130,881
Flats	£115,569	£193	1.9	£98,800

Research shows that despite the ongoing pandemic the strength of the residential market property values generally have risen within the NG15 8 area. The Zoopla summary below shows that the sub postcode area, over the last 12 months, has grown faster than the wider housing market has.

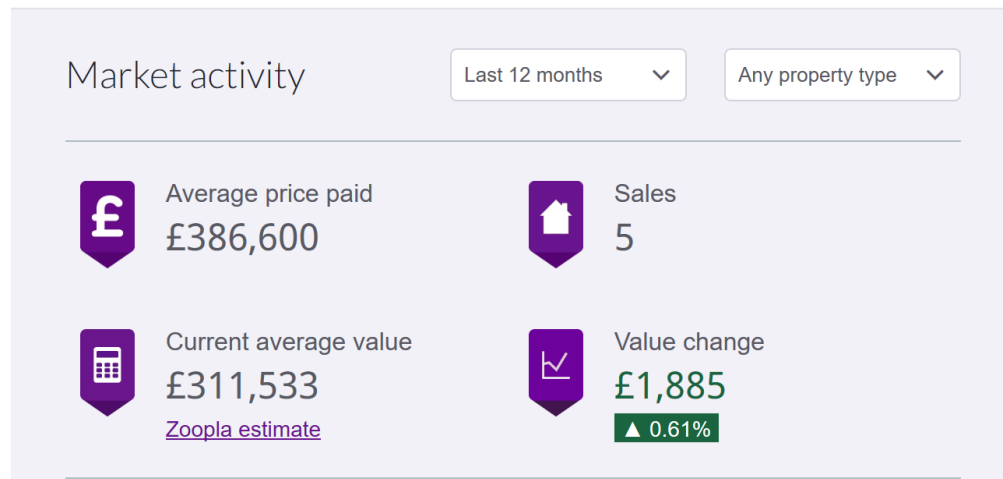
## House prices in NG15 8



The unit value breakdown for NG15 8 is the same as the NG15 postcode area.

The research has also looked at the Linby areas. The following extract looks at the Linby area according to Zoopla.

## Browse House prices in Linby, Nottingham



The Linby area is a substantially higher value location with the average property price at £311,533 according to Zoopla.

### Area guide for Linby, Nottingham

#### Property value data/graphs for Linby, Nottingham

Property type	Avg. current value	Avg. £ per sq ft.	Avg. # beds	Avg. £ paid (last 12m)
Detached	£339,285	£243	4.0	£386,600
Semi-detached	£244,642	-	3.8	-
Terraced	£167,445	-	-	-
Flats	£132,942	-	2.0	£292,500

Linby property averages are not broken down to the same degree but provide a detached house price value at £243 psft. Average paid for detached houses and flats are markedly higher but this may be anomalous due to the smaller sample size skew for a small number of larger properties being sold.

The following table shows the current asking prices in the closest areas to the site, being Linby, Hucknall and the postcode area itself. These are set out below:



## Current asking prices in NG15

Average: **£296,955**

Property type	1 bed	2 beds	3 beds	4 beds	5 beds
Houses	<b>£115,000</b> (1)	<b>£168,053</b> (18)	<b>£210,910</b> (56)	<b>£354,054</b> (45)	<b>£428,073</b> (13)
Flats	-	<b>£119,000</b> (5)	-	-	-
All	<b>£115,000</b> (1)	<b>£157,389</b> (23)	<b>£210,910</b> (56)	<b>£354,054</b> (45)	<b>£428,073</b> (13)

The NG15 postcode has average bed sizes values ranging from £115,000 for a flat to £428,073 for a 5 bed property. The predominant properties given the sample sizes are in the 3 and 4 bed categories.

## Current asking prices in Hucknall

Average: **£228,676**

Property type	1 bed	2 beds	3 beds	4 beds	5 beds
Houses	<b>£115,000</b> (1)	<b>£182,353</b> (17)	<b>£201,736</b> (53)	<b>£281,706</b> (29)	<b>£340,142</b> (7)
Flats	<b>£150,000</b> (1)	<b>£117,500</b> (2)	-	-	-
All	<b>£132,500</b> (2)	<b>£175,526</b> (19)	<b>£201,736</b> (53)	<b>£281,706</b> (29)	<b>£340,142</b> (7)

The Hucknall area has average be sizes values ranging from £115,000 for a flat to £340,142 for a 5 bed property. The predominant properties given the sample sizes are again in the 3 and 4 bed categories.

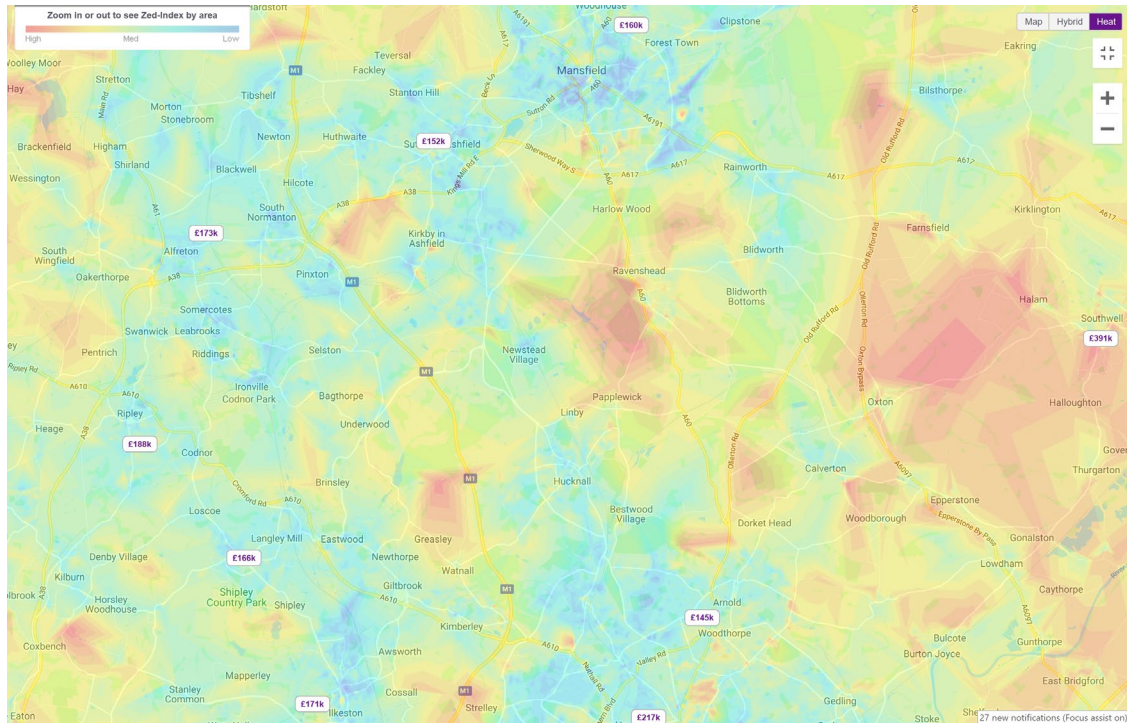
The equivalent table to those above contain only x2no. 4 bed properties at £340,000 given the small sample sets.

A further detail to add to the marketing review is to consider the heat maps for the area.

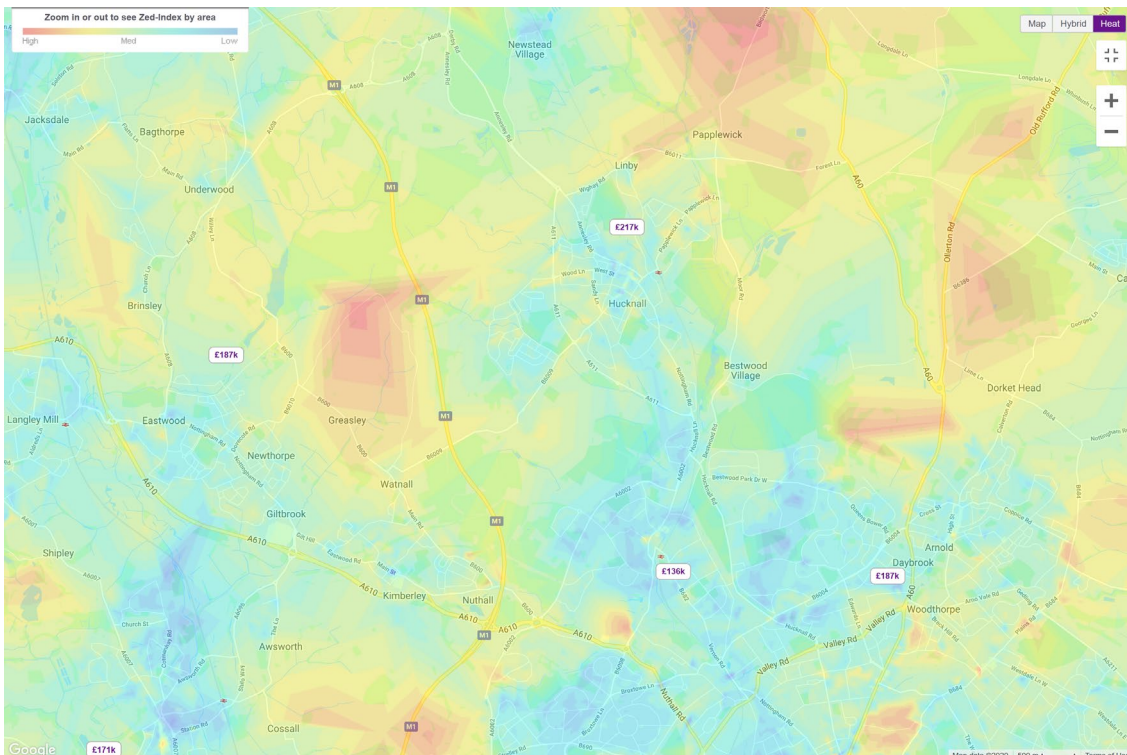
The Zoopla heatmaps below show the wider area. The heat map works to show the higher values in an area as a hotter yellow to orange to red. Weaker and lower value markets are show as blue to purple colours.

## Land at Top Wighay Farm, Nottinghamshire

The first heat map shows the site in the context of Hucknall. The better market conditions are located to the north east of the site from Linby to Papplewick.



The second map below shows the site in a fringe warmer location but sandwiched between the cooler Newstead Village and Hucknall areas.



### 3.1 SALES COMPARABLES ANALYSIS

Initial observation of the Top Wighay site in relation to competitive and comparative sites are:

- units are considerably smaller than competitive sites
- Proportion of 2.5 storeys likely higher
- Higher percentage of flats

#### COMPARABLES SITES

<b>Bellway - Sherwood Gate NG15 8JT</b>									
Type	Size	Style	Sqft	£	£/psft				
Worcester	4 Bed	semi	1122	£255,000	£227.27				
Willesly	4 Bed	det	1212	£302,500	£249.59				
Lowesby	4 Bed	det	1272	£327,500	£257.47				
Gelsmoor	4 Bed	det	1385	£339,000	£244.77				
Weston	4 Bed	det	1393	£347,500	£249.46	<b>Average</b>	<b>Size</b>	<b>Unit £</b>	<b>£/psft</b>
Laughton	4 Bed	det	1491	£365,000	£244.80	<b>4 Bed</b>	<b>1312.5</b>	<b>£322,750</b>	<b>£246</b>
Welford	5 Bed	det	1799	£425,000	£236.24	<b>5 Bed</b>	<b>1799</b>	<b>£425,000</b>	<b>£236.24</b>
Lichfield	3 Bed	det							
Hemington	3 Bed	det	781		£0.00				
Somerby	3 Bed	semi	768		£0.00				
Somerby	3 Bed	det	768		£0.00				
Hemington	3 Bed	semi	781		£0.00				
Somerby	3 Bed	terrace	768		£0.00				
Lichfield	3 Bed	semi							
Dalby	4 Bed	det	1067		£0.00				
Bosworth	5 Bed	det							
Cadeby	5 bed	det							
<b>Persimmon - Hawkes Place NG15 6EU</b>									
Type	Size	Style	Sqft	£	£/psft				
Hatfield	3 Bed	det	969	£219,995	£227.03	<b>Average</b>	<b>Size</b>	<b>Unit £</b>	<b>£/psft</b>
Moseley	3 Bed	terrace	739	£164,995	£223.27	<b>3 Bed</b>	<b>854</b>	<b>£192,495</b>	<b>£225</b>
Kendal	4 Bed	det	1190	£249,995	£210.08	<b>4 Bed</b>	<b>1207.25</b>	<b>£255,496</b>	<b>£212</b>
Longthorpe	4 Bed	det	1153	£248,000	£215.09				
Longthorpe	4 Bed	det	1153	£247,995	£215.09				
Warwick	4 Bed	det	1333	£275,995	£207.05				
<b>Harron Homes - Sandlands Park 2 NG15 6WQ</b>									
Type	Size	Style	Sqft	£	£/psft				
Settle	4 Bed	det		£329,995		<b>Average</b>	<b>Size</b>	<b>Unit £</b>	<b>£/psft</b>
Buxton	4 Bed	det		£299,995		<b>4 Bed</b>		<b>£314,995</b>	
Dunstanburgh	5 Bed	det		£434,995		<b>5 Bed</b>	<b>0</b>	<b>£434,995</b>	

Land at Top Wighay Farm, Nottinghamshire

<b>Barratt Homes - Berry Hill NG18 4TQ</b>									
<b>Type</b>	<b>Size</b>	<b>Style</b>	<b>Sqft</b>	<b>£</b>	<b>£/psft</b>	<b>Average</b>	<b>Size</b>	<b>Unit £</b>	<b>£/psft</b>
Kenley	2 Bed	semi		£154,995		<b>2 Bed</b>	<b>0</b>	<b>£154,995</b>	
Kingsley	4 Bed	det	1079	£262,995	£243.74	<b>4 Bed</b>	<b>1197.5</b>	<b>£289,495</b>	<b>£242</b>
Radleigh	4 Bed	det	1316	£315,995	£240.12				
<b>Bellway Homes - Berry Hill NG18 4TQ</b>									
<b>Type</b>	<b>Size</b>	<b>Style</b>	<b>Sqft</b>	<b>£</b>	<b>£/psft</b>				
Somerby	3 Bed	semi	768	£187,500	£244.14				
Lichfield	3 Bed	det		£215,000		<b>Average</b>	<b>Size</b>	<b>Unit £</b>	<b>£/psft</b>
Worcester	4 Bed	semi	1122	£228,500	£203.65	<b>3 Bed</b>	<b>768</b>	<b>£187,500</b>	<b>£244.14</b>
Dalby	4 Bed	det	1385	£257,500	£185.92	<b>4 Bed</b>	<b>1312.5</b>	<b>£285,417</b>	<b>£217</b>
Lowesby	4 Bed	det	1272	£282,500	£222.09				
Willesley	4 Bed	det	1212	£282,500	£233.09				
Weston	4 Bed	det	1393	£319,000	£229.00				
Laughton	4 Bed	det	1491	£342,500	£229.71				
Clarendon	3 Bed	det							
<b>David Wilson Homes - Berry Hill NG18 4TQ</b>									
<b>Type</b>	<b>Size</b>	<b>Style</b>	<b>Sqft</b>	<b>£</b>	<b>£/psft</b>				
Ingleby	4 Bed	det		£257,000		<b>Average</b>	<b>Size</b>	<b>Unit £</b>	<b>£/psft</b>
Bradgate	4 Bed	det	1417	£338,995	£239.23	<b>4 Bed</b>	<b>1417</b>	<b>£297,998</b>	<b>£239</b>
<b>Avant Homes - Berry Hill NG18 4TQ</b>									
<b>Type</b>	<b>Size</b>	<b>Style</b>	<b>Sqft</b>	<b>£</b>	<b>£/psft</b>	<b>Average</b>	<b>Size</b>	<b>Unit £</b>	<b>£/psft</b>
Coleford	2 Bed	semi	691	£179,995	£260.48	<b>2 Bed</b>	<b>691</b>	<b>£179,995</b>	<b>£260.48</b>
Dalton	3 Bed	det		£249,995		<b>3 Bed</b>	<b>0</b>	<b>£249,995</b>	
Oldbury	4 Bed	semi	1230	£314,995	£256.09	<b>4 Bed</b>	<b>1330.5</b>	<b>£323,995</b>	<b>£244</b>
Rosebury	4 Bed	det	1431	£332,995	£232.70	<b>5 Bed</b>	<b>1949</b>	<b>£424,995</b>	<b>£218.06</b>
Kirkham	5 Bed	det	1949	£424,995	£218.06				
<b>Langridge Homes - The Green NG16 2UF</b>									
<b>Type</b>	<b>Size</b>	<b>Style</b>	<b>Sqft</b>	<b>£</b>	<b>£/psft</b>	<b>Average</b>	<b>Size</b>	<b>Unit £</b>	<b>£/psft</b>
Chesterton	4 Bed	det		£285,000	#DIV/0!	<b>4 Bed</b>		<b>£285,000</b>	
Carlisle	4 Bed	det		£285,000	#DIV/0!				

## SUMMARY OF AVERAGE PRICING:

**Bellway - Sherwood Gate NG15**

Average	Size	Unit £	£/psft
4 Bed	1312.5	£322,750	£246
5 Bed	1799	£425,000	£236.24

**Persimmon - Hawkes Place NG15 6EU**

Average	Size	Unit £	£/psft
3 Bed	854	£192,495	£225
4 Bed	1207.25	£255,496	£212

**Harron Homes - Sandlands Park 2 NG15 6WQ**

Average	Size	Unit £	£/psft
4 Bed		£314,995	
5 Bed	0	£434,995	

**Barratt Homes - Berry Hill NG18 4TQ**

Average	Size	Unit £	£/psft
2 Bed	0	£154,995	
4 Bed	1197.5	£289,495	£242

**Barratt Homes - Berry Hill NG18 4TQ**

Average	Size	Unit £	£/psft
3 Bed	768	£187,500	£244.14
4 Bed	1312.5	£285,417	£217

**David Wilson Homes - Berry Hill NG18 4TQ**

Average	Size	Unit £	£/psft
4 Bed	1417	£297,998	£239

**Avant Homes - Berry Hill NG18 4TQ**

Average	Size	Unit £	£/psft
2 Bed	691	£179,995	£260.48
3 Bed	0	£249,995	
4 Bed	1330.5	£323,995	£244
5 Bed	1949	£424,995	£218.06

**Langridge Homes - The Green NG16 2UF**

<i>Average</i>	<i>Size</i>	<i>Unit £</i>	<i>£/psft</i>
<b>4 Bed</b>		<b>£285,000</b>	

The following site has also been reviewed due to its proximity to the Application site which makes the site relevant to the comps analysis.

<b>Oakdale Homes - Poets Close NG15 6WF</b>			
<b>£</b>	<b>sqm</b>	<b>Sqft</b>	<b>£/psft</b>
£229,800	95	1022.6	£224.73
£210,000	111	1194.8	£175.76
£315,000	163	1754.5	£179.54
£205,000	111	1194.8	£171.58
£223,000	104	1119.4	£199.21
£205,000	111	1194.8	£171.58
£210,000	104	1119.4	£187.59
£205,000	111	1194.8	£171.58
£205,000	107	1151.7	£177.99
£200,000	107	1151.7	£173.65
£200,000	107	1151.7	£173.65
£235,000	133	1431.6	£164.15
£205,000	98	1054.9	£194.34
£196,000	98	1054.9	£185.81
£229,950	134	1442.4	£159.43
£195,000	107	1151.7	£169.31
£200,000	107	1151.7	£173.65
£200,000	106	1141.0	£175.29
£165,000	90	968.8	£170.32
£195,000	107	1151.7	£169.31
£205,000	107	1151.7	£177.99
<b>£211,131</b>		<b>1188.1</b>	<b>£178.40</b>

The Berry Hill sites could be considered higher value sites in comparison to the Top Wighay Farm site. Those values range between £154,995 to £179,995 for the 2 beds, £187,500 to £249,995 for the 3 beds and £285,417 to £323,995 for the 4 beds. The 5 beds are substantially larger units than those proposed at this site but are c£424,995.

The proposed pricing is averaged due to the generalised unit mix but noting the smaller average unit size and likely high proportion of 2.5 storey units the proposed pricing is as follows based on an average of £240 psft:



Units	Price
1 Bed	£122,400
2 Bed	£201,600
3 Bed	£217,200
4 Bed	£264,000
5 Bed	£311,640

The above pricing reflects the higher values in the comparables sites at Berry Hill and exceeds Persimmon and Barratt values (is reasonable in comparison) and also recognises the premium over Poets Corner price per sqft.

### 3.2 HOUSING SCHEDULE

The site is an outline planning application, so no detailed unit mix has been concluded at this stage. An indicative unit mix has been put together to determine an average for the accommodation schedule, price and to derive a GDV based on the density assumptions in the supporting masterplan. The density analysis for the masterplan demonstrates the likely smaller unit sizes in comparison to competing and comparable sites for the market values section.

Parcel	Net acres	Sqft/acre	sqft	Tot sqft	Units	DPH	USE
R1	5.453	16000	890	87248.0	98.0	44.4	98
R2	5.215	15500	1040	80833.2	77.7	36.8	78
R3	1.718	17000	850	29211.7	34.4	49.4	34
R4	2.460	17000	860	41822.2	48.6	48.8	49
R5	0.833	16000	890	13333.5	15.0	44.4	15
R6	7.041	16000	890	112653.9	126.6	44.4	127
R7	2.547	17000	840	43298.7	51.5	50.0	52
R8	2.162	15000	1200	32430.0	27.0	30.9	27
R9	2.955	17000	850	50242.5	59.1	49.4	59
R10	2.723	16000	880	43568.7	49.5	44.9	50
R11	6.429	15750	1030	101261.4	98.3	37.8	98
R12	4.888	15750	1025	76988.1	75.1	38.0	75
LC	1.643	18000	680	29577.9	43.5	65.4	43
46.069				742470	804*		805
						Total	742500
						Average	922

\*Units rounded to 805

The above table provides the translation of masterplan density assumptions to an indicative unit mix. This provides output equivalent to 805 units at an average of 922 sqft. The working assumption therefore would be that the average unit mix is likely to contain a higher proportion of 1 bed and 2 beds units than neighbouring commercial schemes.

This is further assumed to be broken down on the following basis for the policy compliant scheme:

					All	OM	OM sqft	AH	AH sqft
Bed Type	Breakdown	Units	Sizes	Sqft	100%	70%		30%	
1B	8%	64	510	32640	64	44	22440	20	10200
2B	30%	242	840	203280	242	169	141960	73	61320
3B	37%	298	905	269690	298	209	189145	89	80545
4B	23%	185	1100	203500	185	130	143000	55	60500
5B	2%	16	1298	20776	16	11	14283	5	6492
	100%	805		<b>729886</b>	<b>805</b>	<b>563</b>	<b>510828</b>	<b>242</b>	<b>219057</b>

There is likely to be some marginal differences due to rounding however the purpose of the exercise is to demonstrate a logical representation of potential unit breakdown rather than predict the actual unit breakdown. The average unit size when broken down to unit mix alters the unit size per sqft marginally downwards to 907 sqft.

The appraisals are constructed on the basis of a total sqft of development of c730,000 sqft for the policy compliant scheme.

The submitted appraisals as part of this viability assessment are constructed using Argus Developer v.8.10.

### 3.3 SUMMARY

The accommodation schedule is an indicative unit mix to derive a basis for calculating the GDV and for a comparative basis for the sales value analysis.

The assumed values exceed the Persimmon and Barratts schemes but equally the location is not as high value as Berry Hill so should not be expected to equate to the average pricing across all units.



## 4.0 APPRAISAL ASSUMPTIONS

### 4.1 FORMAT OF MODEL ADOPTED

The Appraisal has been modelled using Argus Developer v8.10.4 adopting estimate costs from engineering studies commissioned and supplemented with NPPF compliant standard assumptions.

The model is a residual valuation with a fixed profit basis and residual land calculation (RLV). The viability measure is the RLV equating to or exceeding the Benchmark Land Value (BLV) as per NPPF requirements.

### 4.2 BENCHMARK LAND VALUE

The Benchmark Land Value for a scheme of this size and being an edge of centre extension would usually equate to £247,100 per hectare (or £100,000 per acre), this being a consistent assumption for strategic land for residential development.

The site being 36.01 hectares or (89.03 acres) equates to a BLV of £8,903,000.

The viability review is being undertaken in accordance with the former Section 173 of the National Planning Policy Framework and also in accordance with the NPPF 2018 and the further 2019 updates to discount reliance on price paid. This test requires that landowners should receive a reasonable minimum return for disposal of land coming forward for such developments and that the cost associated with infrastructure should not be so detrimental to land value that landowners should be forced to bring forward land below a minimum reasonable market return with a view on maintaining policy compliance.

Price is to be based on the Existing Use Value (EUV) plus a premium to incentives for disposal. Strategic land would usually be based on an agricultural land value base and a factor of 10-20 applied to it. It is more usual to see this rounded to a £100,000 per gross acre basis which includes the premium on EUV.

Land value is residualised in this assessment and the viability analysis shows that when fixing profit a viability issue exists, due to the costs associated with opening up and delivering the site in combination with high S106/CIL obligations.

It is important to remember why viability was introduced into the planning system which was to ensure that land which wouldn't otherwise come forward for development can be enabled to do so, i.e. to prevent the social contributions of a site reducing the residual land value to such a level that is below that which an owner is not incentivised to bring it forward for development.

### 4.3 HOUSING MIX AND SALES VALUES

This is set out in detail in section 3 of this report. In summary the policy compliant scheme is set out below:

- 805 units
- 563 Open Market units at £240 psft

- 242 Affordable Housing units at 50% of OMV at £120 psft
- Open Market Housing GDV £122,721,120
- Affordable Housing GDV £26,357,520
- Total development area in the Argus model is c730,984 sqft
- Open Market Housing area 511,338 sqft
- Affordable Housing area 219,646 sqft

#### 4.4 AFFORDABLE HOUSING

##### UNIT MIX – POLICY COMPLIANT SCHEME

The affordable housing tenure mix is assumed at a ratio as per the table below. The rate is based on the policy compliant affordable housing scheme requiring 30% affordable units and these units are broken down as per Council policy on the following ratio.

Rented ratio	Shared Ownership
70%	30%

#### 4.5 BUILD COSTS

The BCIS (Building Cost Information Service) is a standard baseline to use when undertaking viability assessments. When conducting viability assessments, the only industry standard benchmark available is the BCIS build cost.

The BCIS build cost median rate for 'Estate Housing Generally' new build (rebased to Mansfield current day based on 5 year rate) equates to £1,192psm (£110.9 psf) as of May 2020.

It is our experience that housing developments of this size in a standard housing layout ( i.e. lower densities than those proposed) do not enjoy economies of scale associated with below median build costs.

It is not guaranteed that the site is disposed to a volume builder and it is possible that through the Homes England disposal process some of the site may be disposed to an SME builder(s).

BCIS provides the average cost based on samples submitted to the RICS team. The 5 year rate is adopted based on RICS guidance reflecting more up to date costs than the default rate and taking into account Part L costs more accurately.

Any reduction in BCIS costs is not considered to be realistic in the current market where build cost inflation has outstripped house price inflation significantly.

BCIS costs include for contractor overheads and profits. BCIS costs do not include external garages costs or plot externals.

With regard to garages costs WLSL has assumed costs of £6,500 for single garages and £12,500 for double garages.

These have been set out in the viability appraisals on the basis of a single garage of 200 sqft and a double garage of 400 sqft in order to ensure that CIL costs are applied accordingly.

The garages costs equate to 55600 sqft based on 26% of the units having a garage on the following basis:

- 40% of OM 3 bed units are garaged and 100% of these are single garages
- 50% of OM 4 bed units are garaged and these are split to 80:20 single:double ratio
- 70% of OM 5 bed units are garaged and these are split 25:75 single:double ratio

Due to the density restrictions the variant affordable housing models have all assumed the below garage quantum.

		All		OM				
OM UNITS		100%		70%				
Garages	207	1B	64	45	Garages	£6,500	£12,500	
Single	£881,400	2B	242	169		single	double	
Double	£234,688	3B	298	209		40%	100%	
Total	£1,116,088	4B	185	130		50%	80%	20%
		5B	16	11		70%	25%	75%
Garaged	26%		805	564		136	71	
						singles	doubles	
sqft		total sqft						
single	200	27200						
double	400	28400						
		55,600						

#### 4.6 EXTERNALS COSTS

With regard to Externals costs an allowance of 14% has been applied to account for such works which is considered appropriate for the site location and setting.

#### 4.7 INFRASTRUCTURE/ABNORMAL COSTS

Infrastructure costs have been assessed based on third party advisory reports for the site.

The following table sets out in detail the infrastructure and abnormal costs over above unit costs and externals which are individually itemised.

To confirm none of the costs set out below are contained in the externals budget or housebuilding budget.

Infrastructure/Abnormals	Cost	Per Unit £
Off-site highway works	£9,604,244	£11,931
ARC internal loop road	£4,373,497	£5,434
Drainage	£2,116,007	£2,628
Utility costs	£1,206,866	£1,499
Utility Gas mains	£5,847,207	£7,263
<b>Total</b>	<b>£23,147,821</b>	<b>£28,755</b>

The above table highlights the infrastructure burden affecting this site prior to additional costs associated with S106 and CIL.

These third party assessments underpinning the costs assumptions can be made available for further scrutiny should they be required.

#### 4.8 SECTION 106 CONTRIBUTIONS AND CIL PAYMENTS

In terms of S106 costs these are assumed at £7,852,223.

S106		
	£5,000,000	Education
	£443,850	Health
	£750,000	Highways/Bus
	£150,000	Toucan Crossing
	£200,000	Griffen Head
	£150,000	Cycleways
	£28,373	Libraries
	£1,000,000	Natural
	£30,000	Travel Plan
	£100,000	Monitoring
6%	£471,133	Indexation
	<b>£7,852,223</b>	

The S106 equates to £9,755 per unit.

#### CIL

Residential floorspace	730,983 sqft
Garages floorspace	55,600 sqft
<b>Total</b>	<b>786,601 sqft</b>

Based on a rate of £9.10 psft the CIL charge is estimated at £5,159,136, a further £219,184 is assumed for the Local Centre CIL charge. Together CIL amounts to **£5,378,320**.

The CIL equates to **£6,681 per unit**.

The combination of S106 and CIL amounts to **£13,230,543 or £16,435 per unit**. This would be considered a high cost per unit.

#### 4.9 CONTINGENCY

A 3.5% contingency has been applied to costs. Contingency is applied to all house building costs to include externals and garages but has not been applied to fees.

#### 4.10 PROFESSIONAL FEES

Fees of 8% have been applied to construction related costs.

#### 4.11 MARKETING AND DISPOSAL FEES

Open Market Housing Agent's fees have been applied at 1.5%. The marketing budget is 1%. OM Legal fees have been applied at 0.5%.

Affordable Housing agent fees have been applied at £500.00 per unit and Affordable housing legal fees have been applied at £250.00 per unit.

#### 4.12 FINANCE RATE

A finance rate of 6.5% has been adopted.

#### 4.13 PROFIT

It is usual to adopt the market approach of a gross profit of 20% of GDV applied to Open Market units, and 6% of GDV applied to Affordable Housing units to provide a blended rate. The policy compliant appraisal has a blended profit of 16.59%. Profit is set in the Argus modelled as above. The merged appraisal report blends profit as a percentage of total revenue which includes the commercial income. There is no profit set against the commercial income though it is usual to attach additional return to this.

#### 4.14 COMMERCIAL MARKET ASSUMPTIONS

The masterplan also enables a Local Centre and employment land. The Applicant does not intend to treat these as an investment asset but sell the land. As such the employment land has been assessed at c16 acres and has been appraised on the basis of a land receipt of £275,000 per acre equating to a sales value input of £4,400,000.

The Local Centre is acknowledged as a component in the masterplan but also that it has no strong commercial frontage. Nevertheless the Local Centre assumption is a sales receipt of £500,000.

The Commercial Revenue equates to £4,900,000.

#### 4.15 GRANT FUNDING ASSUMPTIONS

The Council Partnership are in receipt of successful grant funding from the LEP and Homes England.

The LEP Grant is £3,000,000 and the Homes England Grant is £5,800,000. These grant monies are to be directly used to offset the infrastructure costs. The grants have been appraised in full as have the infrastructure costs so that the full affect of both are modelled accordingly.

NCC have in fact pledged a further £1.5m of direct funding to the scheme. This is, in effect a further cost to the appraisal, and not a revenue line. It has been removed from the appraisal at present but under independent assessment of this viability report, the additional £1.5m NCC costs should also be considered. Further details can be provided, if appropriate.

#### 4.15 SUMMARY OF ASSUMPTIONS

Appraisal Item	Assumption
Gross Land Area	36.01 hectares or (89 acres)
Land Value	Target £8,900,000 Residual approach adopted
OM Sales Revenue	Average £240 psft
Affordable Revenue	£120 psft (50% of OMV)
Commercial Revenue	Local Centre £500,000 Commercial land sales £4,400,000
Build Cost psft BCIS 5 year Estate Housing General Median rate rebased to Mansfield	£101.90 psft
Externals costs	15%
Infrastructure & Abnormals	£23,147,821 (£28,755 per unit)
Professional fees	8%
Contingency	3.5%
Marketing and Disposal	OM Agent 1.5% OM Marketing Budget 1% OM Legal 0.5% AH Agent £500 per unit AH Legal £250 per unit
Finance	6.5%
Section 106	£7,852,223 9.10psft

Land at Top Wighay Farm, Nottinghamshire

CIL	£5,378,320 Combined £13,230,543/£16,435 per unit
Profit for viability test based on 20% OM and 6% AH	16.59%

## 5.0 APPRAISAL ANALYSIS

### 5.1 POLICY COMPLIANT

The baseline appraisal is based on a wholly planning compliant scheme, i.e. full Affordable Housing contribution of 30%, with section 106 package and CIL based on OM space created. The result is as follows:

Appraisal	Policy Compliant
Affordable Housing	30%
Target Land Value	£8,903,000 plus fees and stamp duty
Profit on GDV (Blended)	16.59%
S106/CIL	£13,230,543
Residual Land Value	-£4,163,655 plus fees and stamp duty
Difference to Target BLV	-£13,066,655

With a policy compliant level of Affordable Housing of 30%, the S106/CIL package and updated costs are applied the residual element in this viability appraisal is the land value.

The land residualises at a negative sum of -£4,163,655 which is -£13,066,655 below the benchmark target which demonstrates the costs of this development result in the scheme being deemed unviable.

**The Policy Compliant approach is not viable.**

Sensitivity scenarios have been undertaken to measure the impact on viability at differing levels of affordable housing. The table below outlines the proposed alternative viable scheme that equates to a land value, which although below landowner expectations, may be acceptable representing a balance of risk and viability within the scheme to all parties.



## 5.2 ALTERNATIVE SCENARIOS

In addition to the above:

1. **15% Affordable Housing:** The following alternative Development Appraisal has been undertaken to determine the threshold at which the scheme can be considered viable:
2. **0% Affordable Housing:** Can the scheme afford any affordable Housing?

## 5.3 APPRAISAL RESULTS

Reducing the affordable housing had the following impacts in comparison to the baseline policy compliant scheme.

Option	Profit Rate	Target Land	Residual Land	Against Target
<b>Policy:</b> 30% Affordable Housing	16.59%	£8.903m	£4,163,655	£13,066,655
<b>1</b> 15% Affordable Housing AH 121 Units	17.71%	£8.903m	£1,636,158	£7,266,842
<b>2</b> 0% Affordable Housing	20%*	£8.903m	£7,435,222	£1,467,778

\* blends to 18.62% in Argus due to commercial land sales

The above table shows the residual output of the 15% AH model to be significantly more viable returning a positive land value of £1,636,158 but this equates to just £18,377 per acre, some £81,600 per acre below viability target per acre.

The second model set at 0% affordable housing seeks to identify whether any affordable housing can be delivered on site and achieve the viability target.

The 0%AH model is again significantly more viable, however, does not raise land value sufficiently to achieve the BLV target of £100,000 per acre. Technically this is also unviable unless the Applicant elects to compromise on this target.

## 5.4 THE ALTERNATIVE PROPOSED 10% AFFORDABLE HOUSING MODEL

On the basis that NCC are fully aware that support for the revised scheme would be impacted upon due to the drop in affordable housing WLSL modelled the impact of an additional model to increase the affordable housing offer to 10%.

The S106 proposed remains the same as per the policy compliant model assumptions at £7,852,223.

The CIL rate adjusts to reflect the 90% Open Market housing space and is calculated at £6,498,060 plus the Local Centre CIL at £219,184.

The total S106 and CIL package is £14,569,467 which equates to £18,098 per unit which would be considered very high.

Option	Profit Rate	Target Land	Residual Land	Against Target
<b>Offer: 10% Affordable Housing</b>	18.04%	£8.903m	<b>£3,601,125</b>	<b>-£5,301,875</b>

## 5.5 APPRAISAL OUTCOME AND OFFER

It is recognised that the 10% affordable housing model does not meet the target land value. The residual value equates to just £40,448 per acre.

NCC are conscious that, as a responsible body the mitigation of the scheme is maintained and a contribution to Affordable Housing is made albeit both the Applicant and the LPA are in a compromise position to achieve the offer consent.

## SUMMARY

In the interest of maximising planning output the Applicant is willing to submit on the basis of a 10% affordable housing package as appraised and provide the compliant S106 and CIL packages.

## 6.0 SUMMARY CONCLUSIONS

To conclude, it is clear that the viability of the development is suffering due to the combination of Infrastructure, S106 and CIL in combination with the sales values expectations for the local area, whilst still aiming to meet the tests of the NPPF to achieve reasonable returns for the County Council as land owner, and the for Gedling Borough Council as Planning Authority in terms of S106 mitigation.

### Specific summary points are as follows:

- Sales values adopted are based on comparables and are in excess of local Zoopla report values, given the density expectations which results in a greater quantum of flats, 2.5 storey houses and smaller units generally in terms of average unit sizes.
- It is not guaranteed that a volume builder will purchase the site and the Homes England process may favour an SME builder who do not enjoy the benefits of economies of scale that larger developers can take advantage of.
- The Applicant has taken the view on build costs and has submitted a scheme based on a the RICS Median BCIS build cost to reflect the above expectation.
- The Benchmark Land Value (BLV) is based on £100,000 per gross acre, a value consistently adopted for strategic residential land sales in viability assessments and reflects the majority of Local Plan CIL test land values for strategic Residential land.
- Profit rates adopted are at benchmark levels and within the NPPF range of 15-20%. The high level of infrastructure costs does have an impact on cashflow and risk and taking the NPPF policy into account the higher risk reflects the 20% OM GDV profit assumption made.
- No profit is currently attached to the creation of serviced commercial plots.
- Fees and rates are within the benchmark viability assumptions ranges.
- Contingency has been adopted and applied at the low level of 3.5%.
- The scheme is in receipt of grant funding and this has been reflected in the modelling.
- NCC are exposed to a further £1.5m of costs which is not reflected in the model but will need to be taken into account should there be a variation to the AH offer imposed.

In terms of the methodology, the Policy Compliant scheme has been tested and has shown not to meet the viability test .

### To conclude the findings are as follows:

- A 30% policy compliant scheme is not viable.
- The combined burden of costs have impacted on viability.
- The proposed level of affordable housing offered is 10% and at that level a benchmark land value is not met but it is considered to reflect a compromise to achieve a fair and reasonable balance between Planning, land cost and developer profit.

## 7.0 DISCLAIMER AND CONFIDENTIALTY

### DISCLAIMER

The contents of this summary report do not constitute a valuation, in accordance with the RICS Valuation - Professional Standards (the 'Red Book') and should not be relied upon as such. This report is addressed to Nottinghamshire County Council and ARC Partnership and its contents should not be reproduced in part or in full without our prior consent of the Nottinghamshire County Council and ARC Partnership.

### CONFIDENTIALITY

This report is provided to Nottinghamshire County Council and ARC Partnership and Gedling Borough Council on a confidential basis for the purpose of setting out the viability assessment. We request that the report not be disclosed to any third parties under the Freedom of Information Act (Sections 41 and 43 (2)) unless authorised as negotiations are ongoing with the landowners and disclosure may prejudice those ongoing negotiations.

