

Agenda

Planning Committee

Date: **Wednesday 23 February 2022**

Time: **6.00 pm**

Place: **Council Chamber**

For any further information please contact:

Democratic Services

committees@gedling.gov.uk

0115 901 3844

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

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AGENDA

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MINUTES PLANNING COMMITTEE

Wednesday 12 January 2022

Councillor John Truscott (Chair)

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

Absent: Councillor Barbara Miller

Officers in Attendance: M Avery, S Fayaz, C Goodall and B Hopewell

70 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS.

Apologies for absence were received from Councillor Miller. Councillor Najuk attended as substitute.

71 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 1 DECEMBER 2021.

RESOLVED:

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

72 DECLARATION OF INTERESTS

The Chair declared a collective non-pecuniary interest on behalf of all members of the committee, in item 6 on the agenda, as Gedling Borough Council owned the land and were the applicant.

The Chair declared a disclosable pecuniary interest in item 5 on the agenda as he and his wife were the owners of the property. He confirmed that the interest was registered on the Council's Register of Interests for Members and Co-opted Members. The Chair confirmed that he would withdraw from the meeting and asked Councillor Wilkinson as Vice Chair to assume the Chair for that item.

Councillor Truscott left the meeting.

Councillor Wilkinson assumed the Chair.

The Vice Chair declared a collective non-pecuniary interest in item 5 on the agenda, on the grounds that Councillor Truscott was a colleague and was known to all members of the committee. He added that it was acceptable for members to participate in the discussion of the item, but if they did feel the nature of their interest might prejudice their ability to consider the item in a fair way, then they must withdraw from the meeting.

73 APPLICATION NO. 2020/0189 - LAND AT TEAL CLOSE, NETHERFIELD

Item 4 was withdrawn from the agenda. An updated report would be referred to the Planning Committee on 23 February 2022.

74 APPLICATION NO. 2021/1253 - 22 KENT ROAD, MAPPERLEY

Construct single storey rear extension.

The Vice Chair drew the committee's attention to the report.

RESOLVED to:

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

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

Councillor Truscott re-joined the meeting and re-took the Chair.

75 APPLICATION NO. 2021/1296 - CAR PARK, CARLTON SQUARE, CARLTON

CCTV Camera, associated transmission equipment and column.

The Chair drew the committee's attention to the report.

RESOLVED to:

Grant Conditional Planning Permission

Conditions

1. The development hereby permitted shall commence before the expiration of 3 years from the date of this permission; and
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 16th 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; and
2. For the avoidance of doubt.

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.

76 FUTURE PLANNING APPLICATIONS

RESOLVED:

To note the information.

77 FIVE YEAR HOUSING LAND SUPPLY ASSESSMENT 2021

RESOLVED:

To note the information.

78 INFRASTRUCTURE FUNDING STATEMENT 2020-2021

RESOLVED to:

Note the information.

79 PLANNING DELEGATION PANEL ACTION SHEETS

RESOLVED:

To note the information.

80 ANY OTHER ITEMS WHICH THE CHAIR CONSIDERS URGENT.

None.

The meeting finished at 6.45 pm

Signed by Chair:
Date:

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PLANNING COMMITTEE PROTOCOL

Introduction

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

Disclosable Pecuniary and Non- Pecuniary Interests

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

Pre-determination and Predisposition

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

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

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

Lobbying

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

Roles at Planning Committee

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

Speaking at Planning Committee

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

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

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

Determination of planning applications

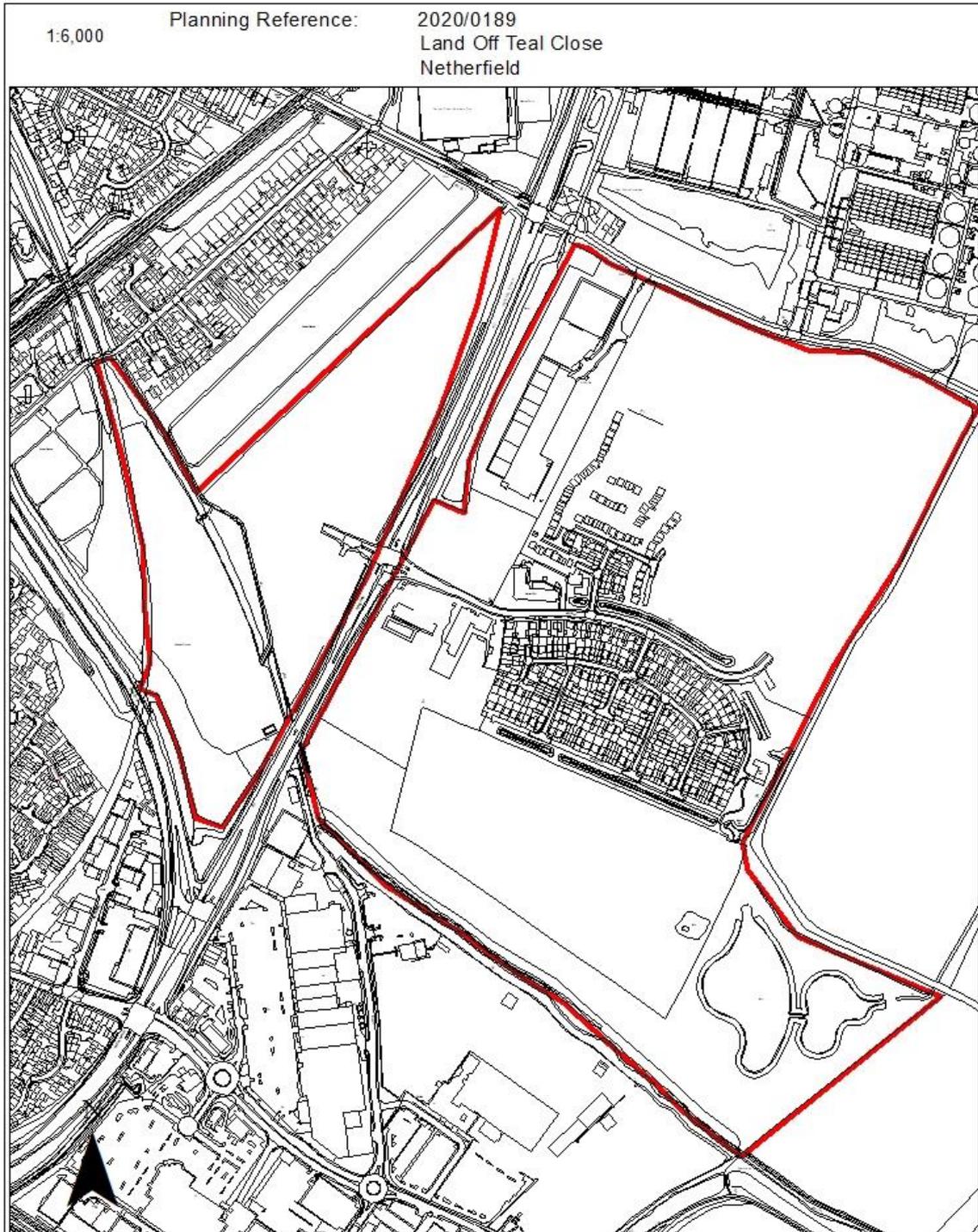
19. Councillors will then debate the motion and may ask for clarification from officers. However, if there are issues which require factual clarification, normally these should be directed to the case Officer before the Committee meeting, not at the meeting itself. After Councillors have debated the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

Oct 2015

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Planning Report for 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

Application Number:	2020/0189
Location:	Land At Teal Close Netherfield
Proposal:	The proposed modification of the Section 106 agreement in relation to planning permission 2017/0999 for the provision of the school by 31st May 2022, bus Service 50 by Nottingham City Council by 2032 and bus Services no. 5 and 73 by Nottinghamshire County Council by 2027
Applicant:	Persimmon Homes Nottingham
Agent:	
Case Officer:	Bev Pearson

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. The school, changing rooms and commercial units are substantially complete as are a number of the commercial units.
- 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 13th 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 30th June 2014 and the Deed of Variation dated 27th 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 30th 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 financial contributions towards education and transport amongst other matters were secured through a Section 106 Agreement between the Gedling Borough Council, Nottinghamshire County Council, Nottingham City Council and Midlands Land Portfolio Limited which

was completed on the 30th June 2014 ('Section 106 Agreement'), 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 in respect of the timeline for the delivery of the school (which includes completion by 31 May 2022) and to ensure that it is delivered to the specification agreed with Nottinghamshire County Council as Education Authority.

Further, as the school is now nearing completion the need for a financial contribution in lieu is no longer necessary and the wording of the Section 106 Agreement should be varied to remove the reference to a payment of an education contribution and to the construction and delivery of the school only.

4.2 Transport

Nottingham City Council

- 4.2.1 Nottingham City Council seek to vary the timescale for the City Link contribution to be spent or committed for expenditure from 5 years from the date of receipt of the payment to 10 years. It also seeks to change the name of the contribution to the Service 50 Contribution as this is the bus service which replaced the City Link service (hereinafter referred to as the 'Transport Contribution'). Nottingham City Council also seek to vary the dates to which indexation provisions apply in respect of the Transport Contribution.

Nottinghamshire County Council

- 4.2.2 This application seeks to vary the timescale for the bus service contribution to be spent or committed for expenditure from 5 years from the date of receipt of the payment by Nottinghamshire County Council to 8 years. It also seeks to remove specific reference to named bus services.

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 resolved to approve subject to a deed of variation by the Planning Committee on 13th October 2021 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. Planning Ref: 2019/0374 refers.

5.0 Consultations

- 5.1 A site notice was initially advertised on the 2nd February 2020 and subsequently on the 31st March 2021 and 8th January 2022 consultation was

also undertaken with Nottinghamshire County Council Education Authority, Nottinghamshire County Council and Nottingham City Council.

- 5.2 Nottinghamshire County Council as Education Authority have requested that in order to ensure that the school is delivered at the start of the Autumn term 2022. Nottinghamshire County Council require the transfer of the school site to be completed by 31st May 2022 to ensure that the school is open to pupils no later than August 31st 2022 which is the date of the start of the Autumn 2022 term.
- 5.3 Nottingham City Council, who have yet to receive its any instalments of the Transport Contribution, have requested an extension to the timescale for expending or committing the contribution for expenditure from five years to ten years (2027 to 2032) from the date of the first payment to ensure that there is sufficient time for the bus service to be able to operationally access the development and be sustained on a commercial basis before the Transport Contribution would need to be repaid.
- 5.4 Nottinghamshire County Council, who received payment of the bus service contribution in 2019, have requested an extension to the repayment period from five to eight years (2024 to 2027) given that there is no timescale yet for the completion of the spine road giving the bus service access to the development.

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 Section 106 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

8.1.1 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 proposed variation to the Section 106 Agreement is considered to be acceptable to Nottinghamshire County Council as it secures transfer of the school site in readiness for its planned opening in Autumn 2022.

8.2 Transport Contribution

Nottinghamshire County Council

8.2.1 Repayment timescale

Under the Section 106 Agreement the bus service contribution (a total sum of £450,000 index linked) to Nottinghamshire County Council must be spent or committed for expenditure on the extension of the bus services 5 and 73 to serve the development within 5 years from the date of receipt of the payment by Nottinghamshire County Council. If the bus service contribution is not spent or committed for expenditure within this time period then person that made the payment can request that it be returned to them.

The requested revised wording in relation to the delivery of a bus service by Nottinghamshire County Council arises as a result of the first £180,000 instalment of the bus service contribution being received by the County Council in July 2019 with a current five year expenditure deadline until July 2024. There is currently no timescale for the completion of the spine road which would allow the bus service access to the development and this would not be within the control of Nottinghamshire County Council's transport provider. Nottinghamshire County Council advise that it intends to deliver the bus service

as soon as the spine road access is available. This would potentially mean that the County Council could be left with only limited time to spend this funding and, if the period for expenditure was not to be amended from 5 years to 8 years from the date of receipt of the payment then the existing payback arrangements would require some, or all, of the funds to be returned to the developer.

As Nottinghamshire County Council received the bus service contribution in 2019 the effect of the proposed variation would be to increase the time for the contribution to be spent or committed for expenditure from 2024 to 2027.

It is considered that an extension to time period for spending or committing the monies for expenditure to eight years from the date of receipt of payment (i.e. until 2027) is reasonable in these circumstances.

Nottingham City Council

8.2.2 Repayment timescale

The Section 106 Agreement states that the Transport Contribution (total sum of £680,000 index linked) must be spent or committed for expenditure on the extension of the City Link 2 bus service to serve the development within 5 years from the date of receipt of the payment by Nottingham City Council. If the Transport contribution is not spent or committed for expenditure within this time period then person that made the payment can request that it be returned to them.

Nottingham City Council seek to vary the timescale for the City Link contribution to be spent or committed for expenditure from 5 years from the date of receipt of the payment to 10 years. Nottingham City Council have yet to receive an instalment of the Transport Contribution. The effect of this requested change if payment were received in 2022, would be to require the contribution to be spent or committed for expenditure by 2032 rather than 2027.

