

# Agenda

## Planning Committee

Date: **Wednesday 12 January 2022**

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Time: **6.00 pm**

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Place: **Council Chamber**

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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 Ron McCrossen  
Councillor Barbara Miller  
Councillor Marje Paling  
Councillor John Parr  
Councillor Henry Wheeler

### **WEBCASTING NOTICE**

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## **AGENDA**

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Planning Committee Protocol.**
2. **To approve, as a correct record, the minutes of the meeting held on 1  
December 2021.** 9 - 19
3. **Declaration of Interests**
4. **Application No. 2020/0189 - Land at Teal Close, Netherfield** 21 - 27
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11. **Any other items which the Chair considers urgent.**

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## **PLANNING COMMITTEE PROTOCOL**

### **Introduction**

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

### **Disclosable Pecuniary and Non- Pecuniary Interests**

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

### **Pre-determination and Predisposition**

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

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

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

### **Lobbying**

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

### **Roles at Planning Committee**

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

### **Speaking at Planning Committee**

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

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

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

### **Determination of planning applications**

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

Oct 2015

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## MINUTES PLANNING COMMITTEE

Wednesday 1 December 2021

Councillor John Truscott (Chair)

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

Absent: Councillor Michael Adams and Councillor Mike Hope

Officers in Attendance: M Avery, N Bryan, S Fayaz and B Hopewell

### 60 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS.

Apologies for absence were received from Councillors Adams and Hope. Councillors Bosworth and Sam Smith attended as substitute.

### 61 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 13 OCTOBER 2021

#### RESOLVED:

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

### 62 DECLARATION OF INTERESTS

Councillors David Ellis, Rachael Ellis, Keneally, Lawrence, Paling and Wilkinson declared a personal interest in item 4 on the agenda as a friend of an opponent to the application.

### 63 APPLICATION NO. 2020/1254 - SITE OF HIGHCLERE LODGE, 73 BURTON ROAD, CARLTON

Construction of 20 No. residential apartments.

The Principal Planning Officer introduced the report. He advised Members that further to the publication of the report, an objection had been received

from Councillor Hollingsworth as Ward Councillor, setting out her concerns and those of local residents regarding layout & design, natural environment, insufficient parking, the existing street scene, the viability assessment and the proposed position of the bins.

The Principle Planning Officer proposed an amendment to condition 5 of the report to make the requirement for the approval of the landscaping details to be 'Prior to above ground works commencing full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority.', as opposed to 'No development shall be commenced until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority.'

He added that a late representation had been received from the Nottinghamshire Wildlife Trust and that the points raised had been addressed by suggested conditions 17 and 18, although two additional pieces of information would need to be added in respect of the impact on Hedgehogs and Bats.

**RESOLVED:**

**To 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 Authority to secure a local labour agreement and provide for a review of viability of the development if development is not above ground level within 12 months from the date of decision notice and to secure planning obligations in respect of affordable housing and a financial contribution towards travel and transport if the development becomes more viable; and subject to the conditions listed for the reasons set out in the report.

Conditions:

- 1) The development must be begun not later than three years beginning with the date of this permission.
- 2) The development hereby permitted shall be completed in accordance with the submitted documents:-

Application Forms, received 10th December 2020

Drawing no. 08 Rev E "Elevations & Site Section Sheet 1," received 7th September 2021

Drawing no. 09 Rev E "Elevations & Site Section Sheet 2," received 7th September 2021

Drawing no. 10 Rev E "Elevations & Site Section Sheet 3," received 7th September 2021

Drawing no. 05 Rev C "Proposed First Floor Plan," received 7th September 2021

Drawing no. 04 Rev E "Proposed Ground Floor and Site Plan," received 7th September 2021

Drawing no. 03 Rev C "Proposed Lower Ground Floor," received 7th September 2021

Drawing no. 07 Rev D "Proposed Roof Plan," received 7th September 2021

Drawing no. 06 Rev C "Proposed Second Floor," received 7th September 2021

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

- 3) No above ground construction works shall commence until samples of the proposed external facing materials to be used in the construction of the development have been submitted to, and approved in writing by, the Local Planning Authority and the development shall only be undertaken in accordance with the materials so approved and shall be retained as such thereafter.
- 4) No unit shall be occupied until a detailed scheme for the boundary treatment of the site, including position, design and materials, and to include all boundaries, has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be completed before the buildings are first occupied.
- 5) Prior to the above ground works commencing full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority. These works shall be carried out as approved prior to the first occupation of the development. These details shall include:
  - a) a schedule (including planting plans and written specifications, including cultivation and other operations associated with plant and grass establishment) of trees, shrubs and other plants, noting species, plant sizes, proposed numbers and densities. The scheme shall be designed so as to enhance the nature conservation value of the site, including the use of locally native plant species;
  - b) an implementation and phasing programme; and
  - c) hard surfacing materials.
- 6) No part of the development hereby permitted shall be brought into use until a dropped vehicular footway crossing is available for use and constructed to serve the access in accordance with the Highway Authority specification to the satisfaction of the Local Planning Authority.
- 7) No part of the development hereby permitted shall be brought into use until the visibility splays shown on drawing no. 19-20-A1 04 Rev E are provided. The area within the visibility splays referred to in this condition shall thereafter be kept free of all obstructions, structures or erections and the area within the splays remain in grass or tarmac only, with no wall constructed in front of the apartments labelled as G1, G2 and G3 on the approved plans.

- 8) No part of the development hereby permitted shall be brought into use until the existing site accesses on Highclere Drive that has been made redundant are permanently closed and the access crossings are reinstated as footway and full height kerbs in accordance with details to be first submitted to, and approved in writing by, the Local Planning Authority.
- 9) No part of the development hereby permitted shall be brought into use until the site access is surfaced in a hard-bound material (not loose gravel). The surfaced drive shall then be maintained in such hard-bound material for the life of the development.
- 10) No part of the development hereby permitted shall be brought into use until the access drive is constructed with provision to prevent the unregulated discharge of surface water from the drive 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.
- 11) No part of the development hereby permitted shall be brought into use until the parking and turning areas are surfaced in a bound material with the parking bays clearly delineated in accordance with drawing number 19-20-A1 04 Rev E. The parking and turning 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 and turning and loading and unloading of vehicles.
- 12) Prior to occupation, each off street parking space shall incorporate a suitably rated electrical socket to allow 'Mode 2' charging of an electric vehicle using a standard 13A 3 pin socket and a 3m length cable. All EV charging points shall be clearly marked with their purpose.
- 13) Prior to commencement of the development a Construction Emission Management Plan (CEMP) for minimising the emission of dust and other emissions to air during the site preparation and construction shall be submitted to and approved in writing by the Local Planning Authority. The CEMP must be prepared with due regard to the guidance 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.
- 14) No part of the development shall be commenced until details of the existing and proposed ground and finished floor levels of the site and approved building[s] have been submitted to and approved in writing by the local planning authority
- 15) No part of the development hereby permitted shall be brought into use until the means of surface water disposal has been implemented in accordance with the submitted plan entitled "Drainage Strategy" and the accompanying drainage information. Such surface water disposal details shall remain for the lifetime of the development.
- 16) No development shall be commenced until a scheme for 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 approved by the Local Planning Authority. 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'.

- 17) No building on site shall be occupied until details of bird nest boxes have been submitted to and approved in writing by the local planning authority. The nest boxes shall then be installed, prior to occupation, in accordance with the approved details and retained thereafter for the lifetime of the development.
- 18) The development hereby permitted shall be carried out in accordance with Section 4 of the submitted Protected Species Report, received by the Local Planning Authority 24th February 2021.
- 19) No development shall be commenced until the trees shown to be retained on drawing number CP 2238A/01 (Figure 4), Revision: 01 Revised Arboricultural Method Statement dated 28th July 2021, as updated by and to be read in accordance with Drawing no. 04 Rev E "Proposed Ground Floor and Site Plan (showing the proposed building to be re-sited away from T1), have been protected by the following measures:
  - a) a chestnut pale or similar fence not less than 1.2 metres high shall be erected at either the outer extremity of the tree canopies or at a distance from any tree or hedge in accordance with details to be submitted to and approved in writing by the local planning authority;
  - b) no development (including the erection of site huts) shall take place within the crown spread of any tree;
  - c) no materials (including fuel and spoil) shall be stored within the crown spread of any tree;
  - d) no services shall be routed under the crown spread of any tree
  - e) no burning of materials shall take place within 10 metres of the crownspread of any tree.

The protection measures shall be retained during the development of the site.

Reasons:

- 1) In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2) For the avoidance of doubt.
- 3) In the interests of visual amenity

- 4) In the interests of visual amenity
- 5) In the interests of visual amenity
- 6) In the interests of highway safety
- 7) In the interests of highway safety
- 8) In the interests of highway safety.
- 9) To reduce the possibility of deleterious material being deposited on the public highway (loose stones etc).
- 10) To ensure surface water from the site is not deposited on the public highway causing dangers to road users.
- 11) 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.
- 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 Chapter 9 of 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 and policy LPD11 of the Councils Local Plan.
- 14) In the interests of residential and visual amenity.
- 15) To ensure the site is suitably drained and to comply with policy LPD4.
- 16) To ensure that satisfactory account is taken of the potential archaeological interest of the site.
- 17) In the interests of maintaining and enhancing biodiversity.
- 18) In the interests of maintaining and enhancing biodiversity.
- 19) To ensure that existing trees and hedges to be retained are protected, in the interests of visual amenity and nature conservation.

#### Reasons for Decision

The proposed development is consistent with local and national planning policies. The principle of development is acceptable in this urban area. The design, scale and layout of the proposal is considered to be acceptable and does not have an unacceptable impact on the character or visual amenity of the area. The proposal will not have an unacceptable impact on the residential amenity of occupiers of

neighbouring properties in terms of overlooking or massing / overshadowing. Parking and access at the site is acceptable. The proposal will not increase flood risk in the area nor will it have an unacceptable impact on ecology in the area. It is considered that the proposal is appropriate for its context and is in accordance with the NPPF, Policies A, 1, 8, 10 and 19 of the ACS, Policies LPD 4, 11, 30, 32, 33, 35, 36, 37, 40, 57 and 61 of the LPD, Gedling Borough council's Affordable Housing SPD and Low Carbon Planning Guidance for Gedling Borough.

#### 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 and reinstate vehicular crossings over a footway of the public highway. These works shall be constructed to the satisfaction of the Highway Authority. You are, therefore, required to contact the County Council's Customer Services to arrange for these works on telephone 0300 500 80 80 to arrange for these works to be carried out.

With regards to condition 15 - Optionally, a suitable 'IEC 62196' electrical socket (minimum rated output of 3.7kw /16A) can be provided in addition to the standard 13A 3 pin socket to allow 'Mode 3' charging of an electric vehicle. Mode 3 charging, using a suitable cable and charging point, allows faster charging of electric vehicles. All electrical circuits/installations shall comply with the electrical requirements of BS7671:2008 as well as conform to the IET code of practice on Electrical Vehicle Charging Equipment installation (2015).

Severn Trent Water advise that although our statutory sewer records do not show any public sewers within the area you have specified, there may be sewers that have been recently adopted under, The Transfer Of Sewer Regulations 2011. Public sewers have statutory protection and may not be built close to, directly over or be diverted without consent

and you are advised to contact Severn Trent Water to discuss your proposals. Severn Trent will seek to assist you obtaining a solution which protects both the public sewer and the building.

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

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards.

If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848. Further information is also available on The Coal Authority website at [www.coal.decc.gov.uk](http://www.coal.decc.gov.uk).

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

The Borough Council has worked positively and proactively with the applicant in accordance with paragraph 38 of the National Planning Policy Framework (2021). 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.

**64 APPLICATION NO. 2020/1312 - 53 WOODTHORPE DRIVE, WOODTHORPE**

Construct a new build residential care home for 40 residents with associated gardens and parking.

The Principal Planning Officer introduced the report.

**RESOLVED:**

**To GRANT FULL PLANNING PERMISSION**, subject to the owner entering into a Section 106 agreement to secure planning obligations with the Borough Council as Local Planning Authority and with the County Council as Highway Authority for the financial contributions towards health and bus stop infrastructure and a Local Labour Agreement and subject to the conditions listed and for the reasons set

out in the report to 23rd June 2021 Planning Committee, except where amended as follows:

#### Condition 2

The development hereby approved shall be completed in accordance with:

Application Form;  
Design and Access Statement;  
Tree Survey produced by John A Booth dated November 2020;  
Transport Assessment produced by Bancroft Consulting dated November 2020;  
Proposed Elevations 1 of 2 drg. no. 2774(08)E01 Rev A  
Proposed Sections 1 of 2 drg. no. 2774(08)S01 Rev A;  
Proposed Sections 2 of 2 drg. no. 2774(08)S02 Rev A;  
Proposed Street Sections drg. no. 2774(08)S03;

received on the 24th December 2020.

Site Location Plan drg no. 2774(02)L01 RevA  
Existing Site Plan Ground Floor drg no. 2774(02)001 RevA;  
Proposed Block Plan Roof Plan drg no. 2774(08)001 RevA;  
Proposed Site Plan Ground Floor drg no. 2774(08)002;RevC  
Tree Protection Plan drg no. 2774(08)003 RevB  
Proposed First Floor Layout drg no. 2774(08)101RevA  
Proposed Second Floor Layout drg no. 2774(08)201RevA;  
Proposed Layout Lower Ground Floor drg no. 2774(028)B01 RevA;  
Proposed Layout Upper Ground Floor drg. no. 2774(08)G01 Rev C;;  
Proposed Elevations 2 of 2 drg. no. 2774(08)E02 Rev B;  
Revised Tree Protection Plan and AMS drg. no. 2774(08)003 RevB.

received on the 23rd September 2021.

#### Condition 6

Trees to be retained on site shall be protected in complete accordance with details contained within the Revised Tree Protection Plan and AMS drg. no. 2774(08)003RevB deposited on the 23rd September 2021.

#### Condition 10

No part of the development hereby permitted shall be brought into use until the access to the site has been widened, completed and surfaced in a bound material in accordance with approved plan entitled 'Proposed Site Plan ground floor', plan number 2774 (08) 002 Rev C.

#### Condition 11

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 plans entitled 'Proposed Site Plan ground floor', plan number 2774 (08) 002 Rev C. The parking, turning and servicing areas shall be maintained for the life of the development and shall not be used for any purpose other than parking, turning, loading and unloading of vehicles.

Condition 14

The proposed 1.8m high screening to the terrace as shown on the Proposed First Floor Layout drg no. 2774(08)101RevA shall be obscure glazed to a Pilkington Level 4 and shall be installed prior to the terrace being brought into use. It shall thereafter be retained for the lifetime of the development.

**65 APPEAL DECISION REF: APP/N3020/W/21/3275008 - LORD BYRON HOUSE, NEWSTEAD ABBEY PARK, NOTTINGHAM**

Replacement Dwelling and associated works including demolition of existing buildings.

**RESOLVED:**

To note the information.

**66 APPEAL DECISION REF: APP/N3020/D/21/3276987 - MANSFIELD ROAD, ARNOLD**

Demolish existing garages and erect triple garage.

**RESOLVED:**

To note the information.

**67 FUTURE APPLICATIONS**

**RESOLVED:**

To note the information.

**68 PLANNING DELEGATION PANEL ACTION SHEETS**

**RESOLVED:**

To note the information.

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

None.

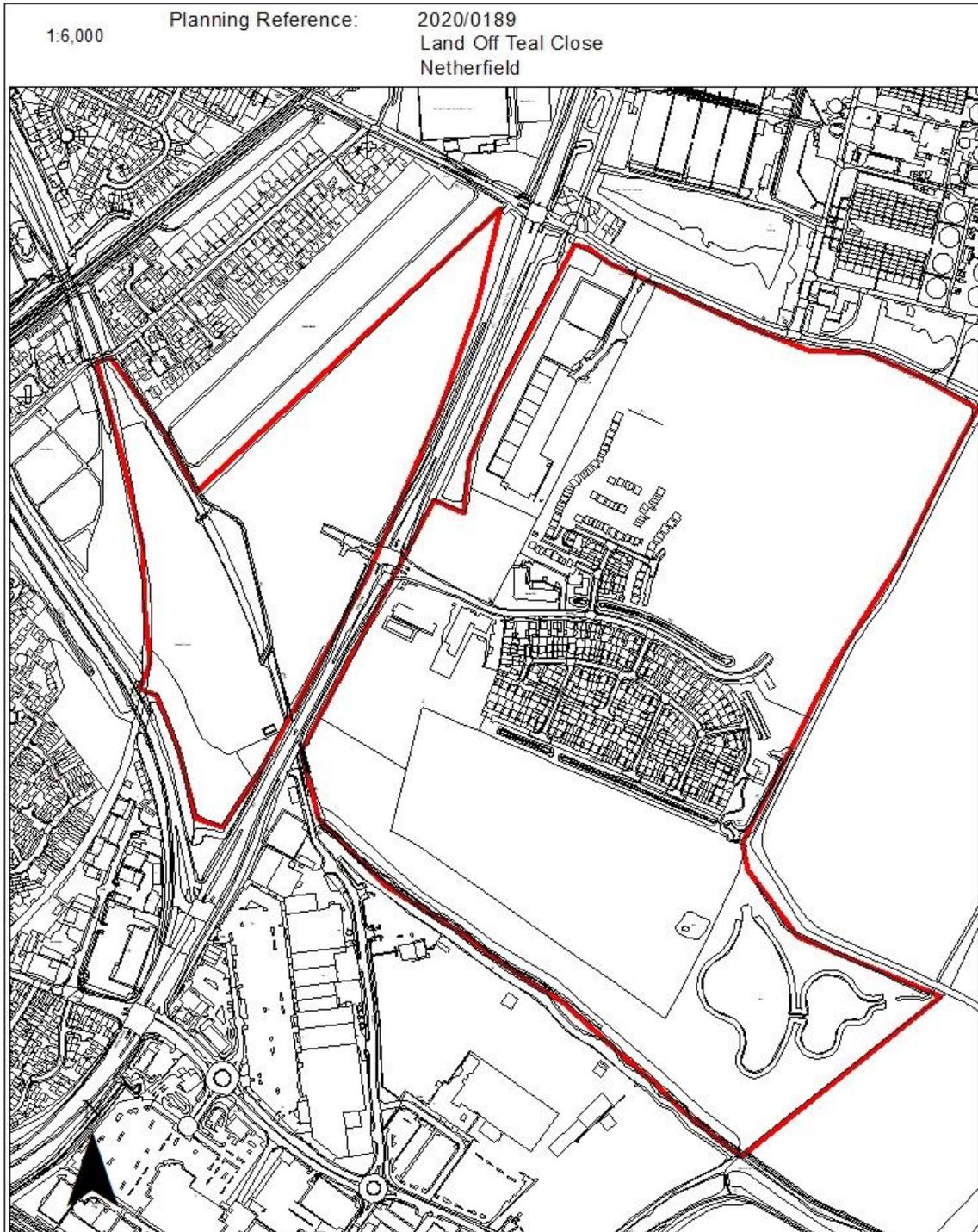
The meeting finished at 6.35 pm

Signed by Chair:  
Date:

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**Planning Report for 2020/0189**



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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Date: 16/12/2021

## Report to Planning Committee

<b>Application Number:</b>	<b>2020/0189</b>
<b>Location:</b>	<b>Land at Teal Close Netherfield</b>
<b>Proposal:</b>	<b>Modification of Section 106 agreement in relation to planning permission 2017/0999 for the delivery of the school.</b>
<b>Applicant:</b>	<b>Persimmon Homes</b>
<b>Agent:</b>	
<b>Case Officer:</b>	<b>Bev Pearson</b>

**The request is required to be considered by Planning Committee as there are no officer delegations under the Constitution to allow the variation of a Section 106 Agreement.**

### **1.0 Site Description**

- 1.1 The site is the Teal Close development site which has outline planning permission reference 2013/0546 as varied by planning permission 2017/0999 for residential development (up to 830 units), employment uses (Use Classes B1/B2/B8), a community hub (Use Classes A1-A5 and D1), primary school, hotel (Use Class C1), care home (Use Class C2), playing pitches and changing facilities, public open space, allotments, structural landscaping, access arrangements and an ecology park, and demolition of existing structures. Various approvals have been granted pursuant to this permission. The relevant planning history is detailed below.
- 1.2 To date approximately 220 dwellings, and a care home have been completed and work has commenced on a significant number of other dwellings and on a number of the commercial units and the school some of which are now complete.
- 1.3 It is approximately 26 hectares in overall site area split into two parcels of land which straddle the Colwick Loop Road.