## 8.0 APPENDICES

### Appendix 1 – Development Appraisals

30% Affordable Housing

15% Affordable Housing

0% Affordable Housing

10% Affordable Housing Offer

### Appendix 2 – BCIS

Top Wighay Farm 30% AH  
Profit 20%OM 6%AH / AHpsft @50% /  
Residual Land -£4,163,655 / -£46,766 per acre

**APPRAISAL SUMMARY****WHITE LAND STRATEGIES LTD**

Top Wighay Farm 30% AH  
 Profit 20%OM 6%AH / AHpsft @50% /  
 Residual Land -£4,163,655 / -£46,766 per acre

**Appraisal Summary for Merged Phases 1 2 3**

Currency in £

**REVENUE**

Sales Valuation	Units	ft²	Sales Rate ft²	Unit Price	Gross Sales
OM Residential	563	511,338	240.00	217,977	122,721,120
AH Residential	242	219,646	120.00	108,915	26,357,520
Homes England Grant	1	0	0.00	5,800,000	5,800,000
LEP Funding	1	0	0.00	3,000,000	3,000,000
Commercial Land Sales	16	16	275,000.00	275,000	4,400,000
Local Centre	<u>1</u>	<u>1</u>	500,000.00	500,000	<u>500,000</u>
<b>Totals</b>	<b>824</b>	<b>731,001</b>			<b>162,778,640</b>

**NET REALISATION**

**162,778,640**

**OUTLAY****ACQUISITION COSTS**

Residualised Price	13,247,216
Residualised Price (Negative land)	(17,410,870)
	(4,163,655)
Town Planning	90,000
	90,000

**CONSTRUCTION COSTS****Construction**

	ft²	Build Rate ft²	Cost
OM Residential	511,338	101.90	52,105,342
Garages	55,600	20.15	1,120,117
AH Residential	<u>219,646</u>	101.90	<u>22,381,927</u>
<b>Totals</b>	<b>786,601 ft²</b>		<b>75,607,387</b>

Contingency		3.50%	3,011,246	
ARC Internal Loop			4,374,497	
Off Site Highway Works			9,604,244	
Drainage			2,116,007	
Utility Costs			1,206,866	
Utility Gas Mains			5,847,207	
CIL	566,938 ft²	9.10	5,159,136	
Cil Local Centre			219,184	
S106 Education			5,000,000	
S106 Health			443,850	
S106 Bus/Highways			750,000	
S106 Toucan Crossing			150,000	
S106 Griffen Head			200,000	
S106 Cycleways			150,000	
S106 Libraries			28,373	
S106 Natural			1,000,000	
S106 Travel Plan			30,000	
S106 Monitoring			100,000	
S106 Indexation		6.00%	471,133	
				39,861,743

**Other Construction**

OM Externals	14.00%	7,294,748
AH Externals	14.00%	3,133,470
		10,428,218

**PROFESSIONAL FEES**

Prof Fees	8.00%	4,841,617
Professional Fees	8.00%	2,041,232

**APPRAISAL SUMMARY****WHITE LAND STRATEGIES LTD****Top Wighay Farm 30% AH****Profit 20%OM 6%AH / AHpsft @50% /****Residual Land -£4,163,655 / -£46,766 per acre**

6,882,848

**DISPOSAL FEES**

Sales Agent Fee		1.50%	1,840,817
Marketing Budget		1.00%	1,227,211
AH Sales fee	242 un	500.00 /un	121,000
Sales Legal Fee		0.50%	613,606
AH Sales Legal Fee	242 un	250.00 /un	60,500
			3,863,134

**FINANCE**

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)

Total Finance Cost 3,207,550

**TOTAL COSTS****135,777,226****PROFIT****27,001,414****Performance Measures**

Profit on Cost%	19.89%
Profit on GDV%	16.59%
Profit on NDV%	16.59%

IRR 24.95%

Profit Erosion (finance rate 6.500) 2 yrs 10 mths



Top Wighay Farm 15% AH  
Profit 20%OM 6%AH / AHpsft @50% /  
Residual Land £1,636,158 / £18,377 per acre

**APPRAISAL SUMMARY****WHITE LAND STRATEGIES LTD**

Top Wighay Farm 15% AH  
 Profit 20%OM 6%AH / AHpsft @50% /  
 Residual Land £1,636,158 / £18,377 per acre

**Appraisal Summary for Merged Phases 1 2 3**

Currency in £

**REVENUE**

Sales Valuation	Units	ft²	Sales Rate ft²	Unit Price	Gross Sales
OM Residential	684	621,235	240.00	217,977	149,096,352
AH Residential	121	109,823	120.00	108,915	13,178,760
Homes England Grant	1	0	0.00	5,800,000	5,800,000
LEP Funding	1	0	0.00	3,000,000	3,000,000
Commercial Land Sales	16	16	275,000.00	275,000	4,400,000
Local Centre	<u>1</u>	<u>1</u>	500,000.00	500,000	<u>500,000</u>
<b>Totals</b>	<b>824</b>	<b>731,075</b>			<b>175,975,112</b>

**NET REALISATION**

**175,975,112**

**OUTLAY****ACQUISITION COSTS**

Residualised Price	13,247,216
Residualised Price (Negative land)	(11,611,058)
	1,636,158
Town Planning	90,000
	90,000

**CONSTRUCTION COSTS**

Construction	ft²	Build Rate ft²	Cost
OM Residential	621,235	101.90	63,303,826
Garages	55,600	20.15	1,120,117
AH Residential	<u>109,823</u>	101.90	<u>11,190,964</u>
<b>Totals</b>	<b>786,675 ft²</b>		<b>75,614,907</b>
Contingency		3.50%	3,011,546
ARC Internal Loop			4,374,497
Off Site Highway Works			9,604,244
Drainage			2,116,007
Utility Costs			1,206,866
Utility Gas Mains			5,847,207
CIL	676,835 ft²	9.10	6,159,197
Cil Local Centre			219,184
S106 Education			5,000,000
S106 Health			443,850
S106 Bus/Highways			750,000
S106 Toucan Crossing			150,000
S106 Griffen Head			200,000
S106 Cycleways			150,000
S106 Libraries			28,373
S106 Natural			1,000,000
S106 Travel Plan			30,000
S106 Monitoring			100,000
S106 Indexation		6.00%	471,133
			116,477,011
<b>Other Construction</b>			
OM Externals		14.00%	8,862,536
AH Externals		14.00%	1,566,735
			10,429,271

**PROFESSIONAL FEES**

Prof Fees	8.00%	5,862,918
Professional Fees	8.00%	1,020,616
		6,883,534

**DISPOSAL FEES**

**APPRAISAL SUMMARY****WHITE LAND STRATEGIES LTD****Top Wighay Farm 15% AH****Profit 20%OM 6%AH / AHpsft @50% /****Residual Land £1,636,158 / £18,377 per acre**

Sales Agent Fee		1.50%	2,236,445
Marketing Budget		1.00%	1,490,964
AH Sales fee	121 un	500.00 /un	60,500
Sales Legal Fee		0.50%	745,482
AH Sales Legal Fee	121 un	250.00 /un	30,250
			4,563,641

**FINANCE**

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)

Total Finance Cost 4,725,227

**TOTAL COSTS****144,804,842****PROFIT****31,170,270****Performance Measures**

Profit on Cost%	21.53%
Profit on GDV%	17.71%
Profit on NDV%	17.71%

IRR 21.91%

Profit Erosion (finance rate 6.500) 3 yrs

Top Wighay Farm 0% AH  
Profit 20%OM 6%AH / AHpsft @50% /  
Residual Land £7,435,222 / £83,513 per acre

**APPRAISAL SUMMARY****WHITE LAND STRATEGIES LTD**

Top Wighay Farm 0% AH  
 Profit 20%OM 6%AH / AHpsft @50% /  
 Residual Land £7,435,222 / £83,513 per acre

**Appraisal Summary for Merged Phases 1 2 3**

Currency in £

**REVENUE**

Sales Valuation	Units	ft²	Sales Rate ft²	Unit Price	Gross Sales
OM Residential	805	731,132	240.00	217,977	175,471,584
Homes England Grant	1	0	0.00	5,800,000	5,800,000
LEP Funding	1	0	0.00	3,000,000	3,000,000
Commercial Land Sales	16	16	275,000.00	275,000	4,400,000
Local Centre	<u>1</u>	<u>1</u>	500,000.00	500,000	<u>500,000</u>
<b>Totals</b>	<b>824</b>	<b>731,149</b>			<b>189,171,584</b>

**NET REALISATION**

**189,171,584**

**OUTLAY****ACQUISITION COSTS**

Residualised Price	13,247,216
Residualised Price (Negative land)	(5,811,993)
	7,435,222
Town Planning	90,000
	90,000

**CONSTRUCTION COSTS**

Construction	ft²	Build Rate ft²	Cost
OM Residential	731,132	101.90	74,502,310
Garages	<u>55,600</u>	20.15	<u>1,120,117</u>
<b>Totals</b>	<b>786,749 ft²</b>		<b>75,622,427</b>
Contingency		3.50%	3,011,846
ARC Internal Loop			4,374,497
Off Site Highway Works			9,604,244
Drainage			2,116,007
Utility Costs			1,206,866
Utility Gas Mains			5,847,207
CIL	786,732 ft²	9.10	7,159,258
Cil Local Centre			219,184
S106 Education			5,000,000
S106 Health			443,850
S106 Bus/Highways			750,000
S106 Toucan Crossing			150,000
S106 Griffen Head			200,000
S106 Cycleways			150,000
S106 Libraries			28,373
S106 Natural			1,000,000
S106 Travel Plan			30,000
S106 Monitoring			100,000
S106 Indexation		6.00%	471,133
			117,484,892
<b>Other Construction</b>			
OM Externals		14.00%	10,430,323
			10,430,323

**PROFESSIONAL FEES**

Prof Fees	8.00%	6,884,220
		6,884,220

**DISPOSAL FEES**

Sales Agent Fee	1.50%	2,632,074
Marketing Budget	1.00%	1,754,716
Sales Legal Fee	0.50%	877,358
		5,264,148

**Top Wighay Farm 0% AH****Profit 20%OM 6%AH / AHpsft @50% /****Residual Land £7,435,222 / £83,513 per acre****FINANCE**

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)

Total Finance Cost

6,359,413

**TOTAL COSTS****153,948,218****PROFIT****35,223,366****Performance Measures**

Profit on Cost% 22.88%

Profit on GDV% 18.62%

Profit on NDV% 18.62%

IRR 20.20%

Profit Erosion (finance rate 6.500) 3 yrs 2 mths

Top Wighay Farm 10% AH  
Profit 20%OM 6%AH / AHpsft @50% /  
Residual Land £3,601,125 / £40,448 per acre

**APPRAISAL SUMMARY****WHITE LAND STRATEGIES LTD**

Top Wighay Farm 10% AH  
 Profit 20%OM 6%AH / AHpsft @50% /  
 Residual Land £3,601,125 / £40,448 per acre

**Appraisal Summary for Merged Phases 1 2 3**

Currency in £

**REVENUE**

Sales Valuation	Units	ft²	Sales Rate ft²	Unit Price	Gross Sales
OM Residential	725	658,473	240.00	217,977	158,033,414
AH Residential	80	72,610	120.00	108,915	8,713,230
Homes England Grant	1	0	0.00	5,800,000	5,800,000
LEP Funding	1	0	0.00	3,000,000	3,000,000
Commercial Land Sales	16	16	275,000.00	275,000	4,400,000
Local Centre	<u>1</u>	<u>1</u>	500,000.00	500,000	<u>500,000</u>
<b>Totals</b>	<b>824</b>	<b>731,100</b>			<b>180,446,644</b>

**NET REALISATION**

**180,446,644**

**OUTLAY****ACQUISITION COSTS**

Residualised Price	13,247,216
Residualised Price (Negative land)	(9,646,091)
	3,601,125
Town Planning	90,000
	90,000

**CONSTRUCTION COSTS**

Construction	ft²	Build Rate ft²	Cost
OM Residential	658,473	101.90	67,098,354
Garages	55,600	20.15	1,120,117
AH Residential	<u>72,610</u>	101.90	<u>7,398,984</u>
<b>Totals</b>	<b>786,700 ft²</b>		<b>75,617,455</b>
Contingency		3.50%	3,011,648
ARC Internal Loop			4,374,497
Off Site Highway Works			9,604,244
Drainage			2,116,007
Utility Costs			1,206,866
Utility Gas Mains			5,847,207
CIL	714,073 ft²	9.10	6,498,060
Cil Local Centre			219,184
S106 Education			5,000,000
S106 Health			443,850
S106 Bus/Highways			750,000
S106 Toucan Crossing			150,000
S106 Griffen Head			200,000
S106 Cycleways			150,000
S106 Libraries			28,373
S106 Natural			1,000,000
S106 Travel Plan			30,000
S106 Monitoring			100,000
S106 Indexation		6.00%	471,133
			116,818,525
<b>Other Construction</b>			
OM Externals		14.00%	9,393,770
AH Externals		14.00%	1,035,858
			10,429,627

**PROFESSIONAL FEES**

Prof Fees	8.00%	6,208,979
Professional Fees	8.00%	674,787
		6,883,767

**DISPOSAL FEES**



**APPRAISAL SUMMARY****WHITE LAND STRATEGIES LTD****Top Wighay Farm 10% AH****Profit 20%OM 6%AH / AHpsft @50% /****Residual Land £3,601,125 / £40,448 per acre**

Sales Agent Fee		1.50%	2,370,501
Marketing Budget		1.00%	1,580,334
AH Sales fee	80 un	500.00 /un	40,000
Sales Legal Fee		0.50%	790,167
AH Sales Legal Fee	80 un	250.00 /un	20,000
			4,801,002

**FINANCE**

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)

Total Finance Cost 5,274,890

**TOTAL COSTS****147,898,936****PROFIT****32,547,708****Performance Measures**

Profit on Cost%	22.01%
Profit on GDV%	18.04%
Profit on NDV%	18.04%

IRR 21.23%

Profit Erosion (finance rate 6.500) 3 yrs 1 mth

## £/m2 study

**Description:** Rate per m2 gross internal floor area for the building Cost including prelims.

**Last updated:** 09-May-2020 00:46

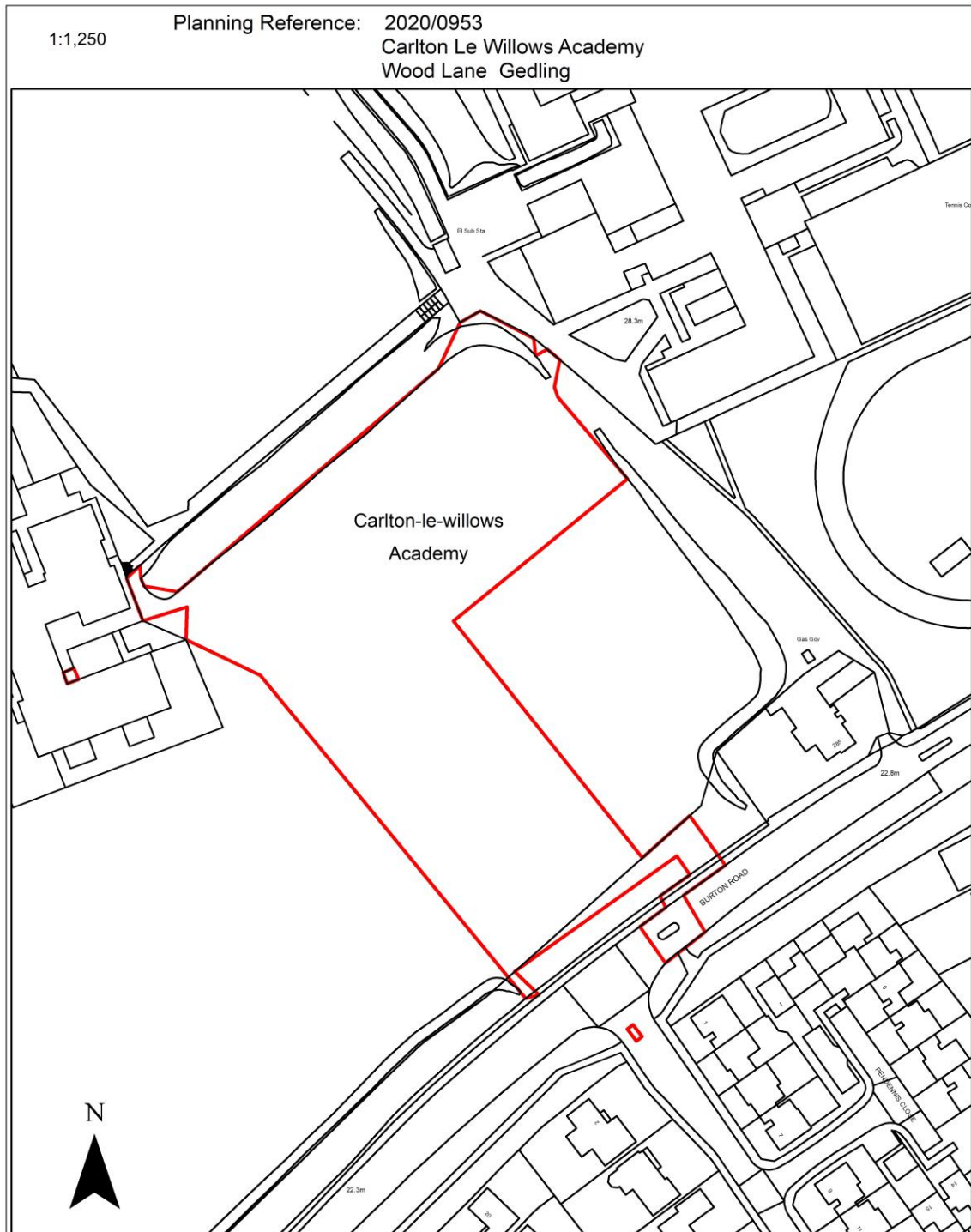
► Rebased to Mansfield ( 99; sample 14 )

**Maximum age of results:** 5 years

Building function (Maximum age of projects)	£/m² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
New build							
810.1 Estate housing							
Generally (5)	1,285	691	1,056	1,192	1,373	4,448	241
Single storey (5)	1,476	871	1,097	1,362	1,681	4,448	50
2-storey (5)	1,203	691	1,041	1,160	1,303	2,706	182
3-storey (5)	1,445	949	1,092	1,174	1,543	2,642	6
4-storey or above (5)	2,717	2,157	-	2,409	-	3,586	3
810.11 Estate housing detached (5)	2,551	1,654	2,064	2,181	2,409	4,448	5
810.12 Estate housing semi detached							
Generally (5)	1,236	766	1,051	1,196	1,393	2,238	67
Single storey (5)	1,342	1,002	1,065	1,279	1,537	2,238	20
2-storey (5)	1,196	766	1,050	1,172	1,329	1,895	46
3-storey (5)	949	-	-	-	-	-	1
810.13 Estate housing terraced							
Generally (5)	1,446	832	1,074	1,273	1,592	3,586	30
Single storey (5)	1,768	-	-	-	-	-	1
2-storey (5)	1,306	832	1,051	1,254	1,390	2,706	25
3-storey (5)	2,151	1,660	-	-	-	2,642	2
4-storey or above (5)	3,586	-	-	-	-	-	1
816. Flats (apartments)							
Generally (5)	1,467	835	1,211	1,357	1,648	5,216	238
1-2 storey (5)	1,466	1,048	1,223	1,368	1,715	2,366	58
3-5 storey (5)	1,423	835	1,185	1,335	1,600	3,170	155
6 storey or above (5)	1,746	1,092	1,311	1,574	1,817	5,216	25



## Planning Report for 2020/0953



**Report to Planning Committee**

<b>Application Number:</b>	<b>2020/0953</b>
<b>Location:</b>	<b>Carlton Le Willows Academy, Wood Lane Gedling</b>
<b>Proposal:</b>	<b>Two storey teaching block comprising 20 classrooms and associated accommodation, assembly hall, dining hall with kitchen; new access to Burton Road and highway improvements; creation of car park; replacement football pitch and alterations to existing building to create lift access and canteen pod.</b>
<b>Applicant:</b>	<b>Greater Nottingham Education Trust.</b>
<b>Agent:</b>	<b>Welham Architects</b>
<b>Case Officer:</b>	<b>Nigel Bryan</b>

**The application is referred to Planning Committee following consideration by the Delegation Panel as it is a significant departure from the development plan and to allow Members to consider relevant material planning considerations.**

**1.0 Site Description**

- 1.1 The application forms part of the wider school site that comprises the Carlton Le Willows Academy. There are two main sections of educational buildings on site, separated by existing playing fields, with the majority two-storey in scale and flat roofed. Vehicular access to the site is from Wood Lane with a pedestrian access from Burton Road.
- 1.2 The boundaries of the wider school site are delineated by a 2m high green security fence. The school is bounded by Burton Road to the south east of the site, with residential properties beyond. To the west and north-west are residential properties. To the north are woodlands and open fields. To the north-east of the school is Gedling House, which is a grade II listed building. There is a quite significant change in levels across the application site with the land rising when heading in a northerly direction away from Burton Road.
- 1.3 The application site falls within the Nottinghamshire Green Belt and is identified as land that is protected open space, as identified as policy LPD20.

**2.0 Relevant Planning History**

- 2.1 2019/0821 – ‘Single Storey Enhanced Provision Unit to meet the Special Educational Needs of current students’ was granted conditional permission on the 12 November 2019.
- 2.2 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’ was granted conditional permission on the 29<sup>th</sup> March 2019.
- 2.3 2015/1219 – Extension to existing sports hall to provide table tennis facility. Conditional consent approved on 16<sup>th</sup> December 2015, with a condition restricting the use by non-school clubs or groups between 4pm-10pm 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 until 10pm. The reason for the condition was to reduce the impact upon the highway network on Wood Lane.
- 2.4 2012/0598 – Enlarge the existing canteen facilities and construct a small infill extension for toilet facilities. Conditional consent granted 19.07.2012.
- 2.5 2008/0748 – New sixth Form building & relocation of the workshop facility. Unconditional consent granted 19.12.2008.
- 2.6 2007/0532 – Provision of container based workshop for the delivery of construction training course for 14 - 16 year pupils of Carlton le Willows School. Unconditional consent granted 17.07.2007.
- 2.7 2007/0002 – Extension of music class room & addition of drama studio & ancillary facilities. Conditional consent granted 30.01.2007.
- 2.8 2004/0345 – Extension of existing school with a two storey building to create two ground floor science laboratories & first floor resource centre. Conditional consent granted 21.06.2004.

### **3.0 Proposed Development**

- 3.1 The application comprises four distinct elements, the largest of which is a teaching block that will house 20 classrooms, assembly hall, dining hall and a new kitchen. The building will be a standalone structure sited between the two existing groups of classrooms and to the immediate south of a recently installed 3G pitch. The building will be two-storey in scale with a shallow pitch roof. Parts of the building will have a conventional window layout whilst others will have large sections of glazing creating an entrance feature. The building will be sited at a lower level than the 3G sports pitch, to the bottom of a grass bank.
- 3.2 A new vehicular access is proposed to the site along with a car park for 94 vehicles, this will include 6 electric vehicle charging points and 6 disabled parking spaces. To the front of the site will be a drop off/pick-up zone along with a turning area for vehicles and access to a bin store for refuse vehicles. To facilitate the car park three mature trees would need to be removed from

the Burton Road frontage. Four trees are also proposed to be removed close to the new bin store adjacent to the new kitchen facilities.

- 3.3 To the east of the application site are number of sports pitches utilised by the school. To the north-east of this area, in front of Gedling House, a Grade II Listed Building, is an earth bank that is not used for any formal sport. As part of this application it is proposed to carry out a number of earth works to this area to create a football pitch to replace one being lost to the front of the site.
- 3.4 Two other small alterations are proposed within the main built up area of the site; this includes a modest extension to an existing classroom to incorporate a lift access. In addition, a standalone canteen/pod is proposed close to the existing car park accessed off Wood Lane.

#### **4.0 Consultations**

- 4.1 Nottinghamshire County Council (NCC) Highways – The Highway Authority is now satisfied with the proposed vehicle access arrangements and off street parking provision; they raise no objection to the application, subject to the imposition of conditions.
- 4.2 NCC Lead Local Flood Authority – Raise no objection to the application.
- 4.3 NCC Education – Highlight that ‘this proposal is fully supported by Nottinghamshire County Council in light of the fact that there is a growing insufficiency of secondary school places in the Carlton School Place Planning Area. These much needed places can only be provided on the Carlton Le Willows site as there is no capacity on other school sites within the school place planning area’.
- 4.4 Gedling Borough Council Economic Development – a Local Labour Agreement is required.
- 4.5 Gedling Borough Council Scientific Officer – No objection but requests planning conditions relating to electric vehicle charging points and a Construction Emissions Management Plan.
- 4.6 Gedling Borough Council Arborist – following receipt of additional information in respect of further mitigation for trees to be retained close to the access point, the tree officer raises no objection to the application, subject to the imposition of conditions, to ensure trees to be retained are suitably protected during construction works.
- 4.7 Conservation Officer – notes that the main impact on the setting of Gedling House will come from the works to create the new sports pitch, which sits to its immediate front. There would be an element of minor harm from the re-grading and noise that would be generated from the use; however, the harm is likely to be limited and outweighed by the wider public benefit, although floodlights are likely to be unacceptable on the pitch.
- 4.8 Natural England – make no observations on the application.

- 4.9 Environment Agency – note the application site falls within Flood Zone 1 so is not at risk of fluvial flooding. Request that the advice of the Lead Flood Authority be sought on the application.
- 4.10 Sport England (SE) – object to the application on the grounds that there would be an overall reduction in sports provision as a result of the proposed works. They indicate that through mitigation the loss has reduced from 1 hectare to 0.5 of a hectare; however, without further mitigation to address this loss they maintain their objection to the application. SE does support wider access to the sports provision being made available but this would not override their key objection to a loss of available sporting playing pitches. Reducing the area of car parking would be a possible solution to the problem. Therefore, if the Council are minded to grant permission there would be a requirement for the proposal to be referred to the National Planning Case Work Unit/Secretary of State to determine whether or not there would be a requirement to call-in the application for determination.
- 4.11 Members of the Public – A press notice was published and a site notice displayed, both advertising the proposal as a departure from the development plan. Following receipt of additional information, further consultation has been undertaken with local residents and statutory consultees alike. As a result of consultation undertaken a total of 52 letters of objection have been received and 13 letters of support.

A summary of the reasons for objection are;

- The application site is within the green belt and this would erode its openness;
- The site is not allocated for the proposed development;
- The access would be detrimental to highway safety given the number of vehicle movements proposed;
- The background information in terms of the highways assessment is flawed and should be re-done when there is not a lock-down;
- The County Council should not be assessing the information given that VIA is inextricably linked to the development;
- Is the car parking adequate?
- Access should be taken from Wood Lane or the new GAR;
- The trees to the front of the site should be retained and protected;
- Ecology will be detrimentally impacted;
- There will be a loss of sports provision as result of the application;
- Some of the governors at the school are spreading disingenuous rumours about the development;
- The pedestrian crossing is in the wrong location;
- The increase in cars and pedestrians will, regardless of the GAR, lead to congestion in the area;
- Flooding will increase as a result of the increase in hardstanding and built form;
- The amenity of local residents will be compromised through the increase in pedestrians and vehicles;

A summary of the letters of support are;

- A new access is required for a development of this size as Wood Lane cannot cope with the traffic as it is;
- Can the Wood Lane access be closed off?
- The new access is long over-due

## **5.0 Assessment of Planning Considerations**

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) requires that 'if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise'.
- 5.2 The most relevant national planning policy guidance in the determination of this application is contained within the National Planning Policy Framework 2019 (NPPF) and the additional guidance provided in the National Planning Practice Guidance (NPPG).

## **6.0 Development Plan Policies**

- 6.1 The following policies are relevant to the application:

### **6.2 National Planning Policy Framework 2019**

Sets out the national objectives for delivering sustainable development. Sections 8 (Promoting healthy and safe communities), 12 (Achieving well-designed places), 13 (Protecting Green Belt land), 15 (Conserving and enhancing the natural environment) and 16 (Conserving and enhancing the historic environment) are particularly relevant.

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

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

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

Policy 3: Green Belt – sets out that the principle of the Nottingham Derby Green Belt will be retained.

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

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

### **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:

LPD4: Surface Water Management - sets out the approach to surface water management.

LPD7: Contaminated land - sets out the approach to land that is potentially contaminated.

LPD11: Air quality - states that planning permission will not be granted for development that has the potential to adversely impact upon air quality unless measures to mitigate or offset have been incorporated.

LPD18: Protecting and Enhancing Biodiversity – sets out the criteria for protecting designated site, including Local Wildlife Sites.

LPD19: Landscape Character and Visual Impact – states that planning permission will be granted where new development does not result in a significant adverse visual impact or a significant adverse impact on the character of the landscape.

LPD20: Protection of Open Space – identifies the criteria against which applications will be assessed if resulting in the loss protected public open space

LPD26: Heritage Assets – highlights the criteria against which applications that affect heritage assets will be assessed along with the need to consider wider public benefits and other mitigation that may be advanced.

LPD27: Listed Buildings – identifies the need to consider impacts to listed buildings from the development proposed, as well as on their setting.

LPD32: Amenity – planning permission will be granted for proposals that do not have a significant adverse impact on the amenity of nearby residents or occupiers.

LPD48: Local Labour Agreements – sets out the thresholds where a Local Labour Agreement will be required.

LPD57: Parking Standards – sets out the requirements for parking.

LPD61: Highway Safety – states that planning permission will be granted for developments that do not have a detrimental impact upon highway safety, movement and access needs.

## **7.0 Planning Considerations**

### **Green Belt**

7.1 The site is located within the Green Belt and accordingly the relevant national and local planning Green Belt policies apply. Paragraph 134 of the National Planning Policy Framework states that the Green Belt serves five purposes:

- a) to check the unrestricted sprawl of large built-up areas;*
- b) to prevent neighbouring towns merging into one another;*
- c) to assist in safeguarding the countryside from encroachment;*
- d) to preserve the setting and special character of historic towns; and*
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.*

7.2 Paragraph 145 of the National Planning Policy Framework states that *a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt*. A number of exceptions are listed, however with the exception of the replacement football pitch, the development proposed does not fall within any of these categories.

7.3 Paragraph 146 of the National Planning Policy Framework states that *certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it*. Again, with the exception of the replacement sports pitch, the development proposed does not fall within any of these categories.

7.4 The development proposed is therefore inappropriate development within the Green Belt. Paragraph 143 of the National Planning Policy Framework states *that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances*. Paragraph 144 of the NPPF states that when considering any planning application, Local Planning Authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

#### Very Special Circumstances

7.5 In this particular application, the very special circumstances advanced is the overriding need and demand for the additional educational provision. Information submitted by the applicant and supported by the County Council demonstrates that Carlton le Willows Academy secondary school is at capacity and having regard to the number of additional dwellings that are likely to come forward at various development sites in the nearby vicinity over the coming years, including Chase Farm, Willow Farm, Teal Close and Linden Grove, there will be further increased demand for places.

7.6 Paragraph 94 of the National Planning Policy Framework, reproduced below, highlights the importance of providing adequate educational places for local communities and the need for Local Planning Authorities to take a proactive and collaborative approach to meeting identified requirements:

*"It is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should*

*take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:*

- a) give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and*
- b) work with schools promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted”.*

- 7.7 Significant weight is given to this para of the NFFP and the need for additional educational provision to meet expected demand is considered, subject to other material planning considerations, to be a very special circumstance. Such is the demand for educational provision in this location it is considered that this does amount to a very special circumstance which outweighs the potential harm to the Green Belt and would allow the Local Planning Authority to support the principle of development.

#### Playing field provision and protection of public open space

- 7.8 By way of summary, there are currently two full size football pitches that are roughly in the location of the proposed class rooms and car park area. Both of these will be lost in their current form; however one will be replaced with a smaller football pitch adjacent to the car park, in a similar location to the existing, whilst another pitch will be created in an area to the northeast of the site that is currently a large grass bank and has limited usability in terms of formal recreational play.
- 7.9 Sport England (SE) contest that the quality of provision will reduce in that the pitch adjacent to the car park will be smaller than the existing and the creation of the new pitch to the north east making adjoining areas less usable due to the steep banks to create the flat pitch. Overall, SE maintain that there will be a shortfall of 0.5 hectares in provision and this could be mitigated against by removing additional trees or reducing the car parking provision. The loss of additional trees is not supported on ecological grounds and reducing the size of the car park will impact on parking provision for staff. In terms of policy background, SE highlight that paragraph 97 of the NPPF, reproduced below, requires alternative provision is provided.

*Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:*

- a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*
- b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*
- c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.*

- 7.10 Having regard to the above, it is accepted that there would be shortfall in playing field provision and all avenues have been explored by the applicant/agent to address this matter, which has seen the shortfall reduce from 1 hectare to 0.5 hectares; however, it appears that no further mitigation

is possible given the constraints of the site. Therefore, as noted above, there is a degree of conflict between the proposal and with paragraph 97 of the NPPF but this conflict would need to be weighed in the overall planning balance.

- 7.11 The application site is also on land allocated as open space within the Local Plan and falls to be determined against policy LPD20. The policy outlines similar constraints to paragraph 97 of the NPPF and indicates that permission will not be granted for development on such land, save for 5 exceptions. Criterion 3 identifies that 'the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of its usefulness, attractiveness, quantity and quality in a suitable location'. It is accepted that some of the land would be built upon and the overall usable playing field space would, as a result, reduce; however efforts have been made to reduce the impact and no further mitigation appears possible. The application is, therefore, not in accordance with policy LPD20 and guidance within paragraph 97 of the NPPF; however, this would be need to be weighed alongside other material considerations, as outlined later in this report.

#### Highway matters

- 7.12 Alterations to the highway network as part of the application include a new vehicular access from Burton Road, a raised zebra crossing between the new access and Beaumaris Drive, and improvements to a bus stop to the immediate west of the application site. Within the site a car park for 94 vehicles, with a drop off and collection point, is proposed. No alterations are proposed to car parking provision or access from Wood Lane. An updated Travel Plan has been submitted in support of the application along with a Transport Assessment, which has also been updated following a request for additional information from the Highway Authority.
- 7.13 The updated information has looked at the capacity of the Shearing Hill/Burton Road traffic signalised junction and notes that there is not a capacity issue at the junction and the increase at morning peak will be small and staff/students will not be travelling in the pm peak. Furthermore, once the GAR is operational, this will free-up additional capacity at the junction. In respect of the access along Burton Road there is adequate visibility along its length to ensure that highway safety would not be compromised.
- 7.14 It is apparent that the access from Wood Lane, which currently accesses the site, is narrow and struggles to accommodate the number of vehicles accessing the site. There is only a footway along one side of Wood Lane, which raises safety concerns in respect of both pupils and vehicles in the highway. A new access from Burton Road is considered to have significant highway improvements to a school that is expanding, with it unlikely that Wood Lane could cope with a further increase in vehicle numbers.
- 7.15 The Highway Authority have concluded that they have no objection to the proposal subject to the imposition of appropriate conditions to secure the improved access and parking provision. It is considered that the proposal provides a safe and appropriate access and adequate parking to serve the

development and, therefore, the proposal complies with policies LPD57 and LPD61.

#### Impact upon the landscape character and visual amenity

- 7.16 As a result of the application there would be a large built form on the site from both the buildings proposed and car park provision. The main built form would be two-storey and there would be views of it from Burton Road. However, the scheme has been designed to reduce the visual impact of the development through utilising the change in levels to minimise its overall mass. Furthermore, whilst the main building would be visible from Burton Road the main building would be in the region of 90m from the road and existing trees that provide a green frontage to the site will, where possible and excluding those needing to be removed to facilitate the creation of the access, be retained. Also, the main building will be sited between the two main blocks of classrooms rather than extending further eastward in a linear direction.
- 7.17 In respect of the access this will link to the edge of the site and be visible from it. However, the majority of the car park will be behind retained trees and utilise natural ground levels so the main visual impact will be horizontal in nature rather than vertical, save for when vehicles are utilising the space, which will be intermittent. As a result there will be an impact on the landscape and visual amenity of the area from the development proposed but that impact is not considered to be significant and efforts have been made to mitigate the impact in terms of the scale and siting of the main built form. As a result the impacts on landscape character and visual amenity are not considered to be significant.
- 7.18 In respect of the other areas of development, notably the modest extensions within the existing main built complex and the works to the playing field to create an additional usable pitch to the east of the main school buildings, the impact on the landscape and visual amenity of the area is considered to be minimal. The extensions are modest in scale and in the context of the existing built form would have a negligible impact on the character of the area. Furthermore, the creation of the additional playing area will largely result in a change of levels to create a more usable space and have only a minimal impact on the landscape and visual amenity of the area.
- 7.19 For the reasons outlined above and specifically with regard to the location of the proposed development, its appearance and scale, it is concluded that the proposal building would not have a significantly adverse impact upon the landscape character and visual amenity of the surrounding area and is deemed to comply with policy LPD19.

#### Impact on heritage assets

- 7.20 The heritage asset in the locality of the application site is Gedling House, a Grade II Listed Building. Whilst the application would result in significant built form in terms of the class rooms to be erected views between the two would be severely restricted and it is not considered that this aspect of the development would have a detrimental impact on the setting of the Listed Building. However, the alterations to the playing field to create a sports pitch

would have an impact on the setting of the building in that currently it is a grass bank whilst it is proposed to create a level playing area, along with various associated earth works. The alterations would be visible from the main front elevation of Gedling House and would create a more manicured and manmade view from the heritage asset, which would have a detrimental impact on the setting of the Listed Building. However the impact would be less than substantial and therefore, in accordance with paragraph 196 of the NPPF, should be weighed against any wider public benefits which, in this instance, is the enhancement of sports provision in the locality and increased educational provision. Furthermore, no buildings would be erected to fundamentally alter the view. As a result it is considered that there would be wider public benefits that outweigh the less than substantial harm to the setting of the Heritage Asset. Therefore, the application is deemed to comply with policy LPD27 and guidance within the NPPF (chapter 16).

### Other Issues

- 7.21 A condition has been requested in respect of a Construction and Environmental Management Plan and given the scale of development proposed this is considered to acceptable. A condition is also required to ensure that the 6 electric vehicle charging points identified are implemented, which will reduce pollution and increase the sustainability of the proposal, which is deemed to comply with policies LPD11 and ACS1.
- 7.22 Economic Development has requested that a labour agreement is secured through an appropriately worded condition, which is supported given the overall scale of development, and is deemed to comply with policy LPD48.
- 7.23 A protected species survey has been submitted in support of the application and identifies that there is considered to be no potential impacts on roosting bats, although the site may be used for foraging. Furthermore, particularly in close proximity to Burton Road, it is likely that street lights will deter bats. However, it is noted that the hedgerow and trees are likely to have a number of nesting birds within them and therefore no trees or bushes should be removed during the bird nesting season, unless supervised by a suitably qualified ecologist, an informative would need to be added to any decision notice in this regard. The application is, therefore, deemed to comply with policy LPD18.
- 7.24 Updated information in the form of an Arboricultural Method Statement has been submitted and looks at the impacts on trees, a number of which are mature and make a valuable contribution to the character of the area, but are not protected by a Tree Preservation Order. It is accepted that a number of specimens would need to be removed to facilitate access to the site and for the bin store. However, there would be a need to ensure that those to be retained are protected during construction and a plan showing this has been submitted in support of the application, along with details of how root protection areas will be protected in close proximity to the proposed development. There would be a need to ensure that trees to be retained are protected and, subject to conditions to ensure that that is the case, it is considered that the impact on trees on the site is acceptable. The application is therefore deemed to comply with policy LPD18 and LPD19.

- 7.25 Updated drawings have been submitted in respect of drainage, with regard to both foul and surface water. The Lead Flood Authority have raised no objection to the updated details, which are deemed to comply with policy LPD4.
- 7.26 Concerns has been raised in respect of impacts on resident amenity; however the overall built form would be such a distance away to ensure that any overbearing and overlooking impacts would be negligible. Whilst there would be an increase in vehicle traffic and possible noise along Burton Road it is not considered that the increase would be significant given that properties are separated by Burton Road, which has wide verges and the properties nearest the new access have rear gardens and associated boundary treatments adjacent to the site. As a result it is not considered that the proposal would have a detrimental impact on residential amenity and is deemed to comply with policy LPD32.

#### Planning balance

- 7.27 As outlined in this report, the application is in conflict with policies and guidance in respect of the loss of playing fields (LPD20 and paragraph 97 of the NPPF). Furthermore, the application is in the Green Belt and therefore the development should only be permitted where it could be demonstrated that very special circumstances exist to allow inappropriate development in the Green Belt. As outlined in paragraphs 7.5-7.7 of this report, it is considered that very special circumstances do exist; the overriding need and demand for additional education provision in this locality which cannot be met elsewhere. Therefore, whilst the development does not comply with open space policies, there are aspects of the development that are in full conformity with relevant Development Plan policies, notably that the development would have highway safety benefits in that an access from Burton Road is considered to a significant improvement to that currently utilised on Wood Lane. Most importantly, it is considered that significant weight should be attached to paragraph 94 of the NPPF in the determination of this application; there is an accepted shortfall in secondary places for this part of the Borough, in what is a successful school, and the demand for places is set to increase. Paragraph 94 identifies the need for Local Planning Authorities to work with school promoters and resolve planning issues.

In this instance, and on balance, it is considered that positive aspects of the development, which comply with Development Plan policies, outweigh the negative factors and it is recommended that the application be granted permission. The increase in school places along with the highway improvements secured by the development, outweighs potential harm to the openness of the Green Belt by reason of its inappropriateness and other harm, which includes such a reduction in sports pitch provision.

## **8. Conclusion**

- 8.1 The proposed development would respect the character of the area, residential amenity and highway safety. The potential harm to the Green Belt

by the inappropriateness of the proposal is outweighed by the very special circumstances that have been established.

Whilst there is conflict in respect of open space and playing field policy guidance it is considered that the overriding demand for secondary school places outweighs this harm. On balance, therefore, the proposal is in accordance with the National Planning Policy Framework, policies 1,10 and 17 of the Aligned Core Strategy 2014, policies LPD4, LPD7, LPD11, LPD18, LPD19, LPD27, LPD32, LPD48, LPD57 and LPD61 of the Local Planning Document 2018. Accordingly, it is recommended that planning permission be granted.

- 8.2 The Town and Country Planning (Consultation) (England) Direction 2009 requires local planning authorities in England to consult the Secretary of State (through the Planning Casework Unit) before granting permission for certain types of identified development. Approval of this application would require referral as Sport England has been consulted and has made representations objecting on the grounds of a deficiency in the provision of playing fields.