The requested revised wording by the City Council in relation to the delivery of the Service 50 bus service arises from Nottingham City Transport – the service provider - confirming that it would be operationally unable to run a bus service on an unadopted road by reason of liability and insurance and that neither the service provider nor the City Council would have any control in terms of the completion and adoption of the spine road which would allow the bus to access.

8.2.3 The extension to timescale for spending or committing the monies for expenditure from five years to ten years from the date of receipt of a payment is therefore requested to ensure that there is sufficient time for the bus service to be able to access the development and build up its patronage in order that it can be sustained on a commercial basis before the City Council's Transport Contribution would need to be repaid. The City Council consider that this would provide additional time to allow for the delivery of the bus service should there be a delay in the completion and the adoption of the spine road.

8.2.4 It is considered that 10 years as requested by the City Council is somewhat excessive based on the current build out rates of the dwellings and the terms of the Section 106 Agreement which only require the contribution to be

expended or to be committed to be expended within a five year timeframe. Therefore providing the City Council committed the monies within 5 years of receipt the Section 106 Agreement would be complied with and it would not be necessary for any of the contributions to be refunded to the developer.

8.2.5 It is therefore considered that maintaining the a repayment timescale of five years from the date of receipt of the contribution by the City Council would be in line with the timescale requested by the County Council and would be entirely reasonable in this instance. Officers therefore do not support this request by the City Council.

8.2.6 Indexation

The Section 106 agreement provides that all financial obligations under the agreement are indexed 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.

In respect of the Transport Contribution due to be paid to the City Council, the Section 106 Agreement provides for payment of the total £680,000 contribution in 4 equal instalments of £170,000. To date, three of those payment are outstanding. Payment has been 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 (at the time of the Section 106 Agreement the bus service was provided by the City Council but is now provided by Nottingham City Transport, an external commercial operator).

The 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.

The developer, Nottingham City Council and Nottingham City Transport have engaged in discussions regarding payment of the Transport Contribution and have provisionally agreed that indexation should apply to the three outstanding instalments from the date of the Section 106 Agreement to the date when the payments were due under that agreement (notwithstanding the fact that no Transport Contributions have yet been received by Nottingham City Council). This is on the basis that as state aid/subsidy control was raised as an issue by the City Council and the application of the indexation sum should be paused until those legal matters were resolved. Nottingham City Council have provided assurances to Gedling Borough Council's planning department that the proposed revised indexation applicable to the Transport Contribution would not impact on the delivery of the extension to the Service 50 bus service to serve the development. Indexation would apply to the fourth and final as per the original Section 106 Agreement (from the date of the agreement until the date of actual payment).

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 contributions towards the delivery of bus services to serve the development together.
- 9.2 It is not considered that the following proposed variations would alter the policy compliant position that was provided under the Section 106 Agreement as varied by planning applications 2013/0546 and 2017/0999:-
- Variation of the wording of the Section 106 Agreement removing reference to a payment of an education contribution and now referring to the construction and delivery of the school.
 - Variation of the timescale for the expenditure or committed expenditure of the bus service contribution to Nottinghamshire County Council from five to eight years; and
 - Variation of the indexation period applicable to the Transport Contribution as requested by Nottingham City Council to reflect the period when indexation should apply. The change would be from the date of the Section 106 Agreement to the date the Transport Contribution is received by Nottingham City Council to the date of the Section 106 Agreement to the date the payment of the Transport Contribution was due under the Section 106 Agreement. It is considered that this would be reasonable and acceptable in this instance:
- 9.3 As a result it is recommended there are no material planning considerations or implications that would arise as a result of the proposed variations to the original S106 noted above at paragraph 9.2 and as such these would be acceptable.
- 9.4 With regards to the modifications requested by Nottingham City Council in relation to the repayment timescale for the Transport Contribution, the justification provided for this is noted. However it is considered that a proposed change in the period for expenditure or commitment to expend the Transport Contribution from five years to ten years from receipt of the contribution payment is not reasonable given that the City Council has yet to receive its first payment and taking account of the current build out rates, it would take this repayment period to 2032 at the earliest.
- 10.0 Recommendation: That members approve variation of the Section 106 Agreement (as previously varied) between the Gedling Borough Council, Nottinghamshire County Council, Nottingham City Council and Midlands Land Portfolio Limited which was completed on the 30th June 2014 associated to planning permission 2013/0546 as amended by permission 2017/0999 amending the timescale for the delivery of the school and the transport contributions as set out above in this report.**

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Planning Enforcement Report for 0020/2021



Report to Planning Committee

Reference Number: 0020/2021

Location: Land at 48 Avondale Road, Carlton.

Breach of Planning Control: Unauthorised glazing within dormer window unit.

1 Background

- 1.1 No. 48 Avondale Road, Carlton is a large detached property which has historically been extended to the side elevation. The property is situated on the corner of Avondale Road and Trentdale Road with the principle elevation and access to the property on Avondale Road.
- 1.2 Following a side extension in 2004, the side elevation sits further forward than other properties on the eastern side of Trentdale Road. Properties on the western side of Trentdale Road are approximately 20m from the side elevation of No. 48 Avondale Road.
- 1.3 On 2nd February 2021, the Council received a complaint about a new dormer window being inserted into the side elevation facing Trentdale Road. A letter was sent to the owners of the property on 4th February 2021 making them aware of the requirements of the General Permitted Development Order and requesting that they ensure the dormer complies in order to avoid the need to make a planning application.
- 1.4 A visit by an officer on 25th February 2021 confirmed that the dormer was still under construction and at the time the window had not been installed. The officer was satisfied that at the time of their visit the dormer would be permitted development on condition that any window installed would be non-opening and obscurely glazed.
- 1.5 On 21st December 2021, an email was received from the complainant informing that the window had been installed. At the time the email was sent the glazing hadn't been installed, however the window frame included a side opening window had been installed.

- 1.6 On 4th January 2022 a letter was sent to the owners of the property again requesting that the window is made non-opening and obscurely glazing. The letter gave a period of 14 days for the works to be undertaken.
- 1.7 An officer visited the site on 18th January 2022 and confirmed that the requested works had not been undertaken as the window was still not obscurely glazed and had an openable side window.

2 Planning History

Reference	Proposal	Decision	Date
2003/0331	Two storey side extension & single storey rear extension	Conditional Permission	31/03/2003

3 Assessment

- 3.1 The General Permitted Development Order (GPDO) allows for additions to be made to roofs without planning permission on condition that specific requirements are complied with. The relevant condition in this case is as follows:

any upper floor window located in a wall or roof slope forming a side elevation of the dwelling must be –

- (i) *Obscure glazed, and*
- (ii) *Non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed;*
- 3.2 The dormer window in question is on the side elevation of the property and so the condition applies. The installation of a clear glass, openable window without planning permission is in breach of the conditions in the GPDO and is therefore unauthorised.
- 3.3 Local planning authorities are required to consider government guidance when deciding whether to take planning enforcement action. Government guidance is found in the National Planning Policy Framework (NPPF) (Paragraph 59) and states that although effective enforcement is important as a means of maintaining public confidence in the planning system, ultimately enforcement action is discretionary and local planning authorities should act proportionately in responding to breaches of planning control.
- 3.2 The main considerations when deciding whether to take enforcement action in this case are;
- i) Whether the window has any detrimental effect on the amenities of the occupiers of nearby properties or on character of the property.
 - ii) Whether the Local Planning Authority is within the four year statutory time limit for taking action.

Planning policy considerations

- 3.3 The fundamental aim of the NPPF is that the planning system should achieve sustainable development by three overarching objectives and in doing so should take local circumstances into account to reflect the character, needs and opportunities of each area. It attaches great importance to positive improvements in the conditions which people live and work and paragraph 126 of the NPPF states “Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.” Paragraph 134, of the NPPF further states that “Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design ...”
- 3.5 At the local level, Policy 10 of the Greater Nottinghamshire Aligned Core Strategy (2014) seeks to proactively promote good design and reinforce valued local characteristics. In order to achieve this, the policy approach sets out a number of criteria to reinforce valued local characteristics.
- 3.6 Policy LPD 32 of the Local Plan Document seeks to protect the amenity of nearby residents or occupiers.

Design / Visual Amenity

- 3.7 The window is small and insignificant on the side elevation of this property in terms of its character and therefore has no detrimental impact on the character of the property.

Impact on Residential Amenity

- 3.8 The unobscured, opening window of No. 48 Avondale Road is directly opposite two 1st floor bedroom windows of No. 25 Trentdale Road with a separation between the two properties of approximately 20m.
- 3.9 Taking into account the location of the window, it is considered that there is an unacceptable adverse impact on the residential amenities of the occupiers of the neighbouring property with a loss of privacy and overlooking in accordance with Section 12 of the NPPF (2021), and Policy LPD 32.

Time Limits

- 3.10 The statutory time limit for taking action for unauthorised development is four years beginning with the date on which the operations were substantially complete. In this case the evidence available to the Council strongly suggests the development was substantially completed in January 2022 and the Council

is within time to commence enforcement proceedings such as issuing an enforcement notice.

Human Rights

- 3.12 Under the Human Rights Act 1998, it is unlawful for a public authority to act in a way which is incompatible with a right under the European Convention on Human Rights (the Convention). In this instance under Article 1 of the First Protocol of the Convention: Protection of Property, every person is entitled to the peaceful enjoyment of their possessions except in the public interest and subject to conditions provided for by law. Furthermore under Article 8 of the Convention all individuals enjoy the right to respect for his private and family life, his home and his correspondence except such as is in accordance with the law and is necessary in a democratic society in the interests of national security, public safety or the economic well-being of the country, for the prevention of disorder or crime, for the protection of health or morals, or for the protection of the rights and freedoms of others.
- 3.13 In considering whether to take any enforcement action, the Council has to consider the proportionality of its actions. In other words whether the proposed action would be proportionate to the objective being pursued – here the enforcement of planning control in support of National and Local Planning Policies. It is recognised that issuing an enforcement notice, or pursuing formal proceedings in the Magistrates Court if the notice is not complied with, will result in interference with the recipients' rights. However, it is considered that issuing an enforcement notice and pursuing Court action if the enforcement notice is not complied with, would be a proportionate response to the breach of planning control.

Equalities

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

Crime and disorder

- 3.11 The Crime and Disorder Act 1998 places a duty on the Local Planning Authority to do all that it reasonably can to prevent crime and disorder in its area. The potential impact on the integrity of the planning system and the setting of a precedent if action is not taken is therefore a material consideration in the authorisation of enforcement proceedings.
- 3.12 In light of all the facts it is now considered expedient to serve an enforcement notice to require the window to be obscured glazed and non-opening unless the opening part of the window is more than 1.7m from the floor level.

4 Conclusion

- 4.1 The clear glazed opening window presents an overlooking and loss of privacy issue and has a detrimental impact on the amenities of the occupiers of neighbouring properties.
- 4.2 The breach conflicts with both national and local policies. The owners have failed to rectify the breach and failure of the Council to act in these circumstances may leave a dwelling with an unauthorised window which is detrimental to amenity of the occupiers of neighbouring properties and which is beyond the control of the Council.
- 4.3 The Council should now commence enforcement action without delay by issuing an Enforcement Notice requiring the window to be obscured glazed and non-opening unless the opening parts of the window are more than 1.7m from floor level. If the notice is not complied with proceedings should be taken in the courts if necessary.

5 Recommendation

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



Report to Planning Committee

Subject: Local Planning Document Policies LPD 13 and LPD 14

Date: 23rd February 2022

Author: Head of Development and Place

Purpose

To consider the attached Position Statement.

Recommendation(s)

THAT: Planning Committee

- 1) **Support the interpretation of Policies LPD 13 and 14 as set out in the in the appendix.**

1 Background

- 1.1 Recent planning decisions have highlighted the need for the Council to be consistent in its interpretation and application of Local Planning Document (LPD) Policies LPD 13 and LPD 14. The two policies are considered to be in conformity with the National Planning Policy Framework (NPPF) and the issue of their interpretation relates to the supporting text.
- 1.2 Local Planning Document Policy LPD 13 and LPD 14 both relate to the Green Belt and deal with extensions to existing buildings and replacement buildings respectively. They conform to NPPF paragraph 149 but add more detail in that both set a threshold to clarify that extensions or replacement buildings of more than 50% increase in floor area would result in a disproportionate addition to the original building or a replacement dwelling that is materially larger than the one it replaces.
- 1.3 The supporting text for Policy LPD 13 and Policy LPD 14 is at paragraphs 6.3.3 and 6.4.6 of the Local Planning Document respectively. These two paragraphs include guidance on the calculation of the floorspace of the original building. This guidance includes outbuildings within 5 metres of

the original building to be taken into account in the floorspace calculation regardless of whether the outbuilding is part of the original building or not. This creates an anomaly in that taken out of context more recent outbuildings constructed under permitted development rights could also be taken as counting towards the floorspace figure. This effectively circumvents the intent of both Policy LPD 13 and Policy LPD 14 and contrary to the guidance contained in the NPPF as in such cases the resultant extension may well result in a disproportionate addition or a replacement building materially larger than the one it replaces.