### **2.0 Relevant Planning History**

- 2.1 **2019/0374** – an application was presented to Planning Committee on the 13<sup>th</sup> October 2021 seeking to vary Conditions 2 (approved plans), 7 (parameters plan written statement), 10 (flood risk), 28 (highway works), 30 (highway works), 31 (highway works), 32 (highway works), 33 (highway works) and 35 (footway/cycleway) on planning permission reference 2017/0999 – resolution

to grant planning permission subject to the applicant entering into a Deed of Variation amending the original Section 106 Agreement dated 30<sup>th</sup> June 2014 and the Deed of Variation dated 27<sup>th</sup> February 2018

- 2.2 **2020/0190** – permission was granted in October 2020 for the Modification of Section 106 Agreement in relation to planning permission 2017/0999 in relation to the wording of the affordable housing clauses.
- 2.3 **2020/1281**- permission was granted in November 2021 for the Modification of the Section 106 Agreement in relation to planning permission 2013/0546 as varied by permission 2017/099 in relation to the wording of the affordable housing clauses.
- 2.4 **2019/0131** – A Reserved Matters application was submitted in February 2019 and approved in April 2020 for the erection of a 1-form entry primary school with a 26 place nursery with associated external play areas, car parking and associated landscaping and infrastructure pursuant to outline planning permission 2017/0999.
- 2.5 **2018/0951** – an application to vary conditions 32 (highway works), 33 (highway works) & 35 (footway/cycleway works) on outline planning permission reference 2017/0999 was submitted in September 2018 – pending decision.
- 2.6 **2017/0999** –Variation of Conditions 32, 33 & 35 and removal of Condition 34 attached to outline planning application No. 2013/0546 was approved in February 2018. Although this involved a Deed Of Variation in terms of updating the planning permission reference number, the provisions of the original Section106 associated to outline permission 2013/0546 remain in force.
- 2.7 **2013/0546** - Outline permission was granted in June 2014 for development comprising residential development (up to 830 units), employment uses (Use Classes B1/B2/B8), a community hub (Use Classes A1-A5 and D1), primary school, hotel (Use Class C1), care home (Use Class C2), playing pitches and changing facilities, public open space, allotments, structural landscaping, access arrangements and an ecology park, and demolition of existing structures. A Section 106 Agreement was completed on the 30<sup>th</sup> June 2014.
- 2.8 A number of conditions attached to the planning permissions have been discharged.

### **3.0 Background**

- 3.1 Planning obligations in respect of both education and a financial contribution towards transport amongst other matters were secured through a Section 106 Agreement between the Gedling Borough Council, Nottinghamshire County Council, Nottingham City Council and Persimmon Homes Ltd which was originally completed on the 30th June 2014, the provisions of which remain in force.

## **4.0 Proposal**

### **4.1 Education**

This application seeks to vary the wording of the Section 106 Agreement to achieve the timeline for the delivery of the school (which includes the completion by 31 May 2022) and to ensure it is delivered to the specification agreed with the Nottinghamshire County Council Education.

As the school is now nearing completion the need for financial contribution in lieu is no longer necessary and the wording of the Section 106 Agreement removes the reference to a payment of an education contribution and now refers to the construction and delivery of the school only.

### **4.2 Transport**

This application seeks to replace the definition of City Link 2 Bus Service and City Link Contribution with Service 50 as that is now the bus service that operates between Victoria Retail Park, Netherfield, Nottingham Racecourse Park and Ride and Nottingham city centre and will be extended to this site.

### **4.3 Off site Highway Works**

An additional provision is sought to afford the opportunity to capture the financial contributions in lieu of the off-site highway works that were considered and approved by the Planning Committee on 13<sup>th</sup> October and to secure financial contributions towards off-site highway improvement works at Lowdham Roundabout and at the Mile end Road/Colwick loop Road traffic signals.

## **5.0 Consultations**

5.1 A site notice has been posted at the site which expires on the 21<sup>st</sup> April 2021 and consultation undertaken with Nottinghamshire County Council Education Authority and Nottingham City Council.

5.2 The Education Authority have requested that in order to ensure that the school is delivered at the start of the Autumn term 2022 the dates in the revision to the Section 106 Agreement in relation to the school building should therefore read “the transfer of the school site must be completed by 31<sup>st</sup> May 2022 to ensure that the school is open to pupils no later than August 31<sup>st</sup> 2022 which is the date of the start of the Autumn 2022 term”.

5.3 The Highway Authority have requested that as an alternative to the originally approved highway improvement works financial contributions would contribute to larger planned improvements required to mitigate the impact of this development (this was the subject of Section 73 application ref. 2019/0374 that has a resolution to approved from Planning Committee on 13<sup>th</sup> October 2021).

## **6.0 Planning Considerations**

6.1 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’.

## **7.0 Development Plan Policies**

### **7.1 National Planning Policy Framework 2021**

Paragraph 57 Sets out the three tests in relation to planning obligations:-

- a) necessary to make the development acceptable in planning terms;
- b) directly related to the development; and
- c) fairly and reasonably related in scale and kind to the development.

### **7.2 Gedling Borough Council Aligned Core Strategy (2014)**

#### **Policy 19: Developer Contributions sets out that:-**

1. All development will be expected to:

- a) meet the reasonable cost of new infrastructure required as a consequence of the proposal;
- b) where appropriate, contribute to the delivery of necessary infrastructure to enable the cumulative impacts of developments to be managed, including identified transport infrastructure requirements; and
- c) provide for the future maintenance of facilities provided as a result of the development.

## **8.0 Planning Considerations**

The main considerations with regards to the proposed modifications are whether the changes to the s106 agreement impact on the following:-

- The amount of the financial contributions secured as planning obligations
- The scope of the planning obligations
- The timescales for delivery of any of the measures secured through planning obligations

### **8.1 Education**

The revised wording in relation to the delivery of the school is the result of the original timetable for delivery expiring whilst discussions have been undertaken between the developers and the Nottinghamshire County Council as Education Authority regarding the internal specification of the school. The new timetable is noted at paragraph 5.2 of this report and the modified

wording of the S106 Agreement has been accepted by the Education Authority and has now been agreed with all parties.

## 8.2 Transport Contribution

The S106 Agreement obliged Nottingham City Council to spend the Transport Contribution on extending an existing bus service to serve the development. Nottingham City Council would not be providing the service but would transfer the monies to an external bus service provider, Nottingham City Transport. The total amount of contribution at £680,000 remains unchanged. The modified wording with regard to the trigger for payment to Nottingham City Council would provide for two payments:

1) £510, 000 within 10 days of the date of the Deed of Variation and for any further occupation of any dwellings on the development until the payment is made; and

2) £170, 000 prior to the occupation of any dwelling after 31<sup>st</sup> March 2022.

Previously the £680,000 was payable in four instalments from first occupation of a dwelling with the final payment within 36 months of this first occupation.

Ordinarily financial contributions secured through a s106 Agreement have an indexation sum applied from the date of the agreement to the date of payment. This ensures that the amount of the financial contribution is adjusted to reflect inflation. Indexation is applicable to the financial contributions in the original s106 agreement for this development.

The planning obligation to pay the financial contribution in respect of extending the former City Link bus service was delayed whilst Nottingham City Council considered the potential implications of the state aid regime (which changed to the subsidy control regime following Brexit). The state aid/subsidy control regime regulates any advantage granted by a public authority, through state resources, on a selective basis, to any organisations, that could potentially distort competition. Therefore Nottingham City Council needed time to consider the legal implications of paying the transport contribution directly to a private company to deliver the bus service to serve the development.

This impact of this delay was that the financial contribution would have an indexation sum applied for the whole period whilst these legal matters were considered.

As discussions regarding state aid/subsidy control were ongoing it was agreed by the parties to pause the application of the indexation sum until those matters were resolved. The amendment to the s106 Agreement is to reflect the agreed period when indexation should apply.

The period when indexation should apply to the financial contribution is currently being negotiated by all parties and a verbal update will be provided at the Planning Committee meeting.

### 8.3 Off site Highway Contributions

This Deed of Variation also provides the opportunity to capture the financial contributions in lieu of the off-site highway works that were considered by the Planning Committee on 13<sup>th</sup> October 2021.

Members will recall that these are:

The off-site contribution of £150,000 towards works at the A612 Mile End Road, Colwick Loop Road Junction and of £64,932.75 towards improvements to the Lowdham Roundabout remains unchanged from those presented to Planning Committee.

The modified wording in terms of the use of the highway contributions and pay back timescales has been agreed by all parties.

### 9.0 Conclusion

9.1 The proposal relates to revisions to update definitions within the Section 106 Agreement and to the triggers in relation to the delivery of School and the payment of transport contributions together with the additional paragraphs to secure developer contributions in lieu of off-site highway improvement works. It is not considered that these modifications would alter the policy compliant position that was provided under the Deed of Variation of the Section 106 Agreement associated to planning applications 2013/0546 and 2017/0999.

9.2 As a result it is recommended that a proposed modification would be acceptable. There are no material planning considerations or implications that would arise as a result of this Deed of Variation.

**10.0 Recommendation: That the Head of Development and Place be authorised to instruct the Head of Service for Governance and Customer Service to undertake the necessary work to prepare and finalise a Deed of Variation amending the timescale for the delivery of the school, the transport contributions and the additional paragraphs to secure developer contributions towards the off-site highway improvement works as set out above in the Section 106 Agreement associated to planning permission 2013/0546 as amended by permission 2017/0999.**

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**Planning Report for 2021/1253**



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: 16/12/2021

**Report to Planning Committee**

<b>Application Number:</b>	<b>2021/1253</b>
<b>Location:</b>	<b>22 Kent Road Mapperley NG3 6BE</b>
<b>Proposal:</b>	<b>Construct single storey rear extension</b>
<b>Applicant:</b>	<b>Mr And Mrs Truscott</b>
<b>Agent:</b>	<b>Trent Valley Windows</b>
<b>Case Officer:</b>	<b>Peter Langton</b>

**This application has been referred to the Planning Committee as the applicant is an elected member of Gedling Borough Council.**

**1.0 Site Description**

1.1 The application site, no. 22 Kent Road, is a two-storey detached dwelling located within the built up residential area of Mapperley. There are neighbouring residential dwellings to each side and to the rear. The application site is reasonably flat and access is not affected by the proposal.

**2.0 Relevant Planning History**

2.1 In 1990, planning permission 90/1106 was granted for a 2 storey extension and a garage.

**3.0 Proposed Development**

3.1 The proposal seeks planning permission for a single storey rear extension. The proposed extension will replace the existing conservatory at the property and will be of a similar size and design to the existing conservatory.

**4.0 Consultations**

4.1 Adjoining neighbours have been notified by letter. No letters of representation were received as a result.

**5.0 Relevant Planning Policy**

5.1 The following policies/documents are relevant to this proposal:

- National Planning Policy Framework (2021): 12.Achieving well-designed places;
- Gedling Borough Aligned Core Strategy: Policy 10 – Design and Enhancing Local Identity.

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

- LPD 32 – Amenity;
- LPD 43 – Extensions to Dwellings not in the Green Belt.

## **6.0 Planning Considerations**

6.1 The main considerations in determining this application are the visual impact of the proposed extension and the impact on the amenity of adjoining properties.

### Impact on the character and appearance of the area

6.2 The proposed extension is considered to be of a size and scale that is in keeping with the character of the host dwelling. The extension will replace the existing conservatory that is of a similar size and design.

6.3 The proposed extension will be positioned to the rear of the application property and as such will have no impact on the street scene. The application property is set within a reasonably large plot that is considered capable of withstanding the scale of development proposed without resulting in a cramped effect that would be out of keeping with the character of the area.

6.4 The proposed elevation drawings state that the proposed extension will be constructed using bricks to match the existing dwelling, with white upvc frames and a light weight tiled roof tile with the colour to match the existing dwelling. The proposed materials are considered to be in keeping with the character of the host dwelling and as such no further conditions in respect of materials are necessary.

6.5 By virtue of the design, scale and materials to be used, the proposal would be in keeping with the host dwelling and surrounding context in accordance with the NPPF Section 12, Policy 10 of the Aligned Core Strategy and LPD 43 of the Gedling Part 2 Local Plan (2018).

### Impact on the neighbours' residential amenities

6.6 The proposed extension will not project beyond the rear of No. 24 Kent Road to the north east of the application site. The proposed extension is set in from the boundary between the two dwellings by approximately 3.5 metres, with the boundary being made up of mature vegetation which further obscures the view of the proposed extension from the neighbouring property. Furthermore, the

proposed extension will be similar in terms of size and design to the existing extension that it will replace. Taking these factors into account it is considered that the proposal will not result in an overbearing or overshadowing impact on the residents of No. 24.

- 6.7 The proposed extension will be set in from the south west boundary of the application site with No. 20 Kent Road by approximately 6.5 metres. Taking into account the relatively limited projection and single storey design of the proposed extension it is considered that this separation distance will be sufficient to ensure the proposal does not result in an unacceptable overshadowing or overbearing impact for the residents of No. 20.
- 6.8 The application property has a reasonably long rear garden, with the proposed extension being approximately 22.4 metres from the rear boundary of the site. Taking into account the single storey design of the proposed extension it is considered that this provides sufficient separation to ensure that the proposal will not result in an unacceptable loss of amenity for the residents of the neighbouring properties to the rear.
- 6.9 The proposed extension is single storey, and there are no significant land level changes between the application property and the neighbouring properties that directly adjoin the application site. It is therefore considered that the proposal will not result in any unacceptable overlooking for the residents of the neighbouring properties.
- 6.10 The proposed development would be in accordance with policy LDP 32 of the Local Planning Document.

### Conclusion

- 6.11 Taking the above into account, it is considered that the proposal is appropriate for its context and is in accordance with the NPPF (Section 12), Policy 10 of the Aligned Core Strategy and policies LPD 32 and LPD 43 of the Local Planning Document.

### **7.0 Recommendation: Grant Planning Permission** subject to conditions:

#### **Conditions**

- 1 The development must be begun not later than three years beginning with the date of this permission.
- 2 This permission shall be read in accordance with the Site Location Plan, Block Plan and Proposed Elevations and Floor Plans; received by the Local Planning Authority on 28 October 2021. The development shall thereafter be undertaken in accordance with these plans/details.

## **Reasons**

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

## **Reasons for Decision**

The proposed development is consistent with Gedling Borough planning policies, and the design and dimensions are not considered to have potentially detrimental effects on surrounding amenity with no undue overlooking, overbearing or overshadowing impact. It is considered that the proposal is appropriate for its context and is in accordance with the NPPF (Sections 9 and 12), Policy 10 of the GBACS (2014), and Gedling Part 2 Local Plan (2018) Policies LPD 32 and 43.

## **Notes to Applicant**

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

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

The applicant is advised that all planning permissions granted on or after 16th October 2015 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website at [www.gedling.gov.uk](http://www.gedling.gov.uk). 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 gross internal area of new build is less 100 square metres.

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**Planning Report for 2021/1296**



Date: 16/12/2021

## Report to Planning Committee

<b>Application Number:</b>	<b>2021/1296</b>
<b>Location:</b>	<b>Car Park Carlton Square Carlton</b>
<b>Proposal:</b>	<b>CCTV Camera, associated transmission equipment and column</b>
<b>Applicant:</b>	<b>Gedling Borough Council</b>
<b>Agent:</b>	
<b>Case Officer:</b>	<b>Peter Langton</b>

The applicant and landowner is Gedling Borough Council and therefore, in accordance with the Council's Constitution, this application has been referred to Planning Committee.