- 9.0 **Recommendation: Grant Planning Permission: Subject to conditions listed and for the reasons set out in the report, and subject to the application not being 'called-in' by the Secretary of State, following referral to the National Planning Casework Unit, in accordance with the Town and Country Planning (Consultation) (England) Direction 2009.**

#### 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:
  - CLW/100/01/A Carton le Willows Existing Site Plan
  - CLW/100/02/D Carton le Willows Proposed Site Plan
  - CLW/100/03/B Link Ground Floor Plan & South Elevation
  - CLW/100/04/B Link First Floor Plan & North Elevation
  - CLW/100/05/B Link Roof Plan & East and West Elevations
  - CLW/100/06/G Link Building Site Layout Plan
  - CLW/100/07/B Landscaping External Works Plan
  - CLW/100/08/- Accessible Lift and Catering Pod Existing
  - CLW/100/09/- Accessible Lift and Catering Pod Proposed
  - CLW/100/10/B Proposed and Existing Streetscape
  - CLW/100/11/A Proposed Playing Field Replacement
  - CLW/100/12/- Proposed Refuse Area

H/MW/003 REV B - access arrangements  
2020-138-DR01 T3 – Drainage plan  
2020-138-DR10 T5 - External levels layout  
2020-138-50-T1 – RPA/Drop off zone sections  
2020-138-51-T1 – RPA/Drop off zone sections



Design and Access Statement  
Carlton le Willows Heritage Impact Statement  
Carlton le Willows Sporting Facilities  
Arboricultural Method Statement (rev A) and associated drawings

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

3. The development hereby permitted shall not be brought into use until footway and pedestrian/cycle crossing facilities together with bus stop improvements and access arrangements to the school on Burton Road as shown on drawing reference H/MW/003 REV B has been provided.
4. The development hereby permitted shall proceed in accordance with the agreed Travel Plan dated January 2021 and Appendix 1 dated 11th Feb 2021.
5. No development shall commence on any part of the application site, including any on site infrastructure, unless or until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority.  
The statement shall provide for the:
  - a) Proposed routing of construction traffic, including proposed site access arrangements and access points for construction traffic
  - b) Parking of vehicles for site operatives and visitors
  - c) Loading and unloading of materials and plant
  - d) Storage of materials and plant and materials for use during construction
  - e) Erection and maintenance of hoarding/ fencing where appropriate
  - f) Wheel washing facilities
  - g) Measures to control the emission of noise, vibration, dust and dirt during construction
  - h) Details of recycling/disposing of waste resulting from the construction works
  - i) Details of method to treat and remove suspended solids from surface water run-off during construction
6. No part of the development hereby permitted shall be brought into use until the parking, turning and servicing and drop off pick up areas are provided in accordance with the approved plans. The parking, turning and servicing areas shall not be used for any purpose other than parking, turning, loading and unloading of vehicles, and shall thereafter be retained for the life of the development.
7. 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.

8. Prior to the first use of the hereby approved building, the 6 electric vehicle charging points as shown on drawing CLW/100/06/G shall be installed, fully operational and be retained as such thereafter.
9. Prior to the commencement of development the fencing around trees to be retained, as shown on drawing G86.20b 01 A, and as detailed in the Arboricultural Method Statement, shall be in situ. The fencing shall remain in situ whilst the building operations are underway.
10. Prior to the commencement of construction of the new building hereby approved details of a local labour agreement in relation to the construction phase of the development shall be submitted to and approved in writing by the Local Planning Authority.  
The local labour agreement shall be implemented in accordance with the approved details thereafter.
11. Not later than one year from first occupation of the classroom building, the proposed playing field shown on drawing CLW/100/11/A shall be in situ.

## **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. In the interests of highway safety and to comply with policy LPD61.
4. To ensure alternative modes of transport to the private motor vehicle are encouraged to comply with guidance contained in the NPPF.
5. To ensure any possible pollution is minimised and in the interest of highway safety and to comply with policies LPD57 and LPD11.
6. In the interests of highway safety and parking provision and to comply with policies LPD57 and LPD61.
7. To ensure that possible contamination is fully explored and to comply with policy LPD7.

8. 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.
9. To ensure trees are protected and to comply with policy LPD18.
10. To comply with policy LPD48.
11. To ensure the loss of play pitches is mitigated and to comply with policy LPD20.

### **Notes to Applicant**

One of the conditions requires works to be undertaken in the public highway, which is land subject to the provisions of the Highways Act 1980 (as amended) and over which you have no control. In order for these works to proceed, you are required to enter into an appropriate agreement with Nottinghamshire County Council. Please contact [hdc.south@nottscc.gov.uk](mailto:hdc.south@nottscc.gov.uk)

The developer is encouraged to consider upgrading the EV charging facilities to incorporate mode 3 charging capability as this will help future proof the development and improve its sustainability. A suitable electrical socket can be provided to allow 'Mode 3' charging of an electric vehicle, allowing 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 applicant should note that notwithstanding any planning permission that if any highway forming part of the development is to be adopted by the Highway Authority the new roads and any highway drainage will be required to be provided in accordance with the Highway Design Guide Highway design guide | Nottinghamshire County Council in conjunction with Highway Development Control's requirements for Nottinghamshire County Council as highway authority. Please contact Highways Development Control [hdc.south@nottscc.gov.uk](mailto:hdc.south@nottscc.gov.uk)

No hedge or tree that is to be removed as part of the development hereby permitted shall be lopped, topped, felled or otherwise removed during the bird nesting period (beginning of March to end of August inclusive), unless the works are reviewed by a suitably qualified ecologist.

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## Planning Report for 2020/0954



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

Date: 19/03/2021

**Report to Planning Committee**

**Application Number:** 2020/0954

**Location:** The Phoenix Shelford Road Gedling

**Proposal:** Demolition of the existing buildings on the site (former pub and outbuilding); construction of a three-storey apartment block containing 26 self-contained flats, a secure cycle and bin store and ancillary landscaping; the stopping up of the two existing vehicular accesses, the creation of a new vehicular access to Wollaton Avenue and creation of a 21 space car park.

**Applicant:** Hockley Developments (Shelford Road) Ltd.

**Agent:** Richard Ling & Associates

**Case Officer:** Nigel Bryan

**The application is referred to Planning Committee to comply with the Councils constitution as the development proposes more than 9 dwellings.**

**1.0 Site Description**

- 1.1 The application site comprises The Phoenix Public House and its associated curtilage, which includes its car park, trees to the periphery of the site and various modest outbuildings. The Public House is vacant and it is understood not to have been operating for approximately two years. The building is a two storey structure constructed of red brick under a tiled roof, with single storey flat roof additions to the rear. It is roughly to the centre of the site with parking to the side and rear with vehicular access from both Wollaton Avenue and Shelford Road. The majority of the site is relatively flat, although it is typically lower than surrounding land uses with substantial changes in levels between the application site and, in particular land to the south, with a large retaining wall along this boundary and properties on Beckett Court.
- 1.2 All of the immediately adjacent uses to the site are residential and include 45 Shelford Road to the west, a two-storey semi-detached property; 97 Wollaton Avenue to the east, a two-storey semi-detached property, along with Beckett Court to the south. The application site occupies a prominent position within the streetscape being on the junction of Wollaton Avenue and Shelford Road, with residential properties opposite the site too. There are a number of shops in close proximity to the application site a short distance to the west along Wollaton Avenue, along with a bus stop.

## **2.0 Relevant Planning History**

- 2.1 There is no recent planning history pertinent to the current application.

## **3.0 Proposed Development**

- 3.1 The application is for the demolition of the existing Public House and the erection of 26 flats, 11 of which will be two-bedroom and 15 one-bedroom. The building would be three-storey in scale and a total of 21 parking spaces would be provided, along with a bin and cycle store. Two existing vehicular access points would be removed and replaced with one vehicular access point to Wollaton Avenue.
- 3.2 The building to be erected would be larger and located in a position forward of the Public House to be demolished and would be relatively modern in design having a flat roof with the top floor recessed from the main lower levels with small balconies at the upper floor. The overall density would be 100 dwellings per hectare.

## **4.0 Consultations**

- 4.1 A press notice was published, a site notice displayed and neighbour notification letters posted. As a result of consultation undertaken a total of 21 neighbour letters were received, all objecting to the application. A summary of the objections is drafted below;
- The building is out of character with the area given its scale and design;
  - The building will result in a significant overbearing and overlooking impact;
  - There is not enough parking for the number of dwellings proposed and on-street parking will be detrimental to highway safety, on a bus route;
  - Double yellow lines should be considered in the area;
  - The scale of the built form is inappropriate; it should be two-storey only;
  - Privacy of neighbouring properties will be compromised and overlooking will increase from the balconies;
  - Family housing should be encouraged in the area, not small flats which may bring in anti-social behaviour;
  - Trees on the site will be removed to the detriment of ecology and species that nest in them
  - If some are social rented it could lead to anti-social behaviour;
  - Drainage in the area is inadequate and may not cope with the increase in services.
- 4.2 Nottinghamshire County Council (NCC) Highway Authority – Raise no objection subject to a number of conditions, notably that the existing access points are blocked once the new access point is created and subject to a number of conditions in respect of parking and cycling provision.

- 4.3 NHS (primary care) – Based on the number of units to be erected a contribution of £14,088.75 is sought toward Primary Care Provision with the money to be spent at one of the following a local surgeries, Unity, Westdale Lane or West Oak Surgery, to increase existing capacity.
- 4.4 NCC Education – Note that 11 of the properties are to have two-bedrooms and, therefore, there is likely to be an impact on education provision from the development proposed. There is sufficient capacity within local primary schools to accommodate the number of children that the development is likely to generate. However, the development is likely to generate two additional secondary places, for which there is no capacity. As a result, a contribution £47,750 is sought toward secondary education.
- 4.5 Scientific Officer (Air Quality) – Request that a condition be added to ensure that electric vehicle charging points are secured on-site.
- 4.6 Environmental Health (contamination) – notes that the Public House has the potential for some contamination and suggests a condition requiring development to cease if any contamination is found onsite whilst development is underway.
- 4.7 Strategic Housing (affordable) – in this area there is a policy requirement of 20% on-site affordable provision, unless the development is unviable. This would equate to 5 on-site units, 4 of which should be affordable rent and 1 shared ownership.
- 4.8 Parks and Street Care – make no observations on the application in that it falls below the threshold of 0.4 of a hectare where contributions can be sought.
- 4.9 Economic Development – recommend that a condition be added in respect of a Local Labour Agreement.

## **5.0 Assessment of Planning Considerations**

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) requires that ‘if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise’.
- 5.2 The most relevant national planning policy guidance in the determination of this application is contained within the National Planning Policy Framework 2019 (NPPF) and the additional guidance provided in the National Planning Practice Guidance (NPPG).

## **6.0 Development Plan Policies**

- 6.1 The following policies are relevant to the application:



- 6.2 The NPPF sets out the national objectives for delivering sustainable development. Sections 5 (Delivering a wide choice of high quality homes), 6 (building a strong and competitive economy), 9, (promoting sustainable transport) 11 (Making effective use of land), 12 (Achieving well-designed places), 14 (Meeting the challenge of climate change, flooding and coastal change) and 15 (conserving and enhancing the natural environment) are particularly pertinent.
- 6.3 The following policies of The Adopted Core Strategy (ACS) 2014 are pertinent to the determination of the application:
- ☐ Policy A – Presumption in favour of sustainable development
  - ☐ Policy 1 – Climate change
  - ☐ Policy 2 – The Spatial Strategy
  - ☐ Policy 8 – Housing size, mix and Choice
  - ☐ Policy 10 – Design and Enhancing Local Identity
  - ☐ Policy 19 - Developer Contributions
- 6.4 The Local Planning Authority adopted the Local Planning Document (LPD) on the 18th July 2018. Policies relevant to the determination of this application are as follows:
- ☐ LPD 4 – Surface Water Management - sets out the approach to surface water management.
  - ☐ LPD 7 – Contaminated land - sets out the approach to land that is potentially contaminated.
  - ☐ LPD 11 – Air quality - states that planning permission will not be granted for development that has the potential to adversely impact upon air quality unless measures to mitigate or offset have been incorporated.
  - ☐ LPD 32 – Amenity - planning permission will be granted for proposals that do not have a significant adverse impact on the amenity of nearby residents or occupiers.
  - ☐ LPD 33 – Residential density – outlines the level of residential density that is likely to be acceptable in various locals within the Borough.
  - ☐ LPD 35 – Safe, Accessible and Inclusive Development – planning permission will be granted for development that is permeable in form and inclusive to all members of the community
  - ☐ LPD 36 – Affordable Housing – sets out the thresholds whereby affordable housing will be required on a scheme
  - ☐ 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 40 – Housing development on unallocated sites – planning permission will be granted for development on such sites provided the character of the area and residential amenity is respected and adequate parking is provided.

- LPD 48 – Local Labour Agreements – identifies the threshold for seeking Local Labour Agreements.
- LPD 56 – Protection of community facilities – Identifies facilities that are intended to be protected and criteria against which removing them should be assessed.
- LPD 57 – Parking Standards – sets out parking standards for developments
- LPD 61 – Highway Safety - states that planning permission will be granted for developments that do not have a detrimental impact upon highway safety, movement and access needs.

## 6.5 Other Guidance

Parking Provision for Residential Developments SPD. Furthermore, the Affordable Housing SPD is also relevant.

## 7.0 Planning Considerations

### Principle of development

- 7.1 The application site falls within the main urban area of the Borough and there are no policy restrictions on the site. It has good access to services, including local shops and the public transport network. Therefore the principle of development is supported by policy LPD40, although there would be a need to ensure that the development would, amongst other criteria, respect the character of the area, residential amenity and highway safety, explored later in this report.
- 7.2 Policy LPD56 identifies that applications for development of community facilities, including Public Houses, will not be granted unless particular criteria are met. One of the criteria is that the use is no longer economically viable, feasible or practicable to retain the existing community use. It is understood that the Public House has been vacant for a period of two years and following no interest in taking the business on as a going concern it was advertised for redevelopment. Having been vacant for such a long-period of time it is considered appropriate for alternate development to come forward in that the building could fall into a state of disrepair if left vacant for a longer period of time. Further, the Public House is not identified as Asset of Community Value. The layout of the building, which was purpose built as a Public House, also means that alternate uses are likely to be restricted to either its continued use as a Public House or restaurant. As a result an alternate use on the site is considered to be acceptable and the application deemed to comply with policy LPD56.

### Impact on the character of the area

- 7.3 The existing public house is a two-storey building under a tiled roof with render focal points and a number of flat roof extensions to the side and rear. Surrounding buildings are also typically red brick and two-storey in scale with

pitched Rosemary tiled roofs. The proposed flats would have accommodation over three-storeys and be relatively contemporary in design utilising a range of materials including, brick, render and cladding. The third floor aspect would be set-back from the main facing wall, reducing the overall mass of the building and providing balconies to the top floor units. Whilst there are no other flat roof buildings in the immediate area the overall height of the building would be similar to others in the streetscape and, due to the change in levels, the overall height of the building would be lower than 45 Shelford Road.

- 7.4 It is accepted that the building would be different to others in the immediate locality; however, the design of the building is considered to be of good quality and with the second floor accommodation being recessed from the main facing wall the overall mass of the building would not be overly large, particular given that the site is at a low point in the area. Furthermore, whilst not being a conventional two-storey building it does add some visual diversity to an area at a key focal point in the streetscape. Therefore, whilst accepting that it is not a traditional building in this local environment, it is considered that the built form is of a good quality design that will enhance the character of the area over and above the existing structure.
- 7.5 Having regard to the above it is considered that the layout and elevation treatment of the building would enhance the character of the area, subject to the building being built out of appropriate materials, with the varied palate acceptable in this location. Furthermore, the scale of the building is appropriate having regard to the built form that surrounds it and levels of the site. Whilst the density of development is high compared to those that surround it, the built form is not considered to be out of character with the area and would provide a mix of housing for the area. As a result, it is considered that the application complies with policies 8 and 10 of the ACS and LPD40.

#### Impact on residential amenity

- 7.6 The proposed building would have accommodation over three floors with the upper floor having balconies. No windows are proposed in the side elevation at first and second floor level adjacent to 45 Shelford Road nor is there a balcony on this elevation either. As a result it is not considered that there would be any overlooking impact on this property. Furthermore, the main mass of the building would be adjacent to the gable of this property and whilst it would extend further back it is considered that, taking into account the change in levels and fact that views of the flats from this property would only be oblique in nature, any overbearing impacts would not be significant.
- 7.7 The dwelling to the immediate east, 97 Wollaton Avenue, is on land higher than the application site and there is a gap of approximately 30m between the two buildings. Habitable room windows are proposed in the side elevation of the flats in this direction; however at approximately 30m between habitable room windows it is not considered that the development would have a detrimental impact on the amenity of this property through an overlooking or overbearing impact.
- 7.8 To the rear of the site is Beckett Court and this land is raised a considerable distance above the application site, as well as being some 25-30m away from

it. As a result the impacts on Beckett Court from an overlooking and overbearing impact is likely to be negligible with views largely across the roof of the building. Similarly, views from the front elevation of the proposed building and properties on the opposite side of Shelford Road and Wollaton Avenue would be acceptable across a public highway. Having regard to the above, it is considered that the development has been sensitively designed so as to ensure that there would be no significant detrimental impact on residential amenity and the application is deemed to comply with policy LPD32.

#### Highway safety and parking

- 7.9 There are currently two vehicular access points to the site, one from Shelford Road and one from Wollaton Avenue. These are proposed to be replaced with one vehicular point off Wollaton Avenue, slightly further east along the highway. A visibility splay of 2.4m by 33.87m can be achieved in a easterly direction toward Shelford Road and 2.4m by 47m in a westerly direction along Wollaton Avenue; the drive to access the parking area will be 5.2m in width. The Highway Authority have raised no objection to the application with it considered that adequate visibility can be achieved for the access, which would not be detrimental to highway safety. The highway authority have not indicated that double yellow lines are required in the area and none are considered necessary in this instance. Taking into account the above, the application is deemed to comply with policy LPD61.
- 7.10 In respect of parking provision, a total of 21 car parking spaces are to be provided. Guidance within the Local Planning Document 'Appendix D – requirement for parking provision in residential and non-residential development' identifies that for flats development with unallocated spaces a provision of 0.8 per unit would be required, or 21 spaces. As a result, the parking provision proposed would comply with pertinent policy and is considered to be acceptable. It is also noted that the site has good access to public transport and is close to a number of local shops and services. Having regard to the above, the application is deemed to comply with policies LPD57, LPD61 and Appendix D – requirement for parking provision in residential and non-residential development in that the proposal would not be detrimental to highway safety and adequate parking provision would be provided.

#### Planning obligations

- 7.11 The application meets the trigger for a number of contributions to make the development acceptable in planning terms. To this end, the contributions sought from various statutory consultees are summarised below:
- Affordable housing – a total of 20% of the units would need to be affordable, or 5 units, 4 of which would need to be affordable rent and 1 shared ownership;
  - Education – note that there is adequate provision for Primary School provision but there is a shortfall for Secondary and a contribution of £47,750 is required to address the shortfall in funding;

- NHS Primary Care Trust – it is identified that the development would have an impact on healthcare provision and to address this a contribution of £14,088.75 is sought; and
- Local Labour Agreement – A local labour agreement

No contribution is required for public open space provision in that the site area is less than the threshold identified in policy LPD21 of 0.4 hectares.

- 7.12 All of the above contributions are deemed to comply with guidance as outlined in paragraph 56 of the NPPF, which identifies the tests required to seek a planning obligation, as well as ACS19 and Regulation 122 of the Community Infrastructure Levy Regulations 2010 (as amended).
- 7.13 A viability assessment has been submitted by the applicant in support of the application. This identifies that the scheme would not be viable with the level of contributions required (as set out above) as the scheme would have a residual land value of negative £337,630. This assessment has been independently assessed by a suitably qualified party on behalf of the Council who has arrived at the same conclusion that the scheme would not be viable if any of the contributions sought were required. Although the Council commissioned assessment valued the negative residual land value at the lesser sum of £101,855, it was concluded that no reasonable developer would proceed if the contributions are sought.
- 7.14 Paragraph 57 of the NPPF identifies that in certain circumstances development can proceed with reduced contributions where it is demonstrated that through a site specific viability assessment *‘where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force’*.
- 7.15 It is therefore necessary to consider whether the development can be supported on the basis of no contributions and whether such development could be considered to be ‘sustainable development’, the delivery of which is a key objective of national and local planning policies.

#### *Affordable housing*

- 7.16 Paragraph 5.3 of the Gedling Borough Council Affordable Housing SPD sets out the requirements for planning obligations in respect of affordable housing, with input for Housing Strategy and Development Management. In this instance, Housing Strategy have been consulted on the conclusions of the independent assessment and it is accepted that affordable housing would make the development unviable. It would therefore be unreasonable to insist on its inclusion. Paragraph 11.2.6 of LPD 36 acknowledged that the requirements for affordable housing as set out in the Affordable Housing SPD

may make a development unviable and where this is the case the SDP confirms that a lower requirement of affordable housing contribution may be justified provided sufficient evidence regarding all potential sources of funding has been provided and a viability assessment has been undertaken by the Council which demonstrates this.

#### *Education*

- 7.17 In respect of the education contribution, the County Council has identified that the development is likely to generate two additional school places, for which there is no capacity and therefore a contribution of £47,750 is sought toward secondary education. Paragraph 94 of the NPPF discusses the importance of education provision. It explains that a sufficient choice of school places should be available to meet the needs of existing and new communities. It also gives great weight to the need to create, expand or alter schools.
- 7.18 However, in this particular case, the proposed development comprises a substantial number of one and two-bedroom apartments, with limited access to private garden areas. This would not in my opinion be particularly attractive to occupation by families and subsequently, it is considered that this would lessen the demand for local school places and adds weight to not securing the contribution.

#### *Health*

- 7.19 In respect of health, the NHS has sought a contribution of £14,088.75 to increase existing capacity at either Unity, Westdale Lane or West Oak Surgery. In terms of expanding existing facilities my opinion is that the requested commuted sum is unlikely to generate significant additional capacity to serve the residents of the new development. Given that the development is unviable, it is considered that it can reasonably proceed in its absence.
- 7.20 The position in respect of the viability assessment has also been assessed by an independent party and therefore, the shortfall in respect of affordable housing provision and financial contributions to mitigate the impact upon secondary school provision and health is, in this instance, considered to be justified. A summary of the viability assessment submitted by the applicant and the review of the party acting on behalf of the Council is appended to this report.
- 7.21 However, there is always the possibility of changes in market circumstances, therefore, it is considered that a review mechanism should be secured as a planning obligation through a s106 agreement. The mechanism would provide that if development does not commence within a year from the date of decision notice, and is above ground level, then the scheme would need to be re-assessed to determine whether or not the scheme has become more profitable and can make a financial contribution. The Local Labour Agreement could also be secured as a planning obligation through the same s106 agreement.

#### Other matters

- 7.22 The application site falls within floodzone 1 and is not identified as a site at risk of flooding. It has been indicated on the submitted application forms that both foul and surface water will connect into the existing foul network. Allowing surface water to discharge into the foul network is typically only allowed when all other possible sources of disposal have been fully explored and, therefore, it is recommended that the details of both foul and surface water be approved prior to the commencement of development on site.
- 7.23 A condition is required to ensure that electric vehicle charging points are secured on site. Furthermore, a condition to advise that if contamination is found development should cease until such time as it has been adequately explored.
- 7.24 On the submitted drawings a degree of planting is proposed, which would enhance the character of the area and help to green the environment, although no details of species have been supplied. Existing trees are shown in situ; however, they are not considered to be worthy of long term protection e.g. by a Tree Preservation Order. Therefore, a standard condition in respect of securing details of the proposed planting would be acceptable in this instance. A note would also need to be added to the decision notice in respect of ensuring that nesting birds are not detrimentally impacted.

## **8.0 Conclusion**

- 8.1 The principle of development is supported in that the site falls within the main urban of the Borough, has good access to services and is currently a vacant site. The design, scale and layout of the built form is considered to be of a good quality design, respect the character of the area and be an enhancement on the existing; nor is considered that residential amenity would be compromised through a dominating or overlooking impact. Furthermore, highway safety would not be compromised and parking provision would be acceptable.
- 8.2 The application is, therefore, deemed to comply with policies A, 1, 8, 10 and 19 of the Aligned Core Strategy; policies 4, 7, 11, 32, 33,, 36, 37, 40, 48, 56, 57 and 61 of Local Plan Document and guidance contained within the NPPF

**9.0 Recommendation: Grant Planning Permission: Subject to the owner entering into planning obligations secured through a s106 agreement with the Borough Council as the Local Planning Authority and the County Council as the Local Highway and Education Authority to provide for a review of viability of the development to secure contributions towards affordable housing, primary healthcare and primary education if the development becomes more viable and to secure a local labour agreement; and subject to the conditions listed for the reasons set out in the report.**

## 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:

2025-PL-001 - Location plan

2025-PL-110 - Site/Ground floor plan

2025-PL-111 - First and second floor plans

2025-PL-210 - Elevations

2025-PL-211 - Site sections and street elevations

2025-PL-050 - access design

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

3. Prior to above ground works commencing, samples of the materials to be used in the external elevation treatment of the building shall be submitted to and approved in writing by the Local Planning Authority. The details as approved shall be used in the construction of the building.

4. No part of the development hereby permitted shall be brought into use until a dropped vehicular footway crossing is available for use and constructed in accordance with the Highway Authority specification.

5. No part of the development hereby permitted shall be brought into use until the two existing site accesses (1no on Shelford Road and 1no on Wollaton Avenue) that has been made redundant and are permanently closed and the access crossings are reinstated as footway in accordance with details to be first submitted to, and approved in writing by, the Local Planning Authority.

6. No part of the development hereby permitted shall be brought into use until the site access road is surfaced in a hard-bound material. The surfaced access drive shall then be maintained in such hard-bound material for the life of the development.

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 2025-PL\_050. 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 access driveway / parking / turning area (s) is constructed with provision to prevent the unregulated discharge of surface water from the driveway/parking/turning area(s) 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.



9. No part of the development hereby permitted shall be brought into use until the cycle parking layout as indicated on drawing 2025-PL-110 has been provided.

10. No part of the development hereby permitted shall be brought into use until the bin store has been constructed and positioned in accordance with drawing number 2025-PL-050.

11. 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.

12. Prior to commencement of the development a Construction Emission Management Plan (CEMP) for minimising the emission of dust and other emissions to air during the site preparation and construction shall be submitted to and approved in writing by the Local Planning Authority. The CEMP must be prepared with due regard to the guidance 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

13. Prior to the occupation of 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 at least two (2) Electric Vehicle Recharging Points. The Electric Vehicle Recharging Points shall be in a prominent position on the site and shall be for the exclusive use of zero emission vehicles. 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. All EV charging points shall meet relevant safety and accessibility requirements and be clearly marked with their purpose; which should be drawn to the attention of residents.

14. No development shall commence until details of the means of foul drainage and surface water disposal have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out thereafter in accordance with the approved details.

15. Prior to the commencement of development, a scheme of landscaping showing the location, species and size of specimens to be planted and those to be retained 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 each development phase. 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.

## **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 ACS10.
4. In the interests of highway safety and to comply with policy LPD61.
5. In the interests of highway safety and to comply with policy LPD61.
6. To reduce the possibility of deleterious material being deposited on the public highway (loose stones etc) and to comply with policy LPD61.
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 and to comply with policy.
8. To ensure surface water from the site is not deposited on the public highway causing dangers to road users and to comply with policy LPD61.
9. To ensure the cycle parking areas are available for use and to encourage alternative modes of transport to the private motor technical and to comply with guidance contained in the NPPF.
10. To enable the bins to be collected by the refuse team on collection day and reduce the likelihood of vehicles blocking the public highway and to comply with policy LPD61.
11. To ensure that possible contamination is explored and to comply with policy LPD7.
12. To ensure the development is constructed in an appropriate sustainable manner which takes into consideration air quality with in the Borough, and takes into consideration the National Planning Policy Framework and policy LPD11 of the Councils Local Plan.
13. 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, ACS 1 and policy LPD11 of the Councils Local Plan.
14. To ensure the site is suitably drained and to comply with policy LPD4.
15. To ensure the character of the area is respected and to comply with policy ASC10.

#### **Notes to Applicant**

The developer is encouraged to consider upgrading the EV charging facilities to incorporate mode 3 charging capability as this will help future proof the development and improve its sustainability. A suitable electrical socket can be provided to allow 'Mode 3' charging of an electric vehicle, allowing 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.

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

The development makes it necessary to construct and reinstate the vehicular crossings over a footway 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>.

Please note that removal of any trees on site should not occur during the bird nesting season, March to August inclusive.

Appendix – Executive summary of viability review on behalf of Gedling Borough Council



**DVS** Property Specialists  
for the Public Sector

Viability Report for  
The Phoenix  
Shelford Road  
Gedling  
NG4 4HU

Report for:



Gedling Borough Council

Prepared by:



MRICS

Principal Surveyor

RICS Registered Valuer

DVS

Tel:



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Case Number:



Redacted : 18 February 2021

The VOA is an Executive Agency of HM Revenue and Customs



Alternative Use Value	N/A	N/A	Y
Viability Conclusion Planning Compliant Scheme	Not Viable	Not Viable	Y
Sensitivity Test Market Conditions	Not tested	Not Viable	N

#### Purpose of Assessment

It is understood that the Gedling Borough Council Planning Department require an independent opinion on the viability information provided by [REDACTED], in terms of the extent to which the accompanying appraisal is fair and reasonable and whether the assumptions made are acceptable and can be relied upon to determine the viability of the scheme.

#### Conclusions

[REDACTED] on behalf of the Applicant concluded that even with no s106 contributions the scheme had a Residual Land Value of NEGATIVE £337,630 and therefore that the ...'scheme cannot viably provide a contribution towards Affordable Housing.'

DVS have varied a number of the inputs and the Benchmark Land Value but have reached the same conclusion. Our Residual Land Value conclusion is NEGATIVE £101,855. **In our opinion the scheme cannot viably provide any Affordable Housing or other s106 contributions.**

#### Review Mechanism

Given that, based on this advice, your Council's full planning policy requirements will not be met, but it is possible that a change in market conditions could support some policy provision a review clause might be appropriate as a condition of the permission.

The appraisal embraces the costs and revenues appropriate to the valuation date and is therefore valid only if the building construction work commences within the next 12 months and proceeds at a rate consistent with achieving sales in the market. If commencement of the works were to be delayed and is then undertaken at some other time when market conditions may be different, then a re-appraisal may be required.

## 1. Executive Summary

### Proposed Development Details.

This report provides an Independent Review of a Financial Viability Appraisal in connection with:

<b>Proposed Development</b>	Demolition of existing Public House and Construction of 26 Apartments and associated areas
<b>Subject of Assessment:</b>	The Phoenix, Shelford Road, Gedling
<b>Planning Ref:</b>	2020/0954
<b>Applicant:</b>	Hockley Developments
<b>Applicant's Viability Advisor:</b>	

### Non-Technical Summary of Viability Assessment Inputs

Policy Compliant Inputs	Agent	DVS Viability Review	Agreed (Y/N)
Assessment Date	4 December 2020	4 December 2020	Y
Scheme, Gross Internal Area, Site Area	GIA 1,690 sq.m., Net Sales Area 1,345 sq.m., Site Area 0.26 ha	Assumed to be correct	Y
Development Period	24 months	24 months	Y
Gross Development Value	£3,754,000	£3,474,000 (including Ground Rents)	N
Construction Cost inc. Prelims, Total and £/sq. ft.	£2,371,210	£2,139,540	N
Abnormal Costs and external works	£299,292	£201,465	N
Contingency	5%	5%	Y
Professional Fees	10%	8%	
Finance Interest and Sum	7% plus £43,700 (arrangement and monitoring fees)	6% plus £43,700 (arrangement and monitoring fees)	N
<b>Other Fees</b>			
Marketing and Sales Fees	2%	2%	Y
Legal Fees	£1,000/unit	£750/unit	N
Land Acquiring Costs	nil	1.5%	N
Profit Target %	20%	20%	Y
EUV	£220,500	£200,000	Y
EUV Premium to BLV	25%	0%	N
Benchmark Land Value	£275,500	£200,000	N
Purchase Price			



# Financial Viability Appraisal

Regarding the development at:

**The Phoenix, Shelford Road, Gedling, NG4 4HU**

*4th December 2020*



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## Introduction

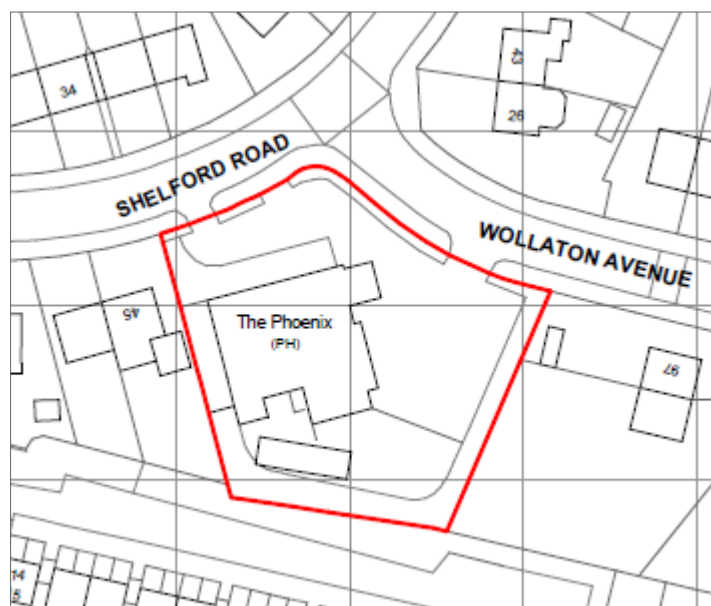
S106 Management is instructed by Hockley Developments (Shelford Road) Ltd to produce a Financial Viability Appraisal (FVA) to determine the level of Affordable Housing and S106 contributions that should be expected from a proposed development at The Phoenix, Shelford Road, Gedling, NG4 4HU.

The site currently accommodates 45 Shelford Road, a commercial premises which was most recently used as a public house and functions centre. The GIA of the premises is 459m<sup>2</sup>, while the total site area is 2,600m<sup>2</sup>.

The development (ref 2020/0954) proposes to demolish the existing building, clear the site and erect a three-storey residential apartment block, containing 26 units. In total the project will provide 1,345m<sup>2</sup> of residential accommodation with associated amenity space and parking.

Gedling Borough Council seeks an Affordable Housing contribution in accordance with Policy LPD 36 (adopted July 2018).

Location Plan



## S106 Management

**S106 Management** is a viability consultancy established in 2011 by Robin Furby, retired solicitor and developer. Formed initially to capitalise on 35 years of specialist experience in planning law, viability assessment and development, the company has expanded over the last 10 years and now benefits from the expertise of chartered surveyors, town planners, solicitors and architects and an extensive network of planning professionals.

With over a decade of experience in creating expert viability assessments, advising on complex planning obligations, and negotiating with LPAs, **S106 Management** has often been at the forefront of new statutory procedures, making one of the first Commons De-registration Applications, and one of the first S106BA viability review applications. The company is now one of the most effective viability consultancies in the UK, combining expertise from all corners of the planning industry.

**S106 Management** have worked with over 600 clients on more than 800 developments, facilitating over 4,500 homes across 124 LPAs. Our viability reports have been successfully used at pre-application discussions with Planning Officers and Affordable Housing Officers, supporting planning applications, written appeals, and planning appeal hearings.

## Planning Policy

By virtue of section 38 (6) of the 'Planning and Compulsory Purchase Act', planning applications must be determined in accordance with the adopted plan of the Local Authority, unless material considerations indicate otherwise.

Therefore, our starting point is LPD 36 of the Gedling Borough Council Local Plan (adopted July 2018):

### **Policy LPD 36 - Affordable Housing**

Planning permission will be granted for new residential development on sites of 15 dwellings or more subject to the provision of affordable housing depending on the location of the sub-market, as identified on the plan attached at Appendix C. The following percentage targets will be sought in the sub-market through negotiation:

- a. Colwick / Netherfield: 10%
- b. Newstead: 10%
- c. Arnold / Bestwood: 20%
- d. Calverton: 20%
- e. Carlton: 20%
- f. Arnold / Mapperley: 30%
- g. Bestwood St Albans: 30%
- h. Gedling Rural North: 30%
- i. Gedling Rural South: 30%

In other areas, the appropriate percentage will be determined having regard to the affordable housing requirement for adjacent sub-markets and evidence of viability.

We have had sight of correspondence from Mr Nigel Bryan (Principal Planning Officer), which requests 20% (5 units) to be provided on site. The purpose of this FVA is to determine whether such a contribution is financially viable.

Further advice is provided by the 'Gedling Borough Council Local Plan Viability Study' (March 2016) (hereafter referred to as the CIL Study) and detail from that document is used where possible to corroborate the assumptions set out later in our report.

National Guidance is a material consideration; therefore, we also consider the 'National Planning Policy Framework' (NPPF) (Feb 2019), and the 'National Planning Guidance for Viability' (NPGV) (May 2019).

## National Guidance

National guidance on the delivery of Affordable Housing is provided by the NPPF, which replaced the previous advice in PPS3.

Paragraph 57 of the NPPF is of relevance:

57. Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available.

The recommended approach referred to above is set out in the NPGV (<https://www.gov.uk/guidance/viability>). Our report has been written in accordance with the principles set out in both the NPPF, and the NPGV.

The standard approach to viability is explained at para. 10 of the NPGV:

*'Viability assessment is a process of assessing whether a site is financially viable, by looking at whether the value generated by a development is more than the cost of developing it.'*

## Vacant Building Credit

The 2019 NPPF establishes Vacant Building Credit (VBC) in Para. 63:

*63. Provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer). To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount*

We consider that the Property has the benefit of a Vacant Building Credit, as follows:

Existing vacant floor area:	459m <sup>2</sup>
Proposed floor area:	1,690m <sup>2</sup>

The existing vacant floor space is equivalent to 27.15% of the proposed development, thus the maximum amount of Affordable Housing that could be provided, irrespective of the financial viability addressed in this report, is 5.6 units.

## Viability

The relevance of viability is accepted in Policy LPD 36 **para 11.2.6** which states:

**11.2.6** It is acknowledged that in some cases, the provision of the 10%, 20% or 30% of the dwellings provided for affordable housing may make the development unviable. Where this is the case, the Supplementary Planning Document confirms 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. Where the developer is disputing the methodology of the viability study, they must provide a full financial appraisal of the scheme and allow the appraisal to be verified, at their expense, by an independent agent chosen by the Council.

This policy statement should be seen in the context of the NPPF, and indeed subsequent Government guidance.

The concept of viability is well expressed by the NPGV, in particular para 12 which sets out the costs which should be included in any viability statement, and paras 13-17 which seek to ensure that the landowner should receive the Existing Use Value (EUV) of the site plus a premium, thus providing an incentive to the landowner to bring the site forward for development.

There are several proprietary spreadsheets in use to justify viability. We use the Housing Corporation Economic Appraisal Tool (HCEAT), developed by GVA Grimley in partnership with the Housing Corporation (now HCA); it is one of the Toolkits commonly used when considering development viability.

Our report and its conclusions are based on the application of this tool.

The next section sets out the assumptions that have been made in the preparation of the HCEAT spreadsheet examining the viability of this site; the spreadsheet is shown in **Schedule 1** of this report. The comments below address the inputs to the spreadsheet sequentially and an electronic copy can be provided to the LPA on request.

## Spreadsheet Inputs

### Proposed Development (input sheet 1)

The development is summarised by the following table (plans are shown at **Schedule 2** to this report):

unit	area m2	type
GF		
1	47.10	1-bed
2	44.90	1-bed
3	48.60	1-bed
4	46.10	1-bed
5	42.80	1-bed
6	52.00	2-bed
7	58.60	2-bed
8	49.50	1-bed
9	63.00	2-bed
FF		
10	59.20	2-bed
11	48.10	1-bed
12	48.60	1-bed
13	46.10	1-bed
14	42.60	1-bed
15	42.60	1-bed
16	41.60	1-bed
17	64.50	2-bed
18	50.00	1-bed
19	58.70	2-bed



SF		
20	60.60	2-bed
21	57.00	2-bed
22	54.30	2-bed
23	47.00	1-bed
24	59.50	2-bed
25	50.00	1-bed
26	62.40	2-bed
<b>Total area</b>	<b>1345.40</b>	
<b>Avg unit area</b>	<b>51.74</b>	

### Affordable Housing Values (input sheet 2)

We approach this issue by firstly modelling a scheme with no Affordable Housing; if the Residual Value of this model exceeds the Benchmark Value of the site (as described below) then we produce further modelling to illustrate the maximum level of Affordable Housing that can viably be delivered by the development.

## Open Market Housing Values (input sheet 2)

The Zoopla data for the NG4 Postcode is set out below:

Property type	Avg. current value	Avg. £ per sq. ft.	Avg. # beds	Avg. £ paid (last 12m)
Detached	£277,727	£205	3.4	£251,743
Semi-detached	£179,917	£177	3.0	£165,735
Terraced	£137,371	£153	2.5	£132,784
Flats	£110,079	£150	1.9	£111,610

The Zoopla data suggests that the flats would achieve in the region of £1,614/m<sup>2</sup>.