Relevant Planning Applications

- 1.4 Recent planning applications that are relevant to this issue include the demolition of an existing dwelling and garage/store/home cinema and construction of a self-build dwelling at Broadeaves, Newstead Abbey Park (reference 2021/0714); and an application for the demolition of an existing dwelling and construction of a replacement dwelling at 10 Bank Hill, Woodborough (reference 2019/0970). Both planning applications have been granted conditional planning permission and are pertinent to the issue of including non-original outbuildings within 5 m of the original building.

Planning Application 2021/0714

- 1.5 The application related to a bungalow located within the Green Belt which had previously been extended and the proposal entailed the demolition of the bungalow and construction of a replacement dwelling. A previous planning application (reference 2019/0416) was granted for the demolition of the existing building and the construction of a replacement building. Since the determination of 2019/0416 an outbuilding had been constructed under permitted development rights within 5 m of the original building and the floor area of this newly developed outbuilding has been used to justify additional floor area for the replacement dwelling.

Planning Application 2019/0790

- 1.6 The property is a bungalow situated within a substantial plot located within the Green Belt. The proposal is for the demolition of this property and construction of a replacement. The property had been previously extended with a substantial single storey element to the side/rear elevation. This extension has subsequently been detached from the original dwelling under permitted development rights so that the floor area could be included in the calculations for a replacement dwelling.

Summary

- 1.7 These recent decisions highlight the need for the Council to be consistent in the interpretation of LPD Policies 13 and 14 in order to conform to the NPPF. The appendix clarifies the interpretation of the intent of Policy LPD 13 and Policy LPD 14 by clearly stating that only original outbuildings constructed at the same time as the original building or outbuildings in existence at 1st July 1948 (the date the Principal Planning Act came into force) would count towards existing floorspace.

2 Proposal

- 2.1 It is proposed that Planning Committee agrees the proposed Position Statement appended to this report.

3 Legal Implications

- 3.1 The Planning and Compulsory Purchase Act 2004 empowers Local Planning Authorities to prepare Local Plans and for their periodic review in whole or in part. The Local Planning Document was adopted in July 2018 and considered to be in conformity with the NPPF. Paragraph 47 of the NPPF states that planning law requires applications for planning permission be determined in accordance with the Development Plan, unless material considerations indicate otherwise. The NPPF requires Local Plans to be in conformity with national planning policy. The Position Statement is intended to clarify the interpretation of Policies LPD 13 and LPD 14 to ensure the intent of Policies LPD 13 and LPD 14 is met in accordance with the NPPF.

4 Equalities Implications

- 4.1 None. An equalities impact assessment has already been undertaken on the Council's policies through the assessment of the adopted version of the Local Plan.

5 Carbon Reduction/Environmental Sustainability Implications

- 5.1 None. Consideration of carbon reduction/environmental sustainability implications has already been undertaken on the Council's policies through the preparation of the adopted version of the Local Plan

6 Appendices

- 6.1 Appendix: Position Statement on Policies LPD 13 and LPD 14 of the Local Planning Document

7 Background Papers

- 7.1 None

Position Statement on Policies LPD 13 and LPD 14 of the Local Planning Document

Introduction

1. This document clarifies the interpretation of Local Planning Document (LPD) Policies LPD 13 and LPD 14, which set out planning policy for extensions to buildings in the Green Belt and the replacement of buildings in the Green Belt respectively. Recent planning decisions for replacement buildings in the Green Belt have highlighted the potential for these policies to be misinterpreted and there is therefore a need to clarify the correct interpretation. Policies LPD 13 and LPD 14 are considered to be in conformity with the National Planning Policy Framework (2021) and the problem relating to their interpretation arises due to an a lack of clarity in the supporting text setting out guidance in terms of applying the two Policies.

Background

2. The National Planning Policy Framework at paragraph 149 states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt but goes on to list certain exceptions. Included within this list of exceptions are sub paragraphs c) and d):
 - c) The extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
 - d) The replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
3. Local Planning Document Policies LPD 13 and LPD 14 conform to NPPF paragraph 149 but add more detail, in that both set a threshold to clarify that extensions or replacement buildings of more than 50% increase in floor area would result in a disproportionate addition to the original building or a replacement dwelling that is materially larger than the one it replaces, which by definition would be inappropriate development. Taken as a whole, the intent of Policies LPD 13 and LPD 14 and the supporting text is clear – to prevent disproportionate extensions to existing buildings or materially larger replacement dwellings in comparison with the original building.
4. Recent planning decisions have highlighted that there is an issue with Policies LPD 13 and LPD 14 which relate to the interpretation of the supporting text at paragraphs 6.3.3 and 6.4.6 supporting Policies LPD 13 and LPD14 respectively. The two paragraphs provide identical guidance for calculating the floorspace of the existing building and set out that the calculation will (inter alia):
 - Include any existing outbuildings that fall within five metres of the original dwelling;
 - Include balconies and car ports where floor space is enclosed in some way to provide a built structure;

- Exclude the floor area of lofts/attics or basements that existed when the building was first constructed (or existed as at 1st July 1948) if they do not have permanent and fixed means of access;
 - Include the floor area of lofts/attics or basements proposed as part of the extension that have permanent and fixed means of access such as staircases or the ceiling height would be 1.6m or higher;
 - Exclude extensions built after 1st July 1948;
 - Exclude floor space that has been granted planning permission but not yet built.
5. The problem arises in relation to the inclusion of outbuildings (first bullet) within 5 m of the original building as counting towards the floorspace of the original building regardless of whether they were original or not. Taken out of context, more recent outbuildings erected within 5 m of the original building under permitted development rights could also be taken as counting towards the total area to which the 50% increase would apply.

Gedling Borough Council interpretation of Policies LPD 13 & 14

6. The wording of the two policies and what was intended is clear – to prevent disproportionate extensions to existing buildings or materially larger replacement dwellings in comparison with the original building. A literal reading of paragraphs 6.3.3 and 6.4.6 taken out of context would not permit the local planning authority to have any control over the size of the building if either extended or replaced and this could not have been the intention. Finally reading the paragraphs out of context would also be at odds with the NPPF, specifically paragraph 149 sub paragraphs (c) and (d). The two policies are intended to achieve consistency with the NPPF and it would be contrary to the intentions of the Council to interpret the policies in a way which conflicts with the NPPF.
7. Accordingly, the Council will only include outbuildings within 5 metres of the principal building within the calculation of floorspace if they were constructed at the same time as the original building or existing as at 1st July 1948. This is consistent with Policies LPD 13 and LPD 14 when read as a whole.

Conclusion

8. Recent planning decisions have highlighted the need for the Council to be consistent in its interpretation of Policies LPD 13 and LPD 14 in order to implement the clear intent of the two policies to prevent disproportionate extensions or materially larger dwellings in comparison with the original building; and to ensure consistency with the NPPF.

Report to Planning Committee

Application Number: 2021/0424

Appeal Ref: APP/N3020/W/21/3283174

Location: Ramper Covert Wood Mansfield Road Arnold NG5 8PR

Proposal: Change of use to natural pet burial ground

Case Officer: Bev Pearson

Outline planning permission was refused by the Borough Council on the 11th September 2020 on the following grounds:

- 1 'The site would be accessed from the Major Road (A60) which carries 18.500 vehicles 2-way AADT (Annual Average Daily Traffic), where over-taking can take place fronting the proposal site. In the opinion of the LPA there is no workable and enforceable mechanism for the LPA to control the access arrangements. This would result in the likelihood of vehicles parking in the entrance to the site and the possibility of vehicles reversing onto the A60 if they are unable to enter the site. As such there would be an inability for vehicles to enter and leave the site in a safe manner.

Accordingly it is considered that the proposal would have an adverse impact on through traffic and be a likely source of unacceptable danger to other users of the highway, particularly because of the heavy volumes of traffic using A60 Mansfield Road.

Additionally, the nearby layby is a public parking/resting place for users of the highway. As such its proposed use as a parking space to serve the site would raise highway safety concerns as a result of vehicles hesitating to find a space to park, who may be unfamiliar with the access to the site. Its use would also promote pedestrian movements from the layby along the section of the A60 to the site which has no footway provision to the detriment of pedestrian safety.

As such the proposed development would be detrimental to highway safety and considered contrary to NPPF Section 9 Promoting sustainable transport and policy LPD 61- Highway Safety.'

- 2 In the absence of specific burial plot locations it is the opinion of the Local Planning Authority that insufficient information has been submitted to fully assess the impact of the proposal on the trees within the site, particularly the trees that are protected by Tree Preservation Order 000129 (Ramper Covert) and the Sherwood Estate/Kighill Road Tree Preservation Order N0005 and N0028.

As such the proposal is considered contrary to LPD 19 - Landscape Character and Visual Impact.

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

This appeal has been dismissed.

The Inspector concluded that although the proposal would provide jobs and some local spending, such benefits would be limited given the small scale of the proposal and would therefore attract limited weight.

The appeal site falls within a larger area of woodland in which the trees are protected by Tree Preservation Orders. The areas of the appeal site which have been cleared of trees is where the proposed pet burial areas would be, albeit exact details of burial plots have not been provided. The Inspector was however satisfied that, subject to a perimeter around the edge of the clearing, which excludes excavations within that area, and a control on the type of excavation which can occur, then no significant harm would occur to the protected trees.

The proposal would result in harm to highway safety, harm which would lead to conflict with the development plan which had been afforded substantial weight.

There were no material considerations of sufficient weight to indicate a decision should be made other than in accordance with the development plan and the appeal was therefore dismissed.

Recommendation: To note the information.

Report to Planning Committee

Application Number: 2020/1081 – Appeal Ref: APP/N3020/D/21/3282470

Location: 131 Coronation Walk, Gedling, NG4 4AR

Proposal: Retention of a 2.06m high fence adjacent to highway.

Case Officer: Cristina Dinescu

Planning permission was refused by the Borough Council on the 15th June 2021 on the following grounds:

1. The boundary fence, due to its height, length and location, is an inappropriate means of enclosure for a front garden area, visually unacceptable in the street scene which is detrimental to the visual amenity of the area and not in keeping with the character of the application site and the wider area. The development is contrary to Section 12 of the NPPF and Policy 10 of the Aligned Core Strategy.

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

This appeal has been Dismissed. The Inspector concluded that the existing fence introduces built form of a considerable height and length in a prominent corner location. It is readily apparent and appears as a stark and incongruous feature that erodes the sense of openness in the street scene and is at odds with the predominantly low boundary treatments in the area. Accordingly the development harms the character and appearance of the area and thus conflicts with the design and aims of the NPPF and Policy 10 of the ACS.

Recommendation: To note the information.

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Report to Planning Committee

Application Number: 2020/1162 – Appeal Ref: APP/N3020/D/21/3272883

Location: 2 Stewarton Close, Arnold, NG5 8DJ

Proposal: Retrospective Planning Permission for the re-alignment of a garden wall measuring 1.9-2.1m in height.

Case Officer: Cristina Dinescu

Planning permission was refused by the Borough Council on the 12th February 2021 on the following grounds:

1. It is considered, due to the height, location, relationship with adjoining properties on Howbeck Road and loss of soft landscaping, the boundary wall represents a prominent and incongruous feature in the street scene to the detriment of the visual amenity of the area. The proposal to retain the boundary wall is contrary to Section 12 of the NPPF and Policy 10 of the Aligned Core Strategy.

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

This appeal has been Allowed. The Inspector concluded that the proposal does not cause harm to the appearance of the street scene as this type of boundary treatment is common in the area and the wall as built complements the character and appearance of the area and blends in with the existing boundary treatments and street scene. The proposal accords with Section 12 of the NPPF and Policy 10 of the ACS.

Recommendation: To note the information.

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Authority Monitoring Report

April 2020 – March 2021

January 2022

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1. Introduction

- 1.1.** The Authority Monitoring Report is based upon the monitoring period 1 April 2020 to 31 March 2021.
- 1.2.** The Authority Monitoring Report is required under Regulation 34 of The Town and Country Planning (Local Planning) (England) Regulations 2012. Regulation 34 can be viewed on the following website <https://www.legislation.gov.uk/ukxi/2012/767/regulation/34/made>.
- 1.3.** The National Planning Practice Guidance states that local planning authorities must publish information at least annually that shows progress with Local Plan preparation, reports any activity relating to the duty to cooperate and shows how the implementation of policies in the Local Plan is progressing.
- 1.4.** All of the monitoring indicators included in this report and their origins are set out in **Appendix 1**.