### 1.0 Site Description

- 1.1 The application site is a car park within the Carlton Square local centre.
- 1.2 The site is located within the urban area of Carlton. Neighbouring properties are a mix of retail, leisure and residential

### 2.0 Relevant Planning History

- 2.1 The most recent planning history on the site is summarised below;

2021/0652 - Reconfiguration of existing northern car parking, pedestrian routes, and formation of new vehicular access to Burton Road (Amendments to permission 2020/0938) and granted permission on 13 July 2021.

2020/0938 – *'Reconfiguration of existing car parking, pedestrian routes, boundary treatments and formation of new vehicular access to Burton Road'* - was considered by the Planning Committee and granted planning permission on the 13<sup>th</sup> November 2020.

2020/0932 – *'Built up flat faced acrylic letters @ 540mm high with 100mm returns, internally illuminated with LEDs, 4no. locations on existing buildings'* - was considered by the Planning Committee and granted advertisement consent on the 30<sup>th</sup> October 2020.

2020/0931 – *'Proposed new boundary treatment along Station Road, new facade treatment to existing buildings, new street furniture, lighting and landscaping'* - was considered by the Planning Committee and granted planning permission on the 30<sup>th</sup> October 2020.

98/0387 – ‘Display combination of hoardings & fascia signage’ – granted in 1998.

96/0445 – ‘Illuminated signage to replace existing’ – granted in 1996.

90/0706 – ‘Construct glazed roof, and fence with gates to shopping centre’ – granted in 1990.

### **3.0 Proposed Development**

- 3.1 The application seeks full planning permission for the erection of a 12m high metal pole for a CCTV camera and associated transmitter equipment. The pole would be sited centrally within the car park, north of the access from Station Road, and adjacent to the ticket machine.
- 3.2 The purpose of the camera is to assist in the prevention and detection of anti-social behaviour at the site.

### **4.0 Consultations**

- 4.1 A Site Notice was posted and neighbour consultations undertaken. No letters of representation have been received.

### **5.0 Development Plan Policies**

- 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 2021 (NPPF) and the additional guidance provided in the National Planning Practice Guidance (NPPG). The Greater Nottingham Aligned Core Strategy Part 1 Local Plan and the Local Planning Documents (Part 2 Local Plan) is also pertinent.
- 5.3 The following policies are relevant to the application:
- 5.4 National Planning Policy Framework 2021
- Sets out the national objectives for delivering sustainable development. Section 8, paragraph 92 (promoting healthy and safe communities) makes specific reference to the need to ensure that crime, and the fear of crime, does not undermine community cohesion. Section 12, paragraph 130 (Achieving well-designed places) also makes reference to how crime, and the fear of crime, can undermine the quality of life.
- 5.5 Greater Nottingham Aligned Core Strategy (ACS) Part 1 Local Plan

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

#### 5.6 Local Planning Document (Part 2 Local Plan)

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.

### 6.0 **Assessment of Planning Considerations**

6.1 The key issues in the determination of this application are the impact of the proposal on the immediate surroundings in terms of the design and appearance of the proposal, the impact of the proposal on the residential amenity of nearby properties and the support provided towards crime prevention in the area.

#### 7.0 Principle of development

7.1 The principle of the development is supported in that the site is located within a built-up area and there is a need to ensure that crime, and the fear of crime is, where possible, reduced. The applicant has advised that there has been a number of complaints about anti-social behaviour, shop theft and general crime in the local area. As a result, it is considered that the erection of the pole and CCTV camera will reduce the fear of crime as well as helping with the detection of crime. The proposal is, therefore, deemed to comply with guidance within the NPPF (sections 8 and 12).

#### 8.0 Design

8.1 The proposed CCTV column would be located centrally within the site, away from the public highway and is therefore not prominent within the streetscene. There are a number of other similar poles in the area including street lights and other CCTV cameras. Being located close to other cameras is important as it enables the proposed camera to link into an existing transmission pathway. Whilst the proposed pole would be reasonably tall at 12 metres, it would not appear an incongruous feature in the streetscape and is considered to be appropriate in the context of where it would be sited.

8.2 It is considered that the pole and camera would not have any material adverse impact on the character of the area by reason of its scale, bulk, form, layout or materials such that it would comply with the requirements of Policy 10 of the ACS and LPD32.

#### 9.0 Residential amenity

9.1 The CCTV is to be used to monitor the car park and nearby shops as a deterrent and to record possible crimes in the area. There are residential properties in the area, mainly to the north and east/south east of the proposed development. The proposed CCTV pole will be set centrally within the car park, offering a good deal of separation to the nearest residential dwellings. In any case, the purpose of the camera is not to impinge on the privacy of occupiers but to observe the public realm. The proposed pole will also have a slender design,

similar to that of street lighting, and is not considered to result in an overbearing or overshadowing impact on the residents of any neighbouring properties. As a result it is considered that the camera would not result in an unacceptable loss of residential amenity.

9.2 Given the above, the proposal is considered to accord with all relevant aims of policy LPD32 and is acceptable.

#### 10.0 Crime prevention

10.1 Paragraph 92 of the NPPF advises that planning decisions should aim to ensure that developments, inter-alia, 'are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion'. Policy 10 of the Core Strategy also supports the 'incorporation of features to reduce opportunities for crime and the fear of crime, disorder and anti-social behaviour, and promotion of safer living environments'. It is considered that the operation of a CCTV camera at this location would be acceptable due to its purpose to reduce crime and the fear of crime. It is therefore considered that the proposal complies with the advice of the NPPF and Core Strategy Policy 10.

#### 11.0 Conclusion

12.1 The proposed development is consistent with Gedling Borough planning policies. The proposal represents an acceptable form of development which seeks to reduce crime, the detection of crime and the fear of crime. The proposal is not considered to have an unacceptable impact on the visual amenity of the area. The proposal will not have an unacceptable impact on the residential amenity of the occupiers of neighbouring properties.

It is considered that the proposal is appropriate for its context and is in accordance with the NPPF (Section 8 and 12), Policy 10 of the ACS (2014) and Policy 32 of the LPD.

### **Recommendation: Grant Conditional Planning Permission**

#### **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 documents and approved drawings:
  - Application Form, received 9th November 2021
  - Site Location and Block Plan, received 16<sup>th</sup> December and 9th November 2021
  - Drawing no. TC.10.400.01 entitled 400 Sq Cabinet Based 10 Mtr Pole, received 9th November 2021
  - Supporting Document - AUTODOME IP Starlight 700 HD (1080p), received 9th November 2021

- Supporting Document - Specification Sheet: PTP550, received 9th November 2021
- Drawing no. WEC-467586A1 entitled CS2000 showing Plastic Bung, received 9th November 2021

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

## **Reasons**

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

## **Reasons for Decision**

The proposed development is consistent with Gedling Borough planning policies. The proposal represents an acceptable form of development which seeks to reduce crime, the detection of crime and the fear of crime. The proposal is not considered to have an unacceptable impact on the visual amenity of the area. The proposal will not have an unacceptable impact on the residential amenity of the occupiers of neighbouring properties. It is considered that the proposal is appropriate for its context and is in accordance with the NPPF (Section 8 and 12), Policy 10 of the GBCAS (2014) and Policy 32 of the LPD.

## **Notes to Applicant**

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

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



## Report to Planning Committee

**Subject:** Future Planning Applications

**Date:** 01/10/2021

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>
2021/1363	North Green Calverton	Section 73 application to vary Condition 2 of 2018/0817	TBC
2021/1225	Nottinghamshire Fire And Rescue Headquarters Bestwood Lodge Drive Bestwood	Outline application with all matters reserved for the redevelopment of the existing Head Quarters site for residential development	TBC
2019/0560	Land At Teal Close Netherfield	Reserved matters application for the erection of 277no. dwellings	23/02/2022
2021/0934	Land next to Pepperpots, Mapperley Plains	Erection of 8 detached dwellings and 3 apartment building, comprising 32 units	TBC
2019/1080	Land At Broad Close Woodborough	Outline application for 11no. residential properties	TBC

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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## Report to Cabinet

**Subject:** Gedling Borough Five Year Housing Land Supply Assessment 2021

**Date:** 9 December 2021

**Author:** Planning Policy Manager

### Wards Affected

All

### Purpose

To note the latest five year housing land supply assessment

### Key Decision

No

### Recommendation(s)

#### THAT Cabinet:

- 1) **Notes the Gedling Borough Five Year Housing Land Supply Assessment 2021**

## 1 Background

- 1.1 This report sets out the latest Gedling Borough's five year housing land supply position as at 31st March 2021, which is attached at **Appendix A**. The National Planning Policy Framework 2021 requires that local planning authorities update their five year housing land supply assessments on an annual basis.
- 1.2 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 2021 to 31<sup>st</sup> March 2026. 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.

- 1.5 A joint SHLAA methodology was published in November 2020 by Broxtowe Borough Council, Erewash Borough Council, Gedling Borough Council, Nottingham City Council and Rushcliffe Borough Council. It is considered that a common approach is more robust and the 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 for each SHLAA update ([www.gedling.gov.uk/shlaa](http://www.gedling.gov.uk/shlaa)).
- 1.6 The assessment shows that against the housing target as calculated using the standard methodology, Gedling Borough Council does have a five year plus 20% buffer supply of land for housing. The Council has a 6.32 year supply. This is a decrease from the 2020 assessment's figure of 6.53 years' supply.

## **2 Proposal**

- 2.1 To ask Cabinet to note the content of the Gedling Borough Five Year Housing Land Supply Assessment 2021 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 latest five year housing supply assessment.

## **4 Financial Implications**

- 4.1 There are no financial implications arising out of producing the five year housing supply assessment which is met through existing budgets.

## **5 Legal Implications**

- 5.1 Paragraph 74 of the National Planning Policy Framework 2021 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 2021

**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 2021

## **10 Reasons for Recommendations**

10.1 To note the latest five year housing land supply assessment.

### **Statutory Officer approval**

**Approved by:**

**Date:**

**On behalf of the Chief Financial Officer**

**Approved by:**

**Date:**

**On behalf of the Monitoring Officer**

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# **Five Year Housing Land Supply Assessment 2021**

**Published December 2021**

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## **Introduction**

- 1 The five year housing land supply assessment is based on the Council's Strategic Housing Land Availability Assessment (SHLAA) 2021 update.
- 2 The purpose of this five year housing 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 2021.
- 3 The Ministry of Housing, Communities & Local Government (now the Ministry of Levelling Up, Housing and Communities) published the results of the Housing Delivery Test for 2020 on 19 January 2021. Paragraph 76 of the National Planning Policy Framework 2021 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 2020 for Gedling Borough Council is 68% and is based on the three year period 1 April 2017 to 31 March 2020. This is an improved performance in comparison with 58% with the previous Housing Delivery Test result for 2019. Following the Housing Delivery Test results for 2018 and 2019, 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 2020 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 housing 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 2021 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 74 of the National Planning Policy Framework 2021 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 delivery of housing taken as a whole over the previous three years has fallen below 85% of the requirement as set out in the last published Housing Delivery Test results.

- 7 Annex 2 of the National Planning Policy Framework 2021 defines deliverable sites as follows:-

*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 71 of the National Planning Policy Framework 2021 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.
- 9 The Aligned Core Strategy sets a housing requirement of 7,250 homes for the plan period 2011-2028. 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.

- 10 The annual local housing need for Gedling Borough is 463. **Appendix A** explains and provides the breakdown on how the figure was calculated using the standard method as published in December 2020.

## **Methodology**

- 11 The Council calculates the 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.
- 12 The SHLAA methodology report was updated in 2021 and Appendix C to the SHLAA methodology report updates the evidence used to support Gedling Borough Council's approach to the SHLAA methodology which includes lead-in times and build-out rates, the windfall allowance and non-implementation rates.

### *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 2021 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.
  - Sites granted planning permission before 31 March 2021.
  - Updates to existing sites in the SHLAA database during the current financial year (i.e. since 1 April 2021) 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 2021) 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.
- 19 Where sites have already been granted planning permission, approved subject to s106 agreement or are the subject of a planning application, the number of homes permitted or proposed via the planning application form has been used.
- 20 **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, all sites with detailed planning permission and those medium/large sites with outline planning permission with evidence that the site will be progressed within five years.

#### *Future sources of supply (windfall allowance)*

- 21 Paragraph 71 of the National Planning Policy Framework 2021 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 2021 defines windfall sites as sites not specifically identified in the development plan (which includes Local Plan).
- 22 Paragraphs 41-45 of the SHLAA methodology report explains the approach taken and concludes that a windfall allowance of 131 dwellings per annum will contribute to the housing supply from Year 4 onwards.

#### *Consideration of undersupply (under-delivery)*

- 23 Paragraph 31 of the National Planning Practice Guidance states that local planning authorities should aim to deal with any undersupply ('shortfall') within the next five years. 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*

- 24 Paragraph 74 of the National Planning Policy Framework 2021 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.
- 25 In January 2021 the Ministry of Housing, Communities & Local Government (now the Ministry for Levelling Up, Housing and Communities) published the results of the Housing Delivery Test for 2020. The Housing Delivery Test 2020 result for Gedling Borough Council is 68% 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*

- 26 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 2021 to 31 March 2026.

*Non-implementation (lapse) rates*

- 27 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:-
- 9% for small sites (1-9 dwellings) and;
  - 1% for medium/large sites (10+ dwellings).

*Five year land supply calculation*

- 28 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 target

5 year housing 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

29 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, all sites with detailed planning permission and those 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

30 The local housing need for the five year period is 2,315 homes (annual figure of 463 homes multiplied by five years). However as a result of the Housing Delivery Test 2020 result, a 20% buffer is applied (moved forward from later in the plan period) which increases the housing target for the five year period to 2,778 homes.

31 Paragraphs 13 to 19 explain the sources of sites that make up the housing supply. The estimated housing supply for the five year period is shown in **Table 1**.

**Table 1: 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	1,508	140	101	81	
Edge of Hucknall	521	0	0	0	
Bestwood Village	136	3	0	0	
Calverton	546	9	2	0	
Ravenshead	73	10	6	0	
Other villages	41	62	10	14	
Total	2,825	222	119	95	
Non-implementation (lapse) rates applied	N/A	N/A	9% rate applied	1% rate applied	
Revised total	2,825	224	108	94	3,251
Windfall allowance (131 x 2 years = 262)					262
<b>Housing supply</b>					<b>3,513</b>

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

- 32 Comparing the estimated housing supply of 3,513 homes to the five year housing target of 2,778 homes, there is an oversupply of 735 homes.

Housing supply for five years	3,513
Annual requirement (2,778 divided by five years)	556
<b>No of years supply</b>	<b>6.32 years</b>

- 33 **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.
- 34 **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

- 35 The assessment shows that against the housing target, Gedling Borough Council has a 6.32 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 2021 = 53,412

Household projections for 2031 = 57,397  
Difference = 3,985  
Divided by 10 years = 398.5

Average annual household growth = 398.5 (not rounded).

### **Step 2 – Adjustment 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 25 March 2021) 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 2020 = 6.59  
Adjustment = [(6.59 minus 4] divided by 4) = 0.6475  
Multiply by 0.25 = 0.161875  
Add 1 = 1.161875

Multiply average annual household growth (398.5) (from step 1) by adjustment factor (1.161875) = 463.00

Annual local housing need = 463 (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 polices

Most recently adopted strategic polices = 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 463. 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 463.**

## Appendix B: Schedule of deliverable sites in the plan period 2011 to 2028

### Urban Area

Net completions 1 April 2011 to 31 March 2021:-

Arnold = 644 homes  
 Carlton = 1,394 homes  
 Total = 2,038 homes

### Allocations in the Local Plan

Local Plan ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
ACS	Teal Close	Carlton	662	Phase 1 based on past build-out rates. Phase 2 based on SHLAA consultation response 2021. Delivery rates for phase 3 to be added when planning permission granted	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). Second housing phase of 353 dwellings is also currently under construction (2019/0152). Reserved matters application for the third and final housing phase of 277 dwellings pending consideration (2019/0560). As at 31 March 2021, 167 dwellings on phase 1 have been built. Information from the SHLAA 2021 consultation provides the delivery rates for phase 2 only. Phase 1 is expected to be completed during 2021/22.	102	70	70	70	73		
H1	Rolleston Drive	Arnold	131	Assumptions for lead-in times and build-out rates based on information from Jigsaw Homes Midlands website	SHLAA site G18. The site is allocated for 140 homes in the Local Planning Document (site H1). Full planning permission for 131 dwellings granted in August 2021 (2020/1054).		100	31				
H2	Brookfields Garden Centre	Arnold	90	SHLAA consultation response 2021 for 32 homes on part of the site. Delivery rates to be added when planning application is submitted or permission granted for the remainder of the site	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. No planning application has been received for the remainder of the site. Information from the SHLAA 2021 consultation states the information provided through the previous SHLAA consultation remains unchanged, which provided the delivery rates for the 32 homes on part of the site.				15	17		

Local Plan ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
H3	Willow Farm	Carlton	110	SHLAA consultation response 2021 for lead-in times and assumptions for build-out rates	SHLAA site G1225 (formerly part of SHLAA site G459). Site is allocated for 110 homes in the Local Planning Document (site H3). The landowner has promoted a wider site, including SHLAA sites G459 and G1225, for residential development through the Greater Nottingham Strategic Plan Growth Options consultation. Information from the SHLAA 2021 consultation states that subject to both sites being allocated in the new Local Plan, and with the new Local Plan being in place in 2023, the earliest start date for the site will be 2026/27. No planning application has been received.						35	35
H4	Linden Grove	Carlton	120	SHLAA consultation response 2021	SHLAA site G542. The site is allocated for 115 homes in the Local Planning Document (site H4). Reserved matters permission for 120 homes (2021/0694) granted in October 2021. Information from the SHLAA 2021 consultation provides the delivery rates for the site.	10	40	40	30			
H5	Lodge Farm Lane	Arnold	148	SHLAA consultation response 2021 for lead-in times and assumptions for 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. The landowner has promoted a wider site, including SHLAA sites G48 and G462, for residential development through the Greater Nottingham Strategic Plan Growth Options consultation. Information from the SHLAA 2021 consultation states that subject to both sites being allocated in the new Local Plan, and with the new Local Plan being in place in 2023, the earliest start date for the site will be 2026/27.						35	35
H6	Spring Lane	Carlton	0	Building Control	Site completed in April 2019.							
H7	Howbeck Road/ Mapperley Plains	Arnold	205	SHLAA consultation response 2021 for 164 homes on part of the site. Delivery rates to be added when planning application is submitted or permission granted for remainder of site	The site (which consists of SHLAA sites G51 and G671) is allocated for 205 homes in the Local Planning Document (site H7). Site is currently under construction for 164 homes (2019/0213). Information from the SHLAA 2021 consultation provides the delivery rates for the 164 homes on site. No planning application has been received for the remainder of the site. Information from the SHLAA 2021 consultation indicates that the land owner for the remainder of the site is seeking to sell the site to a house builder.	50	50	64				