We have compared this data to relevant 'sold' transactions extrapolated from Rightmove (see **Schedule 3**) which occurred in the last 2 years, within ¼ mile of our client's proposed scheme:

### *Sold flats within 1/4 mile last 2 years*

Address	Type	Sale Date	Area m2	£/m2	Price
12 Chesterfield Court, Gedling, Nottingham, Nottinghamshire NG4 4GR	2-bedroom maisonette	08.07.2020	46	£1,739.13	£80,000
9, Chesterfield Court, Gedling, Nottingham, Nottinghamshire NG4 4GR	Mid-floor flat in need of modernisation	03.07.2020	47	£1,276.60	£60,000
15 Beckett Court, Gedling, Nottingham, Nottinghamshire NG4 4GS	Top-floor flat, parking & garage	03.07.2020	45	£1,944.44	£87,500

3 Beckett Court, Gedling, Nottingham, Nottinghamshire NG4 4GS	2-bedroom ground-floor flat	17.10.2019	42	£1,857.14	£78,000
32 Beckett Court, Gedling, Nottingham, Nottinghamshire NG4 4GS	2-bedroom flat in need of modernisation throughout	04.09.2019	47	£1,382.98	£65,000
28 Rutland Road, Gedling, Nottingham, Nottinghamshire NG4 4JQ	2-bedroom maisonette, own rear garden	18.04.2019	53	£1,885.85	£99,950
56 Rutland Road, Gedling, Nottingham, Nottinghamshire NG4 4JQ	3-bedroom maisonette, garden, detached garage	27.03.2019	88.5	£1,401.13	£124,000
8 Beckett Court, Gedling, Nottingham, Nottinghamshire NG4 4GS	2-bedroom flat in need of modernisation in areas	29.01.2019	44	£1,681.82	£74,000
11 Chesterfield Court, Gedling, Nottingham, Nottinghamshire NG4 4GR	2-bedroom maisonette	11.01.2019	41.2	£1,893.20	£78,000
			Average £/m2 value	£1,645.25	

The average £/m2 value from Rightmove is in line with that proposed by Zoopla.

There is also evidence of the often-seen inverse correlation between £/m<sup>2</sup> values and unit area meaning that we would expect the smaller flats to achieve higher £/m<sup>2</sup> values than the larger.

In addition to examining the 'sold' data above, we have also looked at flats currently for sale in the surrounding area located within 1 mile of the subject site:

*Flats for sale + 1 mile*

Address	Type	Sale Date	Area m2	£/m2	Price
West View Court, St Austin's Drive, Carlton, Nottingham	2-bedroom ground-floor maisonette, garage in communal block	Sold STC	51.2	£2,148.44	£110,000
College Road, Mapperley, Nottingham, Nottinghamshire, NG3	2-bedroom flat in modern estate, allocated parking - approx. area	Offers in Region of	46	£2,826.09	£130,000
Braunton Crescent, Mapperley, Nottinghamshire, NG3 5SZ	2-bedroom ground-floor flat situated in a new development, allocated parking	Guide Price	67	£1,940.30	£130,000
Beckett Court, Gedling, Nottingham	2-bedroom first-floor flat for investors only, sold with tenants in situ	Sold STC	43.8	£1,939.50	£84,950
Foxhill Road, Carlton, Nottingham	2-bedroom, first-floor maisonette, garden, access to parking area	Sold STC	51.8	£2,027.03	£105,000
College Road, Mapperley, Nottingham	2-bedroom flat in modern purpose-built block, parking	For Sale	68	£1,838.24	£125,000
Valley Court, Carlton, Nottingham	2-bedroom first-floor flat, balcony, parking to the rear	Sold STC	472	£2,012.71	£95,000
Beckett Court, Gedling, Nottingham NG4	2-bedroom flat with enclosed rear garden, single garage & parking - approx. area	For Sale	52	£1,730.77	£90,000
College Road, Mapperley, Nottinghamshire, NG3 6FD	2-bedroom modern flat in recent development	Guide Price	70	£1,857.14	£130,000
			average £/m2 value	£2,011.97	

Furthermore we have examined new build units which are currently on the market. Due to a lack of directly analogous data we have extended the search radius to 3 miles, which reduced the comparability of the properties:

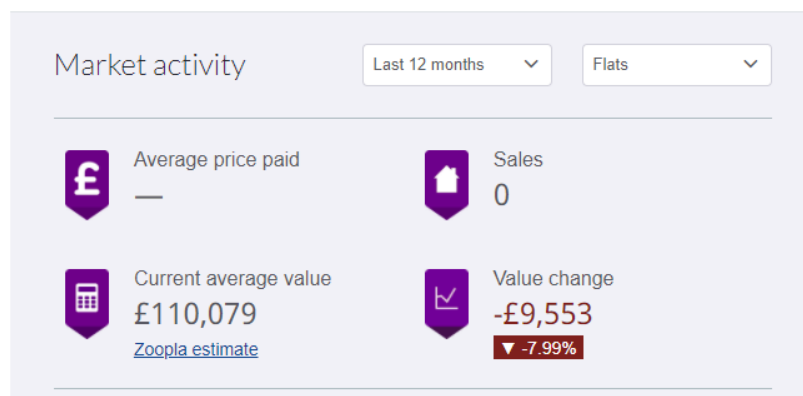
*New build flats for sale + 3 miles*

Address	Type	Sale Date	Area m2	£/m2	Price
River Crescent, Waterside Way, Nottingham	Large 3-bedroom modern apartment in award winning development, balcony, underground parking & resident only facilities	For Sale	140.3	£3,385.60	£475,000
Ebury Road, Carrington	2-bedroom new flat in converted property, private rear garden, allocated parking - approx. area	For Sale	52	£2,306.73	£119,950
Sherwood Heights	1-bedroom luxury apartment, private balcony & terrace, allocated parking	Guide Price	57	£2,210.53	£126,000
Ebury Road, Carrington	1-bedroom new flat in converted property, allocated parking - approx. area	Offers over	42	£2,380.95	£100,000
1 Bedroom Penthouse	1-bedroom penthouse apartment in brand new development, private balcony, parking	Sold STC	57	£4,385.96	£250,000
Alexandra Street, Carrington	2-bedroom flat in newly developed apartment block, allocated parking	Sold STC	52	£2,211.54	£115,000
Vivian Avenue, Nottingham, Nottinghamshire, NG5	2-bedroom luxury apartment in recently developed & converted period property	Offers over	66	£2,272.73	£150,000
			average £/m2 value	£2,865.00	

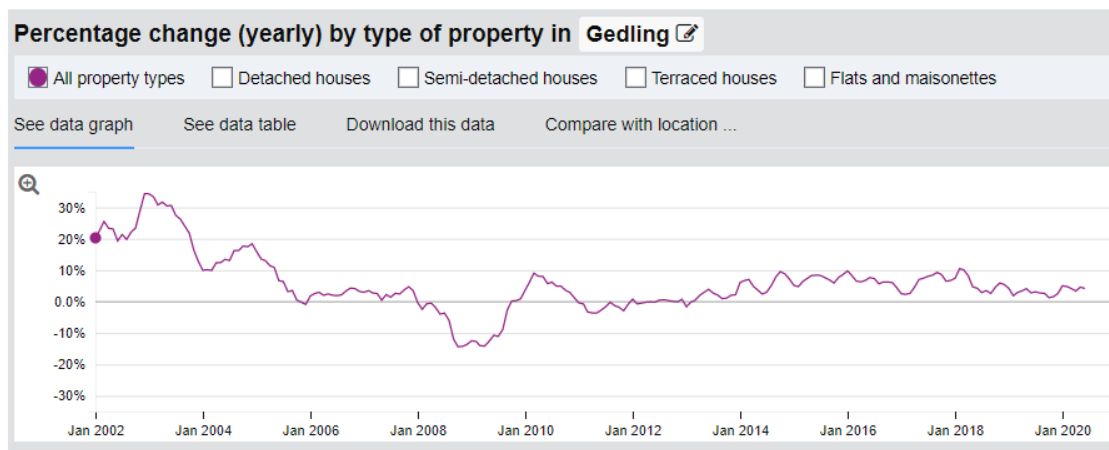
Further, it should be noted that the properties at River Crescent and '1-bedroom penthouse' noted above are not directly comparable in terms of characteristics and therefore can be considered outliers.

Average asking prices are inflated when compared to both achieved values and the data set supplied by Zoopla. It is reasonable to suggest that asking prices will not be achieved, due to current stagnation in the market, evidenced by significant downward trending in 2020, with the average value of flats falling -7.99% in the last 12 months.

## House prices in Shelford Road, Gedling, Nottingham NG4 4HU



On a macro level the UK has now entered a recession and it should also be stressed that at the time of writing this report it is considered entirely probable that, following the end of current economic stimulus, which is artificially inflating demand, property prices may decline by perhaps as much as 10 -15%. Land registry data documents a decline of 14.4% following the 2008 sub-prime crisis, a similar outcome is to be expected; graph on the next page.



Recent OBR forecasts suggest a 8% contraction in the housing market in 2021/22:



The above notwithstanding, we have valued the smallest units at £135,000 (£3,176/m<sup>2</sup>) and adjusted the values of the larger flats, thus following the inverse correlation referred to previously:

unit	area m2	type	£/m2 value	PRICE
GF				
1	47.10	1-bed	£2,866	£135,000
2	44.90	1-bed	£3,007	£135,000
3	48.60	1-bed	£2,778	£135,000
4	46.10	1-bed	£2,928	£135,000
5	42.80	1-bed	£3,154	£135,000
6	52.00	2-bed	£2,885	£150,000
7	58.60	2-bed	£2,730	£160,000
8	49.50	1-bed	£2,828	£140,000
9	63.00	2-bed	£2,540	£160,000
FF				
10	59.20	2-bed	£2,618	£155,000
11	48.10	1-bed	£2,807	£135,000
12	48.60	1-bed	£2,757	£134,000
13	46.10	1-bed	£2,928	£135,000
14	42.60	1-bed	£3,169	£135,000
15	42.60	1-bed	£3,169	£135,000
16	41.60	1-bed	£3,245	£135,000
17	64.50	2-bed	£2,481	£160,000
18	50.00	1-bed	£2,800	£140,000
19	58.70	2-bed	£2,641	£155,000
SF				
20	60.60	2-bed	£2,558	£155,000
21	57.00	2-bed	£2,719	£155,000
22	54.30	2-bed	£2,762	£150,000
23	47.00	1-bed	£2,872	£135,000



24	59.50	2-bed	£2,605	£155,000
25	50.00	1-bed	£2,800	£140,000
26	62.40	2-bed	£2,564	£160,000
total area	1345.40		£2,790.24	£3,754,000

For clarity, we have run the appraisal with the average £/m<sup>2</sup> value, which is £2,790.2/m<sup>2</sup>; this produces a GDV of £3.74m.

The figures above represent the top end of what could be achieved in today's market, clearly if the knock-on effect of the current pandemic is as negative as many forecasts suggest, similar levels will not be achieved.

The capital value of the Freehold Ground Rents from the project is included at zero because legislation is proposed to limit annual rents to a peppercorn. See House of Commons Briefing Paper 8047 – December 2019.

### Timing (input sheet 2)

This FVA is to be read in conjunction with a detailed planning application which we expect to be granted within 3 months. There will be a 3-month period following this to produce building regs. drawings and obtain all fixed price quotations.

Construction is projected over an 18-month period with sales expected between months 16 and 24.

The 6-month period before commencement of build has not been included in our calculations.

## Construction Costs (input sheet 2)

We refer to the BCIS data, as shown below:

### £/m2 study

Description: Rate per m2 gross internal floor area for the building Cost including prelims. [?](#)  
Last updated: 10-Oct-2020 00:48

Maximum age of results:

Building function (Maximum age of projects)	£/m² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
New build							
816. Flats (apartments)							
Generally (15)	1,480	734	1,231	1,403	1,666	5,123	903
1-2 storey (15)	1,403	859	1,194	1,340	1,557	2,541	215
3-5 storey (15)	1,456	734	1,225	1,400	1,646	3,089	587
6 storey or above (15)	1,787	1,074	1,444	1,673	1,926	5,123	98

It should be noted that BCIS costs do not currently reflect the considerable impact of Covid-19 on productivity, prelims and market conditions. As such RICS (July 2020) advise making adjustments to BCIS averages, suggesting costs will have increased due to social distancing, lockdown delays and material price increases.

The above notwithstanding, we have adopted the median quartile figure for projects of this type (£1,403/m2). This sum appears modest when one considers both the current inflation in the industry, and the high spec finish that will be required to achieve the exit values proposed previously.

The GIA of the flats (1,345m2), represents 79.6% of the total GIA of the building (1,690.1m2), with the additional space allowing for all communal areas; the HCEAT has been run with a corresponding correction factor.

The BCIS makes no allowance for external works and associated infrastructure which are addressed subsequently in our analysis.

### Fees (input sheet 2)

10% for fees is the default value of the HCEAT Spreadsheet and is the commonly accepted industry standard allowance.

### Contingency (input sheet 2)

5% for contingencies is the default value of the HCEAT Spreadsheet and is the commonly accepted industry standard allowance.

### Section 106 Payments (input sheet 2)

Gedling adopted their CIL Charging Schedule in July 2015 and apply rates based on a zonal strategy. The subject site falls within zone 1, where no charge currently applies for residential development. Therefore, no allowance has been made in our calculations.

CIL Rate			
The rate at which CIL will be charged shall be:			
Development Type			
Residential	Zone 1	Zone 2	Zone 3
	£0/sqm	£45/sqm	£70/sqm
Commercial	Borough wide		
Retail A1, A2, A3, A4, A5	£60/sqm		
All other uses	£0/sqm		

In the aforementioned correspondence from the case officer, the following requests have been made for additional S106 payments:

education	£47,750
primary care trust	£14,088
	£61,838

It is clear from the conclusions of this report that the above are unaffordable to the project, thus have not been included in our modelling.

### Abnormal Development Costs (input sheet 2)

As mentioned previously, the BCIS data only allows for the costs of constructing the envelope of the proposed dwellings; external and abnormal costs are summarised by the table below:

work required	quantity	cost per unit	total cost
demolition	1	£15,000	£15,000
Incoming services	26	£6,000	£156,000
NHBC or similar	26	£2,500	£65,000
bin stores	20	£400	£8,000
cycle stores	26	£100	£2,600
topsoil and levelling	20	£13	£260
planting / turfing	27	£16	£432
brick paving to driveways etc	300	£120	£36,000
paving slabs for patios / paths	45	£80	£3,600
timber fencing	60	£90	£5,400
drainage connection to main road	1	£7,000	£7,000
		total cost	£299,292

The HCEAT has been run with the corresponding figure, under the heading 'Site Abnormals.'

### **Site Acquisition Costs (input sheet 2)**

The EUV of the site, as explained subsequently in our reporting, is £260,000; we make no allowance for acquisition costs as this is below the current SDLT threshold.

### **Finance Costs (input sheet 2)**

Typically, banks are prepared to lend only the building cost (£2.37m) of this type of development; their arrangement fee will be 1% and the spreadsheet carries an input of £23,700.

While base rates are at a historic low level, cost of funding expressed as a percentage above LIBOR is at historically high figures, therefore an interest figure of 7% is used in the spreadsheet.

The spreadsheet includes misc. lending fees of £20,000; made up from the bank surveyor's initial valuation fee of £10,000, monitoring fees while the project progresses of £5,000, and £5,000 in other bank fees.

### **Marketing Costs (input sheet 2)**

The HCEAT spreadsheet has default values of 6% for marketing and £600 per unit for legal fees; as a compromise, we have adopted a marketing cost of 2% and legal fees of £1,000 per unit.

## Developer Profit (input sheet 2)

The NPGV contains the following advice at paragraph 18:

***How should a return to developers be defined for the purpose of viability assessment?***

*'Potential risk is accounted for in the assumed return for developers at the plan making stage. It is the role of developers, not plan makers or decision makers, to mitigate these risks. The cost of complying with policy requirements should be accounted for in benchmark land value. Under no circumstances will the price paid for land be relevant justification for failing to accord with relevant policies in the plan.'*

*'For the purpose of plan making an assumption of 15-20% of gross development value (GDV) may be considered a suitable return to developers in order to establish the viability of plan policies. Plan makers may choose to apply alternative figures where there is evidence to support this according to the type, scale and risk profile of planned development. A lower figure may be more appropriate in consideration of delivery of affordable housing in circumstances where this guarantees an end sale at a known value and reduces risk. Alternative figures may also be appropriate for different development types.'*

Paragraph 008 of the NPGV provides further guidance:

***'How should a viability assessment be treated in decision making?***

***Where a viability assessment is submitted to accompany a planning application this should be based upon and refer back to the viability assessment that informed the plan; and the applicant should provide evidence of what has changed since then.'***

We have referred to the Gedling BC Local Plan Viability Assessment, produced by the council in 2016, which, at Para. 4.30 identifies a developer profit of 20% of GDV; the HCEAT appraisal has been run accordingly.

4.30 Developer's **profit** is generally fixed as a % return on gross development value or return on the cost of development to reflect the developer's risk. In current market conditions, and based on the assumed lending conditions of the financial institutions, a 20% return on GDV is used in the residential viability appraisals to reflect speculative risk on the market housing units. However it must be acknowledged that affordable housing does not carry the same speculative risk as it effectively pre-sold. There is significant evidence of this 'split **profit**' approach being accepted as a legitimate approach in Whole Plan Viability and Community Infrastructure Levy Examinations and Affordable Housing Sec 106 BC Appeals.

## Benchmark Value

The NPGV provides a standard methodology for determining Benchmark Land Value (BLV). Paragraph 15 requires that the EUV of the site should be identified:

*'Existing use value (EUV) is the first component of calculating benchmark land value. EUV is the value of the land in its existing use. Existing use value is not the price paid and should disregard hope value. Existing use values will vary depending on the type of site and development types. EUV can be established in collaboration between plan makers, developers and landowners by assessing the value of the specific site or type of site using published sources of information such as agricultural or industrial land values, or if appropriate capitalised rental levels at an appropriate yield (excluding any hope value for development).*

*Sources of data can include (but are not limited to): land registry records of transactions; real estate licensed software packages; real estate market reports; real estate research; estate agent websites; property auction results; valuation office agency data; public sector estate/property teams' locally held evidence.'*

The site currently accommodates 45 Shelford Road, a commercial premises which was most recently used as a public house and functions centre. The GIA of the premises is 459m<sup>2</sup>, while the total site area is 2,600m<sup>2</sup>.

We have sought advice from John Carter MRICS to determine an EUV of the site:

'I have been asked to produce a benchmark valuation for the Phoenix public house at Shelford Road, Gedling, Nottingham NG4 4HU.

The premises comprise of a public house and function rooms on the ground floor together with a three-bedroom residential apartment for the use of the manager on the upper floors. The total floor area extends to some 5,000 ft.

The Rateable Value of the premises is at the sum of £18,750 per annum.

The property is currently vacant and has not been occupied for some time. I have considered various comparable premises in the area and compared the Rateable Value to the amount of rental or capital sum that is being achieved in each case. I have spoken to a representative from James A. Baker who specialise in the sale of pub premises and who believes that an appropriate rental for this property would be in the region of £20,000 p.a. Furthermore, examples of recent sales and rentals include the Famous Corner Pin in Long Eaton NG10 1JL which is under offer of £18,000 per annum having a rateable value of £21,500. The Travellers Rest in Belper is also under



offer at £165,000 as compared to the Rateable Value of £8,200.

In this particular instance I have used the Rateable Value as a basis for the valuation of this pub in the absence of any details of previous lettings. I have capitalised at a yield of 8.5% which produces an EUV of £260,000.

The public house sits in a residential road and would lend itself to an appropriate change of use. In these circumstances, I have added a premium of 25% to the EUV to arrive at a benchmark value of £325,000.

My opinion of the benchmark value is £325,000.'

Paragraph 16 requires that a premium should be added to the EUV (EUV +) to incentivise the landowner to bring the site forward for development:

*'The premium (or the 'plus' in EUV+) is the second component of benchmark land value. It is the amount above existing use value (EUV) that goes to the landowner. The premium should provide a reasonable incentive for a landowner to bring forward land for development while allowing a sufficient contribution to fully comply with policy requirements.*

*Plan makers should establish a reasonable premium to the landowner for the purpose of assessing the viability of their plan. This will be an iterative process informed by professional judgement and must be based upon the best available evidence informed by cross sector collaboration. **Market evidence can include benchmark land values from other viability assessments.** Land transactions can be used but only as a cross check to the other evidence. Any data used should reasonably identify any adjustments necessary to reflect the cost of policy compliance (including for affordable housing), or differences in the quality of land, site scale, market performance of different building use types and reasonable expectations of local landowners. Policy compliance means that the development complies fully with up to date plan policies including any policy requirements for contributions towards affordable housing requirements at the relevant levels set out in the plan. A decision maker can give appropriate weight to emerging policies. Local authorities can request data on the price paid for land (or the price expected to be paid through an option or promotion agreement).'*

Mr Carter's advice is inclusive of a premium; thus no additional allowance has been made this is inclusive of a landowner premium in accordance with the RICS guidance.

Paragraph 17 allows the BLV to be determined by an alternative Use Value (AUV):

*'For the purpose of viability assessment alternative use value (AUV) refers to the value of land for uses other than its existing use. AUV of the land may be informative in establishing benchmark land value. If applying alternative uses when establishing benchmark land value these should be limited to those uses which would fully comply with up to date development plan policies, including any policy requirements for contributions towards affordable housing at the relevant levels set out in the plan. Where it is assumed that an existing use will be refurbished or redeveloped this will be considered as an AUV when establishing BLV.'*

*'Plan makers can set out in which circumstances alternative uses can be used. This might include if there is evidence that the alternative use would fully comply with up to date development plan policies, if it can be demonstrated that the alternative use could be implemented on the site in question, if it can be demonstrated there is market demand for that use, and if there is an explanation as to why the alternative use has not been pursued. Where AUV is used this should be supported by evidence of the costs and values of the alternative use to justify the land value. Valuation based on AUV includes the premium to the landowner. If evidence of AUV is being considered the premium to the landowner must not be double counted.'*

In this case it is not appropriate to consider the AUV of the site.

**The standard approach to viability is to compare the BLV of the development site with the Residual Value calculated by the (HCEAT) viability spreadsheet. It is only if the Residual Value of the development exceeds the Market Value (Benchmark), that it will be viable for a contribution to be made towards Affordable Housing.**

## HCEAT Spreadsheet Conclusions (spreadsheet summary)

The full spreadsheet appears at **Schedule 1**, and the key conclusions are set out in the summary section. They are also repeated for convenience below:

<b>Sales</b>	<b>£3,754,000</b>
Less Costs	
Construction Costs	£2,371,352
Other Site Costs	£666,852
Marketing	£101,080
Finance Costs	£201,546
Developer Profit	£750,800
<b>Residual Site Value</b>	<b>-£337,630</b>

To determine the viability of the provision of Affordable Housing, the Benchmark Value of the site as stated above (**£325,000**), is deducted from the Residual Value calculated by the HCEAT spreadsheet. If the result is negative, as it is in this case (**-£662,630**), the development cannot viably provide a contribution towards Affordable Housing.

## Conclusion

The following table has been compiled using data from the HCEAT spreadsheet to reveal the profit that the developers will earn from this project:

<b>Spreadsheet Residual Value</b>	<b>-£337,630</b>
<b>Plus Spreadsheet Developer profit</b>	<b>£750,800</b>
<b>Less Benchmark Value</b>	<b>£325,000</b>
<b>Actual Profit</b>	<b>£88,170</b>

This presents a return of 2.3% which is clearly significantly lower than the 20% identified previously.

Any contribution towards Affordable Housing would further reduce this level.

This report demonstrates that the scheme can be considered policy compliant without the provision of any Affordable Homes or S106 contributions towards Affordable Housing.



Valuation Office  
Agency

**DVS** Property Specialists  
for the Public Sector

Viability Report for  
The Phoenix  
Shelford Road  
Gedling  
NG4 4HU

Report for:



Gedling Borough Council

Prepared by:



MRICS

Principal Surveyor

RICS Registered Valuer

DVS

Tel:



@voa.gov.uk

Case Number:



Redacted : 18 February 2021

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## 1. Executive Summary

Proposed Development Details.

This report provides an Independent Review of a Financial Viability Appraisal in connection with:

<b>Proposed Development</b>	<b>Demolition of existing Public House and Construction of 26 Apartments and associated areas</b>
<b>Subject of Assessment:</b>	<b>The Phoenix, Shelford Road, Gedling</b>
<b>Planning Ref:</b>	<b>2020/0954</b>
<b>Applicant:</b>	<b>Hockley Developments</b>
<b>Applicant's Viability Advisor:</b>	

### Non-Technical Summary of Viability Assessment Inputs

Policy Compliant Inputs	Agent	DVS Viability Review	Agreed (Y/N)
Assessment Date	4 December 2020	4 December 2020	Y
Scheme, Gross Internal Area, Site Area	GIA 1,690 sq.m., Net Sales Area 1,345 sq.m., Site Area 0.26 ha	Assumed to be correct	Y
Development Period	24 months	24 months	Y
Gross Development Value	£3,754,000	£3,474,000 (including Ground Rents)	N
Construction Cost inc. Prelims, Total and £/sq. ft.	£2,371,210	£2,139,540	N
Abnormal Costs and external works	£299,292	£201,465	N
Contingency	5%	5%	Y
Professional Fees	10%	8%	
Finance Interest and Sum	7% plus £43,700 (arrangement and monitoring fees)	6% plus £43,700 (arrangement and monitoring fees)	N
<b>Other Fees</b>			
Marketing and Sales Fees	2%	2%	Y
Legal Fees	£1,000/unit	£750/unit	N
Land Acquiring Costs	nil	1.5%	N
Profit Target %	20%	20%	Y
EUV	£220,500	£200,000	Y
EUV Premium to BLV	25%	0%	N
Benchmark Land Value	£275,500	£200,000	N

<b>Purchase Price</b>	██████████		
<b>Alternative Use Value</b>	<b>N/A</b>	<b>N/A</b>	<b>Y</b>
<b>Viability Conclusion Planning Compliant Scheme</b>	<b>Not Viable</b>	<b>Not Viable</b>	<b>Y</b>
<b>Sensitivity Test Market Conditions</b>	<b>Not tested</b>	<b>Not Viable</b>	<b>N</b>

## 2. Introduction

2.1 I refer to your instructions dated 7 January 2021 and my Terms of Engagement dated 14 January 2021.

2.2 The opinion of the development viability of the proposed development scheme assessed is based on a review of the planning applicants/agents report dated 4 December 2020 submitted to the Local Authority.

2.3 I have inspected and finalised my viability assessment and I am pleased to report to you as follows.

2.4 A copy of my Terms of Engagement dated 14 January 2021 are attached.

### 2.5 Identification of Client

Gedling Borough Council

### 2.6 Purpose of Assessment

It is understood that the Gedling Borough Council Planning Department require an independent opinion on the viability information provided by ██████████, in terms of the extent to which the accompanying appraisal is fair and reasonable and whether the assumptions made are acceptable and can be relied upon to determine the viability of the scheme.

### 2.7 Subject of the Assessment

The proposed development scheme being assessed is as shown above.

It is understood that the development has:

- a site area of 2,600 square metres
- a total Net Sales Area of 1,345 square metres



The proposed schedule of accommodation is as follows:

unit	area m2	type
GF		
1	47.10	1-bed
2	44.90	1-bed
3	48.60	1-bed
4	46.10	1-bed
5	42.80	1-bed
6	52.00	2-bed
7	58.60	2-bed
8	49.50	1-bed
9	63.00	2-bed
FF		
10	59.20	2-bed
11	48.10	1-bed
12	48.60	1-bed
13	46.10	1-bed
14	42.60	1-bed
15	42.60	1-bed
16	41.60	1-bed
17	64.50	2-bed
18	50.00	1-bed
19	58.70	2-bed

SF		
20	60.60	2-bed
21	57.00	2-bed
22	54.30	2-bed
23	47.00	1-bed
24	59.50	2-bed
25	50.00	1-bed
26	62.40	2-bed
<b>Total area</b>	<b>1345.40</b>	
<b>Avg unit area</b>	<b>51.74</b>	

### 3. Date of Assessment / Date of Report

The date of viability assessment is 4 December 2020.

Please note that values change over time and that a viability assessment provided on a particular date may not be valid at a later date.

### 4. Viability Methodology / Professional Guidance

- 4.1 The review of the applicant's viability assessment has been prepared in accordance with the recommended practice set out in the National Planning Policy Framework; the NPPG on Viability (July 2018, updated May 2019, September 2019) and the Royal Institution of Chartered Surveyors (RICS) Professional Statement, Financial Viability in Planning (**FVIP: Conduct and Reporting**) (effective from 1<sup>st</sup> September 2019) and the RICS (**FVIP**) Guidance Note (1<sup>st</sup> Edition) (GN 94/2012), where applicable.
- 4.2 The Residual appraisal methodology is established practice for viability assessments. In simple terms the residual appraisal formula is:

**Gross Development Value less Total Development Cost (inclusive of S106 obligations, abnormal development costs and finance) less Profit, equals the Residual Land Value.**

- 4.3 The Residual Land Value is then compared to the Benchmark Land Value as defined in the Planning Practice Guidance on Viability. Where the Residual Land Value produced from an appraisal of a policy compliant scheme is in excess of the Benchmark Land Value the scheme is financially viable, and vice versa:

**Residual Land Value > Benchmark Land Value = Viable**

**Residual Land Value < Benchmark Land Value = Not Viable**

- 4.4 The appraisal can be rearranged to judge the viability of a scheme in terms of the residual profit, which is compared to the target profit:

**Residual Profit > Target Profit = Viable**

**Residual Profit < Target Profit = Not Viable**

- 4.5 For this case the DVS appraisal produces a Residual Land Value which is then compared to the Benchmark Land Value as defined in the Planning Practice Guidance on Viability.

## **5. RICS Financial Viability in Planning Conduct and Reporting**

In accordance with the above professional standard it is confirmed that:

- 5.1 In carrying out this viability assessment review the valuer has acted with objectivity impartiality, without interference and with reference to all appropriate sources of information.
- 5.2 The professional fee for this report is not performance related and contingent fees are not applicable.
- 5.3 DVS are not currently engaged in advising this local planning authority in relation to area wide viability assessments in connection with the formulation of future policy.
- 5.4 The appointed valuer, [REDACTED] MRICS is not currently engaged in advising this local planning authority in relation to area wide viability assessments in connection with the formulation of future policy.
- 5.5 Neither the appointed valuer, nor DVS advised this local planning authority in connection with the area wide viability assessments which supports the existing planning policy.
- 5.6 DVS are employed to independently review the applicant's financial viability assessment, and can provide assurance that the review has been carried out with due diligence and in accordance with section 4 of the professional standard. It is also confirmed that all other contributors to this report, as referred to herein, have complied with the above RICS requirements.

## **6 Restrictions on Disclosure / Publication**

- 6.1 The report has been produced for Gedling Borough Council only. DVS permit that this report may be shared with the applicant and their advisors as listed above, as named third parties.
- 6.2 The report should only be used for the stated purpose and for the sole use of your organisation and your professional advisers and solely for the purposes of the instruction to which it relates. Our report may not, without our specific written consent, be used or relied upon by any third party, permitted or otherwise, even if that third party pays all or part of our fees, directly or indirectly, or is permitted to see a copy of our report. No responsibility whatsoever is accepted to any third party who may seek to rely on the content of the report.
- 6.3 Planning Practice Guidance for viability promotes increased transparency and accountability, and for the publication of viability reports. However, it has been agreed that your authority, the applicant and their advisors will neither publish nor reproduce the whole or any part of this report, nor make reference to it, in any way in any publication. It is intended that a final report will later be prepared, detailing the agreed viability position or alternatively where the stage one report is accepted a redacted version will be produced, void of personal and confidential data, and that this approved document will be available for public consumption.
- 6.4 None of the VOA employees individually has a contract with you or owes you a duty of care or personal responsibility. It is agreed that you will not bring any claim against any such individuals personally in connection with our services.
- 6.5 This report is considered Exempt Information within the terms of paragraph 9 of Schedule 12A to the Local Government Act 1972 (section 1 and Part 1 of Schedule 1 to the Local Government (Access to Information) Act 1985) as amended by the Local Government (access to Information) (Variation) Order 2006 and your council is expected to treat it accordingly.

## **7. Validity**

This report remains valid for 4 (four) months from its date unless market circumstances change or further or better information comes to light, which would cause me to revise my opinion.

## **8. Limits or Exclusions of Liability**

Our viability assessment is provided for your benefit alone and solely for the purposes of the instruction to which it relates. Our viability assessment may not, without our specific written consent, be used or relied upon by any third party, even if that third party pays all or part of our fees, directly or indirectly, or is

permitted to see a copy of our viability report. If we do provide written consent to a third party relying on our viability assessment, any such third party is deemed to have accepted the terms of our engagement.

None of our employees individually has a contract with you or owes you a duty of care or personal responsibility. You agree that you will not bring any claim against any such individuals personally in connection with our services.

## **9. Confirmation of Standards**

- 9.1 The viability assessment review has been prepared in accordance with paragraph 57 of the National Planning Policy Framework, which states that all viability assessments should reflect the recommended approach in the National Planning Practice Guidance on Viability, (July 2018, updated May 2019 and September 2019).
- 9.2 The viability assessment review report has been prepared in accordance with the Professional Statement Financial Viability in Planning: Conduct and Reporting (effective from 1<sup>st</sup> September 2019). Regard has been made to the RICS Guidance Note "Financial Viability in Planning" 1<sup>st</sup> Edition (GN 94/2012), where applicable.
- 9.3 The valuation has been prepared in accordance with the professional standards of the Royal Institution of Chartered Surveyors: RICS Valuation – Global Standards and RICS UK National Supplement, commonly known together as the Red Book. Compliance with the RICS professional standards and valuation practice statements gives assurance also of compliance with the International Valuations Standards (IVS).
- 9.4 Whilst professional opinions may be expressed in relation to the appraisal inputs adopted, this consultancy advice is to assist you with your internal decision making and for planning purposes, and is not formal valuation advice such as for acquisition or disposal purposes. It is, however, understood that our assessment and conclusion may be used by you as part of a negotiation, therefore RICS Red Book professional standards PS1 and PS2 are applicable to our undertaking of your case instruction, compliance with the technical and performance standards at VPS1 to VPS 5 is not mandatory (PS 1 para 5.4) but remains best practice and they will be applied to the extent not precluded by your specific requirement.
- 9.5 Where relevant measurements stated will in accordance with the RICS Professional Statement 'RICS Property Measurement' (2<sup>nd</sup> Edition) and, the RICS Code of Measuring Practice (6<sup>th</sup> Edition).
- 9.6 The viability assessment has been prepared in accordance with the professional standards of the Royal Institution of Chartered Surveyors: RICS Valuation – Global Standards and RICS UK National Supplement, commonly known together as the Red Book.
- 9.7 Compliance with the RICS professional standards and valuation practice statements gives assurance also of compliance with the International Valuations Standards (IVS).

## **10. Conflict of Interest**

- 10.1 In accordance with the requirements of RICS Professional Standards, DVS as part of the VOA has checked that no conflict of interest arises before accepting this instruction. It is confirmed that DVS are unaware of any previous conflicting material involvement and is satisfied that no conflict of interest exists.
- 10.2 It is confirmed that the valuer appointed has no personal or prejudicial conflict in undertaking this instruction. It is confirmed that all other valuers involved in the production of this report have also declared they have no conflict assisting with this instruction. Should any conflict or difficulty subsequently be identified, you will be advised at once and your agreement sought as to how this should be managed.

## **11. Engagement**

- 11.1 The DVS valuer has contacted the Applicant for a number of clarifications to their Viability Report but no detailed discussions or negotiations have been conducted with the applicant or any of their other advisors.

## **12. Status of Valuer**

- 12.1 It is confirmed that the viability assessment has been carried out by [REDACTED] [REDACTED] MRICS, Registered Valuer, acting in the capacity of an external valuer, who has the appropriate knowledge, skills and understanding necessary to undertake the viability assessment competently and is in a position to provide an objective and unbiased review. [REDACTED] is referred hereafter and in redacted correspondence as 'the DVS Valuer'.
- 12.2 As part of the DVS Quality Control procedure, this report and the appraisal has been peer reviewed by [REDACTED] MRICS, Registered Valuer, who has the appropriate knowledge, skills and understanding necessary to complete this task.
- 12.3 Other Contributors
- An external inspection of the site and photographs was undertaken by [REDACTED] [REDACTED] (a Graduate under supervision) and she also undertook research into local property comparables

## **13. Assessment Details**

### **13.1 Location / Situation**

The site is located in a residential area, surrounded by a mix of privately owned and council owned dwellings. It is approximately 350 metres from the A6211 and is

on a bus route. The wider locality is predominantly residential with a scattering of schools and shops, and recreational parks and golf clubs.

**13.2** Description

The existing site is currently occupied by a disused pub (and first floor residential accommodation) which we understand had a floor area of 459 square metres. We understand that the pub first closed in 2018, re-opened briefly then closed again in January 2020.

The site is slightly irregular in shape but is relatively level with no obvious development difficulties.

**13.3** Site Area

The site has a gross area of 0.26 hectares.

**14. Date of Inspection**

26 January 2021

**15. Planning Policy / Background**

The proposed scheme (Application 2020/0954) is to demolish the existing building and to construct a three storey block with 26 apartments, with a total floorspace of 1,345 square metres, together with associated amenity space and car parking.

The Council is seeking an Affordable Housing contribution in accordance with Policy LPD36.

**16. Local Plan Policy Scheme Requirements / S106 Costs**

██████████ state that after allowance for Vacant Building Credit Affordable Housing Policy would require 5.6 units.

**17. Development Scheme / Special Assumptions**

- 17.1** The following assumptions and special assumptions have been agreed with the Council and applied:

## 17.2 Scheme Floor Areas

Measurements stated are in accordance with the RICS Professional Statement '**RICS Property Measurement**' (2<sup>nd</sup> Edition), and where relevant, the **RICS Code of Measuring Practice** (6<sup>th</sup> Edition).

The accommodation proposed is:

Type / Description	No of Units	Sq m	Total Sq m
1 Bed Apartments	15	Average 46.37 sq.m.	695.60
2 Bed Apartments	11	Average 59.07 sq.m.	649.80
<b>Total</b>	<b>26</b>		<b>1,345.40</b>

## 17.3 Mineral Stability

The property is situated in an underground mining area and in view of the possibility of mine workings there is an increased risk of the stability of the property being adversely affected which would normally have been investigated by the Agency's Mineral Valuer to determine the extent of any problem.

However, this valuation has been made in accordance with the terms of the agreement between us, in which you have instructed the Agency to assume that:

- (1) that the property is not affected by any mining subsidence, and
- (2) that the site is stable and would not occasion any extraordinary costs with regard to Mining Subsidence.

Accordingly the Agency has not obtained an Underground Mining Subsidence Report and the HMRC Board, for and on behalf of the Valuation Office Agency, can give no warranty, representation or assurance whatsoever as to matters which might reasonably be expected to have been disclosed by such a report.

You have agreed to waive, (and any third party seeking to rely on this valuation shall be treated as having waived), any claim which you might otherwise have had against the Board, the Agency or any of their employees for negligence or breach of contract arising from any loss or damage suffered as a result of the fact that this valuation, on your specific instructions, has taken no account of any matters which might reasonably be expected to be disclosed by an Underground Mining Subsidence Report.

Any third party seeking to rely on the valuation for any purpose is therefore strongly advised to make their own enquiries in relation to the stability of the property and to consider obtaining insurance cover against subsidence, ground heave, settlement and landslide and any other such eventualities.



**17.4 Environmental Factors Observed or Identified**

None known other than any outlined in S106 Management Report. No internal inspection of the existing building was undertaken. It is possible that asbestos may be present in the construction of the property. While this material remains intact and in good condition the asbestos fibres are likely to be safe but specialist advice should be sought in the event of alteration, maintenance or demolition.

**17.5 Tenure**

We have assumed that the property is Freehold / long leasehold with vacant possession.

**17.6 Easements and Restrictions**

None known.

**17.7 Services**

We have assumed that all services are available or connected.

**17.8 Access and Highways**

We have assumed that access is available to the adjoining highways and that these are fully adopted.

**18. Development Scheme information**

**18.1 Gross Development Value (GDV)**

██████████ have assumed sale prices of between £135,000 and £160,000 for the Apartments and conclude a total GDV of £3,754,000.

DVS have reviewed local market transactions and, in particular, the sales (and current asking prices) at the large housing development to the north at Chase Farm (Renshaw Drive).

Whilst house prices in the immediate locality range from £145,000 to £215,000 and flats between £60,000 and £80,000 these are not comparable to the proposed scheme.

Chase Farm is very close by but, in our opinion, has a much better general environment and would command higher prices than the Phoenix site.

Asking prices for available units at Chase Farm for 2 bed apartments of 57.48 sq.m. are £145,000 (equating to around £2,280 per square metre and £2,370 psm depending on flat type).

Sales at Chase Farm (end 2019) for around 60 sq.m. 2 bed units are at £144,000, (£2,400 psm), for 52 sq.m. £141,000 £2,711 psm.

The Applicant's GDV for a 2 bed apartment of 58 sq.m. varies between £155,000 to £160,000 which based on the Chase Farm comparables is too high. DVS have adopted figures of £135,000 to £140,000 for these units which is considered more reasonable.

There are no 1 bed apartments at Chase Farm. The Applicant has GDV of £135,000 for 1 bedroom units of around 48 sq.m., which again seems high compared to the evidence on larger 2 bed apartments. DVS have taken these units at a GDV of £120,000 for these, based on 2 beds apartment GDV less around £15,000 to allow for their smaller size and configuration (this is a similar discount for 1 bed versus 2 bed units adopted by the Applicant).