Key Updates in Gedling Borough

Local Plan Delivery and Monitoring

- All policies of the Aligned Core Strategy (Part 1 Local Plan) and the Local Planning Document (Part 2 Local Plan) are being implemented and monitored through this Authority Monitoring Report to inform future plan preparation.
- Progress has been made on the preparation of the Greater Nottingham Strategic Plan in conjunction Nottingham City, Broxtowe and Rushcliffe Councils. The Growth Options consultation took place in summer 2020 and spring 2021. A joint evidence base is being prepared also in conjunction with Ashfield District Council and Erewash Borough Council, where appropriate. The Greater Nottingham Strategic Plan will supersede the Aligned Core Strategy (Part 1 Local Plan).
- The Council continues to fulfill the Duty to Co-operate with neighbouring authorities as set out in Section 3.
- The Housing Delivery Action Plan analyses delivery of the Council's housing requirement and identifies the measures the Council intends to undertake to increase/maintain delivery of new housing in Gedling Borough.

Neighbourhood Plans

- All policies specified in the Neighbourhood Plans for Burton Joyce, Calverton, Papplewick and Linby are being implemented.

Supplementary Planning Documents and Guidance

- The Council published Low Carbon Planning Guidance in May 2021.

2. Development Plan Documents

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

Local Plan

- 2.2.** Greater Nottingham Aligned Core Strategy (Part 1 Local Plan)
The Aligned Core Strategy was adopted in September 2014 and was prepared in conjunction with Nottingham City Council and Broxtowe Borough Council and in close co-operation with Erewash Borough Council and Rushcliffe Borough Council. In 2015, the Councils won the 'Plan of the Year' award by the Royal Town Planning Institute in recognition of their joint working. The document sets out the strategic policy direction for future development in Gedling Borough. The Aligned Core Strategy is available on the Council's web page www.gedling.gov.uk/acs.
- 2.3.** Gedling Borough Local Planning Document (Part 2 Local Plan)
The Local Planning Document was adopted in July 2018 and superseded the Gedling Borough Replacement Local Plan (2005). The document sets out policies for the assessment of planning applications and site specific policies and allocations for new housing, employment, retail, community facilities, recreation and open space, nature conservation and other land uses. The Local Planning Document is available on the Council's web page www.gedling.gov.uk/lpd.

Supplementary Planning Documents and Guidance

- 2.4.** Councils may produce Supplementary Planning Documents (SPD) or guidance to support Local Plan policies. SPDs and guidance can be thematic or site specific and are a material consideration for determining planning applications. The following documents have been adopted in Gedling Borough and are available on the Council's web page www.gedling.gov.uk/resident/planningandbuildingcontrol/planningpolicy/adoptedlocalplanandpolicydocuments/supplementaryplanningdocumentsandguidance:-

Development Brief SPDs/ Informal Guidance

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

Topic Based SPDs/ Guidance

- Low Carbon Planning Guidance for Gedling Borough (May 2021)

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

Neighbourhood Planning

2.5. Neighbourhood Plans are prepared and approved by the local community and set out planning policies for the specified neighbourhood area. There are currently four neighbourhood areas in Gedling Borough and more information is available on the Council's web page www.gedling.gov.uk/resident/planningandbuildingcontrol/planningpolicy/neighbourhoodplans. The following progress has been made on each neighbourhood plan:-

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



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

Statement of Community Involvement

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

September 2019 and is available on the Council's web page www.gedling.gov.uk/resident/planningandbuildingcontrol/planningpolicy/consultations.

Local Development Scheme

- 2.8.** The Local Development Scheme sets out the Council's programme for preparing documents that will form part of the Local Plan, was last updated in January 2019, and is available on the Council's web page www.gedling.gov.uk/resident/planningandbuildingcontrol/planningpolicy/consultations. The Local Development Scheme sets out the below timetable for the preparation of the Greater Nottingham Strategic Plan.

Table 1: Gedling Borough Local Development Scheme Timetable

Stage	Dates
Starting Evidence Base	September 2018
Consultation on SA scoping report	June 2019
Consultation on Growth Options	September 2019
Draft Publication Consultation	March 2020
Publication of Submission Document	September 2020
Submission of document and sustainability appraisal to Secretary of State	January 2021
Independent Examination Hearings (if required)	June 2021
Adoption	December 2021
Post production (monitoring and review mechanisms)	Ongoing

- 2.9.** It was not possible to meet the timetable for the 'Consultation on Growth Options' in September 2019 due to unanticipated delays in the Part 2 Local Plan examinations for Broxtowe, Nottingham City and Rushcliffe. Events elsewhere in the Country (the Inspectors for the West of England Plan recommended it be withdrawn from examination) highlighted the importance of ensuring the early part of plan making is thoroughly evidence based, and that the Regulation 18 consultation (options) is open and transparent, with a clear audit trail of how the preferred growth strategy has been arrived at. Restrictions on working practices affecting both the participating councils and consultants undertaking evidence work as a result of the covid-19 pandemic also contributed to delays. Consultation on the Growth Options document took place between 6 July and 14 September 2020 and the consultation was subsequently reopened between 10 February 2021 and 24 March 2021 to reflect that some comments made during the initial consultation period had been blocked by security software and not received.
- 2.10.** The uncertainties around the Government's planning reforms and need to take on board the recently published Integrated Rail Strategy in November 2021 has led to some delay to the preparation of the Greater Nottingham Strategic Plan. It is anticipated that a draft Strategic Plan will be published for public consultation later in 2022.

3. Duty to Co-operate

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

Local Planning Authorities

3.2 The Council has undertaken the following Duty to Co-operate actions:-

- The Council is preparing the joint Greater Nottingham Strategic Plan with Broxtowe, Nottingham City and Rushcliffe Councils. Consultation was undertaken on the Growth Options document between July and September 2020 and between February and March 2021, which comprises the first formal stage of plan preparation. The Strategic Plan, when adopted, will replace the Councils' Part 1 Local Plans. A joint evidence base is being prepared, some elements in conjunction with other Nottinghamshire authorities including Ashfield and Erewash Councils.
- The Part 1 Local Plan Aligned Core Strategies (2014) were adopted in partnership with Nottingham City, Broxtowe, Erewash and Rushcliffe Councils.
- The Planning Obligations Protocol (2014) sets out how cross boundary impacts will be addressed through Section 106 contributions and/or Community Infrastructure Levy (CIL).
- The Inspector's Report on the Gedling Borough Council Local Planning Document (Part 2 Local Plan) (2018) confirmed that the legal requirements of the Duty to Co-operate had been met.
- Gedling Borough Council has worked with the Greater Nottingham authorities to prepare a joint statement of common ground, in accordance with Paragraph 27 of the National Planning Policy Framework 2021. This was submitted to the Ministry of Housing, Communities and Local Government in late 2018 and a response is still awaited.
- The Greater Nottingham authorities facilitated a housing delivery workshop to consider barriers to the delivery of housing in the light of a significant stock of planning permissions for housing led development. Following this workshop, a development protocol, building on good practice already taking place across Greater Nottingham providers to deliver high quality, sustainable development was endorsed by Joint Planning Advisory Board and will be adopted and implemented by the partner Councils. Subsequent housing delivery workshops have been facilitated to consider barriers to housing delivery and to explore how to raise the environmental sustainability standard of housing developments.
- The Greater Nottingham Authorities have prepared the joint Strategic Housing Land Availability Assessment (SHLAA) methodology report to facilitate consistency across this area of work.

Statutory Consultees

3.3 Gedling Borough Council has an ongoing collaborative relationship with statutory consultees including the Environment Agency, Natural England,

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

4. Demographics of Gedling Borough

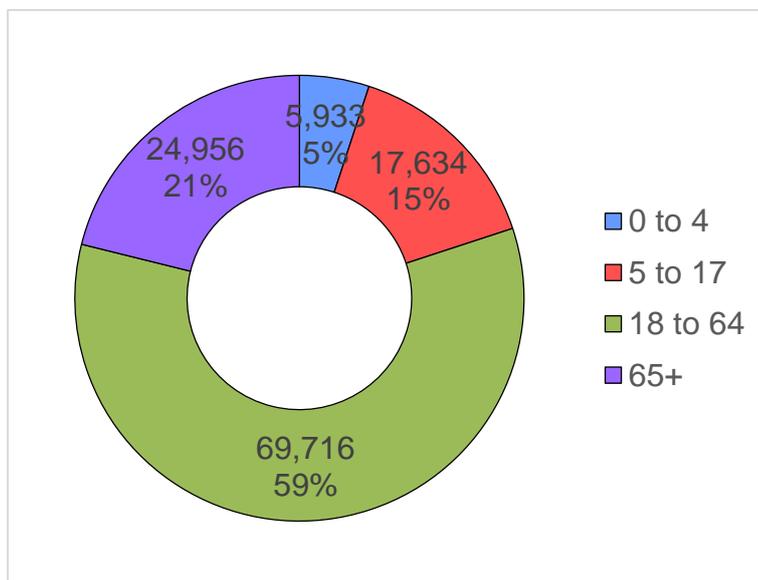
4.1. This section is informed by the 2011 Census which provides demographic information about Gedling’s population and is updated every 10 years. Information on the 2011 Census is available on the following website www.ons.gov.uk/census/2011census. The government publishes population mid-estimates annually.

Population

4.2. Key statistics about Gedling Borough’s population are:-

- The population mid-2020 estimate was 118,200 compared with 113,700 in 2011 (+3.96%).
- According to latest 2018 based projections, the population of Gedling Borough is predicted to increase to 125,200 by 2030 and 130,100 by 2040.
- The gender split is 48.7% male (57,560) and 51.3% female (60,640).
- The Borough has an ageing population (65+) with 24,956 elderly residents in 2020 compared with 21,200 in 2011 (+17.7%). The Boroughs population split by age is shown in Chart 1 below.

Chart 1: Gedling Borough population by age (mid 2019 estimate)



Deprivation

4.3. Gedling Borough has seen a gradual improvement in overall Index of Multiple Deprivation score from 15.29 in 2010 to 14.89 in 2019. In 2015, Gedling Borough Council had a national deprivation ranking of 207 out of the 317 Districts in England. The three most deprived wards are Netherfield, Daybrook and Cavendish.

Ethnicity

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

Table 2: Ethnic demographic information in Gedling Borough

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

5. Monitoring Local Plan Policies

Overview and Interpretation

- 5.1.** This section monitors the implementation of the Local Plan against the monitoring indicators set out in the policies of the Aligned Core Strategy (Part 1 Local Plan) (ACS) and the Local Planning Document (Part 2 Local Plan) (LPD). The Part 1 and Part 2 Local Plans were underpinned by a Sustainability Appraisal (SA) Monitoring Framework which included further monitoring indicators.
- 5.2.** All of the monitoring indicators and targets for each planning topics as well as their origins are set out in **Appendix 1**. The relevant monitoring indicators are referenced and highlighted yellow throughout this section and can be cross-referenced with Appendix 1.

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

- 5.3.** The monitoring indicators are split into the following planning topics:-
- Climate change, flood risk and water management
 - Environmental protection
 - Green Belt
 - Natural environment
 - Open space and recreational facilities
 - Historic environment
 - Design
 - Homes
 - Retail and community facilities
 - Transport
 - Infrastructure and developer contributions
- 5.4.** Reporting for each monitoring indicator will depend on the type of information available. Generally, information is recorded with reference to the **monitoring period** (1 April 2020 to 31 March 2021) and the **base period** (since 1 April 2011 which is the start of the plan period for the Local Plan). Where information for the indicators have not been reported the reasons for this are explained.

Climate Change, Flood Risk and Water Management

Energy and Climate Change

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

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

- Table 3 provides a list of planning permission granted for several private renewable energy schemes since 2011.
- Table 4 shows that between 2011 and 2019, there was a decrease in average domestic electricity and gas use, a decrease in average industrial/commercial electric use and an increase in average industrial/commercial gas use.
- Table 5 shows that between 2011 and 2017, there was a decrease in energy consumption deriving from coal, manufactured fuels and electricity and an increase in energy consumption deriving from petroleum, gas and biofuels. Note the figures in the table are now shown in thousands of tonnes of oil equivalent (ktoe) as the equivalent figures in gigawatt hours (GWh) are no longer provided by the Government.
- Table 6 shows that between 2011 and 2019, the total carbon dioxide emissions per capita has reduced from 4.5 to 3.6 tonnes of carbon dioxide.