Local Plan ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	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, G872, G873 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 quarry extraction was scheduled to be complete by 2021, however due to covid-19 pandemic the extraction of clay has been slower than expected and it is anticipated that extraction would now be completed by the end of 2022 with progressive restoration taking place following this. However, this delay is unlikely to be a significant constraint in terms of bringing the site forward with an anticipated start in 2023. Information from the SHLAA 2021 consultation indicates that the Council is now considering options but no formal decision has been made.							
H9	Gedling Colliery/ Chase Farm	Carlton	686	SHLAA consultation response 2021	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 (506 homes) (2015/1376). As at 31 March 2021, 250 dwellings have been built. Reserved matters application for phase 2 and final housing phase of 430 dwellings was submitted in November 2021 and pending consideration (2021/1294). Information from the SHLAA 2021 consultation provides the delivery rates for the site.	103	102	82	81	86	85	84
X1	Daybrook Laundry	Arnold	49	Delivery rates to be added when planning application is submitted or permission granted	SHLAA site G477. The site is allocated in the Local Planning Document (site X1). Information from the SHLAA 2021 consultation indicates that there is interest with site acquisition. No planning application has been received.							
X2	West of A60 A	Arnold	72	SHLAA consultation response 2021	SHLAA site G479. The site is allocated for 70 homes in the Local Planning Document (site X2). Site is currently under construction for 72 homes (2016/0854). Information from the SHLAA 2021 consultation provides the delivery rates for the site.	20	52					
X3	West of A60 B	Arnold	157	SHLAA consultation response 2021	SHLAA site G778. The site is allocated for 150 homes in the Local Planning Document (site X3). Full planning application for 157 dwellings submitted in January 2021 and pending consideration (2021/0072). Information from the SHLAA 2021 consultation provides the delivery rates for the site which will be delivered as 'phase 2 land' as a continuation of 'phase 1' at Land West of A60 Site A (SHLAA site G479).			50	50	50	7	
<b>Total</b>						<b>285</b>	<b>414</b>	<b>337</b>	<b>246</b>	<b>226</b>	<b>162</b>	<b>154</b>

Sites under construction (or complete during the current financial year)

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	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). Full planning application for change of use from farm buildings to three residential units was submitted in August 2021 and pending consideration (2021/0961).	2	2					
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 previous 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	2	Building Control	Site completed in April 2021.	2						
G1206	Millbeck House	Arnold	23	Building Control	Site completed in April 2021.	23						
G203	Plains Road (143A)	Arnold	3	Local Tax team	Site complete. This has been confirmed by Local Tax team (July 2021).	3						
G1097	Sandfield Road (98)	Arnold	3	Assumptions for build-out rates	Site is currently under construction for three new dwellings (2019/0793).	2	1					
G218	Woodchurch Road (64, Land South Of)	Arnold	4	Assumptions for build-out rates	Site is currently under construction for four new dwellings (2018/0911).	2	2					
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						
G991	Broadway East (2)	Carlton	1	Assumptions for build-out rates	Site is currently under construction for a new dwelling (2020/0762).	1						
G1122	Deabill Street (87, Land Adj To)	Carlton	2	SHLAA consultation response 2021	Site is currently under construction (2018/0932). Information from the SHLAA 2021 consultation says the site is now complete, however this has not yet been signed off as 'complete' by Building Control.	2						
G689	Festus Street (2, Land Rear Of)	Carlton	1	Assumptions for build-out rates	Site is currently under construction for change of use to 2 residential units (2017/0363). Plot 2 was completed in November 2020.	1						
GX	Gedling Road (60-62)	Carlton	6	Building Control	Site completed in August 2021.	6						
G817	Godfrey Street (77)	Carlton	4	Local Tax team	Site complete. This has been confirmed by Local Tax team (July 2021).	4						
G899	Greenhill Rise (7)	Carlton	3	Local Tax team	Site complete. This has been confirmed by Local Tax team (July 2021).	3						

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
G1187	Hucknall Crescent (2A)	Carlton	1	Assumptions for build-out rates	Site is currently under construction for a new dwelling (2020/0070).	1						
G1171	Kenrick Road (218)	Carlton	3	Building Control for plot 3. Assumptions for build-out rates for plots 1 and 2.	Site is currently under construction for a replacement dwelling with 3 dwellings, net gain of 2 dwellings (2020/1198). The existing dwelling has been demolished and work on the three dwellings have started. Plot 3 was completed in August 2021.	3						
G1107	Lymn Avenue (26, Land Adj To)	Carlton	1	Assumptions for build-out rates	Site is currently under construction for a new dwelling (2017/1521).	1						
G1108	Mapperley Plains (148)	Carlton	1	Building Control	Site completed in August 2021.	1						
G1095	Marshall Road (33)	Carlton	1	Assumptions for build-out rates	Site is currently under construction for a replacement dwelling with 2 existing dwellings, net gain of 1 dwelling (2019/0532). The existing dwelling has been demolished and work on the two dwellings have started.	1						
G902	Midland Road (6)	Carlton	1	Local Tax team	Site complete. This has been confirmed by Local Tax team (July 2021).	1						
G1081	Norman Road (32 and 34)	Carlton	1	Building Control	Site completed in July 2021.	1						
G1168	Pearson Street (1A)	Carlton	6	Assumptions for build-out rates	Full planning permission for six new apartments (2018/0931) granted in August 2019. Information from the SHLAA 2021 consultation states that the construction of the site is currently underway.	2	2	2				
G1082	Priory Court	Carlton	2	Building Control	Site completed in May 2021.	2						
G1197	Second Avenue (102)	Carlton	1	Building Control	Site completed in May 2021.	1						
G1207	Second Avenue (102, Land Adj To)	Carlton	2	Building Control	Site completed in October 2021.	2						
G260	Sol Construction Ltd	Carlton	44	SHLAA consultation response 2021	Site has been cleared and construction work for 44 dwellings has been delayed on site (2008/0287). Full planning application (2016/0347) to vary condition 12 of 2008/0287 which relates to amended plans showing minor changes to the proposed layout and elevations and amend previously agreed s106 planning obligation to omit the integrated transport and public open space contributions and reduce the education contribution on viability grounds was refused in December 2018 and an appeal lodged (APP/N3020/W/19/32222859). Appeal allowed in June 2019. Information from SHLAA 2021 consultation states that the construction of the site is currently underway and provides the delivery rates for the site.	44						
G1198	Tennyson Avenue (14)	Carlton	1	Building Control	Site completed in September 2021.	1						
G229	Westdale Lane East (72-74)	Carlton	10	Building Control	Site completed in June 2021.	10						
G137	Wood Lane	Carlton	4	Building Control	Site completed in June 2021.	4						

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
G365	Wood Lane (31)	Carlton	1	SHLAA consultation response 2021	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 2021 consultation provides the delivery rates for the site.			1				
<b>Total</b>						<b>129</b>	<b>8</b>	<b>3</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	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
G1199	Breck Hill Road (Land Adj 133)	Arnold	2	Assumptions for lead-in times and build-out rates	Full planning permission for two new dwellings (2020/0294) granted in May 2021.		2					
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				
G1205	Jermyn Drive (12 and 14)	Arnold	1	Assumptions for lead-in times and build-out rates	Full planning permission (2020/0152) granted in April 2020 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 2021	Full planning permission for two new residential flats (2018/0829) granted in November 2018. Information from the SHLAA 2021 consultation states that the applicant intends to build two flats in 2022/23.		2					
G184	Broadway East (12A)	Carlton	1	Assumptions for lead-in times and build-out rates	Full planning permission for a new dwelling (2019/0961) granted in December 2019.	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					
G559	Carlton Hill (381)	Carlton	1	SHLAA consultation response 2020	Full planning permission to return the upstairs of a commercial building back to residential use (2020/1074) granted in February 2021. Information from the previous SHLAA 2020 consultation provides the delivery rates for the site.		1					

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
G1213	Carlton Hill (92, Land Adj To)	Carlton	2	Assumptions for lead-in times and build-out rates	Full planning permission for two new dwellings (2020/0893) granted in January 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				
G1076	Elm Avenue (17, Rear Of)	Carlton	4	Assumptions for lead-in times and build-out rates	Full planning permission for four new dwellings (2021/0032) granted in March 2021.		2	2				
G1195	Freda Avenue (21)	Carlton	1	Assumptions for lead-in times and build-out rates	Full planning permission (2020/0203) granted in April 2020 for a replacement dwelling with 2 dwellings, net gain of 1 dwelling.	1						
G1117	Gardenia Grove (35)	Carlton	5	Assumptions for lead-in times and build-out rates	Full planning permission for five dwellings (2021/0785) granted in September 2021.		2	2	1			
G1208	Greenhill Rise (3, Flat 1)	Carlton	2	Assumptions for lead-in times and build-out rates	Full planning permission granted in November 2020 (2020/0745) for conversion of existing garages to two new apartments.	2						
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						
G1215	Midland Crescent (5)	Carlton	3	Assumptions for lead-in times and build-out rates	Full planning permission for three new dwellings (2020/0556) granted in February 2021.		2	1				
G737	Mile End Road (Electricity Sub Station)	Carlton	8	SHLAA consultation response 2021	Full planning permission for eight new flats (2020/0969) granted in December 2020. Information from the SHLAA 2021 consultation provides the delivery rates for the site.	8						
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 for the delivery rates	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 for the delivery rates	This site is part of outline planning permission 2018/0499 - see SHLAA site G159 for information.							

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
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			
G725	Plains Road (88, Land Rear Of)	Carlton	1	Assumptions for lead-in times and build-out rates	Full planning permission (2019/0721) granted in September 2021 for a replacement dwelling with 2 existing dwellings, net gain of 1 dwelling.		1					
G1096	Sandford Road (23)	Carlton	2	Assumptions for lead-in times and build-out rates	Outline planning permission for two new dwellings (2021/0675) granted in August 2021.			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					
G1212	Simkin Avenue (145)	Carlton	1	Assumptions for lead-in times and build-out rates	Full planning permission for a new dwelling (2020/1153) granted in January 2021.		1					
G71	Standhill Avenue (Land Corner Of)	Carlton	9	Assumptions for lead-in times and build-out rates	Full planning permission for nine new dwellings (2019/0435) in September 2020.	2	2	2	2	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				
G1164	Woodborough Road (876)	Carlton	7	Assumptions for lead-in times and build-out rates	Full planning permission for seven apartments (2019/0826) granted in February 2020. Information from the SHLAA 2021 consultation states that applicant intends to start construction work before the permission expires in February 2023.		2	2	2	1		
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>39</b>	<b>36</b>	<b>18</b>	<b>6</b>	<b>2</b>	<b>0</b>	<b>0</b>

Medium/large sites with planning permission

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
G351	Calverton Road	Arnold	3	Assumptions for lead-in times and build-out rates	Remaining three plots on site - plots 35, 49 and 62. Full planning permission for 1 detached dwelling on plot 35 (21 Ellington Road) was granted in June 2019 (2019/0205). Full planning permission for 1 detached dwelling on plot 62 (9 Shotton Drive) was granted in January 2020 (2019/1117). Full planning application for 1 detached dwelling on plot 49 was submitted in October 2020 and pending consideration (2020/1002). Assume planning application for plot 49 granted permission during 2021/22.	2	1					
G626	Fairacre and Mapperley Plains (335)	Arnold	9	Assumptions for lead-in times and build-out rates	Full planning permission (2021/0727) granted in September 2021 for the replacement of 2 existing dwellings for 11 dwellings, net gain of 9 dwellings.		9					
G1039	Chase Farm, Mapperley Plains	Carlton	46	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 2021 consultation indicates that the site has been sold subject to contract. Delivery rates based on assumptions for 46 homes with outline permission.		10	10	10	16		
G1055	Earl Of Chesterfield	Carlton	23	SHLAA consultation response 2021	The public house on site was demolished in 2018. Full planning permission for 23 sheltered accommodation flats with one office (2019/1031) granted in March 2021. Information from the SHLAA 2021 consultation states that the applicant intends to develop 23 flats in 2022/23.		23					
<b>Total</b>						<b>2</b>	<b>43</b>	<b>10</b>	<b>10</b>	<b>16</b>	<b>0</b>	<b>0</b>

## Edge of Hucknall

Net completions 1 April 2011 to 31 March 2021:-

174 homes

### Allocations in the Local Plan

Local Plan ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
ACS	North of Papplewick Lane	Hucknall	101	Based on past build-out rates. Delivery rates for the additional 18 dwellings to be added when planning permission granted	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 2021, 136 dwellings have been built. Full planning application for additional 18 homes (2020/0258) granted in December 2020 subject to the signing of s106.	45	45	11				
ACS	Top Wighay Farm	Hucknall	805	Based on information from the SHLAA consultation response 2021	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. Resolution to grant outline planning application for mixed-use development comprising 805 homes (2020/0050) in March 2021 subject to the signing of the s106. Information from the SHLAA 2021 consultation provides the delivery rates for the site. The delivery rates information has been put back a year given anticipated timescales regarding the sale of the site by the County Council to a housing developer, the need for a reserved matters application and the start date for construction work.			100	100	100	100	100
H10	Hayden Lane	Hucknall	120	SHLAA consultation response 2021	SHLAA site G460. The site is allocated for 120 homes in the Local Planning Document (site H10). Information from SHLAA 2021 consultation provides the delivery rates for the site and indicates that the site has been marketed and the landowners/agents are now in the process of selecting a housing developer with a planning application anticipated later in the year. No planning application has been received.		10	40	40	30		
<b>Total</b>						<b>45</b>	<b>55</b>	<b>151</b>	<b>140</b>	<b>130</b>	<b>100</b>	<b>100</b>

#### Sites under construction (or complete during the current financial year)

None.

#### Sites with planning permission

None.

## Bestwood Village

Net completions 1 April 2011 to 31 March 2021:-

85 homes

### Allocations in the Local Plan

Local Plan ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
H11	The Sycamores	Bestwood Village	11	SHLAA consultation response 2021	SHLAA site G484. The site is allocated for 25 homes in the Local Planning Document (site H11). Part of site is currently under construction for eight homes (2018/0650). Full planning permission for three homes (2019/0678) on the remainder of the site granted in November 2019. Information from the SHLAA 2021 consultation provides the delivery rates for the site.	5	6					
H12	Westhouse Farm	Bestwood Village	210	SHLAA consultation response 2021	SHLAA site G26. The site is allocated for 210 homes in the Local Planning Document (site H12). Part of the site is currently under construction for 101 homes (2018/0823). Information from the previous SHLAA 2020 consultation states that development of phase 2 will follow on from phase 1 to enable the development to be completed during the plan period. No planning application for phase 2 has been received. Information from the SHLAA 2021 consultation provides the delivery rates for the site.	25	25	25	25	25	25	25
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. No planning application has been received.							
<b>Total</b>						<b>30</b>	<b>31</b>	<b>25</b>	<b>25</b>	<b>25</b>	<b>25</b>	<b>25</b>

### Sites under construction (or complete during the current financial year)

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
G683	Bottom House Farm (Barn)	Bestwood Village	2	Assumptions for build-out rates	Site is currently under construction to convert a single barn into two dwellings (2019/1056).	2						
G1067	Wild Acres	Bestwood Village	1	Building Control	Site completed in June 2021.	1						
<b>Total</b>						<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

### Sites with planning permission

None.

## Calverton

Net completions 1 April 2011 to 31 March 2021:-

202 homes

### Allocations in the Local Plan

Local Plan ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
H14	Dark Lane	Calverton	57	SHLAA consultation response 2021	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 2021 consultation states that the construction of the site is currently underway and provides the delivery rates for the site.	5	15	15	15	7		
H15	Main Street	Calverton	79	SHLAA consultation response 2021	SHLAA site G544. The site is allocated for 75 homes in the Local Planning Document (site H15). Outline planning permission for up to 79 homes (2018/0360) granted in April 2021. Information from the SHLAA 2021 consultation provides the delivery rates for the site and indicates that a detailed application will be submitted in 2021.		5	25	25	24		
H16	Park Road	Calverton	390	SHLAA consultation response 2021 for 351 homes on part of the site. Assumptions for lead-in times and build-out rates for 20 bungalows on the remainder of the site	The site (which consists of SHLAA sites G47, G662 and G665) is located within the area known as the North West Quadrant Urban Extension in the Calverton Neighbourhood Plan. Site is allocated for 390 homes in the Local Planning Document (site H16). Majority of the site is currently under construction for 351 homes (2020/0020). Full planning permission for 20 bungalows on the remainder of the site (the car park at North Green) (2018/0817) granted in August 2021. Information from the SHLAA 2021 consultation provides the delivery rates for the 351 homes on site.	28	80	80	70	70	43	
X4	Flatts Lane	Calverton	82	Assumptions for build-out rates	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). Site is currently under construction for 82 homes (2020/0822).	12	35	35				
<b>Total</b>						<b>45</b>	<b>135</b>	<b>155</b>	<b>110</b>	<b>101</b>	<b>43</b>	<b>0</b>

**Sites under construction (or complete during the current financial year)**

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
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						
G551	Main Street (145)	Calverton	1	Assumptions for build-out rates	Discharge of conditions (2014/1138DOC) confirms the commencement of development (2011/1268) in December 2014. Full planning permission for amendments to the dwelling approved in 2011 (2021/0654) granted in September 2021.		1					
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 a 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 new 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>8</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	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
G1209	Main Street (130)	Calverton	2	Assumptions for lead-in times and build-out rates	Full planning permission for change of use from B1 business premises to two new dwellings (2020/0245) granted in November 2020.	2						
<b>Total</b>						<b>2</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.