In addition to the sale price of the units DVS have allowed an amount of £89,000 (average £3,423 per unit) for the sale of capitalised ground rental income. Whilst this is the subject of well publicised potential legislation on Leaseholds, this is still to be enacted. In any event, we would expect the GDV to increase by a similar amount should the apartments be sold with no ground rent requirement.

GDV adopted in DVS appraisal is £3,474,000 (compared with the Applicant's figure of £3,754,000).

Our appraisal assumes that no Grant Funding is available.

## 18.2 Build Cost

The [REDACTED] build cost is based on data from BCIS. They have adopted the Median build cost for Apartments as at October 2020 (£1,403 psm) plus an allowance of £299,292 for abnormal cost and external works. Their total build cost is £2,670,502.

DVS have adopted Lower Quartile Build Cost from BCIS as at Q4 2020 (£1,266 psm) which are considered more appropriate for a scheme of this nature/value. We have also reduced the abnormal/external costs to £201,465 – this represents an addition of 7.5% to the base build costs which is considered more appropriate (we have also reduced the NHBC amount from £2,500 per unit to £1,250/unit) based on my experience and evidence obtained in DVS capacity reviewing viability appraisals in this region.

DVS total build costs are £2,341,005.

## 18.3 Development Costs

In respect of other development costs :

Developer's profit – we would normally adopt 17.5% for a scheme of this type but on this occasion the [REDACTED] figure of 20% is accepted given the nature and locality of this development.

Finance – [REDACTED] have adopted 7% plus bank arrangement/monitoring fees. DVS have used 6% plus fees. Timescales are accepted.

Marketing fees are accepted at 2% but DVS have reduced legal fees from £1,000 per unit to £750 per unit.

Contingency on build cost at 5% is accepted (based on a brownfield site). DVS have reduced professional fees from 10% to 8%.

Where DVS have varied from the Applicant's figures, these are based on my experience and evidence obtained in our capacity reviewing viability appraisals in this region.

## **19. Benchmark Land Value (BLV)**

- 19.1. In the original Report, the applicant's surveyor adopted a Benchmark Land Value of £325,000, this has been reached through the surveyors interpretation of the EUV plus methodology, with their opinion of EUV being £260,000 plus 25% premium.

In correspondence, DVS questioned the mathematical calculation used to arrive at the EUV figure of £260,000. The Applicant has now confirmed that the correct EUV figure based on their assumptions should have read £220,500 with a consequent amendment to the BLV which should have read £275,500. These are the figures now referred to in the remainder of our Report rather than those originally put forward in the [REDACTED] report.

### **19.2 Existing Use Value (EUV)**

The Applicant's EUV comprises a valuation of the existing buildings for a Public House. The [REDACTED] report outlines their methodology of arriving at a rental value (in fact they have used the Rateable Value as a rental value estimator) and then capitalising this to arrive at the EUV of £220,500

Whilst I would question the validity of this approach, they have sought advice from a professional specialising in sales and rentals in this Sector and their commentary indicates that the approach is supported by transactions in the locality.

In my opinion, a rental figure of around £20,000 p.a. is supported but an investment yield of 8.5% for a Public House which appears to have been closed at various times and unattractive in that use, is too optimistic. I have adopted a yield of 10% giving an EUV of £200,000.

DVS conclusion is that a reasonable EUV to adopt for this property is £200,000.

### **19.3 Premium (EUV)**

The Applicant's premium comprises an addition of 25%.

There is no evidence or reasoning (other than to state that the site ...'sits in a residential road and would lend itself to an appropriate change of use.') in support

of the 25% premium applied by [REDACTED]. The DVS valuer does not consider a fixed percentage to be an appropriate means for assessing the premium in any event.

#### 19.4 Purchase Price

19.4.1 Example wording: The PPG and the RICS encourage the reporting of the purchase price to improve transparency and accountability.

19.4.2 RICS FVIP (1<sup>st</sup> edition) 2012 guidance states at para 3.6.1.2 "It is for the practitioner to consider the relevance or otherwise of the actual purchase price, and whether any weight should be attached to it, having regard to the date of assessment and the Site Value definition.."

19.4.3 However, the NPPG on viability very much dissuades the use of a purchase price as a barrier to viability this is reinforced at several places in the PPG: The price paid for land is not a relevant justification for failing to accord with relevant policies in the plan. And Under no circumstances will the price paid for land be a relevant justification for failing to accord with relevant policies in the plan.

19.4.4 The PPG does not invalidate the use and application of a purchase price, or a price secured under agreement, where the price enables the development to meet the policies in the plan.

19.4.5 DVS have received confirmation from the Applicant that the site was purchased in [REDACTED]. Further, in response to my query on deliverability they stated that... [REDACTED]

#### 19.5. Market Transactions

No Policy compliant transactions have been put forward by the Applicant or DVS..

#### 19.6 Alternative Use Value (AUV)

19.6.1 Not considered appropriate by the Applicant or DVS in this case.

#### 19.7 Benchmark Land Value Considerations

19.7.1 The reasonableness of the applicant's £275,500 Benchmark Land Value has been considered against their EUV figure of £220,500 and DVS EUV of £200,000.

19.7.2 DVS understand that the Pub was a Managed House and that it first closed in 2018, re-opened for a short period and closed again in January 2020. As the pub was not operating, I conclude that there should be no percentage addition to the EUV figure to arrive at the BLV.

19.8.2 As the natural residual land value of the scheme (even with no allowance for Affordable Housing or other s106 contributions) produces a figure which is less than the EUV or offers an insufficient premium when compared to other valuation approaches I agree with the applicant's conclusion that full policy cannot be provided.

## 19.9 Benchmark Land Value Conclusion

- 19.9.1 Whilst the matter of premium to the EUV is ultimately a matter for your Council as the decision maker, it is my balanced and professional opinion having considered all of the above DVS conclude that a fair and reasonable BLV would be £200,000.
- 19.9.2 For this report the DVS reviewer has adopted a BLV of £200,000 this comprises an EUV £200,000, nil premium and BLV of £200,000.

## 20. **Viability Assessment**

██████████ have provided a Residual Land Value which they have compared to their Benchmark Land Value. The Residual Land Value assumes all market dwellings with no allowance for any Affordable Housing or other s106 contributions. DVS have undertaken the same exercise to determine whether the RLV is above or below the BLV. If below the BLV, then the scheme would not be able to be viable with any s106 contributions.

## 21. **Conclusions / Presentation of Results**

██████████ concluded that even with no s106 contributions the scheme had a RLV of NEGATIVE £337,630 and therefore that the ...'scheme cannot viably provide a contribution towards Affordable Housing.'

**DVS have varied a number of the inputs and the BLV but have reached the same conclusion. Our RLV conclusion is NEGATIVE £101,855. In our opinion the scheme cannot viably provide any Affordable Housing or other s106 contributions.**

## 22. **Sensitivity Analysis and Testing**

As set out in the RICS Professional Standard 'Financial viability in planning: conduct and reporting' (effective from 1<sup>st</sup> September 2019), I have carried out sensitivity tests to test the robustness of the viability conclusion described above.

I have varied a number of the most sensitive inputs of the development appraisal relating to sales revenue and costs.

DVS concluded Residual Land Value inputs result in a RLV of NEGATIVE £101,855. Note, that in order to be 'viable' the scheme would need to produce a RLV equal to, or above, the BLV of £200,000.

GDV – starting DVS figure £2,516 psm. Test at +5%, +10% = £2,642 and £2,768 psm.

Base Build Costs - starting DVS figure £1,266 psm. Test at +5%, +10% = £1,329 and £1,393 psm

Base Build Cost Change	GDV Change		
	0%	+5%	+10%
0%	-£101,855	£16,955	£135,766
+5%	-£215,660	-£96,850	£21,960
+10%	-£331,272	-£212,461	-£93,651

Based on the above, the most optimistic scenario, which assumes no change in the base build costs adopted and an increase of 10% in the GDV, results in a RLV of £135,766. This is still below the Benchmark Land Value of £200,000 and this result would not alter the Conclusions of this Report.

The most pessimistic scenario, which assumes no change in the GDV adopted and an increase of 10% in the base build costs, results in a RLV of NEGATIVE £331,272.

Following the above testing work, my conclusions remain as before.

## 23. Comments and Recommendations

I make no comment about the density, design, efficiency, merits or otherwise of the proposed development scheme

### 23.1 Review Mechanism

Given that, based on this advice, your Council's full planning policy requirements will not be met, but it is possible that a change in market conditions could support some policy provision a review clause might be appropriate as a condition of the permission.

The appraisal embraces the costs and revenues appropriate to the valuation date and is therefore valid only if the building construction work commences within the next 12 months and proceeds at a rate consistent with achieving sales in the market. If commencement of the works were to be delayed and is then undertaken at some other time when market conditions may be different, then a re-appraisal may be required.

### 23.2 Market conditions explanatory note: Novel Coronavirus (COVID-19)

The outbreak of COVID-19, declared by the World Health Organisation as a "Global Pandemic" on the 11th March 2020, has and continues to impact many

aspects of daily life and the global economy – with some real estate markets having experienced lower levels of transactional activity and liquidity. Travel, movement and operational restrictions have been implemented by many countries. In some cases, “lockdowns” have been applied to varying degrees and to reflect further “waves” of COVID-19; although these may imply a new stage of the crisis, they are not unprecedented in the same way as the initial impact.

The pandemic and the measures taken to tackle COVID-19 continue to affect economies and real estate markets globally. Nevertheless, as at the valuation date some property markets have started to function again, with transaction volumes and other relevant evidence returning to levels where an adequate quantum of market evidence exists upon which to base opinions of value.

Accordingly, and for the avoidance of doubt, our valuation is not reported as being subject to ‘material valuation uncertainty’ as defined by VPS 3 and VPGA 10 of the RICS Valuation – Global Standards.

For the avoidance of doubt, this explanatory note has been included to ensure transparency and to provide further insight as to the market context under which the valuation opinion was prepared. In recognition of the potential for market conditions to move rapidly in response to changes in the control or future spread of COVID-19 we highlight the importance of the valuation date.

I trust that the above report is satisfactory for your purposes. However, should you require clarification of any point do not hesitate to contact me further.

Yours sincerely

[Redacted Signature]

[Redacted Name] MRICS  
Principal Surveyor  
RICS Registered Valuer  
DVS

**Reviewed by:**  
[Redacted Name] MRICS  
Principal Surveyor  
RICS Registered Valuer  
DVS

## **24. Appendices**

- 24.1 Terms of Engagement
- 24.2 Site Plan
- 24.3 Development Appraisal



## 24.1 Terms of Engagement



**Valuation Office  
Agency**

**DVS** Property Specialists  
for the Public Sector

Valuation Office Agency  
2 Broadway  
Broad Street  
Birmingham  
B15 1BG

XXXXXX XXXXX

**Principal Planning Officer - Development Services**

Gedling Borough Council  
Civic Centre,  
Arnot Hill Park  
Arnold,  
Nottingham NG5 6LU

Our Reference : \*  
Your Reference: \*

Please ask for : XXX XXXXXXXXXXXX  
Tel : XXXXX XXXXXX  
Mobile :  
E Mail : XXXXXXXXXXXXXXXXXXXXXXXXXX

Date : 14 January 2021

Dear [REDACTED]

**Review of Development Viability Appraisal  
Address: The Phoenix, Shelford Road, Gedling**

I refer to your instructions dated 7 January 2021 and am pleased to confirm my Terms of Engagement in undertaking this commission for you.

This document contains important information about the scope of the work you have commissioned and confirms the terms and conditions under which DVS proposes to undertake the instruction.

It is important that you read this document carefully and if you have any questions, please do not hesitate to ask the signatory whose details are supplied above. Please contact them immediately if you consider the terms to be incorrect in any respect.

Please note that this terms of engagement document is confidential between our client, Gedling Borough Council, and the VOA. As it contains commercially sensitive and data sensitive information, it should not be provided to the applicant or their advisor without the explicit consent of the VOA.

### 1. Client

This instruction will be undertaken for Gedling Borough Council and the appointing planning officer is yourself, [REDACTED].

**2. Subject Property and proposed development**

It is understood that you require a viability assessment review of planning application ref 2020/0954

The land or property (properties) subject to the review is as shown above.

It is understood that the development has:

- a site area of 2,600 square metres
  - a total GIA of 1,345 square metres
- 
- the proposed schedule of accommodation is as follows:

unit	area m2	type
GF		
1	47.10	1-bed
2	44.90	1-bed
3	48.60	1-bed
4	46.10	1-bed
5	42.80	1-bed
6	52.00	2-bed
7	58.60	2-bed
8	49.50	1-bed
9	63.00	2-bed
FF		
10	59.20	2-bed
11	48.10	1-bed
12	48.60	1-bed
13	46.10	1-bed
14	42.60	1-bed
15	42.60	1-bed
16	41.60	1-bed
17	64.50	2-bed
18	50.00	1-bed
19	58.70	2-bed

SF		
20	60.60	2-bed
21	57.00	2-bed
22	54.30	2-bed
23	47.00	1-bed
24	59.50	2-bed
25	50.00	1-bed
26	62.40	2-bed
<b>Total area</b>	<b>1345.40</b>	
<b>Avg unit area</b>	<b>51.74</b>	

### 3. Purpose and Scope

To complete this assessment DVS will:

- a) Assess the Financial Viability Appraisal (FVA) submitted by / on behalf of the planning applicant / developer, taking in to account the planning proposals as supplied by you or available from your authorities planning website.
- b) Advise you on those areas of the appraisal which are agreed and those which are considered unsupported or incorrect, including stating the basis for this opinion.
- c) If DVS considers that the applicant's appraisal input and viability conclusion is incorrect, we will advise on the cumulative viability impact of the changes and in particular whether any additional affordable housing and / or s106 contributions might be provided without adversely affecting the overall viability of the development. This will take the form of sensitivity tests.

3.1 My report to you will constitute my final report if my findings conclude that the planning applicant / developer cannot provide more affordable housing and s106 payments than have been proposed.

3.2 **However**, if having completed my assessment I conclude that the planning applicant / developer may be able to provide more affordable housing and s106

payments than have been proposed, I understand that my findings report may only constitute stage 1 of the process as the report will enable all parties to then consider any areas of disagreement and potential revisions to the proposal.

- 3.3 In such circumstances, I will where instructed by you be prepared to enter into discussions on potential revisions to the applicant's proposals, and / or consider any new supporting information. Upon concluding such discussions, I will submit a new report capturing my subsequent determination findings on the potentially revised application; for convenience and to distinguish it, this report on a second stage assessment may be referred to as my Stage 2 report.

#### **4. Date of Assessment**

The date of the assessment is 4 December 2020.

#### **5. Confirmation of Standards to be applied**

The viability assessment will be prepared in accordance with paragraph 57 of the National Planning Policy Framework, which states that all viability assessments should reflect the recommended approach in the National Planning Practice Guidance on Viability, this document was revised in May 2019.

The viability assessment review report will be prepared in accordance with the professional statement Financial Viability in Planning: Conduct and reporting (effective from 1<sup>st</sup> September 2019).

Regard will be made to the RICS Guidance Note "Financial viability in planning" 1<sup>st</sup> Edition (GN 94/2012), where applicable.

Valuation advice (where applicable) will be prepared in accordance with the professional standards of the Royal Institution of Chartered Surveyors: RICS Valuation – Global Standards and RICS UK National Supplement, commonly known together as the Red Book. Compliance with the RICS professional standards and valuation practice statements gives assurance also of compliance with the International Valuations Standards (IVS).

Measurements stated are in accordance with the RICS Professional Statement '**RICS Property Measurement**' (2<sup>nd</sup> Edition) and, where relevant, the **RICS Code of Measuring Practice** (6<sup>th</sup> Edition).

#### **6. Agreed Departures from the RICS Professional Standards**

As agreed by you, any office and/or residential property present has been reported upon using a measurement standard other than IPMS, and specifically Net Internal Area / Gross Internal Area/ Net Sales Area has been used. Such a measurement is an agreed departure from 'RICS Property Measurement (2<sup>nd</sup> Edition)'.

I understand that you requested this variation because this measurement standard is how the applicant has presented their data, is common and accepted practice in

the construction/ residential industry, and it has been both necessary and expedient to analyse the comparable data on a like with like basis.

RICS Red Book professional standards PS1 and PS2 are applicable to our undertaking of your case instruction but as our assessment may be used by you as part of a negotiation, compliance with the technical and performance standards at VPS1 to VPS 5 is not mandatory (PS 1 para 5.4) and they will only be applied to the extent not precluded by your specific requirement.

## **7. Basis of Value**

### **7.1 Benchmark Land Value.** Paragraph 014 of the NPPG (May 2019) states that Benchmark land value should:

be based upon existing use value

allow for a premium to landowners (including equity resulting from those building their own homes)

reflect the implications of abnormal costs; site-specific infrastructure costs; and professional site fees

Viability assessments should be undertaken using benchmark land values derived in accordance with this guidance. Existing use value should be informed by market evidence of current uses, costs and values. Market evidence can also be used as a cross-check of benchmark land value but should not be used in place of benchmark land value. There may be a divergence between benchmark land values and market evidence; and plan makers should be aware that this could be due to different assumptions and methodologies used by individual developers, site promoters and landowners.

This evidence should be based on developments which are fully compliant with emerging or up to date plan policies, including affordable housing requirements at the relevant levels set out in the plan. Where this evidence is not available plan makers and applicants should identify and evidence any adjustments to reflect the cost of policy compliance. This is so that historic benchmark land values of non-policy compliant developments are not used to inflate values over time.

In plan making, the landowner premium should be tested and balanced against emerging policies. In decision making, the cost implications of all relevant policy requirements, including planning obligations and, where relevant, any Community Infrastructure Levy (CIL) charge should be taken into account.

Where viability assessment is used to inform decision making under no circumstances will the price paid for land be a relevant justification for failing to accord with relevant policies in the plan. Local authorities can request data on the price paid for land (or the price expected to be paid through an option or promotion agreement).

See related policy: National Planning Policy Framework [paragraph 57](#)  
Paragraph: 014 Reference ID: 10-014-20190509  
Revision date: 09 05 2019

**7.2 Existing Use Value:** the NPPG (May 2019) explains Existing Use Value at para 15 as follows:

Existing use value (EUV) is the first component of calculating benchmark land value. EUV is the value of the land in its existing use. Existing use value is not the price paid and should disregard hope value. Existing use values will vary depending on the type of site and development types. EUV can be established in collaboration between plan makers, developers and landowners by assessing the value of the specific site or type of site using published sources of information such as agricultural or industrial land values, or if appropriate capitalised rental levels at an appropriate yield (excluding any hope value for development).

Sources of data can include (but are not limited to): land registry records of transactions; real estate licensed software packages; real estate market reports; real estate research; estate agent websites; property auction results; valuation office agency data; public sector estate/property teams' locally held evidence.

See related policy: National Planning Policy Framework [paragraph 57](#)  
Paragraph: 015 Reference ID: 10-015-20190509.  
Revision date: 09 05 2019.

**7.3 Gross Development Value (GDV)**

GDV is the cumulative total of the market values of the entire development, as detailed in the schedule of accommodation.

**Market Value (MV)** RICS VPS 4, para 4 defines MV as:

*“The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.”*

On occasion, it may be agreed that a basis of value requires to be modified and a Special Assumption added, for example where there is the possibility of Special Value attaching to a property from its physical, functional, legal or economic association with some other property.

Any Special Assumptions agreed with you have been captured below under the heading Special Assumptions, in accordance with VPS 4, para 9 of the professional standards of the Royal Institution of Chartered Surveyors: RICS Valuation – Global Standards and RICS UK National Supplement, and will be restated in my report.

## **8. Special Assumptions**

The following special assumptions have been agreed and will be applied:

- that your council's planning policy, or emerging policy, for affordable housing is up to date
- There are no abnormal development costs in addition to those which the applicant has identified, and (for cases with no QS review) the applicant's abnormal costs, where supported, are to be relied upon to determine the viability of the scheme, unless otherwise stated in our report.

## **9. Extent of Valuer's Investigations, Restrictions and Assumptions**

An assumption in this context is a limitation on the extent of the investigations or enquiries that will be undertaken by the assessor.

The following agreed assumptions will apply to your instruction and be stated in my report, reflecting restrictions to the extent of our investigations.

- Such inspection of the property and investigations as the Valuer decides is professionally adequate and possible in the particular circumstance will be undertaken. As at the date of this letter having regard to Covid-19 we will not be able to undertake an accompanied site inspection and will undertake an external inspection only.
- No detailed site survey, building survey or inspection of covered, unexposed or inaccessible parts of the property will be undertaken. The Valuer will have regard to the apparent state of repair and condition, and will assume that inspection of those parts that are not inspected would neither reveal defects nor cause material alteration to the valuation, unless the valuer becomes aware of indication to the contrary. The building services will not be tested and it will be assumed that they are in working order and free from defect. No responsibility can therefore be accepted for identification or notification of property or services' defects that
  - would only be apparent following such a detailed survey, testing or inspection. If the Valuer decides further investigation to be necessary, separate instructions will be sought from you.
  - It will be assumed that good title can be shown and that the property is not subject to any unusual or onerous restrictions, encumbrances or outgoings.
  - It will be assumed that the property and its value are unaffected by any statutory notice or proposal or by any matters that would be revealed by a local search and replies to the usual enquiries, and that neither the construction of the property nor its condition, use or intended use was, is or will be unlawful or in breach of any covenant.



- It will be assumed that all factual information provided by you or the applicant or their agent with regard to the purpose of this request and details of tenure, tenancies, planning consents and all other relevant information is correct. The advice will therefore be dependent on the accuracy of this information and should it prove to be incorrect or inadequate the basis or the accuracy of any assessment may be affected.
- Valuations will include that plant that is usually considered to be an integral part of the building or structure and essential for its effective use (for example building services installations), but will exclude all machinery and business assets that comprise process plant, machinery and equipment unless otherwise stated and required.
- No access audit will be undertaken to ascertain compliance with the Equality Act 2010 and it will be assumed that the premises are compliant unless otherwise stated by the applicant
- No allowances have been made for any rights obligations or liabilities arising from the Defective Premises Act 1972 unless identified as pertinent by the applicant.

## **10. Nature and Source of Information to be relied upon by Valuer**

### **10.1 From the client**

Information that will be provided to the VOA by the client comprises the following material, which will be relied upon by the viability assessor without further verification.

- a) The Planning application details.
- b) Confirmation of S106 / S278 planning obligations triggered by the scheme. In particular whether the applicant's assumptions on these matters are correct, if they are incorrect then please provide the correct details.
- c) A copy of, or a link to, the relevant planning policy applicable to the site, including current designation (and emerging designation if applicable).
- d) Details of any extant or elapsed consents relating to permitted Alternative Use.
- e) If the applicant has relied on an alternative use that is not permitted, a statement as to whether this alternative would be an acceptable development.
- f) If the applicant has applied vacant building credit, a statement as to whether this is agreed by your Council, if not the appropriate figure.

- g) A copy of the applicant's financial viability appraisal prepared by [REDACTED] dated 4 December 2020.

## 10.2 Information from the applicant

### Viability assessment

With regards to the applicant's financial viability appraisal the applicant should provide sufficient detail to enable DVS to assess the applicant's contention that the scheme would not be viable if the requirements for affordable housing and other public realm contributions were met as stated in the Local Plan.

To support the contention, the applicant's FVA should include a report with the following details:

- a) A planning policy compliant viability assessment, if completed by a member the RICS this should be prepared in accordance with the Financial Viability in planning: conduct and reporting Professional Statement (effective from 1 September 2019). The follow details are required:
- b) Site area -and schedule of accommodation the gross developable area and net developable area should be stated together with an illustrative plan showing the respective boundaries (or reference to the appropriate planning document with this information )
- c) Development programme assumptions, to detail the anticipated period involved in development, including pre- build, build period and marketing period.
- d) Gross Development Value:
  - (i) Market evidence in support of the sales values adopted
  - (ii) Tenure assumptions and Values for affordable housing
- e) Land Value
  - (i) The Benchmark Land Value should be clearly stated with reference to:
    - i. EUV (as defined in the Viability PPG para 015)
    - ii. Premium (see PPG para 016)
    - iii. Market evidence (suitably adjusted in accordance with PPG para 016)
  - (ii) Alternative use value for the site such be provided, where it exists. (see para 17 of the PPG).
  - (iii) The Purchase Price (or expected price as agreed through a conditional or optional agreement) should be reported for transparency. Where this is below the assessment of BLV a brief explanation of the reasoning should be provided.
- f) Gross Development Costs
  - (i) Build Cost assessment - the evidence should include a full build cost estimate, showing how the costs have been estimated.

(ii) Abnormal Costs total - Supporting reports for site abnormalities should be provided, together with the calculation adopted

g) Cash flow. Either in the form of an accessible viability toolkit (Argus developer or HCA DAT) or as a Microsoft Excel unprotected document.

### **10.3 DVS Information**

DVS will make use of VOA held records and information. The sources of any other information used that is not taken from our records will be identified in the review report.

### **10.4 Information Outstanding**

We have reviewed the viability information already supplied and can confirm that we have most of the information to complete this case with the exception of the following

DVS will contact the applicant's viability advisor directly for any additional information. In particular we will request an electronic version of their Appraisals.

The report delivery date will be dependent upon timely receipt of this information.

## **11. Identity of Responsible Valuer and their Status**

It is confirmed that the valuation will be carried out by a RICS Registered Valuer, acting as an external valuer, who has the appropriate knowledge and skills and understanding necessary to undertake the assessment competently.

The valuer responsible will be [REDACTED] and their contact details are as stated above in the letterhead.

Any graduate involvement will be detailed in the report.

## **12. Disclosure of any Material Involvement or Conflict of Interest**

In accordance with the requirements of the RICS standards, the VOA has checked that no conflict of interest arises before accepting this instruction.

It is confirmed that DVS are unaware of any previous conflicting material involvement and are satisfied that no conflict of interest exists. Should any such difficulty subsequently be identified, you will be advised at once and your agreement sought as to how this should be managed.

It is confirmed that the valuer appointed has no personal conflict undertaking this instruction.

**13. Description of Report**

A side headed written report as approved by you for this purpose will be supplied and any differences of opinion will be clearly set out with supporting justification, where inputs are agreed this will be stated also.

Further to the requirements of the RICS a non-technical summary will be included in the report, together with sensitivity tests to support the viability conclusion.

**14. Report Date**

It is my intention to submit the report of my findings by end of February 2021. If we can complete the work earlier we will, of course, do so.

If unforeseen problems arise that may delay my report, you will be contacted before this date with an explanation and to discuss the position.

**15. Validity Period**

The report will remain valid for six months unless circumstances alter or further material information becomes available. Reliance should not be placed on the viability conclusion beyond this period without reference back to the VOA for an updated valuation.

**16. Restrictions on Disclosure and Publication**

The client will neither make available to any third party or reproduce the whole or any part of the report, nor make reference to it, in any publication without our prior written approval of the form and context in which such disclosure may be made.

**17. Limits or Exclusions of Liability**

Our viability advice is provided for your benefit alone and solely for the purposes of the instruction to which it relates. Our advice may not, without our specific written consent, be used or relied upon by any third party, even if that third party pays all or part of our fees, directly or indirectly, or is permitted to see a copy of our valuation report.

If we do provide written consent to a third party relying on our valuation, any such third party is deemed to have accepted the terms of our engagement.

None of our employees individually has a contract with you or owes you a duty of care or personal responsibility. You agree that you will not bring any claim against any such individuals personally in connection with our services.

**18. Fee Basis**

- 18.1 You have asked for a fee estimate for the viability appraisal. This is assessed on a time spent basis. From the recorded time taken on other study reviews, I would estimate the fee for this review to total in the region of [REDACTED]. The review will be undertaken by:

Personnel:	Task	Hourly rate
[REDACTED] Principal Surveyor Surveyor or Graduate	Report and viability Peer Review Research and valuation assistance	[REDACTED]

- 18.2 This fee estimate is for the provision of a report as referred to above on the development viability appraisal as provided by the planning applicant/developer, and will include carrying out our own development appraisals. It may require revision if the information supplied by you or the applicant is not quickly forthcoming at our request or if the initial task is varied by you and in both cases we would revert to you for advice on the way forward. Abortive fees would be based on work already carried out.

- 18.3 If there is a subsequent need following the delivery of my report to discuss issues with the planning applicant / developer or you, including the consideration of potential revised proposals, or to attend meetings, this will constitute a second stage requiring a Stage 2 report and we would need to charge on a time spent basis as an additional cost at hourly rates as shown in the table above for this Stage 2 work. I am able to reduce the amount of time I need to spend upon your work by delegating some functions to colleagues who have a lower cost and this will be reflected in the invoice for this work.

- 18.4 **Payer of fees:** With regard to the payment of fees, Homes and Communities Agency has issued a Good Practice Note: "Investment and Planning obligations - Responding to the downturn". In this GPN is a comment that it is common practice for developers to fund the cost of independent validation. The reasoning for this is that you have a planning policy which the applicant is seeking to vary. In order to assess the applicant appraisal you need advice which it is reasonable for the applicant to bear in these circumstances. I understand that the planning applicant / developer has agreed to reimburse your reasonable costs incurred in this review.

Please note that you will be our named Client. As such, our contractual obligation is to you and not to the applicant and your authority will be responsible for payment of our fees. Any arrangement between your authority and the Applicant relating to payment of the fees would be a matter between yourselves.

Please note that that my minimum fee is £200 unless agreed otherwise as part of a contract or SLA.

## 19. Currency

All prices or values are stated in pounds sterling.

## 20. Fee Payment and Interim Billing

Our fees are payable by our client within 30 days from the receipt of our invoice whether or not the amount is disputed or is being passed on to a third party for reimbursement.

The VOA reserves the right, subject to prior notification of details of time spent, to invoice at suitable points during the financial year for work in progress undertaken but not yet formally reported. In order to ensure timely cash flows within the public sector, such interim bills may be issued at either monthly or two monthly intervals. You will be advised beforehand that any such bill is imminent.

Where a case is cancelled before completion, our fees will be calculated on a 'work done' basis with added reasonable disbursements unless alternative arrangements have been prior agreed.

**\*Please note** under HM Treasury Managing Public Money we are required to review our charging on a regular basis. The VOA reserves the right to undertake an annual review of our rates going forward.

## **21. Purchase Order Numbers**

If your organisation uses Purchase Order Numbers, and you have not already provided one with your originating instructions, please supply this number to us as soon as possible as I cannot proceed without this information.

## **22. Complaints**

The VOA operates a rigorous QA/QC system. This includes the inspection by Team Leaders of a sample of work carried out during the life of the instruction together with an audit process carried out by experienced Chartered Surveyors upon completion of casework. It also includes a feedback cycle to ensure continuous improvement.

The VOA has a comprehensive complaints handling procedure if you are not getting the service you expect. If you have a query or complaint it may be best to speak first to the person you have been dealing with or their manager. If you remain dissatisfied you should be offered a copy of our brochure "Our Code of Practice on Complaints". If it is not offered to you, please request a copy or access it on our website [www.voa.gov.uk](http://www.voa.gov.uk).

## **23. Freedom of Information**

We will do all that we can to keep any information gathered or produced during this assignment confidential. The Freedom of Information Act 2000 or Environmental Information Regulations 2004, and subordinate legislation, may apply to some or all of the information exchanged between yourself and the VOA under this engagement. Therefore the VOA's duty to comply with the Freedom of Information Act may necessitate, upon request, the disclosure of information provided by you unless an exemption applies.

The VOA undertakes to make reasonable endeavours to discuss the appropriateness of disclosure, or the applicability of any exemptions allowed by the Act, with you prior to responding to any third party requests. However, the VOA reserves the right to comply with its statutory obligations under the Act in such manner as it deems appropriate.

The VOA requires you to make all reasonable endeavours to discuss with us the appropriateness of disclosure, or the applicability of any exemptions allowed by the Act, prior to your responding to any third party requests for information provided to you by the VOA.

#### **24. Monitoring Compliance by RICS**

It is possible that the RICS may at some stage ask to see the valuation for the purposes of their monitoring of professional standards under their conduct and disciplinary regulations.

#### **25. Revisions to these Terms**

Where, after investigation, there is in my judgement a need to propose a variation in these terms of engagement, you will be contacted without delay prior to the issue of the report.

For example, should it become apparent that the involvement of specialist colleagues would be beneficial, your consent will be sought before their involvement and we shall, if not included in the original fee estimate, provide an estimate of their costs.

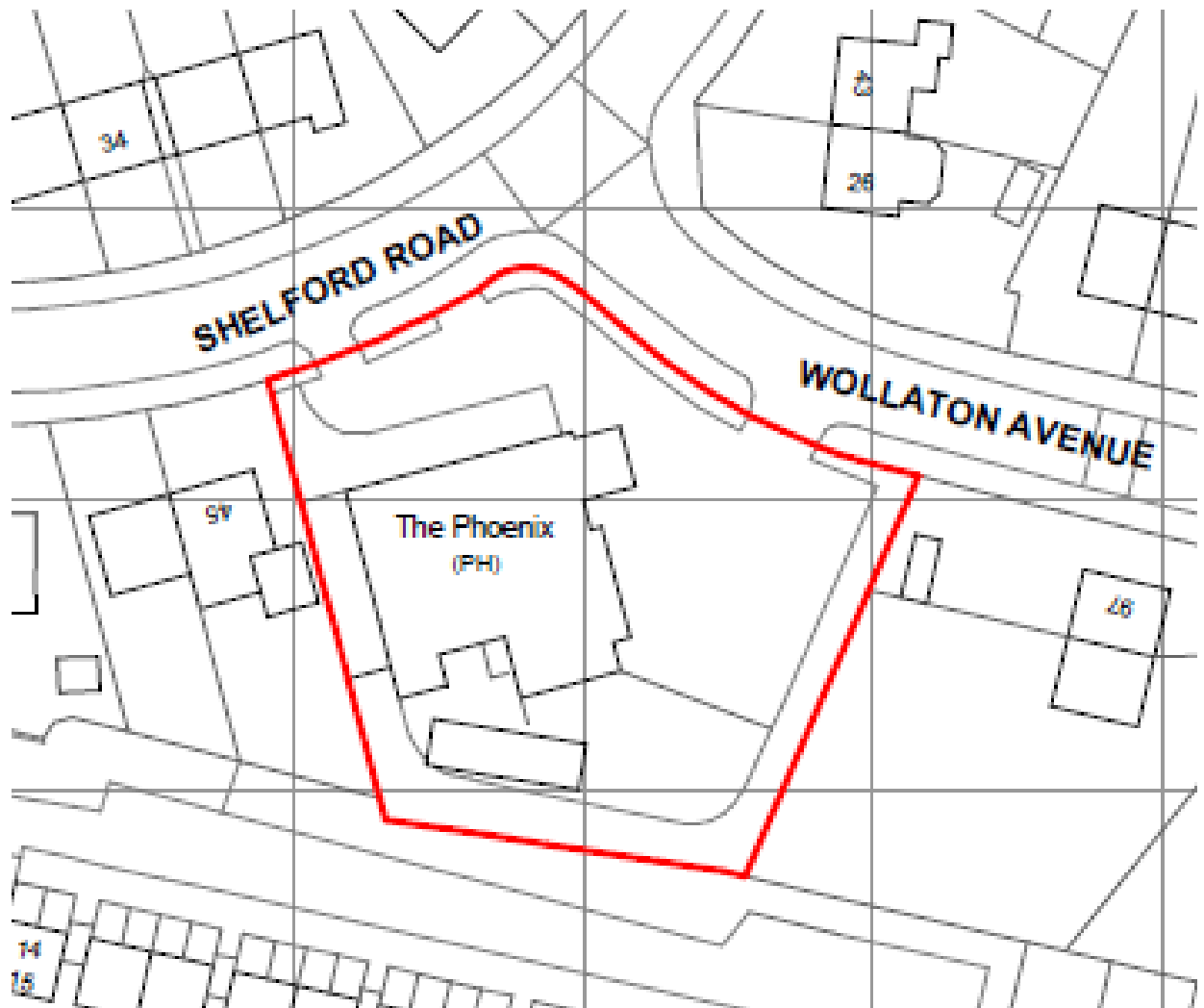
The valuer will be grateful to receive at your earliest convenience brief written confirmation by email or letter that these terms and conditions are accepted and approved by you. If you have any queries please do not hesitate to contact the valuer listed above.

Yours sincerely

[Redacted Signature]

[Redacted Name] BSc MRICS  
Principal Surveyor  
RICS Registered Valuer  
DVS

## 24.2 Site Plan





## 24.3 Development Appraisal

### GVA GRIMLEY & BESPOKE PROPERTY GROUP THE HOUSING CORPORATION ECONOMIC APPRAISAL TOOL

#### SUMMARY

Site Address	Phoenix Public House, 45 Shelford Road, Gedling, Nottingham NG4 4HU
Site Reference	
Scheme Description	Demolition of existing building and build a 3-storey apartment block containing 26 flats
Date	13.10.2020
Site Area (hectares)	
Author & Organisation	DVS
Housing Corporation Officer	

<b>TOTAL VALUE OF SOCIAL HOUSING GRANT</b>	<b>£0</b>
<b>OTHER SOURCES OF AFFORDABLE HOUSING FUNDING</b>	<b>£89,000</b>
<b>OTHER SUBSIDIES SUCH AS EP GAP FUNDING</b>	<b>£0</b>
<b>TOTAL CAPITAL VALUE OF ALL AFFORDABLE HOUSING (INCLUDING SHG &amp; OTHER FUNDING)</b>	<b>£89,000</b>

#### Open Market Housing

Type of Open Market Housing	Net Area (sq m)	Revenue (£ / sq m)	Total Revenue (£)
Proposed flats	1,345	£2,516	£3,385,026
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
<b>Total</b>	<b>1,345</b>	<b>-</b>	<b>£3,385,026</b>

<b>TOTAL CAPITAL VALUE OF OPEN MARKET HOUSING</b>	<b>£3,385,026</b>
<b>TOTAL CAPITAL VALUE OF RESIDENTIAL SCHEME</b>	<b>£3,474,026</b>

## **Residential Building, Marketing & Section 106 Costs**

Affordable Housing Build Costs	£0	
Open Market Housing Build Costs	£2,139,794	<b>£2,139,794</b>

### **Cost Multipliers**

Site Specific Sustainability Initiatives (%)**	0.0%	<b>£0</b>
Wheelchair provision (%)	0.0%	<b>£0</b>
Code for Sustainable Homes (%)	0.0%	<b>£0</b>
Other (%)	0.0%	<b>£0</b>

Residential Car Parking Build Costs		<b>£0</b>
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<b>Total Building Costs</b>		<b>£2,139,794</b>
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<b>TOTAL DIRECT COSTS:</b>		<b>£2,721,692.47</b>
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## **Finance (finance costs are only displayed if there is a positive residual site value)**

Arrangement Fee	-
Misc Fees (Surveyors etc)	-
Agents Fees	-
Legal Fees	-
Stamp Duty	-
Total Interest Paid	-

<b>Total Finance Costs</b>	<b>-</b>
----------------------------	----------

### **Developer 'Profit'**

#### **Residential**

Open Market Housing Operating 'Profit'	£677,005
Affordable Housing 'Profit'	£0

#### **Non-residential**

Office	£0	
Retail	£0	
Industrial	£0	
Leisure	£0	
Community-use	£0	<b>£0</b>

<b>Total Operating Profit</b>	<b>£677,005</b>
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## **Residual Site Value**

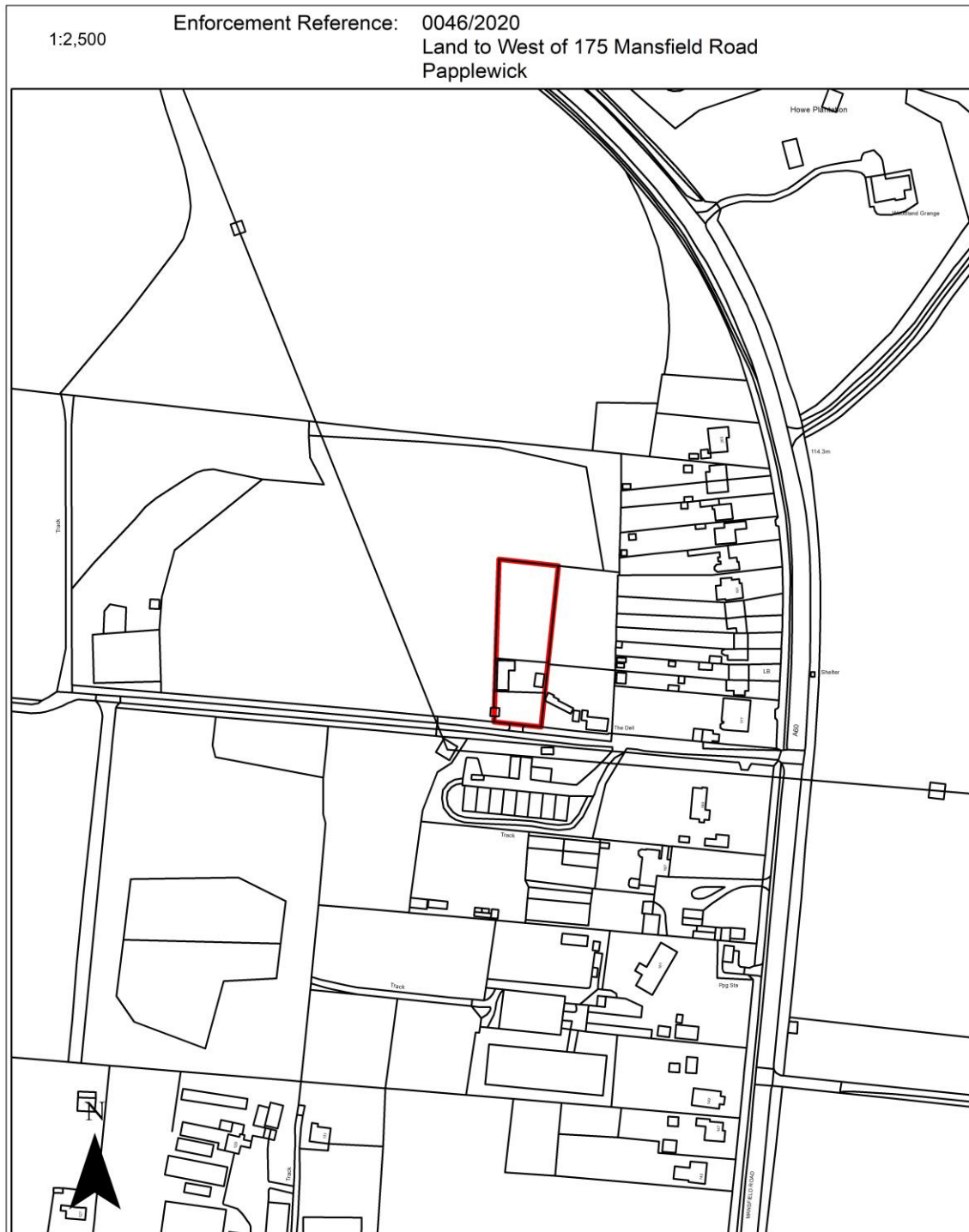
<b>SITE VALUE TODAY</b>	<b>-£101,855</b>
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EXISTING USE VALUE	<b>£200,000</b>
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DIFFERENCE BETWEEN SITE VALUE AND EXISTING USE VALUE	-£301,855
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## Planning Enforcement Report for 0046/2020



NOTE This map is provided only for purposes of site location and should not be read as an up to date representation of the area around the site.  
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## **Report to Planning Committee**

**Reference Number:** 0046/2020

**Location:** Land to the west of 175 Mansfield Road Papplewick.

**Breach of Planning Control:** Change of use of land from an equine or agricultural use to a use involving the repair and storage of motor vehicles and unauthorised development.