Table 3: Planning permissions granted for renewable energy schemes by type since 2011

Wind Turbines
Single wind turbine with a generating capacity of 330 kW in Woodborough (2011/12)
Single wind turbine with generating capacity of 0.1mw at Burntstump landfill site in Calverton (2012/13)
Single wind turbine with a generating capacity of 2.5mw at Severn Trent Water site in Stoke Bardolph (2013/14).
Single wind turbine with a generating capacity of 0.5mw at Barracks Farm in Papplewick (2014/15)
Single wind turbine with a generating capacity of 1.5mw at Newstead and Annesley Country Park (2015/16).
Solar
Solar PVs installed at Council assets – Civic Centre, Jubilee House, the Depot and Richard Herrod Centre (2011/12).
Solar photovoltaic (PV) farm with an installed electricity generation capacity of 5.5 MWp (p-peak production) generating approximately 5,000,000 kWh of electricity per annum, on part of the former Gedling Colliery site (2014/15).
A 100kW Solar PV array at Little Tythe Farm, Blidworth Lane (2015/16).
Erection of a 4MW PV Solar Farm and associated infrastructure in Calverton (2016/17).
Solar PVs installed at Council assets - Visitor Centre at Gedling Country Park (2016/17).
A Ground Mounted Solar PV Array at Calverton Fish Farm, Moor Lane (2018/19).
Biofuel
Chimney for biomass boiler at Calverton Fish Farm (2010/11)

Biogas boilers at Sherwood Lodge Police HQ (2014/15)
Biomass boilers to provide up to 120kW energy at Charnwood Court Nursing Home (2017/18)

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

	Electricity use per meter: Domestic users	Electricity use per meter: Industrial/commercial users	Gas use per meter: Domestic users	Gas use per meter: Industrial/commercial users
2011	3,986	61,662	15,529	880,835
2019	3,569	53,064	14,673	1,101,247

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

Table 5: Energy consumption by type in tonnes of oil equivalent (ktoe)

	Coal	Manufactured fuels	Petroleum products	Gas	Electricity	Bioenergy & wastes
2011	0.8	4.3	36.0	90.6	30.9	2.4
2019	0.5	2.9	37.2	95.9	29.1	4.1

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

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

	Industry	Commercial	Domestic	Transport	Total (t CO2) per capita
2011	104.0	43.9	244.2	103.2	4.5
2019	98.8	29.8	184.8	103.8	3.6

Source: <https://www.gov.uk/government/collections/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics>

Flooding and Water Quality

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

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

- Zero planning permissions have been granted contrary to Environment Agency or Local Lead Flood Authority advice (including advice on flood risk, water quality and aquifers) since 2011. The information is available on the following website www.gov.uk/government/publications/environment-agency-objections-to-planning-on-the-basis-of-flood-risk. Where objections from statutory bodies are received the Council takes due regard and technical matters would be satisfied by a planning condition upon granting permission.

- Table 7 shows that there has been an increase of 32.36 hectares of land and 663 houses within Flood Zone 2 or Flood Zone 3 between 2011 and 2021.
- All new buildings granted planning permission since 2011 have either incorporated Sustainable Drainage Systems or a condition was attached to the decision requiring details for the disposal of surface water to be approved before commencement of the development in accordance with the Council's standard approach, to ensure that any flooding risks are fully mitigated.

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

Year	Area in Flood Zone 2 or Flood Zone 3	Number of households in Flood Zone 2 or Flood Zone 3
2011	1,189.47 ha	4,600
2018	1,206.00 ha	n/a
2019	1,232.00 ha	5,033 (of which 3,681 in FZ3)
2020	1,211.70 ha	5,007 (of which 3,682 in FZ3)
2021	1,221.83 ha	5,263 (of which 3,474 in FZ3)

Waste Facilities

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

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

- Table 8 shows that five new waste management facilities have been granted planning permission by Nottinghamshire County Council as waste authority since 2011 (Table 8). There are no new waste facilities granted planning permission in the borough during the 2020-2021 monitoring period.

Table 8: Planning permissions granted for waste management facilities since 2011

Site	Planning Permission Details/ Status	Date granted
Private Road No 2, Colwick Industrial Estate (2011/12)	Change of use of land and buildings for a waste management facility to handle wastes including metals, end of life vehicles and their associated parts including plastics & waste electrical components, aggregates and non-hazardous wastes.	9 November 2011
Private Road No.4, Colwick Industrial Estate (2013/14)	Development of an anaerobic digestion facility. This is understood to be operational but may not be working at full capacity.	15 November 2013
Land to the north of Stoke Lane, Stoke Bardolph (2017/18)	Change of use of land to accommodate a small sewage pumping station.	15 September 2017
Private Road No 2, Colwick	Change of use of existing buildings from waste water transfer station and B1, B2 and B8 to plastic recycling.	21 January 2020

Site	Planning Permission Details/ Status	Date granted
Industrial Estate, (2019/20)		
Gedling Access Road - Land off Arnold Lane, Gedling (2019/20)	Application for habitat enhancement and provision of open space through sustainable use of material arising from the construction of the Gedling Access Road.	22 January 2020

Environmental Protection

Environmental Consultees

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

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

- Zero planning applications in 2020/21 were approved against the advice of Gedling Borough Council's Scientific Officer who provides technical advice on land contamination and air quality.
- Zero planning permissions for development have been granted contrary to advice from the Coal Authority since 2011. Where objections from statutory bodies are received the Council takes due regard and technical matters would be satisfied by a planning condition upon granting permission.
- Zero planning permissions for development have been granted contrary to advice from the Health and Safety Executive since 2011. Where objections from statutory bodies are received the Council takes due regard and technical matters would be satisfied by a planning condition upon granting permission.

Air Quality

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

Monitoring Indicators: LPD Policy 11 & SA 8, 9

- There is one Air Quality Management Area (AQMA) in Gedling Borough. The A60 Mansfield Road from its junction with Oxclose Lane and Cross Street south to its junction with Egerton Road in Woodthorpe was designated in April 2011 and an Air Quality Action Plan adopted in 2012.
- In 2019 the Council updated the 'Air Quality and Emissions Mitigation: Guidance for Developers', which sets out borough-wide measures to help reduce vehicle emissions occurring as a result of development. The document is incorporated into Policy LPD 11 of the Part 2 Local Plan.
- The Council's Scientific Officer is consulted on planning applications where issues of air quality and emissions mitigation arise, and provides technical comments in relation to interpreting the Air Quality and Emissions Mitigation guidance. It is generally the approach that conditions where appropriate, or otherwise advisory notes, are attached to planning decisions where these are requested. The guidance is given weight under Policy LPD 11. Zero planning permissions have been granted where an objection has been raised by the Council's Scientific Officer.

Green Belt

Green Belt Land

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

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

- Gedling Borough Council adopted the Local Planning Document (Part 2 Local Plan) in July 2018. The Part 2 Local Plan released 215 hectares of Green Belt land across the Borough in accordance with Policy 3 of the Aligned Core Strategy. This represents a 2% reduction. 73% of Gedling Borough is now Green Belt (8,794 hectares).
- Since the Part 2 Local Plan was adopted, two planning permissions have been granted for disproportionate additions (above 50% of the original floor space), as set out in Policies LPD 13 and LPD 14 of the Part 2 Local Plan. Table 9 sets out the reasons for these.
- Zero homes were granted planning permission for rural workers in the Green Belt (in accordance with Policy LPD 17 of the Part 2 Local Plan) in 2020/21.

Table 9: Planning permissions granted for development in the Green Belt with an increase in floor space being over 50%

Reference	Summary of reason for approval
2018/0569	Extension 104% over original floor space. Very Special Circumstances demonstrated
2020/0889	Extension over 50% of original floor space. Very Special Circumstances demonstrated.

Safeguarded Land

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

Monitoring Indicators: ACS Policy 3

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

Table 10: Planning status of Safeguarded Land

Site	Planning Status
Top Wighay Farm, Hucknall	Safeguarded for future development in the Part 2 Local Plan.
Oxton Road/ Flatts Lane, Calverton	Safeguarded for future development in the Part 2 Local Plan.

Moor Road, Bestwood Village	Safeguarded for future development in the Part 2 Local Plan.
Mapperley Golf Course	Safeguarded (Protected) from future development in the Part 2 Local Plan.
Lodge Farm Lane, Arnold	Safeguarded (Protected) from future development in the Part 2 Local Plan.
Glebe Farm, Gedling Colliery	Safeguarded (Protected) from future development in the Part 2 Local Plan.
Spring Lane, Lambley	Safeguarded (Protected) from future development in the Part 2 Local Plan.

Natural Environment

Nationally and Internationally Designated Site and Species

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

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

- There is one Site of Special Scientific Interest in Gedling Borough which is Linby Quarries, the condition of which is 81.24 % 'favourable' and 18.76 % 'unfavourable – no change'. The information is provided by Natural England (<https://designatedsites.naturalengland.org.uk>). There has been no net change in the monitoring period.
- The prospective Sherwood Forest Special Protection Area (pSPA) has been considered for being formally proposed for designation since prior to the preparation of the Aligned Core Strategy (Part 1 Local Plan). No progress has been made towards formal designation of the Sherwood Forest Special Protection Area.
- The baseline information on losses/gains in priority habitat is not currently available for Gedling Borough.

Locally Designated Sites

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

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

- Table 11 shows there are five Local Nature Reserves in Gedling Borough all of which have a management plan in place. (The Hobbucks Management plan recently expired and is being updated) (Table 11).
- Tables 12 and 13 set out the number and area of Local Wildlife Sites in Gedling Borough and the number of those under positive management using Single Data List Indicator 160. Information on Local Wildlife Sites and Local

Geological Sites is provided by the Nottinghamshire Biological and Geological Records Centre.

- Table 14 sets out the number and area of Local Geological Sites, which were first identified in 2018.

Table 11: Local nature reserves in Gedling Borough

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

Table 12: Local wildlife sites

Year	Total sites	Area (ha)
Spring 2011	80	1,198.06 ha
Spring 2012	85	1,227.27 ha
Spring 2013	83	1,227.48 ha
Spring 2014	88	1,232.09 ha
Spring 2015	83	1,250.53 ha
Spring 2016	82	1,250.53 ha
Spring 2017	83	1,268.12 ha
Spring 2018	87	1,272.56 ha
Spring 2019	86	1,275.37 ha
Spring 2020	85	1,284.45 ha
Spring 2021	82	1,250.80 ha

Table 13: Local wildlife sites under positive management

Year	Total sites	Sites under positive management	Percentage under positive management
2011/12	68	24	35.3%
2016/17	79	22	27.8%
2018/19	79	23	29.1%
2019/20	85	N/A	N/A
2020/21	82	N/A	N/A

Table 14: Local geological sites

Year	Total sites	Area (ha)
2018	5	20.68 ha

Woodland and Ancient Woodland

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

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

- Forestry Commission statistics on woodland show as at March 2018 there was 1,763.5 hectares of woodland in Gedling Borough. This figure was 1,764.7 hectares in 2014. Forestry Commission reports are available on the following website <https://www.forestryresearch.gov.uk/tools-and-resources/national-forest-inventory>.
- The Forestry Commission recorded approximately 55.1 hectares of ancient woodland in Gedling Borough in 2020. This has decreased from 56.8 hectares in 2019.
- During the monitoring period no planning permissions have been granted that result in the loss of trees within designated ancient woodland.

Open Space and Recreational Facilities

Open Space – Planning Data

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

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

- The Part 2 Local Plan includes Policies LPD 20 and LPD 21 which seek to protect existing green infrastructure and provide new green infrastructure (10% on sites 0.4 hectares and above).
- Table 15 shows the area of open space in the Borough by type, as recorded by the Council's Parks and Street Care team. It is noted that there is may be some overlap between the categories. The 2018 figure equates to the area of open spaces shown on the Local Planning Document Policies Map.
- Table 16 shows the amount of greenfield land lost to new large development for housing (10 dwellings or more) and other uses. For information, land is considered 'lost' upon commencement of development.
- New open spaces committed from s106 agreements during 2020/21 are set out in Table 17. The total figure for s106 contributions related to open space in 2020/21 was £270,524.36 with further contributions potentially due subject to the approval of open spaces schemes.
- Table 18 shows that there are 29 Local Green Spaces in Gedling Borough, which are designated through the adoption of a Development Plan including the Part 2 Local Plan and Neighbourhood Plans . There has been no net loss of designated Local Green Spaces since they were designated.