## Ravenshead

Net completions 1 April 2011 to 31 March 2021:-

118 homes

### Allocations in the Local Plan

Local Plan ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
H17	Longdale Lane A	Ravenshead	30	Delivery rates to be added when planning application is submitted or permission granted	SHLAA site G41. The site is allocated for 30 homes in the Local Planning Document (site H17). No planning application has been received.							
H18	Longdale Lane B	Ravenshead	31	SHLAA consultation response 2021	SHLAA site G39. The site is allocated for 30 homes in the Local Planning Document (site H18). Resolution to grant planning application for up to 31 homes (2014/0273) in August 2018 subject to the signing of the s106. Information from the SHLAA 2021 consultation provides the delivery rates for the site.		2	5	5	5	5	4
H19	Longdale Lane C	Ravenshead	47	SHLAA consultation response 2021	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 2021 consultation states that the construction of the site is currently underway and provides the delivery rates for the site.	7	10	15	15			
X5	Kighill Lane A	Ravenshead	12	Based on past build-out rates for SHLAA site G166, delivery rates to be added when planning permission granted for SHLAA site G669 and SHLAA consultation response 2021 for SHLAA site G841	The site (which consists of SHLAA sites G166, G669 and G841) is allocated for 20 homes in the Local Planning Document (X5). <ul style="list-style-type: none"> <li>Part of the site is currently under construction for six residential units (2020/0741) (SHLAA site G166) and as at 31 March 2021, four dwellings have been built.</li> <li>A new dwelling 16 Kighill Lane was built on part of SHLAA site G669 in August 2019 (2018/1004) and full planning application for three dwellings to the remainder of the G669 site (i.e. rear of 18 and 16 Kighill Lane) submitted in September 2020 and pending consideration (2020/0888).</li> <li>SHLAA site G841 is currently under construction for seven new dwellings. Information from the SHLAA 2021 consultation provides the delivery rates for the site.</li> </ul>	5	4					

Local Plan ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
X6	Kighill Lane B	Ravenshead	30	Delivery rates to be added when planning application is submitted or permission granted	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. Information from one of the three land owners via the SHLAA 2021 consultation states that all land owners have come to an agreement to sell the land to a house builder. No planning application has been received.							
<b>Total</b>						<b>12</b>	<b>16</b>	<b>20</b>	<b>20</b>	<b>5</b>	<b>5</b>	<b>4</b>

**Sites under construction (or complete during the current financial year)**

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
G1200	Chapel Lane (84 & 86)	Ravenshead	2	Based on past build-out rates	Site is currently under construction for the replacement of 2 existing dwellings with 6 dwellings, net gain of 4 dwellings (2019/0770). The two existing dwellings have been demolished. As at 31 March 2021, 4 dwellings have been built.	2						
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	2	Assumptions for build-out rates	Site is currently under construction for three dwellings (2017/0960). Plot A was built in August 2020.	2						
G800	Longdale Lane (12)	Ravenshead	2	Assumptions for build-out rates	Site is currently under construction (2019/0748) for a replacement dwelling with 4 dwellings, net gain of 3 dwellings. Plot 4 was built in February 2021.	2						
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 for a detached dwelling (2014/0890). Construction work started in May 2018.	1						
G633	Woodlands Farm (outbuilding)	Ravenshead	1	SHLAA consultation response 2021	The site is part of full planning permission for a replacement dwelling and residential conversion (2013/0346) granted in July 2013. The replacement dwelling plot is recorded under SHLAA site G634 and the residential conversion plot is recorded under SHLAA site G633. Information from the SHLAA 2021 consultation states that the construction work on the residential conversion is now complete, however this has not yet been signed off as 'complete' by Building Control.	1						
<b>Total</b>						<b>10</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	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					
G87	Main Road (120, Land Rear Of)	Ravenshead	1	Assumptions for lead-in times and build-out rates	Full planning permission for a 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>5</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 2021:-

Burton Joyce	= 25 homes
Lambley	= 27 homes
Linby	= 5 homes
Newstead	= 9 homes
Papplewick	= 2 homes
Stoke Bardolph	= zero
Woodborough	= 14 homes
Total	= 82 homes

The sites in the tables are listed in alphabetical order by village name.

### Allocations in the Local Plan

Local Plan ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
H20	Mill Field Close	Burton Joyce	6	Based on past build-out rates	SHLAA site G469. The site is allocated for 20 homes in the Local Planning Document (site H20). Site is currently under construction for 14 homes (2018/0613). As at 31 March 2021, 8 dwellings have been built.	6						
H21	Orchard Close	Burton Joyce	14	Assumptions for lead-in times and build-out rates	SHLAA site G537. The site is allocated for 15 homes in the Local Planning Document (site H21). Full planning permission for 14 homes (2021/0301) granted in August 2021.		4	10				
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. The public house on site was demolished in early 2018. No planning application has been received.							
H23	Ash Grove	Woodborough	11	Assumptions for lead-in times and build-out rates for plot 2 and SHLAA consultation response 2021 for the remaining plots on site	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) was built in May 2018 (2016/0888). Full planning permission for a dwelling on plot 2 (adjacent to 3 Ash Grove) (2019/1147) granted in March 2020. Work on the remainder plots have not started. Information from the SHLAA 2021 consultation states the information provided through the previous SHLAA 2019 consultation remains unchanged, which 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	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
H24	Broad Close	Woodborough	15	SHLAA consultation response 2021	The site (which consists of SHLAA sites G776, G825 and G840) is allocated for 15 homes in the Local Planning Document (site H24). SHLAA site G825 is required to allow access to SHLAA sites G776 and G840 to the north. Full planning application for three detached houses on part of the allocation site (part of SHLAA site G776) 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 allocation site (i.e. remainder part of SHLAA site G776 and include SHLAA sites G825 and G840) to be accessed off Broad Close (2019/1080) was submitted in November 2019 and pending consideration. Information from the SHLAA 2021 consultation provides the delivery rates for the site.		14					
<b>Total</b>						<b>7</b>	<b>18</b>	<b>12</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>

**Sites under construction (or complete during the current financial year)**

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	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 build-out rates	Site is currently under construction for part demolition and part conversion of existing barn to a single dwelling (2020/1236).	1						
G1068	Bridle Road (34)	Burton Joyce	1	Building Control	Site completed in April 2021.	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						
G1196	Lambley Lane (127, Land Adj To)	Burton Joyce	1	Building Control	Site completed in September 2021.	1						
G1189	Lendrum Court	Burton Joyce	34	SHLAA consultation response 2021	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. Information from SHLAA 2021 consultation states that the construction of the site is currently underway and provides the delivery rates for the site.	34						
G996	Main Street (60)	Burton Joyce	2	Local Tax team	Site complete. This has been confirmed by Local Tax team (July 2021).	2						
G154	Mansfield Lane (110-112)	Calverton	6	SHLAA consultation response 2021	The site has full planning permission for six dwellings (2004/1471). Construction work started on plot 1 in July 2009 and no progress since. Information from the SHLAA 2021 consultation provides the delivery rates for the site.		1	2	3			
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						

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
G997	Spring Lane (114)	Lambley	2	Based on past 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 2020/0450 respectively). Plot 3 was completed in December 2019 (2017/1134). Plot 2 was completed in July 2020 (2018/0548).	2						
G1070	Sunrise Farm	Lambley	2	Building Control	Site completed in October 2021.	2						
G334	Main Street (142)	Woodborough	1	Local Tax team	Site complete. This has been confirmed by Local Tax team (July 2021).	1						
G789	Main Street (147)	Woodborough	5	Building Control	Site completed in June 2021.	5						
G916	Main Street (165)	Woodborough	2	Local Tax team	Site complete. This has been confirmed by Local Tax team (July 2021).	2						
G1211	Old Manor Farm (workshop)	Woodborough	1	Assumptions for build-out rates	Site is currently under construction for 1 new dwelling (2020/0528).	1						
G1172	Shelt Hill (45)	Woodborough	1	Assumptions for build-out rates	Site is currently under construction for a replacement dwelling (2019/0675). The existing dwelling has been demolished and work on the replacement plot has started.	1						
<b>Total</b>						<b>56</b>	<b>1</b>	<b>2</b>	<b>3</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	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
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						
G656	Land fronting 80 & 88 Bridle Road	Burton Joyce	1	Assumptions for lead-in times and build-out rates	Full planning application for 1 new dwelling (2020/0499) was refused in July 2020 and an appeal lodged (APP/N3020/W20/3259804). Appeal allowed in April 2021.		1					
G1214	Nottingham Road (228)	Burton Joyce	1	Assumptions for lead-in times and build-out rates	Full planning permission granted in January 2021 (2020/0885) for conversion of existing outbuilding to a new dwelling.	1						
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 a new dwelling (2018/0729) granted in May 2019.	1						
G487	Wellington Road (19)	Burton Joyce	1	Assumptions for lead-in times and build-out rates	Full planning permission granted in January 2021 (2020/1003) for conversion of existing garage to a new dwelling.	1						

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
G1115	Harlow Wood Farm (The Stables)	Lambley	1	Assumptions for lead-in times and build-out rates	Full planning permission for change of use to residential dwelling (2017/1325) granted in November 2018. Information from the SHLAA 2021 consultation states that the landowner wishes their site to remain on the SHLAA database.	1						
G1038	The Riding Stables	Lambley	1	SHLAA consultation response 2020	Full planning permission for a redevelopment of existing stables to provide a new dwelling (2020/0269) granted in June 2020. Information from the previous 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 and the replacement plot has not yet been built.	1						
<b>Total</b>						<b>9</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

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	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	The site is in the Green Belt and adjacent to Burton Joyce village. Part of site has full planning permission for 14 homes (2020/0475) granted in October 2020.	4	10					
<b>Total</b>						<b>4</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**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>310</b>									<b>2699</b>
Past completions (net) - urban area	183	199	296	206	120	104	193	218	287	232									2038
Past completions (net) – Edge of Hucknall	0	0	0	0	0	36	2	43	55	38									174
Past completions (net) - Bestwood Village	30	2	1	19	0	14	6	0	3	10									85
Past completions (net) - Calverton	16	3	10	64	56	10	17	15	3	8									202
Past completions (net) - Ravenshead	42	15	5	15	-5	21	4	4	7	10									118
Past completions (net) - Burton Joyce	0	2	1	0	2	7	0	3	1	9									25
Past completions (net) - Lambley	3	3	2	2	1	5	4	2	1	4									27
Past completions (net) - Linby	1	0	1	1	0	-1	2	0	1	0									5
Past completions (net) - Newstead	0	0	1	0	0	0	8	0	0	0									9
Past completions (net) - Papplewick	1	0	0	2	0	-1	0	0	0	0									2
Past completions (net) - Stoke Bardolph	0	0	0	0	0	0	0	0	0	0									0
Past completions (net) - Woodborough	-1	3	4	2	0	3	1	1	2	-1									14
<b>Urban area - ACS and LPD allocations</b>											<b>285</b>	<b>414</b>	<b>337</b>	<b>246</b>	<b>226</b>	<b>162</b>	<b>154</b>	<b>655</b>	<b>2479</b>
Teal Close									95	72	102	70	70	70	73			277	829
H1 - Rolleston Drive												100	31						131
H2 - Brookfields Garden Centre														15	17			58	90
H3 - Willow Farm																35	35		70
H4 - Linden Grove											10	40	40	30					120
H5 - Lodge Farm Lane																35	35		70
H6 - Spring Lane						27	64	55	4										150
H7 - Howbeck Road/Mapperley Plains											50	50	64					41	205

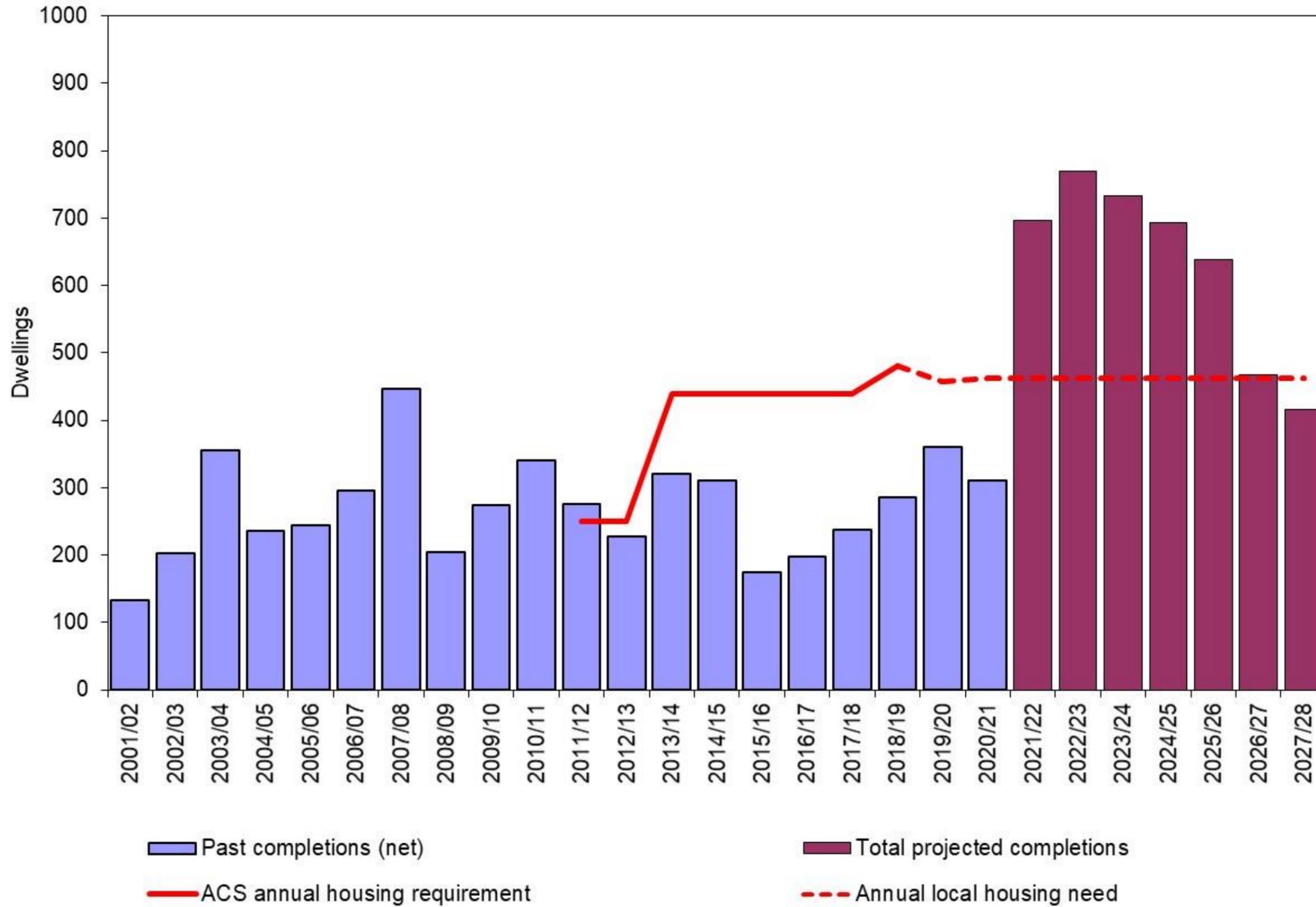
	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	A	Total
H8 - Killisick Lane																		230	230
H9 - Gedling Colliery/Chase Farm							25	65	96	64	103	102	82	81	86	85	84		873
X1 - Daybook Laundry																		49	49
X2 - West of A60 A											20	52							72
X3 - West of A60 B													50	50	50	7			157
<b>Urban area - sites under construction</b>											<b>129</b>	<b>8</b>	<b>3</b>						<b>140</b>
<b>Urban area - small sites with permission</b>											<b>39</b>	<b>36</b>	<b>18</b>	<b>6</b>	<b>2</b>				<b>101</b>
<b>Urban area - medium/large sites with permission</b>											<b>2</b>	<b>43</b>	<b>10</b>	<b>10</b>	<b>16</b>				<b>81</b>
<b>Edge of Hucknall - ACS and LPD allocations</b>											<b>45</b>	<b>55</b>	<b>151</b>	<b>140</b>	<b>130</b>	<b>100</b>	<b>100</b>	<b>18</b>	<b>739</b>
North of Papplewick Lane								43	55	38	45	45	11					18	255
Top Wighay Farm						36	2						100	100	100	100	100		538
H10 - Hayden Lane												10	40	40	30				120
<b>Edge of Hucknall - sites under construction</b>																			<b>0</b>
<b>Edge of Hucknall - small sites with permission</b>																			<b>0</b>
<b>Edge of Hucknall - medium/large sites with permission</b>																			<b>0</b>
<b>Bestwood Village - LPD allocations</b>											<b>30</b>	<b>31</b>	<b>25</b>	<b>25</b>	<b>25</b>	<b>25</b>	<b>25</b>	<b>220</b>	<b>406</b>
H11 - The Sycamores											5	6							11
H12 - Westhouse Farm											25	25	25	25	25	25	25		175
H13 - Bestwood Business Park																		220	220
<b>Bestwood Village - sites under construction</b>											<b>3</b>								<b>3</b>
<b>Bestwood Village - small sites with permission</b>																			<b>0</b>
<b>Bestwood Village - medium/large sites with permission</b>																			<b>0</b>
<b>Calverton - LPD allocations</b>											<b>45</b>	<b>135</b>	<b>155</b>	<b>110</b>	<b>101</b>	<b>43</b>	<b>0</b>	<b>0</b>	<b>589</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
H14 - Dark Lane											5	15	15	15	7				57
H15 - Main Street												5	25	25	24				79
H16 - Park Road											28	80	80	70	70	43			371
X4 Flatts Lane											12	35	35						82
<b>Calverton - sites under construction</b>											<b>8</b>	<b>1</b>							<b>9</b>
<b>Calverton - small sites with permission</b>											<b>2</b>								<b>2</b>
<b>Calverton - medium/large sites with permission</b>																			<b>0</b>
<b>Ravenshead - LPD allocations</b>											<b>12</b>	<b>16</b>	<b>20</b>	<b>20</b>	<b>5</b>	<b>5</b>	<b>4</b>	<b>30</b>	<b>112</b>
H17 - Longdale Lane A																			0
H18 - Longdale Lane B												2	5	5	5	5	4		26
H19 - Longdale Lane C											7	10	15	15					47
X5 Kighill Lane A									1		5	4							10
X6 Kighill Lane B																		30	30
<b>Ravenshead - sites under construction</b>											<b>10</b>								<b>10</b>
<b>Ravenshead - small sites with permission</b>											<b>5</b>	<b>1</b>							<b>6</b>
<b>Ravenshead - medium/large sites with permission</b>																			<b>0</b>
<b>Other villages - LPD allocations</b>											<b>7</b>	<b>18</b>	<b>12</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>0</b>	<b>45</b>
H20 - Mill Field Close (Burton Joyce)										8	6								14
H21 - Orchard Close (Burton Joyce)												4	10						14
H22 - Station Road (Newstead)																			0
H23 - Ash Grove (Woodborough)								1			1		2	2	2	2	2		12
H24 - Broad Close (Woodborough)												14							14
<b>Other villages - sites under construction</b>											<b>56</b>	<b>1</b>	<b>2</b>	<b>3</b>					<b>62</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											9	1							10
Other villages - medium/large sites with permission											4	10							14
Windfall allowance														131	131	131	131		524
<b>Total projected completions</b>											691	770	733	693	638	468	416	923	5332
<b>Cumulative completions</b>	275	502	823	1134	1308	1506	1743	2029	2389	2699	3390	4160	4893	5586	6224	6692	7108	8031	8031
<b>PLAN - annual housing target</b>	250	250	440	440	440	440	440	480	458	463	463	463	463	463	463	463	463		7342
<b>PLAN - housing target (cumulative)</b>	250	500	940	1380	1820	2260	2700	3180	3638	4101	4564	5027	5490	5953	6416	6879	7342	7342	
<b>MONITOR - number of dwellings above or below cumulative housing target</b>	25	2	-117	-246	-512	-754	-957	-1151	-1249	-1402	-1174	-867	-597	-367	-192	-187	-234	689	
<b>MANAGE - annual housing target taking account of past/projected completions</b>	426	436	450	459	470	495	522	551	586	619	663	659	636	612	585	559	650		
Remaining years	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1		