### **1 Background**

- 1.1 The site is situated in the Nottinghamshire Green Belt. It comprises of an area of hardstanding and an area of grass paddock land measuring approximately 0.21 hectares in total. It is accessed from Mansfield Road via an unadopted narrow private road.
- 1.2 There is agricultural land surrounding the site but a Certificate of Lawfulness was granted for a storage use to the Old Mushroom Farm in 2017 which is just south of the site, when it was shown an unauthorised storage use had taken place on the farm for more than ten years. To the east, there are a small number of residential properties.
- 1.3 In January 2007, planning permission was granted for an 'L' shaped stable block of four stables and a tack room (Reference 2006/1064) with dimensions of 15.21m X 9.17m.
- 1.4 In November 2016, the Council approved an application to discharge the planning conditions (Reference 2016/1019DOC) which included approval of materials.
- 1.5 In October 2017, the Council received a complaint that the development had commenced but it was not in accordance with the approved plans. Officers attended the site and noted the foundations had been dug and building work on the stable block had commenced and appeared to be in accordance with the dimensions as approved and so there was no breach of planning control. Council records confirmed the development had commenced by 2010, within the three years required for the permission to remain extant.
- 1.6 In December 2017, Council Officers attended again at the site and met with the owners. It was noted that although the stables had been built in accordance with the approved dimensions and with the approved materials, they had been

built to a higher standard than would usually be expected for stables including a cavity wall and insulation and domestic style windows and doors. There was also an indication in the brick work and gaps in the internal block work, that additional windows would be inserted in the future. In addition, a letter box had been installed on the very large domestic looking gates, which the owners said was needed to receive the horse passports. He also said the gates were needed for security and to stop fly tipping. There were no horses on the site at the time of the visit.

- 1.7 It was requested that the owner submitted a new planning application to retain the stables showing the fenestration and door details as built and for the retention of the boundary walls and steel gates. The application reference 2017/1272 was refused permission in January 2018.
- 1.8 Although, it was suspected the building had been constructed for a residential use, there was not enough evidence at that time to succeed at an appeal if an enforcement notice was issued alleging the building was for a residential purposes. It was decided to wait to see how the building was to be fitted out internally and how it was to be used when it was finished rather than issue an enforcement notice just requiring the windows and doors to be changed.
- 1.9 There was no concern that the Council would be out of time for taking action as the building is still not substantially completed and the 'time clock' only starts 'ticking' from when the building is substantially completed.
- 1.10 More recently, a three sided wooden structure which has the appearance of a double domestic garage has been erected on the land opposite and facing the approved stable building and there is also a dividing wall measuring 1.5metres on the site. In addition flood lights and CCTV security cameras have been erected around the site on tall poles.
- 1.11 Outside of the redline of the site, along the private road and in front of the boundary walls of the site, an area of land has been turfed and two 1.8m high statues have been placed on the land. Two lanterns have been positioned on top of the gate pillars and so the pillars and lanterns exceed 2m in height and railings have been erected on top of the front boundary wall. The previous open appearance wrought iron gate has been exchanged for a solid 2m high electronic gate and a post box is positioned outside of the site on one of the gate pillars. The approach to the site has a very domesticated appearance.
- 1.12 The hardstanding area of the site is being used to store a large number of motor vehicles and car parts and there is evidence of car repairs being undertaken on the site. A large canopy has been erected over a recovery truck and vehicle repairs are being undertaken under the canopy as well as within the three sided double garage type building and in the open on the site. The stable building is

still not substantially completed but is being used for the storage of car parts. Recovery vehicles have been seen carrying 'broken down' vehicles to the site.

- 1.13 A farm gate leads from the hardstanding area of the site into the paddock and to the north of the 'stable' building. The paddock is being used for storage of building materials, corrugated roofing material, window frames, planks of wood and a large trailer. In addition there is clear evidence of bonfires for the disposal of waste being held on the site.
- 1.14 A Planning Contravention Notice which requires the recipient to answer in writing certain questions put to them about the activities and development on the site has been served on the owner of the site but has not yet been completed and returned.

## **2 Planning History**

- 19.01.2007 Reference 2006/1064 - Proposed stable block for personal use only. Granted permission subject to 3 conditions including must start before 20.01.2010 and before development commences materials must be approved. Photo on file dated 20.01.2010 showing foundations dug
- 18.05.2007 Reference 2007/0250 - Retention of existing hardstanding and change of use of land to mixed use for stabling horses and as a caravan site for one gypsy family with four caravans – Refused
- 14.08.2007 Enforcement Notice served – levelling of land and creation of hardstanding.
- 14.08.2007 Enforcement Notice served – Material change of use of the land for the siting of portable buildings used for a residential use.
- 20.08.2009 Application 2009/0744DOC to discharge conditions on 2006/1064 received.
- 29.08.2013 Letter from planning officer – Condition 2 proposed materials not acceptable and the condition not discharged.
- 08.11.2016 Application 2016/1019DOC - Materials are acceptable – All conditions discharged.
- 23.01.2018 Application 2017/1272 [Retention of] stable block for personal use and boundary walls/steel gates [as built on the site] – Refused

## **3 Assessment**

- 3.1 Although the development and change of use of the site 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.

3.2 The site is located within the designated Nottinghamshire Green Belt and so the main considerations when deciding whether to take enforcement action in this case are;

- whether the development constitutes inappropriate development in the Green Belt;
- the effect of the development on the openness of the Green Belt and the character and appearance of the surrounding area; and
- whether the harm caused by inappropriateness and any other harm are clearly outweighed by other considerations and if so, whether very special circumstances exist that justify the granting of planning permission.
- whether the Local Planning Authority is within the four and ten year statutory time limit for taking action for built development and a change of use.
- impact on neighbours' amenity

#### Planning policy considerations

3.3 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 124 of the NPPF states "Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities." Paragraph 130, of the NPPF further 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..."

3.4 Part 13 of the NPPF seeks to protect Green Belt land. Paragraph 133 of the Framework, outlines that great importance should be attached Green Belts while Paragraph 143 goes on to state that "inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances".

3.5 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. In order to achieve this, the policy approach sets out a number of criteria to reinforce valued local characteristics.

3.6 Policy LPD 32 of the Local Plan Document seeks to protect the amenity of nearby residents or occupiers.

3.7 The site is situated in a rural location within the Green Belt and is predominantly surrounded by open fields. There are a small number of residential dwellings to the east of the site. The unauthorised development consists of the stable

building at variant with the approved plans because of a change to the fenestration and door details, an unauthorised open fronted wooden building, CCTV and lighting columns, an ornamental wall within the site, front boundary walls, pillars with the addition of lanterns and electronic gates adjacent to a highway used by vehicular traffic and exceeding 1 metre in height, the erection of two 1.8 metre high statues on landscaped area at the front of the site. In addition, there is a material change of use of the site from a private equestrian or agricultural use, to a use for the storage of motor vehicles and trailers and vehicle repairs and the change of use of the paddock area from an agricultural or equestrian use for the storage of building materials, holding of bonfires for the disposal of waste and the storage of a trailer.

- 3.8 The unauthorised development and the change of use conflicts with the existing open nature of the surrounding area.

#### Green Belt – Inappropriate development

- 3.9 The stables are not built as approved as the fenestration details and the doors are more of a domestic design than those found in stables and the doors are not wide enough to allow access for horses. In addition, the newer wooden built structure on the site has the appearance of a domestic garage and there is a further domestic appearance with the smaller ornamental wall which has been built within the site. The security lighting and tall poles with CCTV cameras on the top have an industrial feel.
- 3.10 Boundary treatments of up to 1 metre in height can be constructed under Class A, Part 2, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 without permission where they are adjacent to a road used by vehicular traffic. However, the boundary treatment, which is already completed, comprises of a solid brick wall with metal railings on the top, pillars with lanterns and solid electronic gates to the frontage of the site which are measured at over 2 metres depending where they are measured from and landscaping works with two tall statues beyond the boundary. Although this is a small private access road, it is used by vehicular traffic and therefore the 1 metre rule applies.
- 3.11 Paragraph 145 of the National Planning Policy Framework states that the construction of new buildings and structures is inappropriate in the Green Belt, with some defined exceptions but the domestication design of the stables, the wooden building, walls, pillars and gates do not fall within any of the exceptions set out in Paragraph 145 of the Framework. In addition, although Paragraph 146 of the NPPF allows for material changes in the use of land such as changes for use for outdoor sport or recreation, the use taking place on the land does not fall within any of the defined uses set out in Paragraph 146.
- 3.12 Together with the use of this rural site for the storage of vehicles and vehicle repairs the unauthorised development and change of use is considered inappropriate in a countryside location and in the Green Belt.

#### Openness



- 3.13 The Government attaches great importance to Green Belts. The fundamental aim of the policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and permanence.
- 3.14 The introduction of the brick built boundary walls, pillars, electronic gates, lanterns and statues, the construction of the wooden three sided building, ornamental garden walls and the change in the character of the stable building together with the lighting and CCTV columns and the use of the land to store and repair vehicles has had an impact on the openness of the Green Belt by introducing structures and chattels which have a 'hard' incongruous and enclosing impact. Whilst the domestication of the stable building and the addition of statues and other structures adds to the loss of openness and has a negative effect.
- 3.15 For the above reasons, given the loss of openness to the Green Belt and in accordance with the Framework, the development is inappropriate development which impacts on the Green Belt purpose of safeguarding the countryside from encroachment and is in conflict with the NPPF and Policy 10 of the Aligned Core Strategy.

#### Very Special Circumstances

- 3.16 No very special circumstances have been provided for the development or the change of use of the site and so the very special circumstances necessary to justify the development do not exist in this case.

#### Impact on Residential Amenity

- 3.16 The use of the site for vehicle repairs and the constant use of recovery vehicles using the private access road will create noise and disturbance for the occupiers of the residential properties to the east of the site. Furthermore, the floodlighting on tall columns impacts on the wider area including the residents of the properties to the east.
- 3.17 The disposal of waste on the site by burning on bonfires has caused smoke, smell and light pollution and has also had a detrimental impact on the amenities of nearby neighbours.
- 3.18 There is a small, currently unoccupied bungalow to the east of the site which is undergoing renovations but which shares a boundary with the site and when the property is occupied the uses on the site will impact greatly on the occupiers of this property.
- 3.19 Taking into account the location and scale of unauthorised use, it is considered that there would be an unacceptable adverse impact on the residential amenities of the occupiers of nearby residential properties contrary to Section 12 of the NPPF (2019), and Policies LPD 32.

#### Time Limits

- 3.20 The statutory time limit for taking action for built development is 4 years from when the development is substantially completed and ten years for a material change of use. In this case it is considered the Council is within time to commence enforcement proceedings such as issuing an enforcement notice requiring the unauthorised development to be removed and the front boundary wall to be removed or reduced in height and for the unauthorised use of the site to cease.

### Human Rights

- 3.21 Under the Human Rights Act, it is necessary for the Authority to have regard to the rights of the owner and occupier of a site under Article 1 of the First Protocol to peaceful enjoyment of possessions and the protection of property and under Article 8 of the convention to respect for his private and family life, his home and his correspondence except such as is in accordance with the law and is necessary in a democratic society in the interests of national security, public safety or the economic well-being of the country, for the prevention of disorder or crime, for the protection of health or morals, or for the protection of the rights and freedoms of others.
- 3.22 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

- 3.23 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.
- 3.24 The Council strives for a consistent approach in targeting its enforcement action. This means that the Council will take a similar, but not the same, approach to compliance and enforcement decisions within and across sectors. It will strive to treat people in a consistent way where circumstances are similar. Each case

however will be evaluated on the basis of its own facts and circumstances but will ensure that decisions or actions taken in any particular case are consistent with the law and with the Councils published policies. It should be noted that decisions on specific enforcement actions may rely on professional judgment. The Council will usually only take formal enforcement action where attempts to encourage compliance have failed as in this case.

#### Crime and disorder

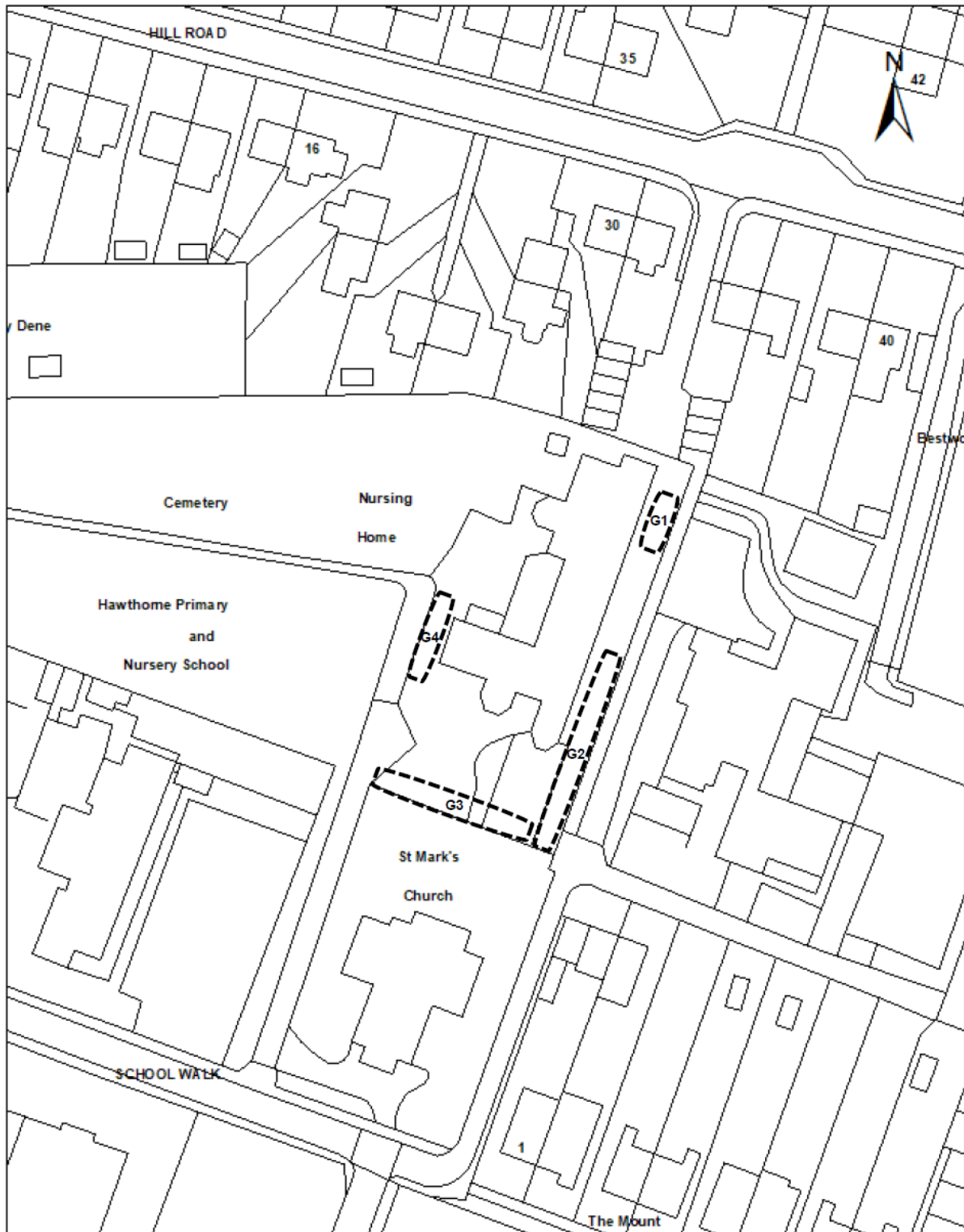
- 3.25 The Crime and Disorder Act 1998 places a duty on the Local Planning Authority to do all that it reasonably can to prevent crime and disorder in its area. The potential impact on the integrity of the planning system and the setting of a precedent if action is not taken is therefore a material consideration in the authorisation of enforcement proceedings.
- 3.26 In light of all the facts it is now considered expedient to serve an enforcement notice to require the alterations to the stable building to ensure it is built in accordance with the approved plans, the removal of the unauthorised development and structures and the removal or reduction in height of the front boundary wall and gate to 1m and the cessation of the unauthorised use.

## **4 Conclusion**

- 4.1 The unauthorised development and the material change of use has a harmful effect and has resulted in a loss of openness of the Green Belt. The development which has taken place on the site does not fall within any of the exceptions listed in the NPPF is therefore inappropriate which by definition is harmful to the Green Belt.
- 4.2 The breach of planning control at this site conflicts with both national and local policies. The owners have failed to rectify the breach and failure of the Council to act in these circumstances may set a precedent for other unacceptable development and uses in the Green Belt, leaving development which is out of character and detrimental to the character and amenity of the area and which is beyond the control of the Council.
- 4.3 The Council should now commence enforcement action without delay by issuing a planning enforcement notice requiring the stable building to be constructed as approved including the fenestration and door details, the front boundary wall, pillars and gate to be removed or reduced in height to 1m and all other unauthorised development and structures to be removed. In addition an enforcement notice should require the unauthorised uses on the site to cease. If the notices are not complied with, proceedings should be taken in the courts if necessary.

## **5 Recommendation**

- 5.1 The Head of Development and Place, be authorised to take all enforcement action including the service of any necessary enforcement notices and in conjunction with the Head of Governance and Customer Services take proceedings through the courts if required to ensure the stable building is constructed in accordance with the approved plans including the fenestration and door details, the removal of unauthorised buildings and structures, lighting columns and CCTV columns, statues and other domestic items and paraphernalia, cessation of the unauthorised use and the removal of the front boundary wall, pillars and gates or alternatively the reduction in height of the wall, pillars and gates to 1m.**



**Report to Planning Committee**

**Location:** Hawthorne Nursing Home, School Walk, Bestwood,,  
Nottinghamshire, NG6 8UU

**Proposal:** Protection of 4 groups of trees by a Tree Preservation Order  
(TPO)

**Case Officer:** Lewis Widdowson

**1.0 Purpose**

- 1.1. To request authorisation to confirm Tree Preservation Order (TPO) No. 000135 'Hawthorne Nursing Home'.

**2.0 Background**

- 2.1. A TEMPO (Tree Evaluation Method for Preservation Orders) Assessment was carried out on the 23rd September 2020 in relation to the trees within the curtilage of the Nursing Home. Four groups of trees have been identified across the site. G1 consisting of 4 x Sycamore, G2 consisting of 8 x Silver Birch, G3 consisting of 8 x Sycamore and G4 consisting of 2 x Sycamore and 1 x Silver Birch. A tree and/or group of trees should score 12 or more to justify protection by way of a TPO. In this instance the trees were given a TEMPO score of 14/25 and as such it was recommended that a provisional TPO be placed on the trees identified.
- 2.2. Gedling Borough Council made an emergency provisional TPO, protecting 4 groups of trees within the grounds of Hawthorne Nursing Home on the 13<sup>th</sup> October 2020.
- 2.3. 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 directly affected by the TPO. Interested parties had until the 10<sup>th</sup> November 2020 to submit any representations to the Council which would then be taken into

consideration when deciding whether to confirm the TPO. No representations were received by the Council during the consultation period.

- 2.4. In accordance with the Council's Constitution, all new Tree Preservation Orders must be considered by Planning Committee.

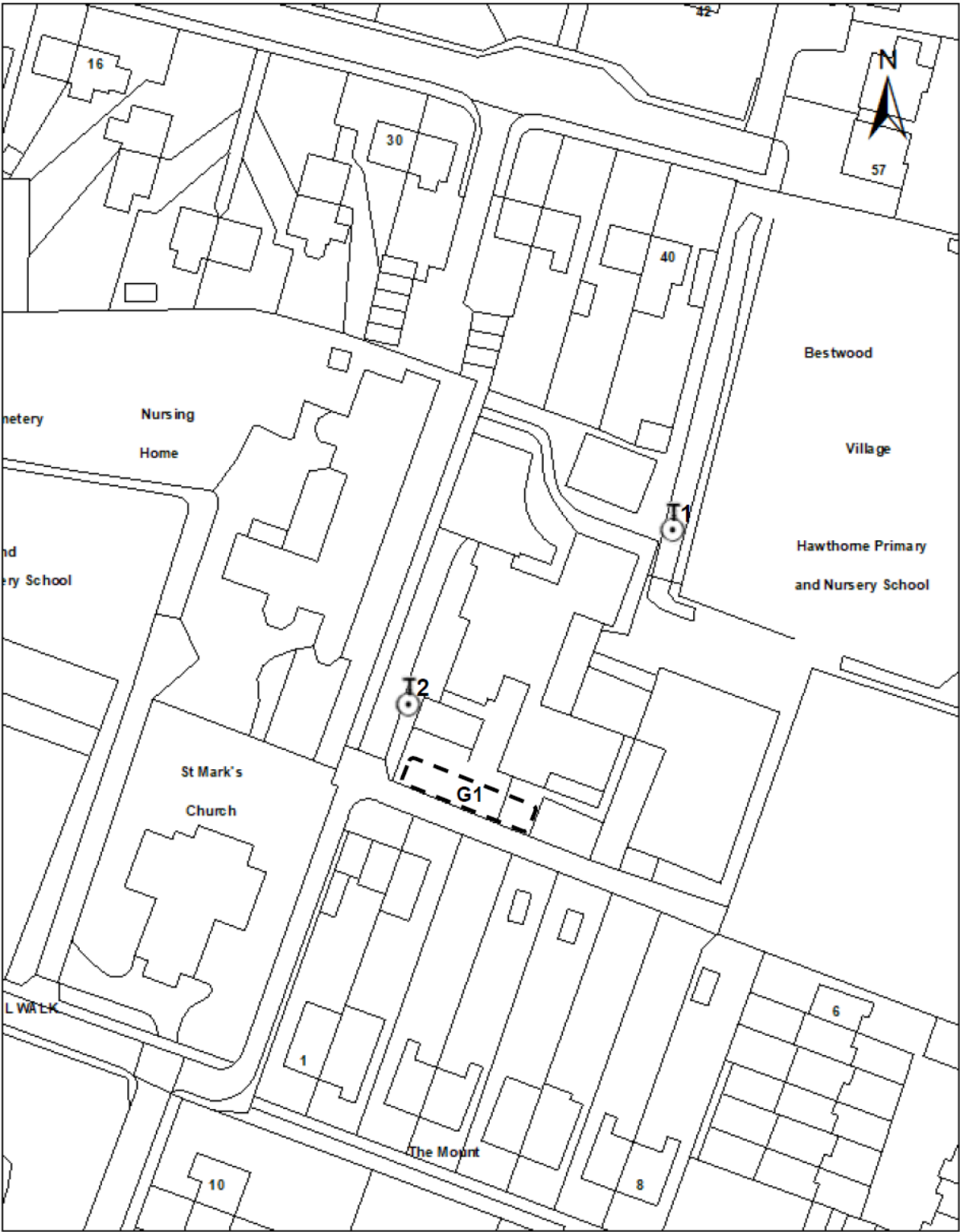
**3.0. Proposed Action**

- 3.1. Taking the above into consideration, authorisation is sought from Planning Committee to confirm TPO 000135 'Hawthorne Nursing Home' without modification and to notify interested parties of the Council's decision.

**4.0 Recommendation: Confirm Tree Preservation Order - 000135 'Hawthorne Nursing Home' without modification.**

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TPO Reference: 000136		Document Type:	
Address Hawthorne Primary School, School Walk, Bestwood, Nottinghamshire, NG6 8UU		Date: 05/10/2020	
		Scale: 1:750	
		Size:	m <sup>2</sup>
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## Report to Planning Committee

**Location:** Hawthorne Primary School, School Walk, Bestwood,  
Nottinghamshire, NG6 8UU

**Proposal:** Protection of 2 individual trees and a group of trees by a  
Tree Preservation Order (TPO)

**Case Officer:** Lewis Widdowson

### **1.0 Purpose**

- 1.1. To request authorisation to confirm Tree Preservation Order (TPO) No. 000136  
'Hawthorne Primary School'.

### **2.0 Background**

- 2.1. A TEMPO (Tree Evaluation Method for Preservation Orders) Assessment was carried out on the 23rd September 2020 in relation to two individual trees, 1 x Cypress and 1 x Sycamore, and a Group consisting of 1 x Sycamore and 3 x Norway Maple at Hawthorne Primary School, School Walk, Bestwood. A tree and/or group of trees should score 12 or more to justify protection by way of a TPO. In this instance the trees were given a score of 15/25 and as such it was recommended that a provision TPO be made in respect of the trees identified.
- 2.2. Gedling Borough Council made an emergency provisional TPO, protecting several trees within the grounds of Hawthorne Primary School on the 13<sup>th</sup> October 2020.
- 2.3. 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 directly affected by the TPO. Interested parties had until the 10<sup>th</sup> November 2020 to submit any representations to the Council which would then be taken into

consideration when deciding whether to confirm the TPO. No representations were received by the Council during the consultation period.

- 2.4. In accordance with the Council's Constitution, all new Tree Preservation Orders must be considered by Planning Committee.

**3.0. Proposed Action**

- 3.1. Taking the above into consideration, authorisation is sought from Planning Committee to confirm TPO 000136 'Hawthorne Primary School' without modification and to notify interested parties of the Council's decision.

**4.0 Recommendation: Confirm Tree Preservation Order - 000136 'Hawthorne Primary School' without modification.**

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## **Report to Planning Committee**

**Application Number:** 2019/1187

**Appeal Ref:** APP/N3020/W/20/3261883

**Location:** Land east of 16 Kighill Lane, Ravenshead NG15 9HN

**Proposal:** Erection of up to 8 dwellings with (private) accesses and garaging

Case Officer: Bev Pearson

Outline planning permission was refused by the Borough Council on the 23<sup>rd</sup> October 2020 on the following grounds:

1. In the opinion of the Borough Council the layout of the proposed 8 dwellings would result in a development which would appear cramped, over intensive and contrived given the scale and number of dwellings and the constraints of the site. The proposal would consequently fail to respect nor would take the opportunity to improve the character and appearance of the immediate area nor its wider setting to the detriment of the visual amenity of the steetscene. The development therefore fails to accord with section 12 of the NPPF (2019), Policy 10 of the Aligned Core Strategy (2014) and Policy LPD 35 of Local Planning Document (2019).
2. In the opinion of the Local Planning Authority in the absence supporting evidence in terms of the viability of the scheme, insufficient information has been submitted to allow a full assessment of the implications of the development and its ability provide the required contributions and infrastructure (affordable housing). In the absence of a satisfactory unilateral undertaking or any other form of S106 legal agreement or a viability appraisal to demonstrate that the scheme is unviable it has not been demonstrated that the infrastructure directly required for the proposed development would be provided and as such would be contrary Section 4 of the NPPF, Policy 18 and 19 of the Aligned Core Strategy (2014) and policies LPD 36, LPD62 and LPD 67 of the Local Planning Document (2018).
3. In the opinion of the Local Planning Authority by virtue of the separation distances between plots 5 and 6 which would directly face each other over the internal access road, the proposal would result in undue impact on the amenity of the future occupiers of these plots in terms of overlooking. The proposal therefore fails to accord with Section 12 of the NPPF (2019) and Policy 10 of the Aligned Core Strategy (2014) and Policy LPD 32 of the Local Planning Document (2018).

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

This appeal has been dismissed.

The Planning Inspector considered that the proposed development and concluded that:-

1. The appeal scheme would have a harmful effect on the character and appearance of the surrounding area by virtue of the introduction of four properties fronting onto Kighill Lane that, whilst following the existing building line, would appear cramped and out of keeping with the surrounding built development of spacious properties and front landscaped gardens. Plots 1 to 4 would be sited close together creating a dominant expanse of development and would have small front gardens primarily dominated by hard standing with little landscaped areas. This would be in contrast to the spacious garden areas of neighbouring properties that have reduced hard standing and prominent natural landscaping. Furthermore, although appearance would be a reserved matter the Inspector raised concern with the visual quality of the development given that the main façade of plots 5 and 6 would, as indicated by the applicant, be devoid of habitable room windows. The Inspector concluded that proposal would therefore be contrary to Policy 10 of the ACS and Policy LPD35 of the LPD.
2. The appeal scheme would not provide adequate infrastructure. The Inspector considered that the Councils approach for the appeal scheme to have infrastructure or financial contribution proportionate to the comprehensive number of dwellings required by the site allocation would be appropriate and reasonable. From the details provided the Inspector was not convinced that the proposed development would be unviable if the proportionate infrastructure or financial contributions were required and concluded that the appeal scheme would be contrary to Policies 18 and 19 of the ACS, Policies LPD62 and LPD67 of the LPD and the NPPF.
3. The positioning of the proposed properties and likely location of window and door openings would ensure that adequate levels of privacy would be provided and that there would not be any direct overlooking issues between the properties on plots 5 and 6. The proposal would also not compromise the living conditions of future occupiers in terms of privacy and would accord with Policy 10 of the ACS and Policy LPD32 of the LPD

**Recommendation:** To note the information.

## **Report to Planning Committee**

**Application Number:** 2020/0863

**Appeal Ref:** APP/N3020/W/20/3263321

**Location:** 6 Gedling Road, Arnold NG5 6NW

**Proposal:** Construct new bungalow

Case Officer: Bev Pearson

Planning permission was refused by the Borough Council on the 2<sup>nd</sup> November 2020 on the following grounds:

‘In the opinion of the Local Planning Authority the proposed dwelling would represent a form of backland development that would appear incongruous with the established layout and urban form of the area, which is predominantly characterised by properties directly facing the highway with no clear tandem or back land development present. The proposal would therefore fail to accord with Sections 2, 5, 9, 11 and 12 of the NPPF (2019), Policies 2, 8 and 10 of the GBACS (2014) and Policies, 35 and 40 of the LPD (2018).’

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

This appeal has been allowed.

The Planning Inspector considered the proposed development and concluded that:-

The proposed bungalow would be set back substantially from the highway and would not follow the predominantly linear form of development. Nevertheless, it would not be conspicuous from public vantage points as it would be single storey and would be screened by Washington Court and Nos 6 and 8 Gedling Road. Given that there is not a strong pattern of development nor strong building line and due to the siting of the bungalow it would not be a prominent addition to the surrounding area. Thus, although the development would not result in a significant improvement to the urban design of the area, the scheme would not appear at odds with the mixed street scene which contains a variety of buildings which do not follow the linear form of development. The proposed development would therefore not adversely affect the character and appearance of the area and complies with the overall aims of Sections 2, 5, 9, 11 and 12 of the NPPF (2019), policies 2, 8 and 10 of the ACS (2014) and policies LPD 35 and 40 of the LPD (2018).

**Recommendation:** To note the information.

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## Report to Cabinet

**Subject:** Gedling Borough Five Year Housing Land Supply Assessment 2020

**Date:** 11th February 2021

**Author:** Planning Policy Manager

### Wards Affected

All

### Purpose

To note the Five Year Housing Land Supply Assessment 2020

### Key Decision

No

### Recommendation(s)

**THAT:**

- 1) Notes the Gedling Borough Five Year Housing Land Supply 2020**

## 1 Background

- 1.1 This report sets out the latest Gedling Borough Five Year Housing Land Supply position at 31st March 2020, which is attached at **Appendix A**. The National Planning Policy Framework requires that local planning authorities update their five year housing land supply assessments on an annual basis.
- 1.2 The Five Year Housing Supply Assessment has been updated to take into account the position as at 31<sup>st</sup> March 2020. The assessment includes the housing sites in the Local Planning Document which was adopted by Council on 18<sup>th</sup> July 2018. The five year period is 1<sup>st</sup> April 2020 to 31<sup>st</sup> March 2025. For clarity, this is the assessment against the housing requirement as calculated using the Government's standard methodology (published December 2020) as the Aligned Core Strategy was adopted in

September 2014 and the policies are yet to be reviewed. For Gedling Borough the Government's standard methodology derived annualised housing need is 458 dwellings per annum.

- 1.3 The reason for the delay in updating the Five Year Land Supply Assessment is because it is informed by the Strategic Housing Land Availability Assessment (SHLAA). The annual assessment includes a mailshot to developers and landowners in order to establish up to date information on the likely timescales for the delivery of the site. The mailshot was held back to provide developers and landowners more time to consider the implications of the lockdown restrictions due to the coronavirus pandemic.
- 1.4 It is also important to note that the methodology for undertaking the 2020 SHLAA has changed and is now based on a joint methodology prepared in conjunction with the other Greater Nottingham authorities. A report prepared by Ove Arup July 2019 compared approaches to SHLAA across Greater Nottingham and resulted in 30 recommendations. The report noted where different approaches were taken by the authorities and considered where it might be appropriate that a consistent approach was taken.
- 1.5 A joint methodology has now been published (November 2020) and has been prepared by Broxtowe Borough Council, Erewash Borough Council, Gedling Borough Council, Nottingham City Council and Rushcliffe Borough Council. It is considered that a common approach will be more robust and the new methodology is intended to be more transparent and evidence based. The joint methodology comprises a common methodology document plus a separate appendix for each authority to justify the assumptions used ([www.gedling.gov.uk](http://www.gedling.gov.uk)).
- 1.6 The assessment shows that against the housing requirement as calculated using the standard methodology (published December 2020), Gedling Borough Council does have a five year plus 20% buffer supply of land for housing. The Council has a 6.53 year supply. This is an increase from the 2019 assessment's figure of 5.08 year supply.
- 1.7 The reasons for this increase is twofold:-
  - 1) The new joint methodology includes a number of evidence-based changes which have increased the supply of land anticipated to deliver homes within the 5 year period.
  - 2) There are a number of larger housing sites allocated in the Local Planning Document which are now coming forward and are anticipated to deliver homes within the 5 year period.

## **2 Proposal**

- 2.1 To ask Cabinet to note the content of the Gedling Borough Five Year Housing Supply Assessment 2020 as set out in **Appendix A**.

## **3 Alternative Options**

- 3.1 The National Planning Policy Framework requires that local planning authorities update their five year housing land supply assessment on an annual basis and there is no alternative option other than to prepare the Gedling Borough Five Year Housing Supply Assessment 2020.

## **4 Financial Implications**

- 4.1 There are no financial implications arising out of producing the Five Year Housing Supply Assessment 2020 which is met through existing budgets.

## **5 Legal Implications**

- 5.1 Paragraph 73 of the National Planning Policy Framework states that ‘Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old’

## **6 Equalities Implications**

- 6.1 None, this report monitors the supply of housing sites. An Equalities Impact Assessment has already been undertaken on the Council’s policies (including housing allocations) through the assessment of the adopted version of the Local Plan.

## **7 Carbon Reduction/Environmental Sustainability Implications**

- 7.1 None, this report monitors the supply of housing sites. Consideration of carbon reduction/environmental sustainability implications has already been undertaken on the Council’s policies (including housing allocations) through the preparation of the adopted version of the Local Plan.

## **8 Appendices**

- 8.1 **Appendix A** – Gedling Borough Five Year Housing Land Supply Assessment 2020

- 9 **Background Papers** – all available from <https://www.gnplan.org.uk/evidence-base/>

- 9.1 Background Paper 1 - Ove Arup Review of Greater Nottingham SHLAAs, July 2019
- 9.2 Background Paper 2 – Council’s Response to SHLAA Review, July 2020
- 9.3 Background Paper 3 – SHLAA Joint Methodology Report, November 2020

## **10 Reasons for Recommendations**

- 10.1 To note the Gedling Borough Council’s Five Year Housing Land Assessment 2020.

### **Statutory Officer approval**

**Approved by:** Alison Ball  
**Date:** 29/01/2021  
**On behalf of the Chief Financial Officer**

**Approved by:** Francesca Whyley  
**Date:** 29/01/2021  
**On behalf of the Monitoring Officer**

# **Five Year Housing Land Supply Assessment 2020**

**Published February 2021**

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## **Introduction**

- 1 The five year land supply assessment is based on the Council's Strategic Housing Land Availability Assessment (SHLAA) 2020 update.
- 2 The purpose of this five year land supply assessment is to monitor and review the Council's housing supply against the housing requirement set out in adopted strategic policies or against their local housing need where the strategic policies are more than five years old as required by the National Planning Policy Framework 2019.
- 3 The Ministry of Housing, Communities & Local Government published the results of the Housing Delivery Test for 2019 on 13 February 2020. Paragraph 75 of the National Planning Policy Framework states where the Housing Delivery Test indicates that delivery has fallen below 95% of the housing requirement over the previous three years, the council should prepare an action plan to assess the causes of under-delivery and identify actions to increase delivery in future years. The Housing Delivery Test result for 2019 for Gedling Borough Council is 58% and is based on the three year period 1 April 2016 to 31 March 2019. This is an improved performance in comparison with 51% with the previous Housing Delivery Test result for 2018. Following the Housing Delivery Test result for 2018, the Council was required to publish an Action Plan and a buffer of 20% was added to the supply of deliverable sites for the purposes of housing delivery assessment. The Housing Delivery Test result for 2019 means that the Council must continue to prepare an action plan and to apply a buffer of 20% to its calculated five year housing supply. It should be noted that the Housing Delivery Test takes a different approach to the five year land supply assessment. For further information on the Housing Delivery Test and the Council's Action Plan, please see separate Gedling Borough Housing Delivery Action Plan 2020 which is available at the following web page  
[www.gedling.gov.uk/resident/planningandbuildingcontrol/planningpolicy/monitoringreports](http://www.gedling.gov.uk/resident/planningandbuildingcontrol/planningpolicy/monitoringreports).
- 4 The current development plan for Gedling Borough consists of the Aligned Core Strategy and the Local Planning Document. The Aligned Core Strategy was adopted in September 2014 and allocates strategic sites for housing and other uses. The Aligned Core Strategy sets the housing requirement. The Local Planning Document was adopted on 18 July 2018 and allocates non-strategic sites for housing and other uses.

## **Policy context**

- 5 Paragraph 73 of the National Planning Policy Framework 2019 states that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old (unless these strategic policies have been reviewed and found not to require updating).

- 6 The supply of specific deliverable sites should in addition include a buffer of:-
- a) 5% to ensure choice and competition in the market for land; or
  - b) 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or
  - c) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply. This is measured against the Housing Delivery Test where this indicates that delivery is below 85% of the housing requirement.
- 7 Annex 2 of the National Planning Policy Framework 2019 defines deliverable sites:-
- To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:*
- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*
  - b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.*
- 8 Paragraph 70 of the National Planning Policy Framework 2019 states that local planning authorities may only make an allowance for windfall sites as part of anticipated housing supply if there is compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends. The Framework also states that local planning authorities should consider the case for setting out policies in their Local Plans to resist inappropriate development of residential gardens, for example where development would cause harm to the local area. The previous version of the National Planning Policy Framework states that the windfall allowance should not include residential gardens.
- 9 The Aligned Core Strategy sets a housing requirement of 7,250 homes for the plan period 2011-2028, as shown in **Table 1**.



**Table 1: Housing requirement (2011-2028)**

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

- 10 As the Aligned Core Strategy was adopted in September 2014 and the policies are yet to be reviewed, this means that the housing requirement figure is out of date and the Council must now monitor and review the housing supply against the annual local housing need figure calculated using the standard method.
- 11 The annual local housing need for Gedling Borough is 458. **Appendix A** explains and provides the breakdown on how the figure was calculated using the standard method as published in December 2020.

## **Methodology**

- 12 The Council calculate housing supply using the approach set out in the Greater Nottingham Planning Partnership's Joint Methodology Report for Strategic Housing Land Availability Assessments (SHLAAs) which can be found at the following web page [www.gedling.gov.uk/shlaa](http://www.gedling.gov.uk/shlaa). This will be referred to as the "SHLAA methodology report" throughout in this document.