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

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

N/A = data not available

Table 16: Amount of greenfield land (ha) lost to new large development since 2011

Year	Site Name	Type	Area lost
2011/12	147 homes on Ashwater Drive allocation site	Residential	4.58 ha
2012/13	49 homes on Howbeck Road allocation site	Residential	1.50 ha
2012/13	113 homes on Main Street and Hollinwood Lane, Calverton (designated safeguarded land)	Residential	3.76 ha
2013/14	18 homes on Park Road in Bestwood Village	Residential	0.29 ha
2014/15	38 homes on part of the Top Wighay Farm strategic site	Residential	1.47 ha
2015/16	No loss		
2016/17	150 homes on Spring Lane allocation site	Residential	9.88 ha
2017/18	237 homes on North of Papplewick Lane strategic site	Residential	7.87 ha
2018/19	No loss		
2019/20	199 homes (phase 1) on part of the Teal Close strategic site	Residential	4.80 ha
2019/20	66-bedroom care home on the Teal Close strategic site	Residential care home	0.44 ha
2020/21	164 homes on part of the Howbeck Road/ Mapperley Plains allocation site	Residential	7.69 ha
2020/21	14 homes on Wood Lane allocation site	Residential	0.72 ha
2020/21	14 homes on Mill Field Close allocation site in Burton Joyce	Residential	0.75 ha

Table 17: Open Spaces Contributions 2020/21

App Ref	Location	Breakdown of Obligations	Maintenance Contribution	Capital Contribution
2018/1034	Land at Orchard Close, Burton Joyce	Open Space Contribution £49,330.40 (Index Linked).	£15,400.00 (RPI Index Linked)	£33,930.40 (RPI Index Linked)
2019/0213	Land to the West of Mapperley Plains, Mapperley	Open Spaces Scheme to be submitted and approved by the Borough Council.	NIL (Management Company)	NIL
2017/1263	Land Adj. Dark Lane, Calverton	Open Space Contribution £106,668.36 (Index Linked).	£30,845.20 (RPI Index Linked)	£75,823.16 (RPI Index Linked)
2019/1186	Land at the end of Linden Grove, Gedling	Open Spaces Scheme to be submitted and approved by the Borough Council	£114,525.60 (RPI Index Linked)	NIL

Table 18: Local Green Spaces in Gedling Borough

Development Plan	Number of Local Green Spaces designated	Designation date
Local Planning Document (Part 2 Local Plan)	9	July 2018
Calverton Neighbourhood Plan	4	November 2017
Papplewick Neighbourhood Plan	6 (including two duplicates also allocated in the Part 2 Local Plan)	July 2018
Linby Neighbourhood Plan	12	May 2019
Total	29	

Recreational Open Space and Facilities

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

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

- There are four Green Flag awarded parks in Gedling Borough – Arnot Hill Park, Gedling Country Park, Burton Road Jubilee Park and for the first time Bestwood Country Park in 2020 (see Table 19).
- There are five Country Parks in Gedling Borough – Bestwood Country Park; Burntstump Country Park; Gedling Country Park; Newstead and Annesley Country Park and Newstead Abbey. No changes in designation have taken place during the monitoring period.
- No planning permissions for new tourist accommodation were granted during the monitoring period as shown in Table 20.

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

Open Space	Award	Management
Arnot Hill Park	Since 2007	Managed by the Council and the Friends of Arnot Hill Park. Completed projects include improvements to the lake, play areas, buildings, car parks and security and installation of planting schemes and sculptures.
Gedling Country Park	Since 2016	Managed by the Council supported by the Friends of Gedling Country Park. Completed projects include the play area, café 1899, visitor centre and information, nature trail and sculptures, relocation of the Bee Hives onto the Butterfly walk, Ivan Gollop memorial garden, viewing platforms and extensions to the car park.
Burton Road Jubilee Park	2014-2018 Since 2019	A Friends of Burton Road Jubilee Park group is now involved with the management and development.

Open Space	Award	Management
Bestwood Country Park	Since 2020	Green Flag awarded summer 2020. The park is owned by Gedling Borough Council and Nottinghamshire County Council. The Council have the maintenance responsibilities for all of the park through a collaborative agreement with County. The Friends of Bestwood Country Park also assist with the development and management with frequent volunteering conservation activities.

Table 20: New tourist accommodation granted permission since the adoption of the Local Planning Document

Accommodation Type	Location	Planning Reference	Date granted
Change of use to 3 holiday apartments	272 Longdale Lane, Ravenshead	2018/0174	27 April 2018
Proposed hotel	Lakeside, Mansfield Road, Bestwood	2018/0115	7 December 2018
Construct 3 holiday lets	Fairview Farm, Ravenshead	2019/0177	23 April 2019

Historic Environment

Heritage Assets

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

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

- The number of designated and non-designated heritage assets by type in Gedling Borough are:-
 - 195 Listed Buildings (6 Grade I, 15 Grade II* and 174 Grade II). Two buildings were given Grade II listing status in 2020. Calverton War Memorial in Calverton was designated in May 2020 and the Clock Tower, formerly the general offices of Bestwood Coal and Iron Company in Bestwood Village was designated in July 2020.
 - Nine Scheduled Monuments.
 - Four Registered Parks and Gardens.
 - Six Conservation Areas.
 - 143 non-designated heritage assets.
- Further information on Listed Buildings, Scheduled Monuments and Registered Parks and Gardens are available on Historic England's national heritage list website <https://historicengland.org.uk/listing/the-list>. Recent Listed Building entries are reported on the Council's web page www.gedling.gov.uk/heritage-assets.
- The area of each Registered Park and Garden in Gedling Borough is:-
 - Bestwood Pumping Station – 2.35 hectares
 - Newstead Abbey – 287.33 hectares
 - Papplewick Hall – 46.33 hectares
 - Papplewick Pumping Station – 2.75 hectares
- Appraisals have been adopted for each of the six Conservation Areas which are available on the Council's website www.gedling.gov.uk/conservation-areas. Appraisals for two Conservation Areas in Bestwood Village and Lambley have been reviewed and adopted in November 2020 and an appraisal for Linby Conservation Area has been reviewed and adopted in November 2021. The area covered by each Conservation Areas is:-
 - Bestwood Village – 15.71 hectares
 - Calverton – 14.25 hectares

- Lambley – 24.62 hectares
 - Linby – 25.54 hectares
 - Papplewick – 55.70 hectares
 - Woodborough – 45.43 hectares
- Table 21 shows that there are three out of 214 (1.4%) designated heritage assets at risk in Gedling Borough and the information is provided by Historic England (<https://historicengland.org.uk/advice/heritage-at-risk>). The Council has not identified non-designated heritage assets at risk.
 - The Council has adopted ‘Non Designated Heritage Assets: Selection Criteria (January 2019)’ in order to progress the implementation of Policy LPD 31 of the Part 2 Local Plan. The Council has reviewed non-designated heritage assets using the selection criteria document in 2020 and 2021. A review of non-designated heritage assets has led to a net addition of non-designated heritage assets on the local heritage list as the total on the list was reported as 94 in the previous Authority Monitoring Report 2019/20 and has increased to 143 in December 2021. The updated local heritage list will be published in 2022. Further information is available on the Council’s web page www.gedling.gov.uk/heritage-assets.

Table 21: Designated heritage assets at risk by type

Type of heritage asset	2012	2021
Listed Buildings	3	2
Conservation Areas	0	0
Scheduled Monuments	1	1
Registered Park and Gardens	0	0
Non-Designated Heritage Assets	0 (not identified)	0 (not identified)

Historic Environment – Planning Data

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

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

- Zero planning applications were approved against Historic England advice in 2020/21.
- Zero Section 106 obligations entered into related to the management and conservation of heritage assets in 2020/21.

Design

Design

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

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

- The density of new homes delivered on large sites (50 or more dwellings in the urban area and 10 or more dwelling in the rural area) is shown in Table 22, Table 23 and Table 24. The density policy in the Part 2 Local Plan provides the target of no new development of less than 30 dwellings per hectare with the exception of no new development of less than 20 dwellings per hectare in Burton Joyce, Lambley, Ravenshead and Woodborough, no new development of less than 25 dwellings per hectare in Bestwood Village, Calverton and Newstead and locations where there is convincing evidence of a need for a different figure.
- Table 25 shows that since 1 April 2011, 12% of new homes were constructed on residential garden land.
- The Part 2 Local Plan does not include indicators that monitor the improvement of the standard of design given that there is no framework in place to assess standard of design. The Part 1 Local Plan includes Policy 10 (Design and Enhancing Local Identity) and the Part 2 Local Plan includes Policies LPD 32 (Amenity) and LPD 35 (Safe, Accessible and Inclusive Development), all of which are taken into consideration when determining planning applications.

Table 22: Density of new homes completed on sites of 50 dwellings or more in the urban area (policy requirement is 30 dwellings per hectare (dph)) since 2011

	Number of dwellings at up to 29 dph	Number of dwellings at 30 dph and over
2011/12	0	55
2012/13	0	158
2013/14	0	177
2014/15	0	136
2015/16	0	52
2016/17	0	27
2017/18	0	89
2018/19	0	163
2019/20	0	250
2020/21	0	130

Table 23: Density of new homes completed on sites of 10 dwellings or more in Burton Joyce, Lambley, Ravenshead and Woodborough (policy requirement is 20 dwellings per hectare (dph)) since 2011

	Number of dwellings at up to 19 dph	Number of dwellings at 20 dph and over
2011/12	0	33
2012/13	0	13
2013/14	0	0
2014/15	0	1
2015/16	0	0
2016/17	1	12
2017/18	0	0
2018/19	1	0
2019/20	0	0
2020/21	0	2

Table 24: Density of new homes completed on sites of 10 dwellings or more in Bestwood Village, Calverton and Newstead (policy requirement is 25 dwellings per hectare (dph)) since 2011

	Number of dwellings at up to 24 dph	Number of dwellings at 25 dph and over
2011/12	0	46
2012/13	3	0
2013/14	2	6
2014/15	4	77
2015/16	2	55
2016/17	0	9
2017/18	3	11
2018/19	0	15
2019/20	0	4
2020/21	0	6

Table 25: New homes completed on residential garden land since 2011

Year	Total (net) completions	Number of completions on garden land	Percentage (%)
2011/12	275	59	21 %
2012/13	227	32	14 %
2013/14	321	35	11 %
2014/15	311	30	10 %
2015/16	174	36	21 %
2016/17	198	40	20 %
2017/18	237	26	11 %
2018/19	286	29	10 %
2019/20	360	21	6 %
2020/21	310	27	9 %
TOTAL	2,699	335	12 %

Homes

Housing Delivery – Housing Delivery Test, Allocations and Housing Supply

- 5.20.** Appendix 1 sets out that the Council will monitor the housing completions (net additional homes); planning progress made on strategic sites and allocated housing sites; the five year land supply of deliverable housing sites; housing completions on previously developed land and windfall sites; and progress made on the Gedling Colliery/Chase Farm as a regeneration site.

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

- The Part 1 Local Plan was adopted in September 2014 and sets the housing requirement. The Part 2 Local Plan was adopted in July 2018 and includes housing allocations in line with the objectives of the Part 1 Local Plan.
- The Ministry of Housing, Communities and Local Government (now the Department for Levelling Up, Housing and Communities) published the results of the Housing Delivery Test for 2020 for all councils in January 2021. The result 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 five year housing land supply.
- The Council's Housing Delivery Action Plan has been updated and published in July 2021. The Action Plan is available on the following Council's web page www.gedling.gov.uk/resident/planningandbuildingcontrol/planningpolicy/monitoringreports. As well as including a detailed analysis of the key reasons for the under delivery of the Council's housing requirement the Action Plan identifies the measures the Council intends to undertake to increase/maintain delivery of new housing in Gedling Borough. Many of the actions identified in the previous Housing Delivery Action Plan have already been implemented and a number of actions are on-going.
- The Gedling Borough Council Five Year Housing Land Supply Assessment 2021 published in December 2021 considers the Borough's supply of housing against the housing target (based on the annual local housing need calculated using the standard method as the housing requirement set out in the Part 1 Local Plan is now out of date). Gedling Borough Council has a 6.32 year supply. The direct web link to the latest five year housing land supply assessment is www.gedling.gov.uk/5yhs.
- The Council updates its Brownfield Land Register annually in accordance with the Housing and Planning Act 2015. The latest Brownfield Land Register is available on the Council's web page www.gedling.gov.uk/shlaa.
- Table 26 sets out the housing requirement for the plan period and the number of new homes built since 2011.

- Table 27 sets out progress made with the strategic sites in the Aligned Core Strategy and the housing sites allocated in the Local Planning Document.
- Table 28 sets out the number of housing completions since 2011 on allocated, unallocated and safeguarded land sites. Allocated sites are those that are allocated for residential development in the Local Plan. Unallocated sites are those that are not allocated in the Local Plan, otherwise known as “windfall sites”. Safeguarded land is protected from development during the plan period in order to meet longer term development needs.
- Table 29 sets out the number of new homes completions on previously developed land since 2011.
- The Chase Farm/Gedling Colliery site is a strategic allocation in the Part 1 Local Plan and was subsequently allocated for housing and employment in the Part 2 Local Plan. A Supplementary Planning Document for the site was approved in 2008. Tables 27 and 35 set out progress made on the residential and employment allocations of this site.