**Notes**

- The annual housing target figures include the Aligned Core Strategy annual housing requirement from 2011/12 to 2018/19 and the annual local housing need figures calculated using the standard method from 2019/20 onwards.
- Planning application for the third and final housing phase of 277 dwellings on Teal Close pending consideration. No delivery rates have been provided for the third phase through the SHLAA 2021 consultation. The 277 dwellings figure is provided in column A.
- Permission for the additional 18 dwellings on part of North of Papplewick Lane site is subject to the signing of the s106. No delivery rates have been provided for the additional 18 dwellings through the SHLAA 2021 consultation. The figure is provided in column A.
- No delivery rates have been provided for the remaining 58 dwellings on part of H2 Brookfields Garden Centre site and the remaining 48 dwellings on part of H7 Howbeck Road/Mapperley Plains 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 sites H8 Killisick Lane, X1 Daybrook Laundry, H13 Bestwood Business Park and X6 Kighill Lane B. Delivery rates to be added when planning application is submitted or permission granted. The Local Plan capacity figures are provided in column A.
- No delivery rates have been provided for site H22 Station Road because it is not expected the site will 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.



## **Report to Cabinet**

**Subject:** Infrastructure Funding Statement 2020/21  
**Date:** 13<sup>th</sup> December 2021  
**Author:** Community Infrastructure Levy and Section 106 Monitoring Officer

### **Wards Affected**

Borough-wide

### **Purpose**

To provide Members with information on the monies collected through the Community Infrastructure Levy (CIL) and Section 106 Planning Obligations, how they are administrated and future expenditure priorities in relation to the monies collected.

To seek approval for the publication of the Infrastructure Funding Statement for 2020/21 attached in Appendix A.

### **Key Decision**

This is not a key decision.

### **Recommendation(s)**

#### **THAT:**

- 1) Cabinet notes the report.**
- 2) Cabinet agrees to the publication of the Infrastructure Funding Statement for 2020/21 as detailed at Appendix A.**

## **1 Background**

- 1.1 Members will be aware that the Council can secure financial contributions and non-monetary contributions from developments through Section 106 Planning Obligations and the Community Infrastructure Levy (CIL). These contributions are to be expended on infrastructure within the Borough to mitigate against the impacts of local development.
- 1.2 On the 1<sup>st</sup> September 2019, the Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019 were published which introduced a new requirement into the Community Infrastructure Levy Regulations 2010 (“the Regulations”) for all Charging Authorities to publish an annual document, known as the “Infrastructure Funding Statement”, before the 31<sup>st</sup> December each calendar year. This document must include an “Infrastructure List” listing the infrastructure or types of infrastructure the authority intends will be or may be wholly or partly funded by CIL, a “CIL Report” in relation to the previous financial year, and a “Section 106 Report” about planning obligations in relation to the previous financial year. The document must be published on the Council’s website.
- 1.3 The attached Infrastructure Funding Statement 2020/21 at Appendix A includes details of the amount of CIL receipts received, expended and retained for the financial year 2020/21 (“the reported year”), a breakdown of cumulative CIL receipts since its adoption in 2015 and details of demand notices issued during the reported year. It also provides detail of CIL passed to parish councils.

- 1.4 The Infrastructure Funding Statement 2020/21 at Appendix A also provides an update on financial contributions collected through Section 106 Planning Obligations, including details of new planning obligations which were agreed upon during the reported year, the amount of money which was received during the reported year, the monies which have either been allocated or expended within the reported year and the amount of monies retained at the end of the reported year. The report also gives a breakdown of any non-monetary obligations.
- 1.5 In accordance with the Regulations an Infrastructure List is included at the end of the report to detail future infrastructure projects and how they will likely be funded through Planning Obligations. This Infrastructure List is taken from the Regulation 123 List which was adopted as part of the Charging Schedule by Gedling Borough Council on the 16<sup>th</sup> October 2015.
- 1.6 Nottinghamshire County Council, as a Charging Authority are also required to draft and publish an annual Infrastructure Funding Statement to report on any contributions received through planning obligations. Nottinghamshire County Council are the Charging and Collecting Authority in relation to Education Contributions for developments within Gedling Borough.

## **2 Proposals**

- 2.1 The Infrastructure Funding Statement 2020/21 at Appendix A has been prepared taking into account the requirements of the Regulations. It is proposed that members note the Infrastructure Funding Statement 2020/21 at Appendix A and approve publication of the Statement on the Council's website in accordance with the Regulations.

### **3 Alternative Options**

- 3.1 The Council is required to prepare and publish an Infrastructure Funding Statement under Regulation 121A of the Regulations before the end of the calendar year. The content of the Statement at Appendix A is accurate and is as prescribed in the Regulations, if Members did not approve the publication of the Statement, this would be contrary to the Regulations.

### **4 Financial Implications**

- 4.1 Failure to correctly identify and deliver on the S106 schemes would mean that contributions including any indexation may have to be paid back to the developer.
- 4.2 This report does not alter the amount of money that can be collected from developments through the use of the Community Infrastructure Levy (CIL) or Section 106 Planning Obligations.

### **5 Legal Implications**

- 5.1 To comply with the requirements of The Community Infrastructure Levy Regulations 2010 an Infrastructure Funding Statement for the annual year 2020/21 must be published before 31<sup>st</sup> December 2021. The Statement must include the information set out in Regulation 121A and the relevant schedules detailed therein.

### **6 Equalities Implications**

- 6.1 There are no equalities implications arising from this report.

### **7 Carbon Reduction/Environmental Sustainability Implications**

- 7.1 There are no carbon reduction/sustainability implications arising from this report.

## **8 Appendices**

8.1 Appendix 1: Infrastructure Funding Statement 2020/21 Annual Report

## **9 Background Papers**

9.1 Gedling Borough Council CIL Charging Schedule -

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

## **10 Reasons for Recommendations**

10.1 To provide information and make Cabinet aware of monies generated through the Community Infrastructure Levy and collected through Section 106 Planning Obligations.

10.2 To ensure an up to date Infrastructure Funding Statement is published in accordance with The Community Infrastructure Levy Regulations 2010.

### **Statutory Officer approval**

**Approved by:**

**Date: 18<sup>th</sup> November 2021**

**On behalf of the Chief Financial Officer**

**Approved by:**

**Date: 18<sup>th</sup> November 2021**

**On behalf of the Monitoring Officer**

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**Gedling Borough Council  
Community Infrastructure Levy (CIL)**

**Infrastructure Funding Statement 2020/21**

**Published December 2021**

## **1 INTRODUCTION**

Welcome to the Gedling Borough Council Infrastructure Funding Statement. This statement sets out this year's income and expenditure relating to the Community Infrastructure Levy (CIL) and Section 106 (s106) Agreements.

As a result of the changes made by the Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019, Local Authorities are required to produce Infrastructure Funding Statements on an annual basis.

Income collected from the CIL and / or s106 (collectively known as 'planning obligations' or 'developer contributions') is used to help fund the provision of infrastructure which is necessary to support and enable development and growth within the Borough.

Sections 2 and 3 of this statement will provide details of the progress in relation to the collection and expenditure of income generated through the CIL and s106 respectively for the last financial year.

Section 4 sets out the planned future expenditure of income generated through these mechanisms over the next reporting period.

### **1.1 Community Infrastructure Levy & Section 106 Agreements**

The Community Infrastructure Levy is a tariff-based charge on the development of new floorspace within the borough. Monies collected through the CIL can be used to fund a wide range of infrastructure (e.g. roads, medical practices and the provision of open space) that is required to meet the future growth needs of the borough.

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

Section 106 agreements are private agreements, made between local authorities and developers, which can be attached to a planning permission to ensure that a certain development that may otherwise be unacceptable in planning terms, meets the local planning authorities policy requirements. Typical forms of Section 106 Obligations include:

- Site-specific financial contribution;
- Non-financial obligations; and
- Provision of on-site affordable housing.

## 1.2 Summary of Headlines within Statement

**Table 1. Key Headlines from the Statement. (to the nearest £)**

**Summary of CIL Receipts**

A total of £561,706 in CIL receipts were collected during the financial year 2020/21.

A total of £1,671,994 receipts were retained at the end of the financial year 2020/21. Of this, £1,666,897 is to be used towards the provision of Strategic Infrastructure within the Borough, whilst £5,097 remains for Infrastructure projects identified through the Neighbourhood portion of the CIL.

A total of £45,305 was passed to Local Parishes during 2020/21 in accordance with Regulations 59A.

A total of £28,085 was allocated to cover the administrative costs of implementing and monitoring the CIL during 2020/21.

**Summary of Section 106 Contributions**

During the 2020/21 financial year £639,795 was collected in capital contributions through Section 106 Obligations. £43,232 was collected in revenue contributions during the same period.

A total of £98,014 capital and £29,755 revenue contributions have been spent on infrastructure within Gedling Borough Council during the 2020/21 financial year.

At the end of the financial year 2020/21, £2,381,938 of capital contributions and £163,831 of revenue contributions were retained by Gedling Borough Council.

## **2 COMMUNITY INFRASTRUCTURE LEVY**

The amount of CIL payable depends on where the development is located within the borough, the type of use the development comprises of, and the net additional increase in floorspace (£ per Sqm).

Gedling Borough Council's Charging Schedule currently identifies two different types of Uses which are liable for the CIL. Retail development chargeable by a flat rate across the borough whilst new residential development is split into three different zones. The Charging Schedule and Map of the different zones are available to view from our website at <https://www.gedling.gov.uk/cil/>.

Alongside the Charging Schedule Gedling Borough Council also adopted a Regulation 123 List in accordance with the regulations in force at the time. Expenditure of the Strategic CIL receipt was approved for the following infrastructure projects:

- The Gedling Access Road (GAR);
- Secondary School Contributions for Gedling Colliery / Chase Farm and Top Wighay Farm strategic sites; and
- The Gedling Country Park Visitors Centre.

Unlike Section 106 Agreements, the CIL payable is a fixed rate which is mandatory and non-negotiable. The charge becomes payable upon the commencement of development.

### **2.1 CIL Income**

Table 2 below provides an annual cumulative total of all CIL receipts since Gedling Borough Council first adopted the CIL in 2015. A breakdown of these receipts is provided in greater detail further into the report.

**Table 2. Cumulative Total CIL Receipts Retained (to the nearest £)**

Year	Income
2015/16	£0
2016/17	£36,171
2017/18	£420,148
2018/19	£1,038,139
2019/20	£1,276,677
2020/21	£1,671,994

Gedling Borough Council adopted the CIL on 16<sup>th</sup> October 2015. In accordance with the Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019, any planning application which was determined prior to this date is not chargeable. It is for this reason, along with a gap between the granting of permission and implemented, that no receipts were collected during the 2015/16 financial year.

## **2.2 Breakdown of CIL for 2020/21**

During the reported year 2020/21, 15 Demand Notices were issued totalling £1,524,665 in CIL Receipts. To date £968,852 of these receipts have been collected. The remaining sums will be collecting in accordance with the relevant payment plans as approved in the Councils Charging Schedule. The collection of the remaining sums from these Demand Notices will be reported in future Infrastructure Funding Statements in accordance with relevant payment policies.

During the reported year 2020/21 there has been a total of £561,706 collected in CIL receipts from across 14 different developments. A summary of the receipts collected during the year is detailed in Table 3 below.

**Table 3. Annual Breakdown of CIL Receipts 2020/21 (1st April 2020 - 31st March 2021)**

Total Receipts Collected	£561,706
Neighbourhood Portion of CIL Receipts	£96,262
Strategic Element of CIL Receipts	£437,359
Administration Element of CIL Receipts	£28,085
Receipts Passed to Local Parishes	£45,305
Receipts Awarded to Non-Parish Neighbourhood Projects	£93,000.00
<b>CIL Receipts Retained at End of Year</b>	<b>£1,671,994</b>

Of the receipts which were collected during 2020/21, £437,359 is to be spent on strategic infrastructure projects that were identified on the Infrastructure List (previously Regulation 123 List), while £96,262 is to be spent in the locality it was collected as part of the neighbourhood portion of the CIL.

In accordance with Regulation 59A of the Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019, a total of £45,305 worth of CIL Receipts have been passed directly to the Local Parishes from where they were collected.

£28,085 (5%) worth of receipts has been set aside to cover the administration costs of operating the CIL as permitted by the Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019.

During the financial year 20/21, projects which were identified as suitable for funding through the Neighbourhood portion of the CIL, in accordance with Regulation 59F of the Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019, were awarded a total of £93,000.

A total of £1,671,994 in CIL receipts were retained at the end of the financial year 2020/21.

## 2.2.1 Strategic CIL

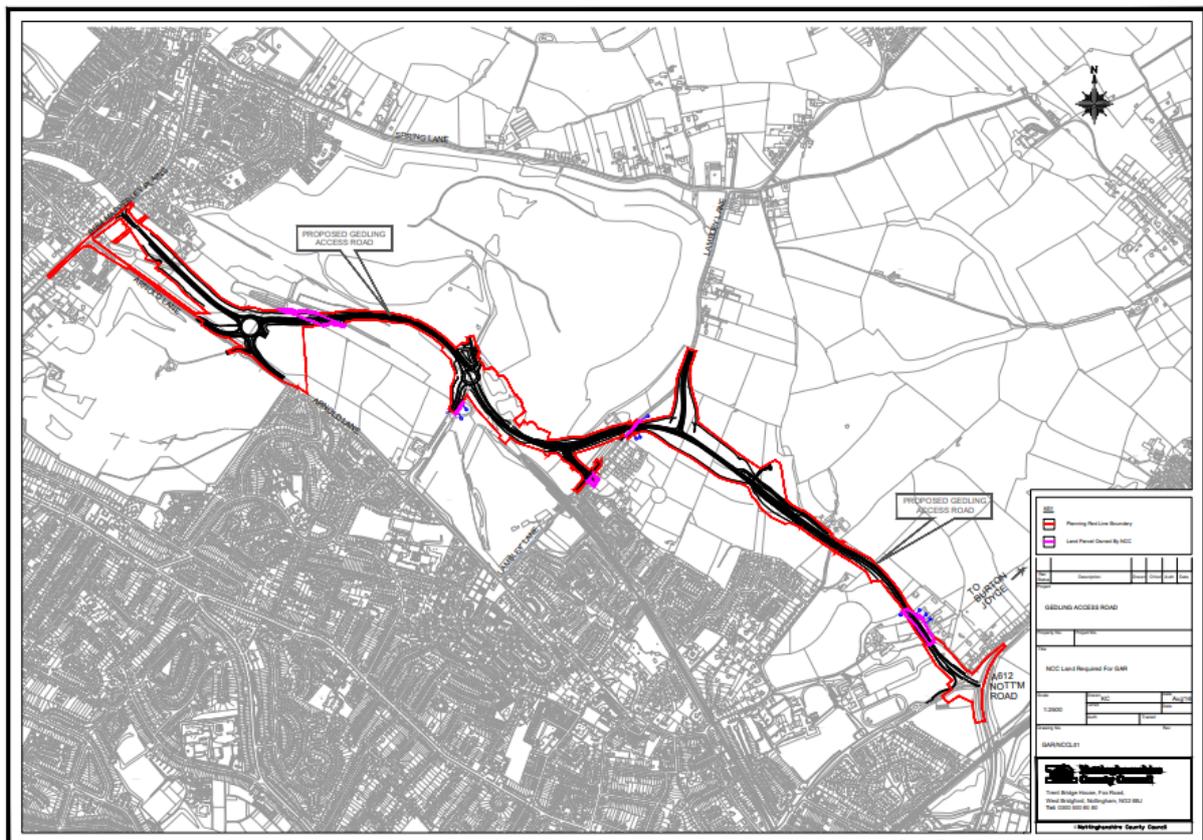
Since its adoption of CIL, Gedling Borough Council has now collected £1,666,897 towards the provision of its strategic projects.