### *Deliverable sites that make up the housing supply*

- 13 The sites that will make up the housing supply are those assessed to be deliverable within five years. The SHLAA methodology report explains that, in accordance with the NPPF, this consists of sites that are available now, suitable and achievable now. They include sites that are currently under construction, small sites with outline planning permission, sites with detailed planning permission and medium/large sites with outline planning permission with evidence that the site will be progressed within five years.
- 14 All sites in the assessment have been identified through the Council's SHLAA 2020 update and are listed in **Appendix B**. The appendix includes:-
- All strategic sites in the Aligned Core Strategy and site allocations in the Local Planning Document.
  - New sites submitted by developers and sites granted planning permission before 31 March 2020.
  - Updates to existing sites in the SHLAA database during the current financial year (i.e. since 1 April 2020) such as work starting on site, construction completing, a new planning permission being granted or a new planning application being submitted have been noted.
- 15 New sites that are not currently in the SHLAA and have been granted planning permission during the current financial year (i.e. since 1 April 2020)

are not included in this assessment, but will be included in next year's assessment.

- 16 The assessment takes account of the loss of a dwelling where this is replaced by at least one dwelling in order to provide a net figure for the number of new dwellings. **Appendix B** does not include sites that involve a loss of a dwelling where replaced by a single dwelling, unless the loss has occurred and work on the replacement dwelling has not yet started.
- 17 The approach taken to completion timescales and delivery rates is set out in the SHLAA methodology report.
- 18 Where allocated sites are complete or do not contribute towards the housing supply within the five year period, they are listed in **Appendix B** for the sake of completeness. Where sites have already been granted planning permission, approved subject to s106 agreement or are the subject of a planning application have recently taken place, the number of homes permitted or proposed via the planning application form has been used.
- 19 **Appendix B** comprises separate tables for each locality for clarity as follows:-
  - Strategic sites in the Aligned Core Strategy and site allocations in the Local Planning Document;
  - Sites that are currently under construction; and
  - Sites with planning permission, which consists of small sites with outline planning permission, sites with detailed planning permission and medium/large sites with outline planning permission with evidence that the site will be progressed within five years.

#### *Future sources of supply (windfall allowance)*

- 20 Paragraph 70 of the National Planning Policy Framework 2019 states that local planning authorities may only make an allowance for windfall sites as part of anticipated housing supply if there is compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends. The National Planning Policy Framework defines windfall sites as sites not specifically identified in the development plan (which includes Local Plan).
- 21 Paragraphs 41-45 of the SHLAA methodology report explains the approach taken and concludes that a windfall allowance of 148 dwellings per annum will contribute to the housing supply from Year 4 onwards.

#### *Consideration of undersupply (under-delivery)*

- 22 The National Planning Practice Guidance states that local planning authorities should aim to deal with any undersupply within the first five years of the plan period where possible, thereby raising the issue of whether the Liverpool or Sedgfield method should be used. However where the standard method for

assessing local housing need is used instead, the standard method already factors in past under-delivery as part of the affordability ratio so there is no requirement to specifically address under-delivery when establishing the annual local housing need figure.

#### *5%, 10% or 20% buffer*

- 23 Paragraph 73 of the National Planning Policy Framework states that a 20% buffer should be applied where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply. The Housing Delivery Test defines under delivery as where below 85% of the housing requirement has been delivered.
- 24 In February 2020 the Ministry of Housing, Communities & Local Government published the results of the Housing Delivery Test for 2019. The Housing Delivery Test 2019 result for Gedling Borough Council is 58% and, as such, a buffer of 20% should be applied. It should be noted that the need for a buffer does not increase the number of dwellings to be delivered within the plan period, but rather additional dwellings are required to be delivered within the five year period i.e. they have been moved forward from later in the plan period.

#### *Forward look approach*

- 25 It is considered appropriate for the five year period to begin with the current financial year i.e. this assessment will look at the period 1 April 2020 to 31 March 2025.

#### *Non-implementation (lapse) rates*

- 26 Paragraphs 47-48 of the SHLAA methodology report explain the approach taken to non-implementation rates which will be applied to the totalled figure of all unimplemented sites with planning permission i.e. sites where construction work has not started. The non-implementation rates are:-
- 10% for small sites (1-9 dwellings) and;
  - 1% for medium/large sites (10+ dwellings).

#### *Five year land supply calculation*

- 27 In accordance with the advice of the Planning Advisory Service (PAS) and as set out in the SHLAA methodology report, the Council calculates its 5 year land supply as follows:-

[Local housing need for 5 year period] + [5%, 10% or 20% buffer] = 5 year housing supply target

5 year housing supply target ÷ 5 years = annual target

Housing supply for 5 year period (including the non-implementation rates for unimplemented sites with planning permission) ÷ annual target = supply in years

### *Summary*

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

- The sites that make up the housing supply include sites that are currently under construction, small sites with outline permission, sites with detailed planning permission and medium/large sites with outline planning permission with evidence that the site will be progressed within five years;
- The windfall allowance will contribute to the housing supply from Year 4 onwards;
- Addressing under-delivery is already built in to the annual local housing need figure;
- The Council adopts a 20% buffer due to the Housing Delivery Test result;
- The Council considers the five year period starting from the current financial year rather than taking a forward look approach;
- The non-implementation (lapse) rates are applied to unimplemented sites with planning permission; and
- The methodology used to calculate the five year supply accords with PAS advice.

### **Five year housing land supply assessment**

29 The local housing need for the five year period is 2,290 homes (annual figure of 458 homes multiplied by five years). However as a result of the Housing Delivery Test 2019 result, a 20% buffer is applied (moved forward from later in the plan period) which increases the need for the five year period to 2,748 homes.

30 Paragraphs 13 to 19 explain the sites that make up the housing supply. The estimated housing supply for the five year period is shown in **Table 2**.

**Table 2: Estimated housing supply for the five year period**

	Allocations in the Local Plan <sup>#</sup>	Sites under construction	Small sites with permission	Medium/ large sites with permission	Total
Urban area	1,736	116	182	56	
Edge of Hucknall	439	0	0	0	
Bestwood Village	147	14	1	0	
Calverton	361	20	12	0	
Ravenshead	102	11	7	0	
Other villages	48	14	13	38	
Total	2,833	175	215	94	
Non-implementation (lapse) rates applied	N/A	N/A	10% rate applied	1% rate applied	
Revised total	2,833	175	194	93	3,295
Windfall allowance (148 x 2 years = 296)					296
<b>Housing supply</b>					<b>3,591</b>

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

- 31 Comparing the estimated housing supply of 3,591 homes to the five year local housing need of 2,748 homes, there is an oversupply of 843 homes.

Housing supply for five years	3,591
Annual requirement (2,748 ÷ five years = 550 homes)	550
<b>No of years supply</b>	<b>6.53 years</b>

- 32 **Appendix B** lists out the sites that are expected to deliver homes during the five year period. The appendix also includes information on whether the delivery information comes from the agent, developer or landowner through the SHLAA process or using the assumptions from the SHLAA methodology report. For housing allocations without planning permission and where delivery information has not been provided, annual delivery information is not available as the assumptions do not apply to sites without planning permission. However, the sites are included in the table for the sake of completeness.
- 33 **Appendix C** shows the housing trajectory for the plan period. This updates and provides more detail than the housing trajectory included in Appendix A of the Local Planning Document.

## Conclusion

- 34 The assessment shows that against the housing requirement of the Local Plan, Gedling Borough Council has a 6.53 year supply.

## **Appendix A: Calculating the annual local housing need**

The minimum annual local housing need figure for Gedling Borough is calculated using the standard method as published in December 2020.

### **Standard method**

The standard method to calculate a minimum annual local housing need figure is set out in the national Planning Practice Guidance which can be found at the following web page <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>.

#### **Step 1 – Setting the baseline**

Set the baseline using national household growth projections (2014-based household projections in England, table 406 unitary authorities and districts in England) for the area of the local authority. Using these projections, calculate the projected average annual household growth over a 10 year period (this should be 10 consecutive years, with the current year being used as the starting point from which to calculate growth over that period).

The national household growth projections are available at the following web page <https://www.gov.uk/government/collections/household-projections>.

#### **Step 2 – An adjustment to take account of affordability**

Then adjust the average annual projected household growth figure (as calculated in step 1) based on the affordability of the area.

The most recent median workplace-based affordability ratios, published by the Office for National Statistics at a local authority level, should be used.

The most recent median workplace-based affordability ratios can be found at the following web page <https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningslowerquartileandmedian>.

No adjustment is applied where the ratio is 4 or below. For each 1% the ratio is above 4, the average household growth should be increased by a quarter of a percent.

Where an adjustment is to be made, the precise formula is as follows:

$$\text{Adjustment factor} = \left( \frac{\text{Local affordability ratio} - 4}{4} \right) \times 0.25 + 1$$

### **Step 3 – Capping the level of any increase**

A cap is then applied which limits the increases an individual local authority can face. How this is calculated depends on the current status of relevant strategic policies for housing.

Where these policies were adopted within the last five years (at the point of making the calculation), the local housing need figure is capped at 40% above the average annual housing requirement figure set out in the existing policies.

This also applies where the relevant strategic policies have been reviewed by the authority within the five year period and found to not require updating.

Where the relevant strategic policies for housing were adopted more than five years ago (at the point of making the calculation), the local housing need figure is capped at 40% above whichever is the higher of:

- a. the projected household growth for the area over the 10 year period identified in step 1; or
- b. the average annual housing requirement figure set out in the most recently adopted strategic policies (if a figure exists).

### **Step 4 – cities and urban centres liftoff**

A 35% uplift is then applied for those urban local authorities in the top 20 cities and urban centres list.

Whether a cities and urban centres uplift applies depends on whether the local authority contains the largest proportion of population for one of the 20 cities or urban centres in England within the list.

The cities and urban centres list is devised by ranking the Office for National Statistics list of Major Towns and Cities by population size using the latest mid-year population estimates (nomis, official labour market statistics).

The top 20 cities and urban centres list can be found at the following web page <https://www.ons.gov.uk/aboutus/transparencyandgovernance/freedomofinformationfoi/townsandcitiesintheuk>.

Note: where a cap is applied in Step 3, the 35% uplift is applied after the cap.

## **Calculating the annual local housing figure for Gedling Borough**

### **Step 1 – Baseline**

Latest household projections taken from Table 406 of the 2014-based household projections from the following web page <https://www.gov.uk/government/statistical-data-sets/live-tables-on-household-projections>.

Household projections for 2020 = 52,989

Household projections for 2030 = 57,001  
Difference = 4,012  
Divided by 10 years = 401.2

Average annual household growth = 401.2 (not rounded).

## **Step 2 – Affordability factor**

Latest ratio of median house price to median workplace-based earnings from Table 5C of the house price to workplace-based earnings ratio dataset (released on 19 March 2020) from the following web page  
<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningslowerquartileandmedian>.

Ratio of median house price to median workplace-based earnings for 2019 = 6.25  
Adjustment =  $[(6.25 \text{ minus } 4) \text{ divided by } 4] = 0.5625$   
Multiply by 0.25 = 0.140625  
Add 1 = 1.140625

Multiply average annual household growth (from step 1) by 1.140625 = 457.62

Annual local housing need = 458 (rounded).

## **Step 3 – should the cap be applied?**

The relevant strategic policies for housing are the housing requirement in the Aligned Core Strategy adopted in 2014 which is more than five years ago.

a. 40% above projected household growth identified in step 1 (above)

Projected household growth over 10 year period is 4,012 or 401.2 homes per annum  
 $4,012 + 40\% = 1,604.8$   
 $4,012 + 1,604.8 = 5,616.8$  or 561.68 per annum

b) 40% above the average annual housing requirement set out in the most recently adopted strategic policies

Most recently adopted strategic policies = Aligned Core Strategy (2014)  
Housing requirement = 7,250 homes for plan period 2011-2028 or 426.47 per annum  
 $426.47 + 40\% = 170.59$   
 $426.47 + 170.59 = 597.06$  per annum

The annual local housing need calculated according to the standard method in steps 1 and 2 is 458. This figure does not exceed the higher of the two caps calculated in step 3 and therefore the cap does not apply.

## **Step 4 – should the uplift be applied?**

As at December 2020, the list of urban local authorities does not include Gedling and therefore the uplift does not apply.



**The annual local housing need for Gedling Borough is 458.**

## Appendix B: Schedule of deliverable sites in the plan period 2011 to 2028

Please note that there has been a change to the site referencing for the SHLAA sites.

### Urban Area

Net completions 1 April 2011 to 31 March 2020:-

Arnold = 637 homes  
Carlton = 1,169 homes  
Total = 1,806 homes

### Allocations in the Local Plan

Local Plan ref	Site name	Locality/area	Units (remain ing)	Housing delivery source	Assessment conclusion	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
ACS	Teal Close	Carlton	735	Based on past build-out rates	SHLAA site G782. The site is allocated in the Aligned Core Strategy and has outline planning permission for residential development, employment uses and other uses (2013/0546). First housing phase of 199 homes is currently under construction (2017/0800). Reserved matters permission for the second housing phase of 353 dwellings (2019/0152) was granted on 22 June 2020. Reserved matters application (2019/0560) for the third and final housing phase of 277 dwellings was submitted in June 2019 and pending consideration. As at 31 March 2020, 95 plots have been built. Assumptions for delivery rates for the site based on past build-out rates i.e. average number of plots built per year.	95	95	95	95	95	95	95	70
H1	Rolleston Drive	Arnold	131	Assumptions for lead-in times and build-out rates	SHLAA site G18. The site is allocated for 140 homes in the Local Planning Document (site H1). Full planning application (2020/1054) for 131 dwellings was submitted in October 2020 and pending consideration. Assume application is granted permission during 2021/22.			35	35	35	26		
H2	Brookfields Garden Centre	Arnold	90	SHLAA consultation response 2020 for 32 homes. Delivery rates to be added when planning application is submitted or permission granted for the remainder of the site (58 homes)	SHLAA site G49. The site is allocated for 90 homes in the Local Planning Document (site H2). Outline planning permission for up to 32 homes on part of the site (to the rear of Brookfields Garden Centre) (2017/0155) granted in March 2020. Information from the SHLAA 2020 consultation provides the delivery rates for the 32 homes with outline permission on part of the site.					15	17		

Local Plan ref	Site name	Locality/area	Units (remain ing)	Housing delivery source	Assessment conclusion	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
H3	Willow Farm	Carlton	110	SHLAA consultation response 2020	Part of the SHLAA site G459 is allocated for 110 homes in the Local Planning Document (site H3). Information from the SHLAA 2020 consultation provides the delivery rates for the housing allocation site.			20	30	30	30		
H4	Linden Grove	Carlton	120	SHLAA consultation response 2020	SHLAA site G542. The site is allocated for 115 homes in the Local Planning Document (site H4). Outline planning application for up to 120 homes (2019/1186) granted in August 2020 subject to the signing of the s106. Information from the SHLAA 2020 consultation provides the delivery rates for the site.		10	40	40	30			
H5	Lodge Farm Lane	Arnold	148	Assumptions for lead-in times and build-out rates	SHLAA site G48. The site is allocated for 150 homes in the Local Planning Document (site H5). Outline planning application for up to 148 homes (2018/0347) granted in August 2019 subject to the signing of s106. Information from the SHLAA 2020 consultation states that they are in consultation with the owners/promoters of housing allocations X2 and X3 to design a junction along the A60 which will provide access to both sites. Assume access issue is resolved and a detailed planning application for 148 dwellings submitted and granted permission during 2021/22.			35	35	35	35	8	
H6	Spring Lane	Carlton	0	Building Control	Site completed in April 2019.								
H7	Howbeck Road/ Mapperley Plains	Arnold	205	SHLAA consultation response 2020 for 164 homes. Delivery rates to be added when planning application is submitted or permission granted for the remainder of the site (41 homes)	The site (which consists of SHLAA site G51 and G671) is allocated for 205 homes in the Local Planning Document (site H7). Majority of the housing allocation (SHLAA site G51) is currently under construction for 164 homes (2019/0213). Information from the SHLAA 2020 consultation provides the delivery rates for the 164 homes on site.		45	45	45	29			

Local Plan ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
H8	Killisick Lane	Arnold	230	Delivery rates to be added when planning application is submitted or permission granted	The site (which consists of SHLAA sites G50, G871 (part), G872, G873 (part) and G1032) is allocated for 230 homes in the Local Planning Document (site H8). The allocation site adjoins the Dorket Head clay quarry and to avoid sterilising mineral working through proximal development it will need to be phased so as to allow the proposed southern extension to the quarry to be worked out and restored in advance of the housing development. The minerals extractions and progressive restoration is proposed to be complete in the mid 2020s. Phase 1 will limit housing development to the south western part of the site H8 with 65 units which is phased to commence in 2020/21 progressing northwards and completed by 2021/22. The second phase will commence during 2022/23 progressing northwards. The phasing of the housing development takes a cautious approach reflecting the timetable for the minerals extraction and restoration but with some flexibility built in to reduce risk. Information from the previous SHLAA 2019 consultation states the information provided above remains unchanged. No planning application has been received.								
H9	Gedling Colliery/ Chase Farm	Carlton	864	SHLAA consultation response 2019	SHLAA site G131. The site is identified in the Aligned Core Strategy as a strategic location and is allocated for 1,050 homes in the Local Planning Document (site H9). Site is currently under construction for phase 1 (2015/1376). As at 31 March 2020, 186 plots have been built. Information from the previous SHLAA 2019 consultation indicates the delivery rates of 120 homes per year from 2020/21.	120	120	120	120	120	120	120	24
X1	Daybrook Laundry	Arnold	49	Delivery rates to be added when planning application is submitted or permission granted	SHLAA site G477. The site boundary was amended in 2017 to exclude the retail unit on site (2012/1373). The site is allocated in the Local Planning Document (site X1). The planning report for 2012/1373 states "details of a potential residential development scheme on the remainder of the site has been provided". An illustration in the Design and Access Statement shows 46 dwellings on the remainder of the site. No planning application has been received. No information has been received through the SHLAA 2020 consultation and previous consultations on the delivery of the site.								
X2	West of A60 A	Arnold	72	Assumptions for lead-in times and build-out rates	SHLAA site G479. The site is allocated for 70 homes in the Local Planning Document (site X2). Full planning permission for 72 homes (2016/0854) granted in December 2018. Assume construction work on site begin before permission lapses in December 2021.		35	35	2				
X3	West of A60 B	Arnold	150	Delivery rates to be added when planning application is submitted or permission granted	SHLAA site G778. The site is allocated for 150 homes in the Local Planning Document (site X3). No planning application received.								
<b>Total</b>						<b>215</b>	<b>305</b>	<b>425</b>	<b>402</b>	<b>389</b>	<b>323</b>	<b>223</b>	<b>94</b>

**Sites under construction (or complete during the current financial year)**

SHLAA ref	Site name	Locality/area	Units (remain ing)	Housing delivery source	Assessment conclusion	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
G1185	Byron Street (64, Land Adj To)	Arnold	1	Assumptions for build-out rates	Site is currently under construction for a new dwelling (2019/1192).	1							
G1048	Dairy Farm	Arnold	4	Assumptions for build-out rates	Site is currently under construction for change of use from farm buildings to four residential units (2016/1159).	2	2						
G1084	Gleneagles Drive (30)	Arnold	1	Building Control	Site completed in July 2020 i.e. during the 2020/21 year.	1							
G1049	Greys Road (1, Land Adj To)	Arnold	1	SHLAA consultation response 2020	Full planning permission for a new dwelling (2016/1264) granted in April 2017. Information from the SHLAA 2020 consultation indicates that the construction of the site is currently underway and that the applicant intends to develop the site in 2022/23.			1					
G93	Henry Street (10)	Arnold	4	Assumptions for build-out rates	Site is currently under construction (2018/1077).	4							
G935	Rolleston Drive (5)	Arnold	1	Building Control	Site completed in November 2020 i.e. during the 2020/21 year.	1							
G1118	Barons Close (2, Land To The South Of)	Carlton	1	Assumptions for build-out rates	Site is currently under construction (2018/0709).	1							
G735	Blenheim Avenue (21 and 23)	Carlton	1	Assumptions for build-out rates	1 plot completed in September 2017 (2014/0234). 1 remaining plot is currently under construction (2017/1084).	1							
G1166	Carlton Hill (388)	Carlton	1	Building Control	Site completed in October 2020 i.e. during the 2020/21 year.	1							
G1128	Carlton Police Station	Carlton	66	Building Control	Site completed in June 2020 i.e. during the 2020/21 year.	66							
G1122	Deabill Street (87, Land Adj To)	Carlton	2	Assumptions for build-out rates	Site is currently under construction (2018/0932).	2							
G689	Festus Street (2, Land Rear Of)	Carlton	2	Assumptions for build-out rates	Site is currently under construction for change of use to two residential units (2017/0363).		2						
G898	Florence Road (26)	Carlton	1	Building Control	Site completed in November 2020 i.e. during the 2020/21 year.	1							
G83	Manvers Street (24 & 32)	Carlton	2	Assumptions for build-out rates	Site is currently under construction for two dwellings (2018/0173).	2							
G1108	Mapperley Plains (148)	Carlton	1	Assumptions for build-out rates	Site is currently under construction (2018/0693).	1							
G902	Midland Road (6)	Carlton	1	Assumptions for build-out rates	Site is currently under construction (2015/0066). Information from the previous SHLAA 2019 consultation says the site is now complete, however this has not yet been signed off as 'complete' by Building Control. Assume plot will be signed off as complete in 2020/21.	1							

SHLAA ref	Site name	Locality/area	Units (remain ing)	Housing delivery source	Assessment conclusion	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
G1182	New Vale Road (11, Land Adj To)	Carlton	3	Building Control	Site completed in September 2020 i.e. during the 2020/21 year.	3							
G1081	Norman Road (32 and 34)	Carlton	2	Assumptions for build-out rates	Site is currently under construction for two dwellings (2017/1261). Plot 1 was built in August 2020 i.e. during the 2020/21 year.	2							
G1087	Porchester Road (164-166, Land to the Rear Of)	Carlton	1	Building Control	Site completed in June 2020 i.e. during the 2020/21 year.	1							
G960	Porchester Road (194)	Carlton	4	Building Control	Site completed in May 2020 i.e. during the 2020/21 year.	4							
G962	Rowland Avenue (1)	Carlton	1	Building Control	Site completed in April 2020 i.e. during the 2020/21 year.	1							
G1169	Vale Road (229)	Carlton	1	Building Control	Site completed in June 2020 i.e. during the 2020/21 year.	1							
G137	Wood Lane	Carlton	14	Assumptions for build-out rates	Site is currently under construction for 14 new dwellings (2018/0577).		10	4					
<b>Total</b>						<b>97</b>	<b>14</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

#### Sites with planning permission

##### Small sites with planning permission

The list of sites starts with sites located within Arnold first followed by sites within Carlton.

SHLAA ref	Site name	Locality/area	Units (remain ing)	Housing delivery source	Assessment conclusion	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
G1184	Angela Close (4, Land Adj To)	Arnold	2	Assumptions for lead-in times and build-out rates	Full planning permission for two detached houses (2019/0601) granted in February 2020.		2						
G351	Calverton Road	Arnold	6	Building Control for plots 36 and 48. Assumptions for lead-in times and build-out rates for the remainder of the plots.	Remaining five plots on site - plots 35, 36, 48, 49 and 62. Information from the previous 2018 SHLAA consultation states that the landowner is in the process of selling these plots and the purchasers do have the intention of building them. Full planning permission for 1 detached dwelling on plot 35 (21 Ellington Road) was granted in June 2019 (2019/0205). 1 detached dwelling on plot 36 (14 Ellington Road) was built in December 2020 i.e. during the 2020/21 year. 2 semi-detached dwellings on Plot 48 (7 and 9 Glanton Way) (2019/0033) were built in June 2020 i.e. during the 2020/21 year. Full planning permission for 1 detached dwelling on plot 62 (9 Shotton Drive) was granted in January 2020 (2019/1117). Full planning permission for 1 detached dwelling on plot 49 was submitted in October 2020 and pending consideration (2020/1002).	3	2	1					



SHLAA ref	Site name	Locality/area	Units (remain ing)	Housing delivery source	Assessment conclusion	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
G1113	Church Street (3)	Arnold	2	Assumptions for lead-in times and build-out rates	Full planning permission for change of use from offices to two apartments (2018/0749) granted in November 2018.		2						
G1165	Coppice Farm	Arnold	3	Assumptions for lead-in times and build-out rates	Outline planning permission for three detached houses (2019/0283) granted in June 2019.			2	1				
G626	Fairacre and Mapperley Plains (335)	Arnold	9	Assumptions for lead-in times and build-out rates	The site boundary was amended in 2018 to reflect planning permission 2017/1276. Outline planning permission (2017/1276) granted in June 2018 for the replacement of 2 dwellings for 11 dwellings, net gain of 9 dwellings.			2	2	2	2	1	
G1051	Front Street (64)	Arnold	1	Assumptions for lead-in times and build-out rates	Full planning permission for change of use of first floor to residential use (2017/0437) granted in May 2017. The Business and Planning Act 2020, which came into force on 22 July 2020, allows sites with planning permission that expire between 23 March 2020 and 31 December 2020 to be extended until 1 May 2021.		1						
G1098	Henry Street (6)	Arnold	1	Assumptions for lead-in times and build-out rates	Full planning permission (2018/0353) granted in May 2018 for the conversion of 1 existing dwelling to 2 dwellings, net gain of 1 dwelling.		1						
G1162	Mansfield Road and Cross Street	Arnold	6	Assumptions for lead-in times and build-out rates	Full planning permission for six residential apartment (2019/0018) granted in May 2019.		2	2	2				
G1114	Nottingham Road (113-119, Land Rear Of)	Arnold	2	SHLAA consultation response 2020	Full planning permission for two new residential flats (2018/0829) granted in November 2018. Information from the SHLAA 2020 consultation states that the applicant intends to build two flats in 2022/23.			2					
G1010	Nottingham Road (153-157)	Arnold	3	Council assumptions	Full planning permission for residential development (2016/0809) granted in September 2016.	3	0						
G1097	Sandfield Road (98)	Arnold	3	Assumptions for lead-in times and build-out rates	Full planning permission for three new dwellings (2019/0793) granted in December 2019.		3						
G930	The School House (323 Gedling Road)	Arnold	1	Assumptions for lead-in times and build-out rates	Full planning permission for a new dwelling (2017/0826) granted in December 2017. The Business and Planning Act 2020, which came into force on 22 July 2020, allows sites with planning permission that expire between 23 March 2020 and 31 December 2020 to be extended until 1 May 2021.		1						
G797	Warren Hill Community Church	Arnold	6	Assumptions for lead-in times and build-out rates	Full planning permission for residential development (2017/0557) granted in March 2018. Information from the SHLAA 2020 consultation states the land is in trust to a charity and they would need to seek an alternative property for the charity before considering building homes on site. The coronavirus pandemic meant that they need to reconsider their needs regarding alternative property. However they confirmed their continued intention to build homes.		2	2	2				

SHLAA ref	Site name	Locality/area	Units (remain ing)	Housing delivery source	Assessment conclusion	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
G218	Woodchurch Road (64, Land South Of)	Arnold	4	Assumptions for lead-in times and build-out rates	Full planning permission for four new dwellings (2018/0911) granted in January 2019.		2	2					
G162	Briarbank Avenue (Land North)	Carlton	6	Assumptions for lead-in times and build-out rates	Full planning permission for two 4-bed communal living accommodation units at ground floor and four 1-bed apartments at first floor (2019/0775) granted in November 2019.		2	2	2				
G184	Broadway East (12A)	Carlton	1	Assumptions for lead-in times and build-out rates	Full planning permission for one new dwelling (2019/0961) granted in December 2019.		1						
G991	Broadway East (2)	Carlton	1	Assumptions for lead-in times and build-out rates	Full planning permission for a new dwelling (2018/0997) granted in December 2018. Full planning application for the same scheme was submitted in August 2020 and pending consideration (2020/0762).		1						
G1057	Burton Road (148)	Carlton	4	Assumptions for lead-in times and build-out rates	Full planning permission for four new dwellings (2019/1167) granted in September 2020.		2	2					
G979	Carlton Hill (137, Land Adj To)	Carlton	2	Assumptions for lead-in times and build-out rates	Full planning permission for two new dwellings (2017/1102) granted in December 2017. The Business and Planning Act 2020, which came into force on 22 July 2020, allows sites with planning permission that expire between 23 March 2020 and 31 December 2020 to be extended until 1 May 2021.		2						
G1062	Celia Drive (5, Land Adj To)	Carlton	1	Assumptions for lead-in times and build-out rates	Full planning permission for a new dormer bungalow (2020/0097) granted in April 2020.		1						
G1112	Church Street (9)	Carlton	5	Assumptions for lead-in times and build-out rates	Full planning permission for change of use to five residential flats (2018/0717) granted in October 2018.		2	2	1				
G999	Dunstan Street (46 to 50)	Carlton	2	Council assumptions	Full planning permission for residential development (2016/0263) granted in November 2016.	0	2						
G1055	Earl Of Chesterfield	Carlton	23	SHLAA consultation response 2020	The public house on site was demolished in 2018. Full planning application for 23 sheltered accommodation flats with one office (2019/1031) granted in September 2020 subject to the signing of the s106. Information from the SHLAA 2020 consultation states that the applicant intends to develop 23 flats in 2021/22.		23						
G1076	Elm Avenue (17)	Carlton	2	Assumptions for lead-in times and build-out rates	Full planning permission (2017/1136) granted in January 2018 for the replacement of 3 dwellings with 5 dwellings, net gain of 2 dwellings.		2						
G1117	Gardenia Grove (31-35)	Carlton	5	Assumptions for lead-in times and build-out rates	Full planning permission for five dwellings (2019/0902) granted in January 2020.		2	2	1				
G848	Green's Farm Lane (27)	Carlton	1	SHLAA consultation response 2019	The plot has extant planning permission dating back to 1970-80's. Information from the previous SHLAA 2019 consultation states that the applicant intends to develop a plot around 2022/23.			1					



SHLAA ref	Site name	Locality/area	Units (remain ing)	Housing delivery source	Assessment conclusion	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
G1187	Hucknall Crescent (2A)	Carlton	1	Assumptions for lead-in times and build-out rates	Full planning permission for a new dwelling (2020/0070) granted in March 2020.		1						
G1171	Kenrick Road (218)	Carlton	2	Assumptions for lead-in times and build-out rates	Outline planning permission (2019/0813) granted in October 2019 for a replacement dwelling with 3 dwellings, net gain of 2 dwellings. Reserved matters application for 3 dwellings was submitted in November 2020 and pending consideration (2020/1198).		2						
G1107	Lymn Avenue (26, Land Adj To)	Carlton	1	Assumptions for lead-in times and build-out rates	Full planning permission for a new dwelling (2017/1521) granted in August 2018.		1						
G1177	Main Road (17)	Carlton	1	Assumptions for lead-in times and build-out rates	Full planning permission for erection of rear extension comprising ground floor offices with one flat above (2019/0646) granted in December 2019.		1						
G1095	Marshall Road (33)	Carlton	1	Assumptions for lead-in times and build-out rates	Full planning permission (2019/0532) granted in September 2019 for a replacement dwelling with 2 dwellings, net gain of 1 dwelling.		1						
G200	Midland Road	Carlton	6	Assumptions for lead-in times and build-out rates	Full planning permission for six new apartments (2016/0632) granted in July 2017. Information from the previous SHLAA 2018 consultation indicates that the site is currently on the market for sale. The Business and Planning Act 2020, which came into force on 22 July 2020, allows sites with planning permission that expire between 23 March 2020 and 31 December 2020 to be extended until 1 May 2021.		2	2	2				
G737	Mile End Road (Electricity Sub Station)	Carlton	8	Assumptions for lead-in times and build-out rates	Full planning permission for eight new flats (2020/0969) granted in December 2020.		2	2	2	2			
G221	Mount Pleasant (12, Land Adj To)	Carlton	1	Assumptions for lead-in times and build-out rates	Full planning permission for a new dwelling (2020/0839) granted in October 2020.		1						
G505	Northcliffe Avenue (48)	Carlton	2	Assumptions for lead-in times and build-out rates	Full planning permission for two new dwellings (2018/0066) granted in October 2018.		2						
G159	Nursery Drive (1) Plot A	Carlton	3	Assumptions for lead-in times and build-out rates	Outline planning permission for three new dwellings (2018/0499) granted in December 2018. This outline permission covers SHLAA sites G159, G160 and G161.	1	2						
G160	Nursery Drive (1) Plot B	Carlton	0	See SHLAA site G159	This site is part of outline planning permission 2018/0499 - see SHLAA site G159 for information.								
G161	Nursery Drive (1) Plot C	Carlton	0	See SHLAA site G159	This site is part of outline planning permission 2018/0499 - see SHLAA site G159 for information.								
G151	Old Brickyard (1-15)	Carlton	7	Assumptions for lead-in times and build-out rates	Full planning permission (2020/0602) granted in October 2020 for change of use of ground floor storage units to seven additional new flats.		2	2	2	1			
G1168	Pearson Street (1A)	Carlton	6	Assumptions for lead-in times and build-out rates	Full planning permission for six new apartments (2018/0931) granted in August 2019.		2	2	2				

SHLAA ref	Site name	Locality/area	Units (remain ing)	Housing delivery source	Assessment conclusion	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
G725	Plains Road (86)	Carlton	1	Council assumptions	Outline planning permission (2015/0566) granted in August 2016 for a replacement dwelling with 2 dwellings, net gain of 1 dwelling. Full planning application for the same proposal was submitted in July 2019 and pending consideration (2019/0721).	1							
G1082	Priory Court	Carlton	2	Assumptions for lead-in times and build-out rates	Full planning permission for two apartments (2019/1181) granted in March 2020.		2						
G818	Sandford Road (2 & 2A)	Carlton	8	Assumptions for lead-in times and build-out rates	Full planning permission (2016/1033) for the replacement of 2 existing dwellings with 10 apartments (net gain of 8 dwellings) granted in June 2017. Information received from the previous SHLAA 2017 consultation indicates that the site is currently on the market and it is expected the site be completed within 3 years after permission granted. The Business and Planning Act 2020, which came into force on 22 July 2020, allows sites with planning permission that expire between 23 March 2020 and 31 December 2020 to be extended until 1 May 2021.		2	2	2	2			
G1096	Sandford Road (23)	Carlton	2	Council assumptions	Outline planning permission for two new dwellings (2018/0043) granted in April 2018.		2						
G175	Sandford Road (44)	Carlton	3	Assumptions for lead-in times and build-out rates	Full planning permission for a replacement dwelling with 4 detached dwellings, net gain of 3 dwellings (2019/0908) granted in April 2020.		2	1					
G1090	Scotgrave Farm	Carlton	4	Assumptions for lead-in times and build-out rates	Full planning permission for four new detached dwellings (2019/0852) granted in January 2020.		2	2					
G71	Standhill Avenue	Carlton	9	Assumptions for lead-in times and build-out rates	Full planning permission for 9 new dwellings (2019/0435) in September 2020.		2	2	2	2	1		
G901	The Elms (Land Off)	Carlton	1	Assumptions for lead-in times and build-out rates	Full planning permission for residential development (2017/0454) granted in June 2017. The Business and Planning Act 2020, which came into force on 22 July 2020, allows sites with planning permission that expire between 23 March 2020 and 31 December 2020 to be extended until 1 May 2021.		1						
G1179	Verne Close (12)	Carlton	1	Assumptions for lead-in times and build-out rates	Full planning permission for conversion of the existing dwelling to two apartments (2019/0716) granted in January 2020.		1						
G1127	Victoria Road (28)	Carlton	5	Assumptions for lead-in times and build-out rates	Full planning permission for change of use of upper floors to five residential flats (2019/0002) granted in March 2019.		2	2	1				
G365	Wood Lane (31)	Carlton	1	SHLAA consultation response 2020	Full planning permission for a chalet bungalow (2003/0923). Information from the previous SHLAA 2018 consultation states that the construction of the site is currently underway. Information from the SHLAA SHLAA 2020 consultation provides the delivery rates for the site.				1				

SHLAA ref	Site name	Locality/area	Units (remain ing)	Housing delivery source	Assessment conclusion	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
G1164	Woodborough Road (876)	Carlton	7	SHLAA consultation response 2020	Full planning permission for 7 apartments (2019/0826) granted in February 2020. Information from the SHLAA 2020 consultation states that applicant intends to start construction work in September/October 2021.			7					
G1061	Woodborough Road (898)	Carlton	1	Assumptions for lead-in times and build-out rates	Full planning permission for change of use from offices to residential flat (2017/0862) granted in September 2017.		1						
<b>Total</b>						<b>8</b>	<b>94</b>	<b>46</b>	<b>25</b>	<b>9</b>	<b>3</b>	<b>1</b>	<b>0</b>

Medium/large sites with planning permission

SHLAA ref	Site name	Locality/area	Units (remain ing)	Housing delivery source	Assessment conclusion	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
G1039	Chase Farm, Mapperley Plains	Carlton	72	Assumptions for lead-in times and build-out rates	Outline planning permission for residential development (2019/0764) granted in September 2020. An indicative plan submitted with the planning application demonstrates the site could be developed for 27 dwellings and 19 apartments (46 dwellings in total). Information from the SHLAA 2020 consultation indicates that the site has been sold subject to contract and planning for 73 dwelling units. Delivery rates based on assumptions for 46 homes with outline permission.			35	11	0			
G229	Westdale Lane East (72-74)	Carlton	10	Assumptions for lead-in times and build-out rates	Full planning permission for 10 new apartments (2020/0828) granted in November 2020.		10						
<b>Total</b>						<b>0</b>	<b>10</b>	<b>35</b>	<b>11</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

## Edge of Hucknall

Net completions 1 April 2011 to 31 March 2020:-

136 homes

### Allocations in the Local Plan

Local Plan ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
ACS	North of Papplewick Lane	Hucknall	139	Based on past build-out rates	SHLAA site G463. The site is allocated for up to 300 homes in the Aligned Core Strategy and is currently under construction for 237 homes (2017/0201). As at 31 March 2020, 98 plots have been built. Full planning application for additional 18 homes (2020/0258) granted in December 2020 subject to the signing of s106. Assumptions for delivery rates for the remaining 139 of the 237 homes on site based on past build-out rates i.e. average number of plots built per year.	50	50	39					
ACS	Top Wighay Farm	Hucknall	807	Based on information from the SHLAA consultation response 2020	SHLAA site G989. The site is allocated for 845 homes in the Aligned Core Strategy and part of the site for 38 homes (2014/0950) is built. Outline planning application for mixed-use development comprising 805 homes was submitted in January 2020 and pending consideration (2020/0050). Information from the SHLAA 2020 consultation provides the delivery rates for the site. The delivery rates information has been put back a year given anticipated timescales regarding determination of planning application and signing of s106.			100	100	100	100	100	100
H10	Hayden Lane	Hucknall	120	Delivery rates to be added when planning application is submitted or permission granted	SHLAA site G460. The site is allocated for 120 homes in the Local Planning Document (site H10). No planning application has been received. Information from the SHLAA 2020 consultation indicates that site is to be marketed shortly.								
<b>Total</b>						<b>50</b>	<b>50</b>	<b>139</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>

### Sites under construction (or complete during the current financial year)

None.

### Sites with planning permission

#### Small sites with planning permission

None.

#### Medium/large sites with planning permission

None.

## Bestwood Village

Net completions 1 April 2011 to 31 March 2020:-

75 homes

### Allocations in the Local Plan

Local Plan ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
H11	The Sycamores	Bestwood Village	11	SHLAA consultation response 2020	SHLAA site G484. The site is allocated for 25 homes in the Local Planning Document (site H11). Full planning permission for eight homes (2018/0650) on part of the site granted in September 2018 and full planning permission for three homes (2019/0678) on the remainder of the site granted in November 2019. Information from the SHLAA 2020 consultation provides the delivery rates for the site.	11							
H12	Westhouse Farm	Bestwood Village	210	SHLAA consultation response 2020 for 101 homes and council assumptions for the lead-in times and build-out rates for the remainder of the site (109 homes)	SHLAA site G26. The site is allocated for 210 homes in the Local Planning Document (site H12). Full planning permission for 101 homes (2018/0823) on part of the site allocation granted in August 2019. Information from the SHLAA 2020 consultation states that the construction of the 101 homes on site is currently underway and provides the delivery rates for the 101 homes on site. A detailed application for phase 2 (109 homes) will be submitted in early part of 2021 and development of phase 2 will follow on from phase 1 to enable the development to be completed during the plan period. Assume detailed planning application for phase 2 submitted and granted permission in 2021/22.	20	25	25	25	41	35	35	4
H13	Bestwood Business Park	Bestwood Village	220	Delivery rates to be added when planning application is submitted or permission granted	SHLAA site G20. The site is allocated for 220 homes in the Local Planning Document (site H13). Outline planning permission for up to 220 homes (2014/0214) lapsed in March 2018. Information from the previous SHLAA 2019 consultation states the information provided through the previous SHLAA 2017 consultation remains unchanged, which indicates that in the short term the owners see the Business Park as remaining as an employment site. The lease arrangements are commercially sensitive but the owners have confirmed that the residential development is likely to commence beyond the five year period but would be completed by 2028. No planning application has been received.								
<b>Total</b>						<b>31</b>	<b>25</b>	<b>25</b>	<b>25</b>	<b>41</b>	<b>35</b>	<b>35</b>	<b>4</b>

**Sites under construction (or complete during the current financial year)**

SHLAA ref	Site name	Locality/area	Units (remain ing)	Housing delivery source	Assessment conclusion	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
G829	Beeston Close (Land West Of)	Bestwood Village	8	Assumptions for build-out rates	Site is currently under construction for eight dwellings (2019/0401). As at 31 December 2020, 6 plots have been built.	8							
G683	Bottom House Farm (Barn)	Bestwood Village	2	Assumptions for build-out rates	Site is currently under construction to covert a single barn into two dwellings (2019/1056).	2							
G269	Hill Road (42, Land Adj To)	Bestwood Village	2	Building Control	Site completed in July 2020 i.e. during the 2020/21 year.	2							
G814	The Sycamores	Bestwood Village	1	Building Control	Site completed in May 2020 i.e. during the 2020/21 year.	1							
G1067	Wild Acres	Bestwood Village	1	SHLAA consultation response 2020	Site is currently under construction (2017/0998). Information from the SHLAA 2020 consultation states that the applicant intends to develop the site in 2020/21.	1							
<b>Total</b>						<b>14</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Sites with planning permission**Small sites with planning permission

SHLAA ref	Site name	Locality/area	Units (remain ing)	Housing delivery source	Assessment conclusion	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
G1063	Goosedale Lane (Land South Of)	Bestwood Village	1	Assumptions for lead-in times and build-out rates	Full planning permission for change of use to residential dwelling (2017/0531) granted in October 2017. Information from the previous SHLAA 2019 consultation states the information provided through the previous SHLAA 2018 consultation remains unchanged, which indicates that the applicant would like to proceed with the conversion of the building to a dwelling but has outstanding issue regarding the electricity supply to the building.		1						
<b>Total</b>						<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Medium/large sites with planning permission

None.