Table 26: Housing requirement and completions (net) during the plan period

Locality area	Aligned Core Strategy housing requirement 2011-2028	Local Planning Document 2011-2028	Completions 2011-2021
Urban area (Arnold and Carlton) including Teal Close and Gedling Colliery/Chase Farm sites	4,045	4,890	2,038
Around Hucknall including North of Papplewick Lane and Top Wighay Farm	Approx 1,300 homes including up to 300 homes on North of Papplewick Lane and 1,000 homes on Top Wighay Farm	1,265 homes	174 (136 on North of Papplewick Lane and 38 on Top Wighay Farm)
Key settlement for growth - Bestwood Village	Up to 560 homes	540 homes	85
Key settlement for growth - Calverton	Up to 1,055 homes	820 homes	202
Key settlement for growth - Ravenshead	Up to 330 homes	300 homes	118
Other villages (listed below)	Up to 260 homes	170 homes including 80 homes in Burton Joyce and 50 homes in Woodborough	
• Burton Joyce		80 homes	25
• Lambley			27
• Linby			5

Locality area	Aligned Core Strategy housing requirement 2011-2028	Local Planning Document 2011-2028	Completions 2011-2021
• Newstead			9
• Papplewick			2
• Stoke Bardolph			0
• Woodborough		50 homes	14
Total			2,699

Table 27: Progress made on strategic sites and allocated housing sites

Site	Progress and planning status
Teal Close	Allocated for 830 homes. Site 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.
North of Papplewick Lane	Allocated for up to 300 homes. The site is currently under construction for 237 homes (2017/0201). As at 31 March 2021, 136 dwellings have been built. Full planning permission for additional 18 homes (2020/0258) granted in December 2021.
Top Wighay Farm	Allocated for 845 homes. Part of 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.
(H1) Rolleston Drive	Allocated for 140 homes. Full planning permission for 131 dwellings granted in August 2021 (2020/1054).
(H2) Brookfields Garden Centre	Allocated for 90 homes. A combined development brief for three sites (H2, H7 and H8) to the north east of Arnold adopted in January 2019. 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
(H3) Willow Farm	Allocated for 110 homes. Development brief (informal guidance) adopted in February 2020.
(H4) Linden Grove	Allocated for 115 homes. Reserved matters permission for 120 homes (2021/0694) granted in October 2021.
(H5) Lodge Farm Lane	Allocated for 150 homes. Resolution to grant outline planning application for up to 148 dwellings (2018/0347) in August 2019 subject to the signing of the s106.
(H6) Spring Lane	Allocated for 150 homes. The site is now fully built.
(H7) Howbeck Road/ Mapperley Plains	Allocated for 205 homes. A combined development brief for three sites (H2, H7 and H8) to the north east of Arnold

	adopted in January 2019. Site is currently under construction for 164 homes (2019/0213).
(H8) Killisick Lane	Allocated for 230 homes. A combined development brief for three sites (H2, H7 and H8) to the north east of Arnold adopted in January 2019. The Local Planning Document includes a phasing policy to ensure that development of the site follows the extraction and progressive restoration of the adjoining quarry. The quarry extraction was scheduled to be complete by 2021, however due to the 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.
(H9) Gedling Colliery/Chase Farm	<p>Allocated for 1,050 homes (updating the strategic location made in the Aligned Core Strategy). Development brief adopted in June 2008. 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).</p> <p>Section 73 application to remove condition 2 of planning permission 2015/1376 to remove the construction cap of 315 dwellings and to allow building within Phase 1B prior to the completion of the Gedling Access Road approved at Planning Committee on 15 June 2020.</p>
(X1) Daybrook Laundry	Allocated for 50 homes.
(X2) Land West of A60 A	Allocated for 70 homes. Site is currently under construction for 72 homes (2016/0854).
(X3) Land West of A60 B	Allocated for 150 homes. Full planning application for 157 dwellings submitted in January 2021 and pending consideration (2021/0072).
(H10) Hayden Lane	Allocated for 120 homes.
(H11) The Sycamores, Bestwood Village	Allocated for 25 homes. Part of the 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.
(H12) Westhouse Farm, Bestwood Village	Allocated for 210 homes. Part of the site is currently under construction for 101 homes (2018/0823).
(H13) Bestwood Business Park, Bestwood Village	Allocated for 220 homes. Outline planning permission (2014/0214) for up to 220 homes lapsed in March 2018.
(H14) Dark Lane, Calverton	Allocated for 70 homes. Full planning permission for 57 homes (2017/1263) granted in November 2020. Access road into the site constructed.
(H15) Main Street, Calverton	Allocated for 75 homes. Outline planning application for up to 79 dwellings (2018/0360) granted in April 2021.

(H16) Park Road, Calverton	Allocated for 390 homes. Majority of the site is currently under construction for 351 homes (2018/0607). Full planning permission for 20 bungalows on the remainder of the site) (the car park at North Green) (2018/0817) granted in August 2021.
(X4) Flatts Lane, Calverton	Allocated for 60 homes. Site is currently under construction for 82 homes (2018/1143).
(H17) Longdale Lane A, Ravenshead	Allocated for 30 homes.
(H18) Longdale Lane B, Ravenshead	Allocated for 30 homes. Resolution to grant outline planning application for up to 31 homes (2014/0273) in August 2018 subject to the signing of the s106.
(H19) Longdale Lane C, Ravenshead	Allocated for 70 homes. Reserved matters permission for 47 homes (2017/1164) granted in December 2019.
(X5) Kighill Lane A, Ravenshead	Allocated for 20 homes. Being delivered as three separate sites:- <ul style="list-style-type: none"> • First site is currently under construction for six residential units (2020/0741) and as at 31 March 2021, four dwellings have been built. • A new dwelling 16 Kighill Lane was built on second site in August 2019 (2018/1004) and full planning application for three dwellings to the remainder of the site (i.e. rear of 18 and 16 Kighill Lane) submitted in September 2020 and pending consideration (2020/0888). • Third site is currently under construction for seven new dwellings.
(X6) Kighill Lane B, Ravenshead	Allocated for 30 homes.
(H20) Mill Field Close, Burton Joyce	Allocated for 20 homes. The site is currently under construction for 14 homes (2018/0613). As at 31 March 2021, 8 dwellings have been built.
(H21) Orchard Close, Burton Joyce	Allocated for 15 homes. Reserved matters for 14 homes (2021/0301) granted in August 2021.
(H22) Station Road, Newstead	Allocated for 40 homes. 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.
(H23) Ash Grove, Woodborough	Allocated for 10 homes. Reserved matters for 12 homes (2007/0831) granted in November 2007. Plot 1 (3 Ash Close) 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.
(H24) Broad Close, Woodborough	Allocated for 15 homes. Two full planning applications – resolution to grant full planning application for three detached houses to be accessed off Private Road (2019/1079) in August 2020 subject to the signing of the s106 and outline planning application for 11 residential

	houses to be accessed off Broad Close (2019/1080) submitted in November 2019 and pending consideration.
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Table 28: New homes (net) built on allocated, non-allocated and safeguarded sites since 2011

	Completions	Allocated (%)	Unallocated (%)	Safeguarded (%)
2011/12	275	134 (49%)	141 (51%)	0 (0%)
2012/13	227	170 (75%)	57 (25%)	0 (0%)
2013/14	321	195 (61%)	120 (37%)	6 (2%)
2014/15	311	154 (50%)	98 (32%)	59 (19%)
2015/16	174	48 (28%)	78 (45%)	48 (28%)
2016/17	198	63 (32%)	135 (68%)	0 (0%)
2017/18	237	91 (38%)	146 (62%)	0 (0%)
2018/19	286	163 (57%)	123 (43%)	0 (0%)
2019/20	360	251 (70%)	109 (30%)	0 (0%)
2020/21	310	196 (63%)	114 (37%)	0 (0%)
TOTAL	2,699	1,465 (54%)	1,121 (42%)	113 (4%)

Table 29: New homes built on previously developed land (PDL or brownfield land) (gross) since 2011

	New build	Conversions	Changes of use	Total	All completions	PDL %
2011/12	117	3	9	129	295	44 %
2012/13	19	3	5	25	233	11 %
2013/14	54	23	12	89	327	27 %
2014/15	31	5	15	51	319	16 %
2015/16	37	5	11	53	192	28 %
2016/17	63	9	31	103	210	49 %
2017/18	101	15	25	141	261	54 %
2018/19	154	6	15	175	303	58 %
2019/20	137	5	43	185	367	50 %
2020/21	40	7	45	92	322	29 %

Housing Delivery – By Type

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

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

- Policy LPD 36 of the Part 2 Local Plan sets out affordable housing requirements of 10%, 20% or 30% dependent on sub-market location. Table 30 shows the overall percentage of housing completions that are affordable, the number of which are social, intermediate and affordable
- Chart 2 shows the types of homes (flat/house) and bedroom size of homes completed since 2011.
- The density of housing completions is set out in Table 22, Table 23 and Table 24 above.
- Table 31 shows the specialist accommodation granted permission or built since 2011.
- The Council applies Policy LPD 41 of the Part 2 Local Plan where it is relevant to do so in determining planning applications on live work units.
- The Council maintains a joint self-build and custom housebuilding register with Broxtowe Borough Council, Erewash Borough Council, Nottingham City Council and Rushcliffe Borough Council. Information on the register is available on the following Council’s web page www.gedling.gov.uk/selfbuild. Information from the register has been used to support the determination of planning applications and will inform the implementation of Policy LPD 42 of the Part 2 Local Plan. Table 32 provides the number of entries added to Gedling’s register for each base period. The register did not have a local connection test when it was set up in 2016. The register was revisited in 2018 and the revised registration form which now includes local connection criteria was launched on 31 October 2018. As a result of this review the number of entries on the register is split between part 1 and part 2 of the register.
- The Council introduced a self-build matchmaker service in June 2021 which aims to match landowners who are considering selling their land with people who want to build their own home within Gedling Borough. Information on the matchmaker service is available on the Council’s web page www.gedling.gov.uk/selfbuild.

Table 30: Percentage of affordable homes delivered since 2011

	Net completions	Affordable homes type delivered	Total affordable
2011/12	275	Social Rent: 42 Intermediate: 12 Affordable Rent: n/a	54 (20%)
2012/13	227	Social Rent: 7 Intermediate: 12 Affordable Rent: 17	36 (16%)
2013/14	321	Social Rent: 7	56 (17%)

	Net completions	Affordable homes type delivered	Total affordable
		Intermediate: 21 Affordable Rent: 28	
2014/15	311	Social/Affordable Rent: 23 Intermediate: 15	38 (12%)
2015/16	174	Social/Affordable Rent: 12 Intermediate: 6	18 (10%)
2016/17	198	Social Rent: 28 Intermediate: 11	39 (20%)
2017/18	237	Social Rent: 28 Intermediate: 24	52 (22%)
2018/19	286	Social Rent: 22 Intermediate: 28	50 (17%)
2019/20	360	Social/Affordable Rent: 11 Intermediate: 8	19 (5%)
2020/21	310	Social/Affordable Rent: 24 Intermediate: 7	31 (10%)

Chart 2: Type and size of housing completions since 2011

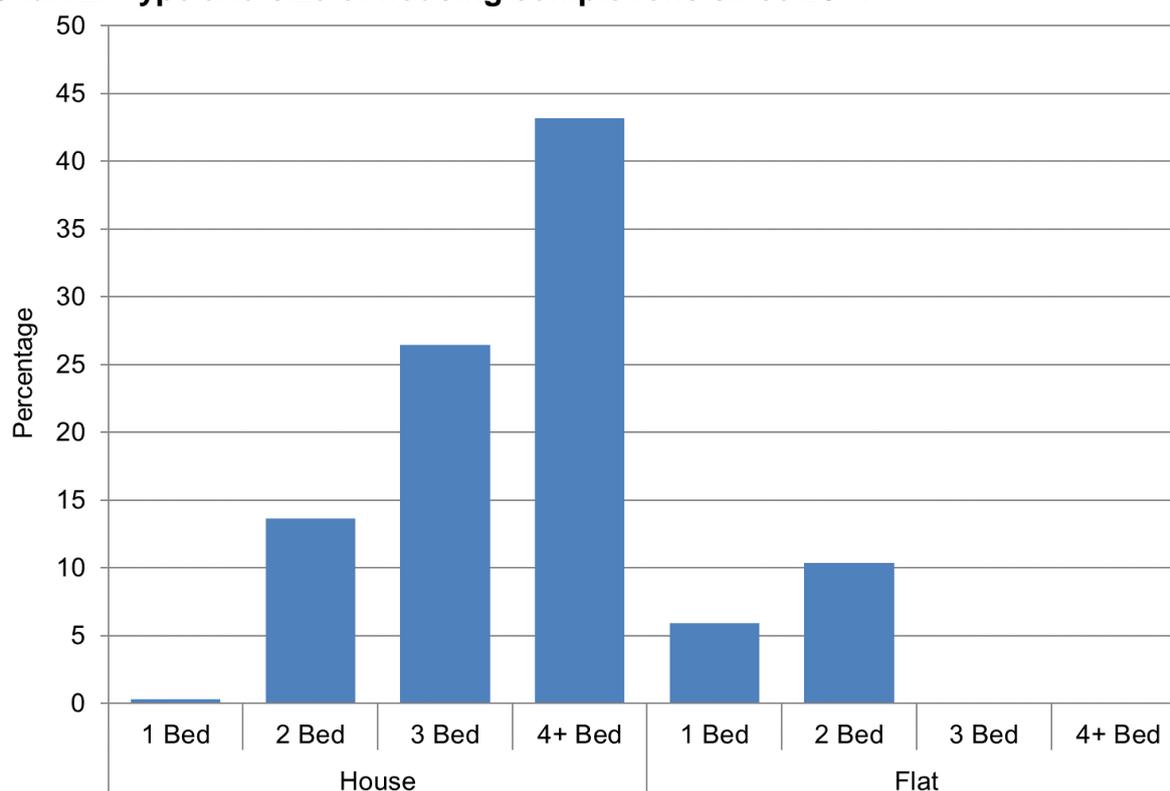


Table 31: Specialist accommodation granted permission or built since 2011

Site name	Type	Number of bedrooms	Status
Mansfield Road (738), Woodthorpe	Dementia care	31 beds	New development. Completed April 2012.