<b>Table 4. Annual Strategic CIL Collected (to the nearest £)</b>	
<b>Year</b>	<b>Income</b>
2015/16	£0
2016/17	£33,695
2017/18	£333,580
2018/19	£530,147
2019/20	£332,116
2020/21	£437,359
<b>Total</b>	<b>£1,666,897</b>

Following its introduction in 2015, the strategic portion of the CIL collected has been retained for the construction of Gedling Access Road (GAR) which remains the Council's first priority in terms of key infrastructure within the Borough. The Borough Council has agreed to make a contribution of up to £4.48 million from the Strategic CIL receipt. Payment to the County Council will be made in phases upon the receipt of funds and this will be determined by a transfer agreement.

The GAR is a new 3.8km single carriageway road which will provide a link between the B684 Mapperley Plains and the A612 Trent Valley Road / Nottingham Road. The provision of this piece of infrastructure is vital to support planned growth in this area. Construction of the GAR began in January 2020 and is expected to be completed in Spring 2022. A video showing the proposed layout and route of the Gedling Access Road can be found at <https://www.nottinghamshire.gov.uk/transport/roads/gedling-access-road/construction>.

**Figure 1. Map of Gedling Access Road**



### **2.2.2 Neighbourhood CIL**

Under the Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019 a 'meaningful proportion of CIL receipts are to be passed to local town or parish councils for the area where development takes place. This is known as the 'neighbourhood portion'. The neighbourhood portion to be passed to the local council is set at 15% of the relevant CIL receipts (up to a cap of £100 per existing council tax dwelling) or 25% with no maximum cap specified where there is a Neighbourhood Development Plan in place. At this time there are four Neighbourhood Plans 'made' within Gedling Borough:

- Burton Joyce Neighbourhood Plan,
- Calverton Neighbourhood Plan,
- Linby Neighbourhood Plan, and
- Papplewick Neighbourhood Plan.

Table 5 below shows the portion of the Neighbourhood CIL Receipts which have been collected on behalf of local parishes.

<b>Table 5. Neighbourhood CIL Awarded to Local Parishes (to the nearest £)</b>	
<b>Year</b>	<b>Income</b>
2015/16	£0
2016/17	£3,842
2017/18	£12,374
2018/19	£8,059
2019/20	£23,808
2020/21	£45,305
<b>Total</b>	<b>£93,388</b>

Where there is no Parish Council, Regulation 59A of the Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019 places a duty on charging authorities to allocate at least 15% (up to a cap of £100 per existing council tax dwelling) or 25% (uncapped) where there is a 'made' Neighbourhood Plan, of CIL receipts to spend on priorities that should be agreed with the local community in areas where development is taking place. Gedling Borough Council undertake annual consultations with local residents and groups to identify and assess projects which may be suitable for Non-Parish neighbourhood funding. Where no suitable projects are identified the Neighbourhood portion is carried over to the next financial year. Further information regarding the Neighbourhood portion of the CIL can be found on the Gedling Borough Council website at <https://www.gedling.gov.uk/cil/>.

Gedling Borough has 11 Parishes where the Neighbourhood portion of CIL Receipts will be passed to the Parish Councils if developments take place in those areas. The Parishes cover the following areas:

- Bestwood
- Colwick;
- Papplewick;
- Village;
- Lambley;
- Ravenshead;
- Burton Joyce;
- Linby;
- St Albans, and
- Calverton;
- Newstead;
- Woodborough.

In accordance with the Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019, Parish Councils must publish their own annual reports which detail funding and expenditure for each year where they have received monies passed down through the Neighbourhood Portion through CIL.

### 2.2.3 Non-Parish Neighbourhood CIL

It should be noted that the extent of the Parishes does not cover the majority of the urban area of Gedling Borough (with the exception of Colwick). This creates a gap in the coverage for the Neighbourhood portion in the Borough. When development takes place in this area Gedling Borough Council will determine, in consultation with its residents, how to expend this element of the CIL in accordance with Regulation 59F of with the Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019.

Below is a table showing the amount of CIL which has been collected and allocated towards the Non-Parish Neighbourhood element during the last financial year.

<b>Table 6. Non-Parish Neighbourhood CIL Collected (to the nearest £)</b>	
<b>Year</b>	<b>Income</b>
2015/16	£0
2016/17	£2,476
2017/18	£50,397
2018/19	£91,344
2019/20	£46,423
2020/21	£50,957
<b>Total</b>	<b>£241,597</b>

To date Gedling Borough Council have awarded funding to five pieces of infrastructure through the Non-Parish Neighborhood portion. These include the three projects which were previously detailed within the 2019/20 Infrastructure Funding Statement and two new projects that were award during the last round of nominations.

The two latest projects which were successful in their bids for CIL Neighbourhood funding are details below.

### **Green Lung Corridor**

In 2021 £50,000 was awarded to the creation of new green corridor between Digby Park / Mapperley Golf Course and the Gedling Country Park.

The Green Lung Corridor would result in the redevelopment and enhancement of existing footpaths, improving connectivity between several pieces of green infrastructure across this route.

As part of the project existing Green Space, including an old Tree Trail at Digby Park which has fallen into decline, will be refurbished and new signage, bins, benches and further tree planting will be implemented.

In addition to the above the project will also include surface works to improve drainage in such places along the Green Corridor where the paths suffer from poor drainage, most notably sections of the path adjacent to Kneeton Close.

Works are expected to commence in Winter 2021/22.

### **Arnold Marketplace**

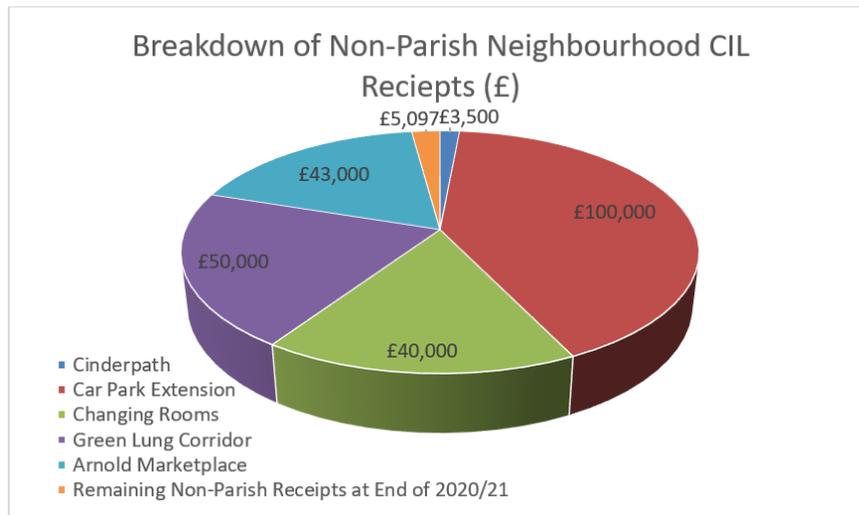
In 2021 a total of £43,000 was awarded towards the construction and improvement of the public realm in association with the new Arnold Marketplace development which was granted Planning Permission on the 27<sup>th</sup> October 2020.

The project would facilitate the provision of hard and green infrastructure within the locality of the new Arnold Marketplace development to create a more attractive marketplace and public space for local residents.

Works are currently underway on the construction of the new marketplace building and a completion date of spring 2022 is targeted for all works.

To date a total of £236,500 in CIL receipts has been awarded to infrastructure projects in accordance with Regulation 59F of the Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019. At the end of the financial year 2020/21 £5,097 of CIL Receipts remain with Gedling Borough Council for allocation towards the funding of future nominated projects.

**Figure 2. Pie Chart showing allocation of Non-Parish Neighbourhood Funding**



#### 2.2.4 CIL Administration Portion

The remaining 5% of monies collected through CIL Receipts is made available for Charging Authorities to cover the administrative costs associated with implementing and enforcing the CIL.

To date a total of £105,362 has been collected towards covering the costs of operating the CIL within Gedling Borough Council. Table 7 below shows a breakdown of the annual receipts collected towards this portion of the CIL.

**Table 7. Administration CIL Collected (to the nearest £)**

Year	Income
2015/16	£0
2016/17	£2,106
2017/18	£20,861
2018/19	£33,134
2019/20	£21,176
2020/21	£28,085
<b>Total</b>	<b>£105,362</b>

### 3 SECTION 106 OBLIGATIONS

Gedling Borough Councils approach to planning obligations is set out within the Aligned Core Strategy 2014 (Part 1 Local Plan), the Local Planning Document 2018 (Part 2 Local Plan) and Gedling Borough Councils Planning Obligations Protocol 2014. Priorities which should be considered when negotiating planning applications include factors such as Affordable Housing, Open Space, Education and Primary Healthcare.

More detailed guidance regarding how obligations are calculated can be found in Gedling Borough Councils Supplementary Planning Documents and Guidance on the Gedling Borough Councils website at

<https://www.gedling.gov.uk/resident/planningandbuildingcontrol/planningpolicy/adoptedlocalplanandpolicydocuments/>.

#### 3.1 New Section 106 Agreements Signed

During the financial year 20/21 there have been several new planning permissions granted for larger developments which were subject to Section 106 Agreements. Table 8 below provides a list of these developments.

**Table 8. List of New Section 106 Agreements 20/21**

<b>App Ref</b>	<b>Location</b>	<b>Breakdown of Obligations</b>
2018/1034	Land at Orchard Close, Burton Joyce, Nottinghamshire	Local Employment and Skills Plan.  Open Space Contribution £49,330.40 (Index Linked).  Affordable Housing provision on-site.
2019/0213	Land to the West of Mapperley Plains, Mapperley	Monitoring Fee.  Local Employment and Skills Plan.  Open Spaces Scheme to be submitted and approved by the Borough Council.  Primary Healthcare Contribution £88,868.00 (Index Linked).  Affordable Housing provision on-site.
2017/1263	Land Adj Dark Lane, Calverton, Nottinghamshire	Monitoring Fee.  Local Employment and Skills Plan.  Open Space Contribution £106,668.36 (Index Linked).  Primary Healthcare Contribution £35,595 (Index Linked).  Affordable Housing provision on-site.
2019/1186	Land at the end of Linden Grove,	Monitoring Fee.  Local Employment and Skills Plan.

	Gedling, Nottingham	<p>Open Spaces Scheme to be submitted and approved by the Borough Council.</p> <p>Primary Healthcare Contribution £65,025.00 (Index Linked).</p> <p>Affordable Housing provision on-site.</p>
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A copy of each Section 106 Agreement and other public documents relevant to each Planning Application can be viewed electronically on the planning portal at <https://pawam.gedling.gov.uk/online-applications/>.

### 3.2 Section 106 Capital Contributions Overview

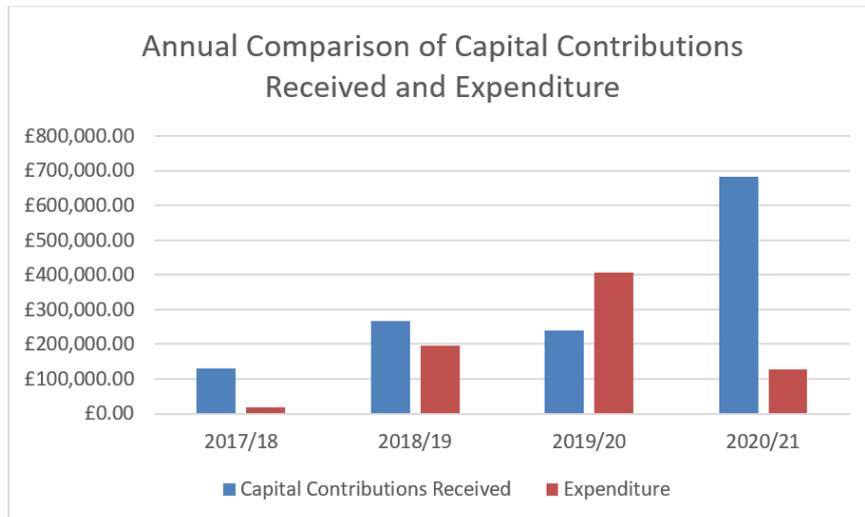
A total of £683,027 was received in Section 106 Contributions during the financial year 2020/21,

Table 9 provides a breakdown of the total contributions received from S106 Contributions and the amount of Expenditure over the last financial year.

<b>Table 9. Overview of S106 Contributions 2020/21 (to the nearest £)</b>			
<b>Contributions Received</b>		<b>Expenditure</b>	
Capital	Revenue	Capital	Revenue
£639,795	£43,232	£98,014	£29,755

During the last financial year Gedling Borough Council have collected more financial contributions from Section 106 Agreements than the previous three years combined (2017-2020 resulted in a total of £634,813.49 S106 contributions collected). This mechanism demonstrates Gedling Borough Councils continued commitment to ensure that, when necessary, the impacts of developments within the Borough are appropriately mitigated.

**Figure 3. Annual S106 Income and Expenditure since 2017/18**



### **3.3 Capital Contributions retained at end of Financial Year 20/21**

Contributions collected through a Section 106 agreement usually have a clause stating the timeframe in which the contribution is to be expended. Currently there are no S106 contributions which have exceeded the timeframe and plans are in place to ensure that the contributions are expended prior to the repayment dates set.

In the majority of S106 agreements the payback period is usually 10 years however these clauses can range between 5 – 10 years.

Table 10 below details the Capital Contributions which have been retained at the end of the financial year 2020/21. These monies have yet to be allocated to a specific scheme or project.

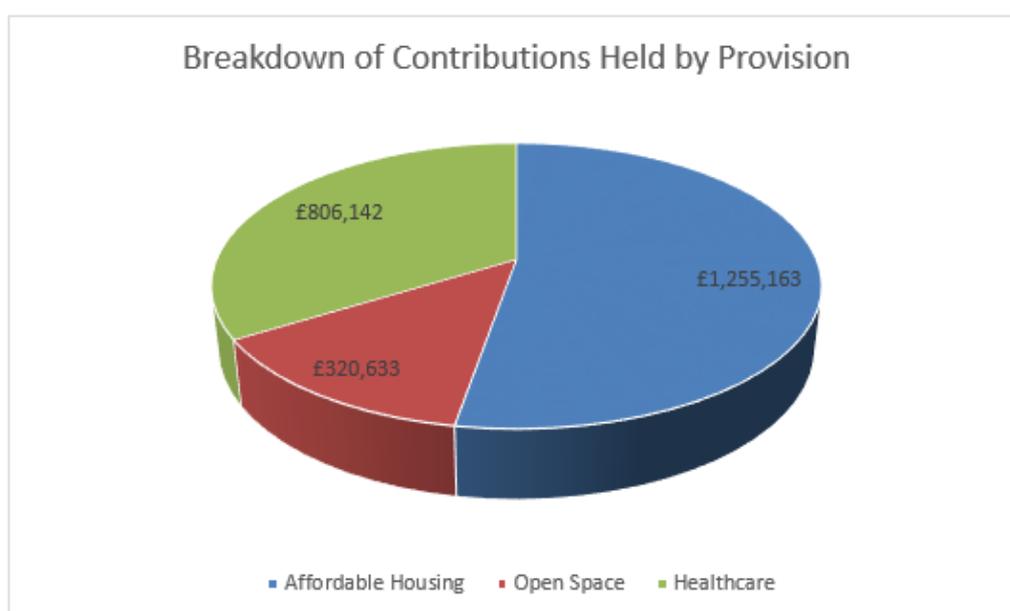
**Table 10. Capital Contributions held at 31<sup>st</sup> March 2021 (to the nearest £)**

Site	Application Reference	S106 Received	Contributions Held	Provision	Deadline to for expenditure
Spring Lane	2007/0748	2014	£24,924	Affordable Housing	2024
			£25,688	Open Space	
Land at Wighay Road	2014/0950	2016	£94,822	Open Space	2026
			£560,567	Affordable Housing	
			£21,741	Healthcare	
Land at Stockings Farm	2010/0437	2016	£435,232	Healthcare	2026
Bradstone Drive, off Spring Lane	2014/0740	2017	£23,903	Healthcare	2027
Land North of Papplewick Lane, Linby	2013/1406	2017	£37,346	Healthcare	2027
Land Off Cavendish Road	2014/0559	2017	£35,243	Open Space	2027
Land North of Papplewick Lane, Linby	2013/1406	2018	£215,568	Affordable Housing	2028
Land South of Woodchurch Road	2018/0911	2018	£28,518	Open Space	2028
Land at Teal Close, Netherfield	2013/0546	2019	£111,237	Healthcare	2029
Land West of Westhouse Farm	2014/0238	2019	£27,818	Healthcare	2029

Land Between Main St and Hollinwood	2012/0941	2019	£99,536	Open Space	2029
Land North of Papplewick Lane	2013/1406	2020	£454,104	Affordable Housing	2030
			£81,739	Healthcare	2030
Land west of Beeston Close, Bestwood	2017/0194	2020	£36,826	Open Space	2030
Bradstone Drive, off Spring Lane	2014/0740	2020	£22,692	Healthcare	2030
Land to the West of Mapperley Plain	2019/0213	2020	£44,434	Healthcare	2030
<b>Total</b>			<b>£2,381,938</b>		

Figure 4 below provides a breakdown of all the contributions currently held by Gedling Borough Council per service provision.

**Figure 4. Pie Chart showing S106 Contributions held per type of provision**



### 3.4 Section 106 Capital and Revenue Expenditure

In 2020/21 Section 106 Contributions totalling £98,014 were spent on infrastructure projects across the borough. Table 11 indicates which developments the contributions were drawn down from and what projects they were allocated to.