## Calverton

Net completions 1 April 2011 to 31 March 2020:-

194 homes

### Allocations in the Local Plan

Local Plan ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
H14	Dark Lane	Calverton	57	SHLAA consultation response 2020	SHLAA site G130. The site is allocated for 70 homes in the Local Planning Document (site H14). Full planning permission for 57 homes (2017/1263) granted in November 2020. Information from the SHLAA 2020 consultation provides the delivery rates for the site.		20	20	17				
H15	Main Street	Calverton	75	SHLAA consultation response 2020	SHLAA site G544. The site is allocated for 75 homes in the Local Planning Document (site H15). Outline planning application for up to 79 homes (2018/0360) granted in March 2019 subject to the signing of the s106. Information from the SHLAA 2020 consultation indicates that a detailed application will be submitted in 2021 and provides the delivery rates for the site.		13	22	22	22			
H16	Park Road	Calverton	390	SHLAA consultation response 2020	The site (which consists of SHLAA sites G47 (part), G662 and G665 (part)) is located within the area known as the North West Quadrant Urban Extension in the Calverton Neighbourhood Plan. The site is allocated for 390 homes in the Local Planning Document (site H16). Full planning permission for 351 homes on the majority part of the housing allocation site (2020/0020) granted in September 2020. Full planning application for 20 bungalows (2018/0817) on part of the housing allocation site granted in October 2020 subject to the signing of the s106. Information from the SHLAA 2020 consultation provides the delivery rates for the 351 dwellings on site (including 90 dwellings to be delivered after 2028).		21	40	40	40	40	40	40
X4	Flatts Lane	Calverton	84	Assumptions for lead-in times and build-out rates	SHLAA site G37. The site is located within the area known as the North West Quadrant Urban Extension in the Calverton Neighbourhood Plan. The site is allocated for 60 homes in the Local Planning Document (site X4). Outline planning permission for up to 84 homes (2018/1143) granted in March 2020. Information from the SHLAA 2020 consultation states that an application to vary a number of conditions (2020/0726) has been submitted.		35	35	14				
<b>Total</b>						<b>0</b>	<b>89</b>	<b>117</b>	<b>93</b>	<b>62</b>	<b>40</b>	<b>40</b>	<b>40</b>

**Sites under construction (or complete during the current financial year)**

SHLAA ref	Site name	Locality/area	Units (remain ing)	Housing delivery source	Assessment conclusion	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
G946	Broadfields (38)	Calverton	1	Building Control	Site completed in November 2020 i.e. during the 2020/21 year.	1							
G1075	Burnor Pool (7, 8 and The Oasis)	Calverton	1	Assumptions for build-out rates	Site is currently under construction (2017/0240) for the replacement of 2 existing dwellings and a hall with 3 dwellings, net gain of 1 dwelling. Construction work on the conversion of a hall into a dwelling started in September 2018.	1							
G1028	Crookdole Lane (21)	Calverton	2	Assumptions for build-out rates	Site is currently under construction (2015/1358).	2							
G1029	Georges Lane (10)	Calverton	1	Building Control	Site completed in April 2020 i.e. during the 2020/21 year.	1							
G490	Longue Drive (Plots 34 To 59)	Calverton	4	Assumptions for build-out rates	Site is currently under construction (2008/0700). As at 31 March 2020, 22 dwellings have been built which means 4 dwellings remaining (plots 38, 39, 47 and 52). Plot 52 was built in April 2020. Information from the SHLAA 2020 consultation says the site is now complete. However plots 38, 39 and 47 have not yet been signed off as 'complete' by Building Control and assume the plots will be signed off as complete in 2020/21.	4							
G491	Longue Drive (Plots 63 To 72)	Calverton	1	SHLAA consultation response 2018	Site is currently under construction (2008/0268). 9 dwellings completed and 1 dwelling remaining. Information from the previous SHLAA 2018 consultation states that the applicant intends to develop plot 70 around 2022-23.			1					
G1079	Main Street (92)	Calverton	5	Building Control	Site completed in May 2020 i.e. during the 2020/21 year.	5							
G948	Spring Farm Kennels (plot 1)	Calverton	1	Assumptions for build-out rates	Site is currently under construction (2015/1333).	1							
G801	Spring Farm Kennels (plot 4)	Calverton	1	Assumptions for build-out rates	Site is currently under construction for one new dwelling (2020/0370).	1							
G947	Spring Farm Kennels (plot 5)	Calverton	1	Assumptions for build-out rates	Site is currently under construction for a new dwelling (2018/0726).	1							
G733	Spring Farm Kennels (plots 2 and 3)	Calverton	2	Assumptions for build-out rates	Full planning permission for change of use of kennel buildings to two dwellings (2012/0187) granted in April 2012. Information from the previous SHLAA 2017 consultation indicates that the construction of the site is currently underway.	2							
<b>Total</b>						<b>19</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



## Sites with planning permission

### Small sites with planning permission

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
G289	Bottom Farm	Calverton	1	Council assumptions	Full planning permission for a new bungalow (2016/0805) granted in December 2016.	1							
G489	Little Tithe Farm	Calverton	3	SHLAA consultation response 2020	Site has planning permission for a replacement dwelling (2008/0630) and Discharge of Conditions was accepted in November 2011 (2011/0932DOC). The site had prior approval for change of use of agricultural building to 2 dwellings (2015/0427PN). Information from the previous SHLAA 2019 consultation states the consent for the replacement dwelling has, following the discharge of all pre-commencement conditions, now been implemented and that they are still intending to develop the other two dwellings. Information from the SHLAA 2020 consultation provides the delivery rates for the site. The prior approval application would need to be renewed.		3						
G1064	St Wilfrids Square	Calverton	8	Assumptions for lead-in times and build-out rates	Full planning permission for eight new residential flats (2017/0207) granted in October 2017. The Business and Planning Act 2020, which came into force on 22 July 2020, allows sites with planning permission that expire between 23 March 2020 and 31 December 2020 to be extended until 1 May 2021.		2	2	2	2			
<b>Total</b>						<b>1</b>	<b>5</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>

### Medium/large sites with planning permission

None.

## Ravenshead

Net completions 1 April 2011 to 31 March 2020:-

108 homes

### Allocations in the Local Plan

Local Plan ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
H17	Longdale Lane A	Ravenshead	30	Assumptions based on delivery of site H19.	SHLAA site G41. The site is allocated for 30 homes in the Local Planning Document (site H17). No planning application has been received. Information from the SHLAA 2020 consultation states the site can only be delivered when the adjoining housing allocation site H19 (SHLAA site G40) is developed as access to the H17 site can only be from site H19. Assume site will be developed after H19 is fully built.						10	10	10
H18	Longdale Lane B	Ravenshead	31	SHLAA consultation response 2020 for	SHLAA site G39. The site is allocated for 30 homes in the Local Planning Document (site H18). Outline planning application (2014/0273) for up to 31 homes on part of the remainder of the site granted in August 2018 subject to the signing of the s106. Information from SHLAA 2020 consultation states that the drafting of the s106 is still ongoing and the delivery on site to commence 2021 onwards.		10	10	11				
H19	Longdale Lane C	Ravenshead	47	SHLAA consultation response 2020	SHLAA site G40. The site is allocated for 70 homes in the Local Planning Document (site H19). Full planning permission for 47 homes (2017/1164) granted in December 2019. Information from the SHLAA 2020 consultation provides the delivery rates for the site.		11	14	14	8			
X5	Kighill Lane A	Ravenshead	19	Assumptions for build-out rates for six homes under construction and assumptions for lead-in times and build-out rates for eight homes with outline permission	The site (which consists of SHLAA sites G166, G669 and G841) is allocated for 20 homes in the Local Planning Document (X5). Officers are working with the landowners to ensure that the allocation site is developed in a comprehensive manner. A new dwelling on the north east part of the SHLAA site G669 (2018/1004) was completed in August 2019. Part of the site is currently under construction for 6 residential units (2020/0741) (SHLAA site G166). Full planning application (2019/0129) for a new dwelling on north part of the SHLAA site G669 was refused. Appeal lodged (APP/N3020/W/19/3234515) but dismissed. Outline planning application for up to eight dwellings on SHLAA site G841 was submitted in December 2019 and pending consideration (2019/1187). Assume outline application granted permission during 2020/21.	6		2	2	2	2		
X6	Kighill Lane B	Ravenshead	30	SHLAA consultation response 2020 for SHLAA sites G845 and G1046	The site (which consists of SHLAA sites G843, G845 and G1046) is allocated for 30 homes in the Local Planning Document (X6). Officers are working with the landowners to ensure that the site is developed in a comprehensive manner. No planning application has been received. Information from the SHLAA 2020 consultation provides the delivery rates for the SHLAA sites G845 and G1046 i.e. part of the housing allocation.			6	6				

Local Plan ref	Site name	Locality/area	Units (remain ing)	Housing delivery source	Assessment conclusion	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
<b>Total</b>						<b>6</b>	<b>21</b>	<b>32</b>	<b>33</b>	<b>10</b>	<b>12</b>	<b>10</b>	<b>10</b>

#### Sites under construction (or complete during the current financial year)

SHLAA ref	Site name	Locality/area	Units (remain ing)	Housing delivery source	Assessment conclusion	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
G1088	Heavytrees Avenue (9)	Ravenshead	1	Assumptions for build-out rates	Site is currently under construction (2017/1494) for a replacement dwelling, net gain zero. The existing dwelling has been demolished and work on the replacement plot has started in November 2018.	1							
G1026	Longdale Craft Centre	Ravenshead	3	Assumptions for build-out rates	Site is currently under construction (2017/0960).	2	1						
G800	Longdale Lane (12)	Ravenshead	3	Assumptions for build-out rates	Site is currently under construction (2019/0748) for a replacement dwelling with 4 dwellings, net gain of 3 dwellings.	3							
G1116	Main Road (70)	Ravenshead	1	Building Control	Site completed in June 2020 i.e. during the 2020/21 year.	1							
G1101	Sheepwalk Lane (86)	Ravenshead	1	Assumptions for build-out rates	Site is currently under construction for a replacement dwelling (2018/0425). The existing dwelling has been demolished and work on the replacement plot has started.	1							
G1091	Wood End Drive (1)	Ravenshead	1	Assumptions for build-out rates	Site is currently under construction (2014/0890). Construction work started in May 2018.	1							
G633	Woodlands Farm (outbuilding)	Ravenshead	1	Assumptions for build-out rates	The site is part of full planning permission for residential development (2013/0346) granted in July 2013 - a replacement dwelling and residential conversion. The replacement dwelling plot is recorded under SHLAA site G634 and the residential conversion plot is recorded under SHLAA site G633. Information from the previous SHLAA 2018 consultation states that the construction work on the residential conversion has started.	1							
<b>Total</b>						<b>10</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

#### Sites with planning permission

##### Small sites with planning permission

SHLAA ref	Site name	Locality/area	Units (remain ing)	Housing delivery source	Assessment conclusion	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
G214	Chapel Lane (148, Land Rear Of)	Ravenshead	1	Assumptions for lead-in times and build-out rates	Outline planning permission for a detached dwelling (2020/0734) granted in October 2020.			1					

SHLAA ref	Site name	Locality/area	Units (remain ing)	Housing delivery source	Assessment conclusion	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
G1078	Fairview Farm Stud	Ravenshead	1	Assumptions for lead-in times and build-out rates	Full planning permission for change of use to dwelling house (2017/1285) granted in January 2018. For information, the majority of the permitted site including the residential development element falls within Gedling Borough and the remainder falls in Newark and Sherwood District.		1						
G87	Main Road (120, Land Rear Of)	Ravenshead	1	Assumptions for lead-in times and build-out rates	Full planning permission for one new dwelling (2019/0733) granted in June 2020.		1						
G1109	Vernon Crescent (81)	Ravenshead	2	Assumptions for lead-in times and build-out rates	Full planning permission (2018/0586) granted in September 2018 for a replacement dwelling with 3 dwellings, net gain of 2 dwellings.		2						
G1173	Woodside Gardens (20) Plot 1	Ravenshead	1	Assumptions for lead-in times and build-out rates	Full planning permission for a new 'self-build' dwelling (2018/1191) granted in July 2019.		1						
G1174	Woodside Gardens (20) Plot 2	Ravenshead	1	Assumptions for lead-in times and build-out rates	Full planning permission for a new 'self-build' dwelling (2018/1193) granted in July 2019.		1						
<b>Total</b>						<b>0</b>	<b>6</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Medium/large sites with planning permission

None.

## Other Villages

Net completions 1 April 2011 to 31 March 2020:-

Burton Joyce	= 16 homes
Lambley	= 23 homes
Linby	= 5 homes
Newstead	= 9 homes
Papplewick	= 2 homes
Stoke Bardolph	= zero
Woodborough	= 15 homes
Total	= 70 homes

## Allocations in the Local Plan

The sites are listed in alphabetical order by village name.

Local Plan ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
H20	Mill Field Close	Burton Joyce	14	SHLAA consultation response 2019	SHLAA site G469. The site is allocated for 20 homes in the Local Planning Document (site H20) and is currently under construction for 14 homes (2018/0613). Information from the previous SHLAA 2019 consultation provides the delivery rates for the site.	9	5						
H21	Orchard Close	Burton Joyce	15	SHLAA consultation response 2020	SHLAA site G527. The site is allocated for 15 homes in the Local Planning Document (site H21). The site is part of a larger SHLAA site G31. Outline planning permission for up to 15 homes (2018/1034) granted in March 2020. Information from SHLAA 2020 consultation states that it is anticipated that a reserved matters application will be submitted by the end of 2020 and provides the delivery rates for the site.		15						
H22	Station Road	Newstead	40	Delivery rates to be added when planning application is submitted or permission granted	SHLAA site G132. The site is allocated for 40 homes in the Local Planning Document (site H22). Allocated in the Local Planning Document but not included in housing supply due to uncertainty over delivery, in part due to difficulties regarding access. No planning application has been received. The public house on site was demolished in early 2018.								
H23	Ash Grove	Woodborough	11	Assumptions for lead-in times and build-out rates for plot 2 and SHLAA consultation response 2019 for the remaining plots	SHLAA site G196. The site is allocated for 10 homes in the Local Planning Document (site H23). This site has full planning permission for 12 homes (2007/0831). Plot 1 (3 Ash Grove) (2016/0888) was built in May 2018. Full planning application for one detached dwelling on plot 2 (plot adjacent to 3 Ash Grove) was granted in March 2020 (2019/1147). Information from the previous SHLAA 2019 consultation provides the delivery rates of the site which is 2 homes per year from 2023/24 to 2027/28.		1		2	2	2	2	2

Local Plan ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
H24	Broad Close	Woodborough	15	Assumptions for lead-in times and build-out rates	The site (which consists of SHLAA sites G776, G825 and G840) is allocated for 15 homes in the Local Planning Document (site H24). Full planning application for three detached houses on part of the site to be accessed off Private Road (2019/1079) granted in August 2020 subject to the signing of the s106. Outline planning application for 11 residential houses on the remainder of the site to be accessed off Broad Close (2019/1080) was submitted in November 2019 and pending consideration. Information from the SHLAA consultation indicates that construction work would start in 2021/22.		2	11	1				
<b>Total</b>						<b>9</b>	<b>23</b>	<b>11</b>	<b>3</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>

#### Sites under construction (or complete during the current financial year)

The sites are listed in alphabetical order by village name.

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
G1068	Bridle Road (34)	Burton Joyce	1	Assumptions for build-out rates	Site is currently under construction for a replacement dwelling (2017/1203). The existing dwelling has been demolished and work on the replacement plot has started in January 2018.	1							
G1125	Chesterfield Drive (Free Church)	Burton Joyce	2	Assumptions for build-out rates	Site is currently under construction for two new dwellings (2018/0531).	2							
G996	Main Street (60)	Burton Joyce	2	Assumptions for build-out rates	Full planning permission for two new dwellings (2016/1236) granted in January 2017. Information from the previous SHLAA 2019 consultation states that site is now complete, however this has not yet been signed off as 'complete' by Building Control. Assume plot will be signed off as complete in 2020/21.	2							
G1025	Spring Lane (112)	Lambley	1	Assumptions for build-out rates	Site is currently under construction (2016/0071) for a replacement dwelling, net gain zero. The existing dwelling has been demolished and work on the replacement plot has started in January 2019.	1							
G997	Spring Lane (114)	Lambley	3	Assumptions for build-out rates	Four full planning permissions granted for total of four dwellings on site. Plots 1 and 4 are currently under construction (2018/0647 and 2017/0867 respectively). Plot 3 was completed in December 2019 (2017/1134). Plot 2 was completed in July 2020 (2018/0548).	2	1						
G1126	Spring Lane (292)	Lambley	1	Building Control	Site completed in December 2020 i.e. during the 2020/21 year.	1							
G1070	Sunrise Farm	Lambley	4	SHLAA consultation response 2020	Site is currently under construction for four new dwellings (2017/0690). As at 31 December 2020, 2 plots have been built. Information from the SHLAA 2020 consultation provides the delivery rates for the site.	4							
<b>Total</b>						<b>13</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



## Sites with planning permission

### Small sites with planning permission

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
G940	Bridle Road (106, Land Rear Of)	Burton Joyce	1	Assumptions for lead-in times and build-out rates	Full planning permission for part demolition and part conversion of existing barn to a single dwelling (2019/0291) granted in August 2019.		1						
G943	Lambley Lane (33A)	Burton Joyce	1	Assumptions for lead-in times and build-out rates	Full planning permission for a new dwelling (2019/0620) granted in October 2019.		1						
G847	Lee Road (2)	Burton Joyce	3	Assumptions for lead-in times and build-out rates	Full planning permission for three new dwellings (2017/1296) granted in February 2018.		3						
G1111	Nottingham Road (230)	Burton Joyce	1	Assumptions for lead-in times and build-out rates	Full planning permission for change of use of existing garage block to residential dwelling (2018/0116) granted in October 2018.		1						
G142	Vicarage Drive (Land)	Burton Joyce	1	Assumptions for lead-in times and build-out rates	Full planning permission for 1 new dwelling (2018/0729) granted in May 2019.		1						
G1071	Woodside Road (14)	Burton Joyce	1	Assumptions for lead-in times and build-out rates	Full planning permission for two bungalows (2019/0083) granted in June 2019 for a replacement dwelling with 2 dwellings, net gain of 1 dwelling.		1						
G753	Catfoot Squash Club	Lambley	1	SHLAA consultation response 2020	Full planning permission for a new dwelling (2017/0164) granted in May 2017. The Business and Planning Act 2020, which came into force on 22 July 2020, allows sites with planning permission that expire between 23 March 2020 and 31 December 2020 to be extended until 1 May 2021. Information from the SHLAA 2020 consultation provides the delivery rates for the site		1						
G1115	Harlow Wood Farm (The Stables)	Lambley	1	SHLAA consultation response 2020	Full planning permission for change of use to residential dwelling (2017/1325) granted in November 2018. Information from the SHLAA 2020 consultation provides the delivery rates for the site.	1							
G1038	The Riding Stables	Lambley	1	SHLAA consultation response 2020	The site is part of a larger SHLAA site G838 and within the Green Belt. Full planning permission for a redevelopment of existing stables to provide one dwelling (2020/0269) granted in June 2020. Information from the SHLAA 2020 consultation provides the delivery rates for the site.	1							
G1167	St Lukes Way (3)	Stoke Bardolph	1	Assumptions for lead-in times and build-out rates	Full planning permission for a new dwelling (2018/1127) granted in August 2019.		1						
G978	Woodsend	Woodborough	1	Assumptions for lead-in times and build-out rates	Full planning permission (2018/0122) granted in April 2018 for a replacement dwelling, net gain zero. The existing dwelling has been demolished in 2018 and the replacement plot has not yet been built.	1							
<b>Total</b>						<b>3</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Medium/large sites with planning permission

SHLAA ref	Site name	Locality/area	Units (remain ing)	Housing delivery source	Assessment conclusion	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
G539	Glebe Farm (Land At), Burton Joyce	Burton Joyce	14	Assumptions for lead-in times and build-out rates for 14 dwellings on part of site	The site is in the Green Belt and adjacent to Burton Joyce village. Full planning permission for 14 homes (2020/0475) on part of the site granted in October 2020. This site is adjacent to SHLAA site G30 Woodside Road (Land Off) and a new access road has been constructed across site G30 to provide an alternative access to site G539.		10	4					
G1189	Lendrum Court	Burton Joyce	34	Assumptions for lead-in times and build-out rates	Full planning permission for 34 flats and 1 guest suite on the site of an existing sheltered housing complex (2019/0876) granted in February 2020.		10	10	10	4			
Total						0	10	14	10	4	0	0	0



## Appendix C: Housing trajectory

	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	A	Total
<b>Past completions (net)</b>	<b>275</b>	<b>227</b>	<b>321</b>	<b>311</b>	<b>174</b>	<b>198</b>	<b>237</b>	<b>286</b>	<b>360</b>										<b>2389</b>
Past completions (net) - urban area	183	199	296	206	120	104	193	218	287										1806
Past completions (net) – Edge of Hucknall	0	0	0	0	0	36	2	43	55										136
Past completions (net) - Bestwood Village	30	2	1	19	0	14	6	0	3										75
Past completions (net) - Calverton	16	3	10	64	56	10	17	15	3										194
Past completions (net) - Ravenshead	42	15	5	15	-5	21	4	4	7										108
Past completions (net) - Burton Joyce	0	2	1	0	2	7	0	3	1										16
Past completions (net) - Lambley	3	3	2	2	1	5	4	2	1										23
Past completions (net) - Linby	1	0	1	1	0	-1	2	0	1										5
Past completions (net) - Newstead	0	0	1	0	0	0	8	0	0										9
Past completions (net) - Papplewick	1	0	0	2	0	-1	0	0	0										2
Past completions (net) - Stoke Bardolph	0	0	0	0	0	0	0	0	0										0
Past completions (net) - Woodborough	-1	3	4	2	0	3	1	1	2										15
<b>Urban area - ACS and LPD allocations</b>										<b>215</b>	<b>305</b>	<b>425</b>	<b>402</b>	<b>389</b>	<b>323</b>	<b>223</b>	<b>94</b>	<b>528</b>	<b>2904</b>
Teal Close									95	95	95	95	95	95	95	95	70		830
H1 - Rolleston Drive												35	35	35	26				131
H2 - Brookfields Garden Centre														15	17			58	90
H3 - Willow Farm												20	30	30	30				110
H4 - Linden Grove											10	40	40	30					120
H5 - Lodge Farm Lane												35	35	35	35	8			148
H6 - Spring Lane						27	64	55	4										150
H7 - Howbeck Road/Mapperley Plains											45	45	45	29				41	205

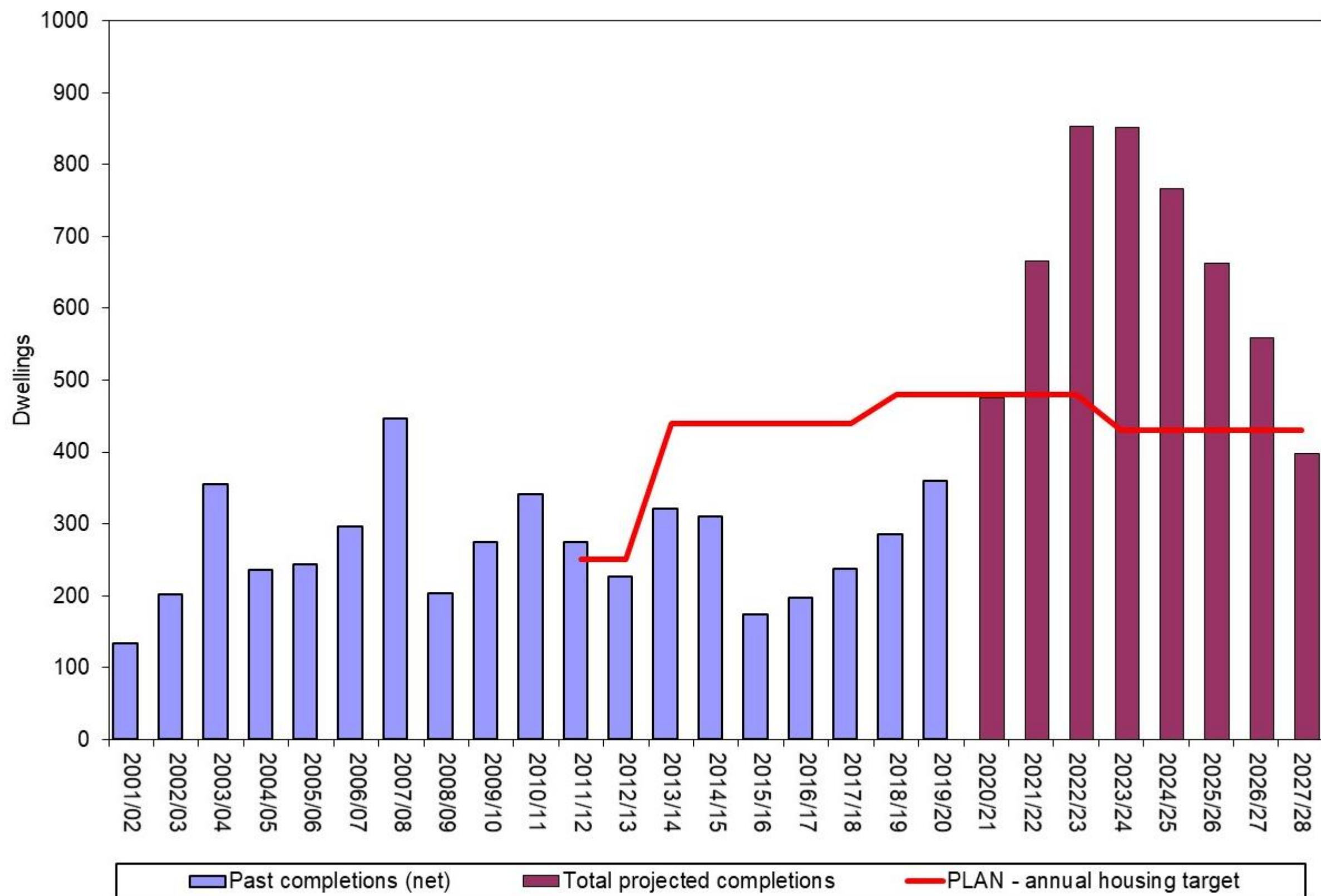
	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	A	Total
H8 - Killisick Lane																		230	230
H9 - Gedling Colliery/Chase Farm							25	65	96	120	120	120	120	120	120	120	24		1050
X1 - Daybook Laundry																		49	49
X2 - West of A60 A											35	35	2						72
X3 - West of A60 B																		150	150
<b>Urban area - sites under construction</b>										97	14	5							116
<b>Urban area - small sites with permission</b>										8	94	46	25	9	3	1			186
<b>Urban area - medium/large sites with permission</b>											10	35	11						56
<b>Edge of Hucknall - ACS and LPD allocations</b>										50	50	139	100	100	100	100	100	138	877
North of Papplewick Lane								43	55	50	50	39						18	255
Top Wighay Farm						36	2					100	100	100	100	100	100		738
H10 - Hayden Lane																		120	120
<b>Edge of Hucknall - sites under construction</b>																			0
<b>Edge of Hucknall - small sites with permission</b>																			0
<b>Edge of Hucknall - medium/large sites with permission</b>																			0
<b>Bestwood Village - LPD allocations</b>										31	25	25	25	41	35	35	4	220	441
H11 - The Sycamores										11									11
H12 - Westhouse Farm										20	25	25	25	41	35	35	4		210
H13 - Bestwood Business Park																		220	220
<b>Bestwood Village - sites under construction</b>										14									14
<b>Bestwood Village - small sites with permission</b>											1								1
<b>Bestwood Village - medium/large sites with permission</b>																			0
<b>Calverton - LPD allocations</b>										0	89	117	93	62	40	40	40	20	501

	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	A	Total
H14 - Dark Lane											20	20	17						57
H15 - Main Street											13	22	22	22					79
H16 - Park Road											21	40	40	40	40	40	40	20	281
X4 Flatts Lane											35	35	14						84
<b>Calverton - sites under construction</b>										<b>19</b>		<b>1</b>							<b>20</b>
<b>Calverton - small sites with permission</b>										<b>1</b>	<b>5</b>	<b>2</b>	<b>2</b>	<b>2</b>					<b>12</b>
<b>Calverton - medium/large sites with permission</b>																			<b>0</b>
<b>Ravenshead - LPD allocations</b>										<b>6</b>	<b>21</b>	<b>32</b>	<b>33</b>	<b>10</b>	<b>12</b>	<b>10</b>	<b>10</b>	<b>18</b>	<b>152</b>
H17 - Longdale Lane A															10	10	10		30
H18 - Longdale Lane B											10	10	11						31
H19 - Longdale Lane C											11	14	14	8					47
X5 Kighill Lane A									1	6		2	2	2	2				15
X6 Kighill Lane B												6	6					18	30
<b>Ravenshead - sites under construction</b>										<b>10</b>	<b>1</b>								<b>11</b>
<b>Ravenshead - small sites with permission</b>											<b>6</b>	<b>1</b>							<b>7</b>
<b>Ravenshead - medium/large sites with permission</b>																			<b>0</b>
<b>Other villages - LPD allocations</b>										<b>9</b>	<b>23</b>	<b>11</b>	<b>3</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>0</b>	<b>54</b>
H20 - Mill Field Close (Burton Joyce)										9	5								14
H21 - Orchard Close (Burton Joyce)											15								15
H22 - Station Road (Newstead)																			0
H23 - Ash Grove (Woodborough)								1			1		2	2	2	2	2		12
H24 - Broad Close (Woodborough)											2	11	1						14
<b>Other villages - sites under construction</b>										<b>13</b>	<b>1</b>								<b>14</b>

	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	A	Total
Other villages - small sites with permission										3	10								13
Other villages - medium/large sites with permission											10	14	10	4					38
Windfall allowance													148	148	148	148	148		740
<b>Total projected completions</b>										476	665	853	852	767	663	559	398	924	<b>6157</b>
<b>Cumulative completions</b>	275	502	823	1134	1308	1506	1743	2029	2389	2865	3530	4383	5235	6002	6665	7224	7622	8546	<b>8546</b>
<b>PLAN</b> - annual housing target	250	250	440	440	440	440	440	480	480	480	480	480	430	430	430	430	430		<b>7250</b>
<b>PLAN</b> - housing target (cumulative)	250	500	940	1380	1820	2260	2700	3180	3660	4140	4620	5100	5530	5960	6390	6820	7250	7250	
<b>MONITOR</b> - number of dwellings above or below cumulative housing target	25	2	-117	-246	-512	-754	-957	-1151	-1271	-1275	-1090	-717	-295	42	275	404	372	1296	
<b>MANAGE</b> - annual housing target taking account of past/projected completions	426	436	450	459	470	495	522	551	580	608	626	620	573	504	416	293	26		<b>-1296</b>
Remaining years	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1		

#### Notes

- No delivery rates have been provided for sites H8 Killisick Lane, X1 Daybrook Laundry, X3 West of A60 B, H10 Hayden Lane and H13 Bestwood Business Park. Delivery rates to be added when planning application is submitted or permission granted. It is expected that these sites will be delivered by 2028. The Local Plan capacity figures are provided in column A.
- Permission for the additional 18 dwellings on part of North of Papplewick Lane site and 20 bungalows on part of H16 Park Road site are subject to the signing of the s106. No delivery rates have been provided for those dwellings through the SHLAA 2020 consultation and it is expected that they will be delivered by 2028. The figures are provided in column A.
- No delivery rates have been provided for the remaining 58 dwellings on part of H2 Brookfields Garden Centre site, the remaining 48 dwellings on part of H7 Howbeck Road/Mapperley Plains site and the remaining 18 dwellings on part of X6 Kighill Lane B site. Delivery rates to be added when planning application is submitted or permission granted. It is expected that these dwellings will be delivered by 2028. The figures are provided in column A.
- No delivery rates have been provided for site H22 Station Road because it is not expected the site be developed by 2028. The projected completed columns are blank.
- The housing trajectory does not take account of the non-implementation (lapse) rates which are used for the purposes of the Five Year Land Supply Assessment.



#### Notes

The projected completions as shown in column A in the housing trajectory are not shown in the above chart as annual information on completions is not available.

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## Report to Planning Committee

**Subject:** Future Planning Applications

**Date:** 19/03/2021

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

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

<b><u>App No</u></b>	<b><u>Address</u></b>	<b><u>Proposal</u></b>	<b><u>Possible Date</u></b>
2019/0560	Land At Teal Close Netherfield	Reserved matters application for the erection of 277no. dwellings	12/05/2021
2019/1180	34 Main Street Calverton	Proposed Demolition of existing dwelling & erection of 3 retail units at ground floor with 8 apartments over	12/05/2021
2020/1255	Land at Chase Farm (Former Gedling Colliery) Adjacent To Arnold Lane And Land Off Lambley Lane Gedling	Hybrid application seeking permission for a Balancing Lagoon (Full Application) and Outline permission for the Local shops, access and associated parking	12/05/2021
2019/0613	Land At Teal Close Netherfield	Approval of reserved matters in relation to access, appearance, landscaping, layout and scale of the Local Centre comprising of Public House, Commercial/Retail Terrace and Childrens Day Nursery pursuant to outline planning permission 2017/0999	12/05/2021
2020/1292	Land At Teal Close Netherfield	Erection of a retail store (Class E) with associated car parking, landscaping and other infrastructure	12/05/2021
2019/1080	Land At Broad Close Woodborough	Outline application for 11no. residential properties	Unknown

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

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## **ACTION SHEET PLANNING DELEGATION PANEL 19th February 2021**

2020/0455

Victoria Tackle 75 Victoria Road Netherfield

Demolition of existing single storey rear extensions to ground floor shop and erection of single storey rear extension. New external staircase to flat (75A) and proposed rear dormer. Change of use of ground floor shop to tattoo parlour.

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.**

2020/0789

112 Victoria Road Netherfield NG4 2HH

Proposed change of use from existing residential apartments C3 to a large HMO sui generis

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

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

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

2020/1263

168 Carlton Hill Carlton NG4 1FN

Retain pitched roof to existing garage.

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

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

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

2020/1401  
Fleurtations 303 Westdale Lane West Mapperley  
Ground floor shop extension.

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.**

**Video Conference Call Meeting due to Covid-19**

Cllr Paul Wilkinson  
Cllr Marje Palling  
Cllr David Ellis  
Cllr John Parr  
Cllr Meredith Lawrence

Kevin Cartwright – Principal Planning Officer

**19<sup>th</sup> February 2021**

## **ACTION SHEET PLANNING DELEGATION PANEL 26th February 2021**

2020/1241

Sansom Wood Farm Cottage Old Rufford Road Calverton

Proposed two storey rear annex & balcony

The proposed development would result in a disproportionate addition to the dwelling which would be inappropriate development and by definition harmful to the Green Belt. No very special circumstances have been advanced to outweigh this harm.

The proposed development would not be subservient and would be detrimental to the character and appearance of the host property.

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

**Decision: Refuse Planning Permission.**

2020/1287

17 Greaves Close Arnold NG5 6RS

Two storey side and rear extension.

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

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

**Decision: Refuse Planning Permission.**

2020/1291

2 Plains Grove Woodthorpe NG3 5QU

New annex extension to dwelling

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

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

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

2020/1303

Glebe Farm Glebe Drive Burton Joyce

Application for the approval of reserved matters (layout, landscaping, scale and appearance) for the erection of 3 dwellings pursuant to outline approval 2016/0306 (plot substitution of R1, R4, R5 of reserved matters approval 2020/0475)

The proposed development would have no undue impact on the openness of the Green Belt, it would respect the character and appearance of the area and have no undue impact on the residential amenity of neighbouring occupiers.

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

**Decision: Grant Approval of Reserved Matters.**

**Video Conference Call Meeting due to Covid-19**

Cllr John Truscott  
Cllr Paul Wilkinson  
Cllr Marje Palling  
Cllr David Ellis  
Cllr John Parr  
Cllr Meredith Lawrence

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

**26th February 2021**

## **ACTION SHEET PLANNING DELEGATION PANEL - 5th March 2021**

2020/0075

15 Gregory Avenue, Mapperley, NG3 6BW

Retention of a garden terrace/decking and fencing, with the addition of privacy screening.

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

2020/1198

218 Kenrick Road, Mapperley, NG3 6EX

Reserved matters approval (layout, access, landscaping and appearance) pursuant to outline permission 2019/0813 for the erection of three dwellings

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

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

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

2020/1285

12 Gordon Road, Burton Joyce, NG14 5GN

Demolish Existing Bungalow & Garage, Erect new 3 Bedroomed House

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

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

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

2021/0026

Spring Lane Farm, 382 Spring Lane, Lambley

Erection of single storey conservatory extension to rear of property

The proposed development would result in disproportionate extensions to the original dwelling to the detriment of the openness of the Green Belt and contrary to policy LPD13.

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

**Decision: That the application be refused permission.**

**5th March 2021**

**Video Conference Call Meeting due to Covid-19.**

Cllr John Truscott  
Cllr Paul Wilkinson  
Cllr Marje Palling  
Cllr Meredith Lawrence  
Cllr David Ellis  
Cllr John Parr

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

## **ACTION SHEET PLANNING DELEGATION PANEL 12th March 2021**

2020/0772

49 Gardenia Grove Carlton NG3 6HY

Demolition of existing garage; single storey side and two storey rear extensions.

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 subject to Conditions.**

2021/0034

44 Perlethorpe Avenue Gedling NG4 4GG

Proposed New Single Storey Dwelling on Land to Rear

The proposed development would result in back-land development that would have an undue impact on the character and appearance of the area.

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

**Decision: Refuse Planning Permission.**

### **Video Conference Call Meeting due to Covid-19**

Cllr John Truscott

Cllr Paul Wilkinson

Cllr Marje Palling

Cllr David Ellis

Cllr John Parr

Cllr Meredith Lawrence

Kevin Cartwright – Principal Planning Officer

**12th March 2021**

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## **ACTION SHEET PLANNING DELEGATION PANEL 19th March 2021**

2020/0904

7 Richmond Gardens Redhill NG5 8JS

First floor side extension, ground floor rear extension, ground floor side extension and detached garden room.

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 subject to Conditions.**

2020/0953

Carlton Le Willows Academy Wood Lane Gedling

Two storey teaching block comprising 20 classrooms and associated accommodation, assembly hall, dining hall with kitchen; new access to Burton Road and highway improvements; creation of car park; replacement football pitch and alterations to existing building to create lift access and canteen pod

The proposed development would be a significant development and a departure from the development plan.

**The Panel recommended that the application be considered by Planning Committee.**

2020/1029

13 Freda Avenue Gedling NG4 4FY

Proposed loft conversion, raise the ridgeline & Juliet balcony to rear

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

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

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

2020/1267

241 Mansfield Road Arnold NG5 8LS

Demolish existing garages and erect triple garage

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

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

**Decision: Refuse Planning Permission.**

2020/1272

43 Cromwell Crescent Lambley Nottinghamshire

Two-storey side and single storey rear and front extension and outbuilding / garden room and decking area to rear (part retrospective).

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

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

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

2020/1279

13 Doveridge Avenue Carlton NG4 3GR

Two storey rear and side extensions; increase raised ridge height and insertion of three rear dormers

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

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

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

2021/0009

2 Glenside Woodthorpe NG5 4NT

Demolish detached garage and construct new living room.

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 subject to Conditions.**

2021/0020

32 Axmouth Drive Mapperley NG3 5SX

Change of use from C3 (a) (dwellinghouse) to C2 (residential accommodation for people in need of care) (retrospective).

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

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

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

2021/0032

Rear Of 17 Elm Avenue Carlton

Part demolition of 17 Elm Avenue and erection of 4 no. dwellings on land to the rear, including alteration to vehicular access.

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

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

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

### **Video Conference Call Meeting due to Covid-19**

Cllr John Truscott

Cllr Paul Wilkinson

Cllr David Ellis

Cllr John Parr

Cllr Meredith Lawrence

Kevin Cartwright – Principal Planning Officer

**19th March 2021**

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