<b>Table 11. Capital Contributions expended during 2020/21 (to the nearest £)</b>				
<b>Site</b>	<b>Application Reference</b>	<b>S106 Contribution Received</b>	<b>Amount Spent</b>	<b>Provision/Project Funded</b>
Spring Lane, Mapperley	2007/0748	2014	£97,814	Gedling Country Park Seating Area.
Spring Lane, Mapperley	2007/0748	2014	£200	Burton Road Affordable Housing Project
<b>Total</b>			<b>£98,014</b>	

As well as the collection and expenditure of capital contributions, it is not uncommon for Section 106 Agreements to require the payment of revenue contributions towards the ongoing maintenance of infrastructure which is provided. These payments are typically agreed for a period of 10 years. The majority of revenue contributions which are collected by Gedling Borough Council relate primarily to ongoing maintenance works on Open Spaces sites that the Council have adopted. Table 12 below sets out revenue contributions which have been collected by the Local Authority and the developments they have been spent on thus far.

**Table 12. Revenue Contributions Received (to the nearest £)**

Site	Date Received	Balance at 1 <sup>st</sup> April 2020	Annual Payment 2020/21	Remaining Balance at 31 <sup>st</sup> March 2021
Spring Lane	2016	£2,844	£569	£2,275
Park Road, Bestwood	2017	£17,880	£0	£17,880
Edison Way, Arnold	2007	£10,425	£5,213	£5,212
Downham Close, Arnold	2018	£4,126	£825	£3,301
Brooklands Drive	2008	£2,864	£1,446	£1,418
Arnold View Primary School	2009	£14,847	£2,474	£12,373
Burton Road, Gedling	2009	£3,819	£763	£3,056
188-194 Mapperley Plains	2012	£11,421	£1,904	£9,517
333-339 Mapperley Plains	2015	£14,453	£2,409	£12,044
Spring Lane	2017	£77,403	£11,058	£66,345
Land at Teal Close, Netherfield	2018	£2,550	£0.00	£2,550
Howbeck Road	2016	£30,956	£3,096	£27,860
<b>Total</b>		<b>£193,588</b>	<b>£29,757</b>	<b>£163,831</b>

### 3.5 Section 106 Monitoring Fees

The Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019 introduced a provision for Local Authorities to insert Monitoring Clauses into future Section 106 Agreements. These clauses allow fees to be levied to support the costs of monitoring and reporting on the delivery of Section 106 planning obligations.

Whilst the amendments to the Regulations allows for monitoring fees to be levied, any such fee must be both fair and reasonable based on the Local Authorities estimates of the actual costs of monitoring the agreement. The Borough Council has an adopted policy which can be viewed on the council's website at the following link - <https://democracy.gedling.gov.uk/documents/s16689/Appendix%201%20Monitoring%20Fee%20Statement.pdf>.

To date Gedling Borough Council have sought Monitoring Fees in relation to eleven developments. A list of these developments and the relevant monitoring fees are detailed below. Developments where the monitoring fees which were received and reported in last year's Infrastructure Funding Statement have been removed from the table below.

<b>Table 13. Section 106 Agreements with Monitoring Fees (to the nearest £)</b>			
<b>Site</b>	<b>Date S106 Signed</b>	<b>Value of Monitoring Fee</b>	<b>Status</b>
Carlton Police Station, Cavendish Road, Carlton, Nottingham, NG4 3DZ	29.03.2019	£315	Received
Land North West, Park Road, Calverton, Nottinghamshire	18.02.2020	£2,520	Received
Land On Flatts Lane, Calverton, Nottinghamshire	03.03.2020	£2,835	Payment Due
Land at Orchard Close, Burton Joyce, Nottinghamshire	26.03.2020	£2,520	Not Commenced
Land at Brookfields Garden Centre, Mapperley Plains, Nottingham, NG3 5RW	26.03.2020	£2,205	Not Commenced
84-86 Chapel Lane, Ravenshead, Nottingham	03.07.2020	£1,260	Received

Land at Chase Farm, Mapperley Plains, Mapperley, Nottingham	09.07.2020	£1,890	Not Commenced
Land Adj Dark Lane, Calverton, Nottinghamshire	12.11.2020	£2,231	Received
Land at the end of Linden Grove, Gedling, Nottingham	28.01.2021	£2,520	Not Commenced
<b>Total</b>		<b>£18,296</b>	

### 3.6 Non-Monetary Contributions

In some instances, financial contributions may not be deemed necessary to mitigate against the impacts of a development. Instead it may be considered that the provision of on-site infrastructure such as Affordable Housing or, the agreement of future plans such as local employment schemes may be sufficient.

Table 14 details developments approved during the reporting year which include a provision to provide Affordable Housing on site.

<b>Table 14. Provision of Affordable Housing 2020/21</b>			
<b>Site Address</b>	<b>Application Reference</b>	<b>Date S106 Signed</b>	<b>Affordable Housing Obligation</b>
Land at Orchard Close, Burton Joyce, Nottinghamshire	2018/1034	26.03.2020	4 dwellings to be Affordable Housing Units (3 Affordable Rented Units and 1 Intermediate Housing)
Land to the West of Mapperley Plains, Mapperley	2019/0213	08.10.2020	49 dwellings to be Affordable Housing Units (16 Shared Ownership, 33 Affordable Rented)
Land Adj Dark Lane, Calverton, Nottinghamshire	2017/1263	12.11.2020	11 dwellings to be Affordable Housing Units (8 Affordable Rented Units and 3 Intermediate Housing)
Land at the end of Linden Grove, Gedling, Nottingham	2019/1186	29.01.2021	24 dwellings to be Affordable Housing Units (17 Affordable Rented Units and 7% Shared Ownership)

Each of the Planning Permissions, which were subject to a Section 106 Agreement, granted during the 2020/21 financial year include a requirement to submit an Employment and Skill Plans. This further demonstrates Gedling Borough Councils on-going dedication to working with partners and local business to provide greater opportunities where possible. Table 15 details the developments which require such obligations.

<b>Table 15. Employment and Skills Plans Agreed 2020/21</b>	
<b>Site</b>	<b>Date S106 Signed</b>
Land at Orchard Close, Burton Joyce, Nottinghamshire	26.03.2020
Land to the West of Mapperley Plains, Mapperley	08.10.2020
Land Adj Dark Lane, Calverton, Nottinghamshire	12.11.2020
Land at the end of Linden Grove, Gedling, Nottingham	28.01.2021

### **3.7 Monies Borrowed**

No Section 106 monies were spent repaying money borrowed during the financial year 2020/21.

## **4 GOING FORWARD – PLANNED EXPENDITURE**

In accordance with the latest amendments to the CIL Regulations, the IFS outlines the future priorities in terms of expenditure over the next reporting period (2021/22).

The amount of CIL receipts generated in any given financial year is dependent upon the implementation of planning permissions and phasing of developments. Whilst it is possible to calculate the amount of CIL receipts expected through the totalling of Liability Notices generated, this will only ever be a theoretical figure as payment only becomes due upon the commencement of development.

Contributions generated through Section 106 Agreements must be spent in accordance with the terms set out within each Agreement (as negotiated during the planning application process). These terms will often have several trigger points, such as number of residential units occupied, which will cause the payment to become due.

In this way, funding obtained through Section 106 agreements are heavily reliant upon the phasing and delivery of development and can vary greatly on a site by site basis, making it difficult to accurately forecast future income.

#### **4.1 Strategic CIL**

Since Gedling Borough Council first adopted the CIL in 2015 the Strategic portion of CIL Receipts have been ring-fenced for the provision of the Gedling Access Road (GAR). The GAR remains a vital piece of infrastructure to support growth in the area and provide greater connectivity between the central urbanised area of the Borough such as Mapperley and Arnold, and more rural settlements such as Burton Joyce and Stoke Bardolph. Until such a time as the funding gap for the GAR has been reached, CIL receipts for the Strategic element will continue to be ring-fenced for this piece of infrastructure.

Gedling Borough Council have committed to allocate a total of £4.48 million towards the Gedling Access Road. In total approx. £1.67 million has been collected so far through the Strategic portion of the CIL, as such there remains an outstanding sum of £2.81 million which will continue to be collected as more CIL receipts are paid.

Once the funding gap for the GAR has been reached the focus will shift towards secondary school contributions at Gedling Colliery / Chase Farm and Top Wighay Farm strategic sites. It is envisaged that the interim funding gap for Secondary School facilities required for these two developments can be reduced through education contributions delivered through Section 106 Agreements. Expenditure on a possible visitor centre at Gedling Country Park has also been approved. No decision have been taken with regards to the prioritisation of these projects.

#### **4.2 Neighbourhood Portion CIL**

The Neighbourhood CIL will continue to be spent on providing and improving existing infrastructure within the Borough. 15% of CIL receipts will continue to be allocated to the Neighbourhood portion of the CIL rising to 25% in places where a Neighbourhood Plan has been adopted.

The Neighbourhood portion of CIL receipts collected in local parishes will continue to be transferred directly to these governing bodies for allocation.

Throughout the year, local community groups and stakeholders will be able to nominate projects for the Neighbourhood portion of the CIL receipts which are collected within non-parish areas. Submissions can be made by completing the electronic form on the Gedling Borough Council website at the following link - <https://apps.gedling.gov.uk/forms/default.aspx?formid=86>.

At the beginning of September an annual review of all the projects nominated will commence and shortly after a Local Infrastructure Schedule (LIS) will be published along with a comprehensive project assessment. Following the publication of the LIS and project assessment a public consultation will be undertaken and a final report identifying which if any projects have been successful. If no projects are nominated or deemed appropriate the Neighbourhood CIL will be carried over to the next financial year.

Examples of types of Infrastructure which may be appropriate include:

- Improvements to local open spaces;
- Street improvements;
- Drainage improvements;
- Town centre regeneration and
- Recreational facilities.

It is important that any project which is nominated is able to demonstrate how it fulfils a need created by new development within the area and, should wherever possible, show availability to provide match funding through other revenue streams.

### **4.3 Section 106 Contributions**

The Gedling 2020/21 capital programme sets out the future spending priorities of Gedling Borough Council. Currently two infrastructure projects totalling £93,000 have been identified in the next financial year. The projects which have been identified so far as suitable for Section 106 funding are detailed in table 16 below.

**Table 16. Section 106 Contributions 2021/22 Allocations**

<b>Open Spaces</b>
Sand Martin Bank & Bird Hide at Gedling Country Park £18,000 from Spring Lane 2007/0748 contributions.
Lambley Lane Changing Rooms & Pitch Renovation £75,000.
<b>Affordable Housing</b>
No funding committed for 21/22 to date.
<b>Healthcare</b>
No funding committed for 21/22 to date.
<b>Education</b>
Education Contributions are requested and secured by Nottinghamshire County Council. The County Council are required to draft their own Infrastructure Funding Statement reporting on financial contributions received through S106 Agreements. A copy of this document will be available for viewing on Nottinghamshire County Councils website.

Careful consideration will be given to remaining Section 106 Contributions which are being held by Gedling Borough Council. These remaining sums will be monitored and projects identified in accordance with the relevant legal S106 Agreements.

## 5 Infrastructure List

<b>Table 17. The Infrastructure List</b>	
<b>Community Infrastructure Levy</b>	
Construction of Gedling Access Road to facilitate Gedling Colliery / Chase Farm development.	To be funded through Strategic portion of CIL Receipts collected.
Secondary School Contributions at Gedling Colliery / Chase Farm and Top Wighay Farm developments.	To be funded through Strategic portion of CIL Receipts collected.
Gedling Colliery Country Park Visitors Centre	To be funded through Strategic portion of CIL Receipts collected.
Annual assessment of suitable Infrastructure projects identified in accordance with Regulation 59F of the Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019.	To be funded through the Neighbourhood portion of CIL Receipts collected.
<b>Section 106 Contributions</b>	
Provision of Affordable Housing Units either on-site or through capital contributions.	To be secured through Section 106 Obligations.
Provision of Open Spaces including new infrastructure and improvements to existing sites.	To be secured through Section 106 Obligations.
Provision for Primary Healthcare including new infrastructure and improvements of existing surgeries.	To be secured through Section 106 Obligations.
Any other future infrastructure which is deemed necessary, in accordance with the Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019	To be secured through Section 106 Obligations.

The above is not a final account of all infrastructure that may be funded through Planning Obligations. The Infrastructure List will be monitored and may be updated accordingly to represent new projects that are identified in the future.

If you have any further queries or comments about this statement, please do not hesitate to contact us via email at [CIL@gedling.gov.uk](mailto:CIL@gedling.gov.uk) or phone on 0115 901 3731.

## **ACTION SHEET PLANNING DELEGATION PANEL - 26th November 2021**

2021/0769

2 Besecar Close, Gedling, NG4 4DN

Loft conversion with hip to gable and flat roof rear dormer; flat roof single storey rear extension with roof lanterns

The proposed development would respect the character of the area, residential amenity and highway safety.

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

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

2021/0966

7 Thetford Close, Arnold, NG5 6PH

First floor rear extension

The proposed development would respect the character of the area, residential amenity and highway safety.

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

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

2021/1018

155 Main Road, Ravenshead, NG15 9GS

Proposed extension to existing storage barn

The proposed development would result in an extension to an existing building that is not disproportionate to its original size or harmful to the openness of the green belt.

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

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

2021/1112

145 Ravenswood Road, Arnold, NG5 7GB

Retain 2.4m high close boarded panels and gravel boards fence on south-western boundary

The proposal would result in a fence at odds with the character of the area given its scale and location.

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

**Decision: That the application be refused permission.**

2021/1116

Land to the rear of 106 Bridle Road, Burton Joyce

Proposed extension to garage for plant room use and an outdoor swimming pool.

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

2021/1129

Land adjacent to 108A Jessops Lane, Gedling, Nottingham

Erection of bungalow

The proposed development would have a detrimental impact on highway safety given the restricted nature of the existing access.

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

**Decision: That the application be refused permission.**

2021/1162

97 Nottingham Road, Daybrook, Nottingham

Upgrade existing 48-sheet advert to support digital poster.

The proposed development would have a detrimental impact on the character of the area and also act as a distraction to drivers being harmful to highway safety.

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

**Decision: That the application be refused advert consent.**

2021/1180

17 Greaves Close, Arnold, NG5 6RS  
Two storey side extension

The proposed development would have respect the character of the area, residential amenity and highway safety.

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

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

**Video Conference Call Meeting.**

Cllr John Truscott  
Cllr Paul Wilkinson  
Cllr David Ellis  
Cllr John Parr  
Cllr Marje Paling  
Cllr Meredith Lawrence

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

**26th November 2021**

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## **ACTION SHEET PLANNING DELEGATION PANEL 3rd December 2021**

2021/0693

Wrinkly Lettuce 16 Main Road Gedling

Decking to the rear of cafe and change of use of site from Bistro (Class E) to a mixed use as a Café (Class E) and Pub (Sui Generis) (retrospective)

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

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

**Decision: Refuse Planning Permission.**

2021/0859

19 Lowdham Lane Woodborough NG14 6DL

Erection of outbuilding adjacent to existing garage

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.**

2021/1041

17 Trentdale Road Carlton NG4 1BU

Two storey rear and side extensions (amendments to permission 2020/0760)

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.**

### **Video Conference Call Meeting**

Cllr John Truscott

Cllr Paul Wilkinson

Cllr Marje Palling

Cllr David Ellis

Cllr John Parr

Cllr Meredith Lawrence

Cllr Jennifer Hemingway

Kevin Cartwright – Principal Planning Officer

**3rd December 2021**

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## **ACTION SHEET PLANNING DELEGATION PANEL 10th December 2021**

2021/0385

106 Bridle Road Burton Joyce NG14 5FP

Proposed conversion and extension of existing home gym and garden store to a dwelling (2 bedroom)

The proposal is appropriate development within the Green Belt that would result in no undue harm to the amenity of neighbouring occupiers, highway safety or the character and appearance of the area.

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

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

2021/0949

Sunnyhome Greendale Road Arnold

Erection of Five New Dwellings and Alterations to Existing Dwelling

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

2021/1174

67 Besecar Avenue Gedling Nottingham

Erection of dwelling (re-submission of planning application 2021/0528)

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

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

**Decision: Refuse Planning Permission.**

2021/1220

26 Main Street Papplewick NG15 8FD

Two storey side, single storey front and rear extensions

The proposal would be inappropriate development in the Green Belt that would harm openness and would result in less than substantial harm to heritage assets.

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

**Decision: Refuse Planning Permission.**

**Video Conference Call Meeting**

Cllr John Truscott  
Cllr Paul Wilkinson  
Cllr David Ellis  
Cllr John Parr  
Cllr Meredith Lawrence

Kevin Cartwright – Principal Planning Officer  
Nigel Bryan - Principal Planning Officer.

**10th December 2021**

## **ACTION SHEET PLANNING DELEGATION PANEL - 17th December 2021**

2021/0942TPO

Park House, Mile End Road, Colwick

Crown lift copper beech and silver birch up to 3m from ground level (all branches overhanging and obstructing the carpark); fell two silver birch

The proposed works would respect the character of the area, not have a detrimental impact on visual amenity of the area and are suitable works arboriculturally

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

**Decision: Grant consent subject to conditions.**

2021/1077

54 Chapel Lane, Ravenshead, NG15 9DA

Two storey side, single storey rear extension and internal alterations.

The proposed development would have respect the character of the area, residential amenity and highway safety.

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

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

2021/1119

78 Chapel Lane, Ravenshead, NG15 9DH

Two Storey Extension to front, single storey extension to rear and external alterations

The proposed development would have respect the character of the area, residential amenity and highway safety.

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

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

2021/1178

8 Knighton Road, Woodthorpe, NG5 4FL

Part demolition of existing garage and utility room, new single storey side/front and rear extensions, insulation and render to existing two storey rear extension.

The proposed development would have respect the character of the area, residential amenity and highway safety.

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

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

**17th December 2021**

**Video Conference Call Meeting.**

Cllr John Truscott  
Cllr David Ellis  
Cllr John Parr  
Cllr Marje Paling  
Cllr Meredith Lawrence

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