Site name	Type	Number of bedrooms	Status
The Maid Marian (Coppice Road), Arnold	Elderly	64 beds	New development. Completed June 2012.
Grey Goose, Gedling	Elderly	52 beds	New development. Completed Nov 2013.
St Andrews House, Mapperley	Elderly	32 beds	Conversion of sheltered housing to apartments. Completed May 2015.
Braywood Gardens (Millbrook Drive), Carlton	Elderly	+12 beds	Extension of care home. Completed June 2016.
Moriah House, Carlton	Elderly	+16 beds	Extension of care home granted July 2017. Completed November 2018.
	Elderly	+6 beds	Extension of care home granted October 2017.
Eden Lodge, Bestwood Village	Elderly	64 beds	Demolish and replace existing care home 2018/0318 & 2018/0319 granted September 2018.
Teal Close, Netherfield (Rivendell View)	Elderly	66 beds	New development. Completed in March 2021.
Ernehale Lodge, Arnold	Elderly	7 beds	Extension of care home.

Table 32: Number of entries added to Gedling's self-build register

Base period	Number of entries	Number of entries on Part 1	Number of entries on Part 2
Base period 1: 1 April 2016 to 30 Oct 2016	20	N/A	N/A
Base period 2: 31 Oct 2016 to 30 Oct 2017	47	N/A	N/A
Base period 3: 31 Oct 2017 to 30 Oct 2018	35	N/A	N/A
Base period 4: 31 Oct 2018 to 30 Oct 2019	31	19	12
Base period 5: 31 Oct 2019 to 30 Oct 2020	28	19	9
Base period 6: 31 Oct 2020 to 30 Oct 2021	46	33	13

N/A = not applicable

Accessibility of Homes

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

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

- The percentage of households within 800 metres/10 minutes' walk of a bus stop with an hourly or better daytime bus service (weekdays 0600-1800) in Gedling Borough is 95%. By comparison the percentage of such households within 400 metres/ 5 minutes' walk is 75%. The number of total households with access to public transport is not available. The information is based on February 2019 provided from Nottinghamshire County Council Performance, Intelligence and Policy.

Empty Homes, Homelessness and House Prices

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

Monitoring Indicators: ACS SA 1 / LPD SA 1

- The number of empty homes (those that are unoccupied for council tax purposes) by ownership type is set out in Table 33. The Council has taken measures to reduce empty homes including reducing the council tax discount that empty homes can benefit from, charging a council tax 100% premium on properties that have been empty for two to five years and a 200% premium on properties empty for over five years, operating a service to help owners of empty properties to find investors and employing an Empty Homes Officer.
- The number of homelessness acceptances is set out in Table 34. The Council prevents homelessness in the majority of cases by advocating on behalf of tenants; mediating between young people and their parents; and assisting people to find private or social rented housing. The significant rise in acceptances from 2018/19 reflects changes brought about by the Homelessness Reduction Act.
- Population by group is set out in the demographics section in this report.
- Chart 3 shows the average house prices for all property types (detached, semi-detached, terraced and flats) from March 2011 to March 2021. Information on average house prices are available on the following website <https://landregistry.data.gov.uk/app/ukhpi>.

Table 33: Number of empty homes (unoccupied for Council Tax purposes) since 2013

	2013	2014	2015	2016	2017	2018	2019	2020	2021
Private	1735	1431	1490	1268	1372	1595	1391	1464	1252
Local authority	3	3	0	1	2	2	5	6	5
Registered social housing	31	53	34	122	108	86	99	80	68
Total	1769	1487	1524	1391	1482	1683	1495	1550	1325

Table 34: Number of homelessness acceptances since 2012

2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21
56	51	74	75	100	99	351	358	288

Chart 3: Average house prices in Gedling Borough (£)



Gypsy and Travellers Pitches

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

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

- The South Nottinghamshire Gypsy and Traveller Accommodation Assessment (January 2016) indicated there is a requirement for three additional pitches in Gedling Borough between 2014 and 2029. The Part 2 Local Plan sets out that a site for three pitches will be identified in the built up area of Gedling Borough by 2019.
- No pitches have been granted planning permission or delivered in Gedling Borough since April 2011. The Greater Nottingham and Ashfield District Council Gypsy and Traveller Accommodation Assessment (March 2021) confirmed the need for one additional pitch for gypsy and traveller accommodation and eight plots for travelling showpeople. The Greater Nottingham authorities will continue to work together on this strategic issue and the extent of existing and new provision of pitches and plots will be kept under review as will the potential need for stopping places.

Employment

Employment Sites – Allocations and Supply

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

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

- The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as Use Classes. For any planning applications submitted the Use Classes will be used to determine it. The Use Classes were last updated on 1 September 2020 and the new Class E introduced uses previously defined in the revoked Classes covering employment uses B1. The existing uses B2 and B8 remain unchanged.
- Table 35 shows the progress made on employment allocations in the Part 2 Local Plan.
- Table 36 sets out the available supply of employment land with planning permission .

Table 35: Progress made on allocated employment sites

Allocated Site	Progress & Planning Status
Teal Close	Allocated site for 7 hectares. The Employment Land Needs Study (2021) recalculates the site area as 8.6 hectares gross and 6.45 hectares net. Outline planning permission (2013/0546) for mixed employment uses (up to 18,000 square metres) granted in June 2014. Reserved matters in relation to appearance, landscaping, layout and scale of the trade park and unit 1 of the employment area was granted in November 2019 (2019/0614). Reserved matters application in relation to appearance, landscaping, layout and scale for the development of the six employment units granted in June 2021 (outside the monitoring period).
Top Wighay Farm	Allocated site for 8.5 hectares. The Employment Land Needs Study (2021) recalculates the site area as 8.55 hectares gross and 6.5 hectares net. Resolution to grant outline planning application for mixed-use development including land for employment purposes (up to 49,500 m2) (2020/0050) in March 2021 subject to the signing of the s106.
Gedling Colliery/Chase Farm	Allocated site for 5 hectares. The Employment Land Needs Study (2021) recalculates the site area as 4.12 hectares gross and 2.45 hectares net. Outline planning permission for a mix of employment units, pub/restaurant and a drive through unit (2017/1571) granted in July 2020.
Hillcrest Park	Allocated site for 1 hectare.

Table 36: Available supply of employment land on non-allocated sites with planning permission (sites above 1 ha site area or 1,000 square meters floor space)

Site	Floorspace and area	Use Class	Planning Reference	Date granted
Midland Catering, Road No 5	Net gain 1,081 sqm	E(g), B2 and B8	2020/0873	15 January 2021
Colwick Business Park, Road No 2	Net gain 3,449 sqm on 0.5 ha of land	B1(a)	2018/0551	6 September 2019
Colwick 80, Road No 2	618 sqm on 1 hectare of land.	B1 and B8	2019/0191	23 May 2019

Employment Development

5.26. Appendix 1 sets out that the Council will monitor the net addition of new office floor space and industrial and warehouse development (i.e. by type and location); the area of employment land lost to residential and other uses; new industrial and warehouse floor space taken up on non-allocated sites; the number of planning permissions granted for rural/employment business development; the percentage of large developments including Local Labour Agreements.

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

- There has been no net new office development during the monitoring period (over 1,000 square meters floor space or 1 hectare site size).
- There has been 3,200 sqm of 12 new industrial and warehouse units (over 1,000 square meters floor space or 1 hectare site size) at Colwick Quays, Road No 2 (2019/0227) during the monitoring period
- Table 37 sets out the area of employment land (above 0.1 hectares) lost to residential or other uses. During the monitoring period, a change of use from office to residential use was implemented.
- No planning permissions were granted for rural employment/business development (in accordance with Policy LPD 47 of the Part 2 Local Plan) during the monitoring period.
- Table 38 provides a list of developments in Gedling Borough which included local labour agreement. The impact of the covid-19 pandemic and the need for greater efficiency has led the Council to review its approach to the future delivery of local labour agreements and the monitoring of existing ones in place. The outcome of this review will be reported in the next AMR 2021/22. The covid-19 pandemic and public health restrictions have curtailed the monitoring of the local labour agreements in place due to temporary site closures and lockdown restrictions. Consequently, detailed monitoring of local labour agreements has not taken place during 2020/21 and Table 38 reports on the number of local labour agreements in place. It is intended that more detail will be provided in future AMRs.

Table 37: Area of employment land (above 0.1 hectares and development commenced) lost to residential or other uses since 2011

Year	Losses in employment or regeneration area	Amount lost to residential development only
2011/12	0 ha	0.69 ha
2012/13	0.33 ha	0.33 ha
2013/14	0 ha	0 ha
2014/15	1.40 ha	0 ha
2015/16	0 ha	0 ha
2016/17	0 ha	0.22 ha
2017/18	0 ha	0 ha
2018/19	0 ha	0 ha
2019/20	0 ha	0.10 ha
2020/21	0 ha	0.32 ha
Total	1.73 ha	1.66 ha

Table 38: Local Labour Agreements secured

Reference	Agreement
2016/0854	Local Labour Agreement
2018/0577	Local Labour Agreement
2018/0549	Employment and Skills Plan
	Secured in 2019/20
2018/0607	Employment and Skills Plan
2018/1143	Employment and Skills Plan
2018/1034	Employment and Skills Plan
2017/0155	Employment and Skills Plan
	Secured in 2020/21
2019/0213	Local Labour Agreement
2019/1186	Local Labour Agreement
2017/1263	Local Labour Agreement
2019/1031	Local Labour Agreement

Employment Profile

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

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

- Employment profile information is from the Office for National Statistics. A profile report for Gedling Borough is available on the following website <https://www.nomisweb.co.uk/reports/lmp/la/1946157165/report.aspx>.
- 78.0% of the working age population of Gedling Borough are qualified to NVQ2 or above. Table 39 shows a breakdown of qualifications by type.
- Table 40 shows the overall number of employee jobs in Gedling Borough.

- The employment and unemployment rate in Gedling Borough is set out in Table 41.
- The employment profile of Gedling Borough residents is shown in Table 42.
- The weekly earnings for full-time workers is shown in Table 40. Whilst wages have risen since 2011 the gap in pay between male and female full time employees has widened.

Table 39: Qualifications of Gedling Borough working age residents by type (January 2020 to December 2020)

Individual Levels	Number of residents	Percentage (%)
NVQ4 and above	23,500	32.3 %
NVQ3 and above	39,700	54.4 %
NVQ2 and above	55,500	76.1 %
NVQ1 and above	63,600	87.2 %
Other qualifications	N/A	N/A
No qualifications	4,700	6.5 %

Table 40: Employee jobs in Gedling Borough (excluding farm-based agriculture, self-employed, government-supported trainees and HM forces) (2011 and 2020)

Year	(Full-time employee jobs)	(Part-time employee jobs)	Total employee jobs
2011	17,000	12,000	29,000
2020	19,000	12,000	30,000

Table 41: Number of working age people (16+) in employment, self-employed and unemployed in Gedling Borough (2010/11 and 2020/21)

Year	People in employment (including self-employed)	Self-employed	Unemployed
April 2010 – March 2011	56,300 (74.1%)	6,100 (7.0%)	3,700 (6.2%)
April 2020 – March 2021	53,100 (70.8%)	8,800 (9.6%)	3,400 (6.1%)

Table 42: Employment Profile of Gedling Borough – by occupation (working age) (2010/11 and 2020/21)

Employment Group	April 2010 – March 2011	April 2020 – March 2021
Managers, directors and senior officials	12.4%	12.0%
Professional occupations	17.6%	20.3%
Associate professional and technical	8.8%	14.5%
Administrative and secretarial	14.1%	9.8%
Skilled trades occupations	11.3%	10.0%
Caring, leisure and other service occupations	11.2%	9.2%

Employment Group	April 2010 – March 2011	April 2020 – March 2021
Sales and customer services occupations	8.0%	9.9%
Process plant and machine operatives	6.7%	N/A
Elementary occupations	9.9%	N/A

Table 43: Earnings by residence (gross weekly pay) (2011 and 2021)

	Male Full-Time Workers	Female Full-Time Workers	Full-Time Workers (all)
2011	£501.00	£387.10	£456.70
2021	£595.10	£523.50	£575.30

Retail and Community Facilities

Retail Monitoring

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

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

- The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as Use Classes. For any planning applications submitted the Use Classes will be used to determine it. The Use Classes were last updated on 1 September 2020 and the new Class E introduced uses previously defined in the revoked Classes covering retail uses A1, A2, A3 with other retail uses A4 and A5 being under sui generis.
- Retail need has been established in the 'Broxtowe, Gedling, Nottingham City and Rushcliffe Retail Study (2015)' and the findings of which for Gedling Borough are summarised in Table 44.
- Table 45 shows that the health and diversity of Arnold town centre and local centres is monitored by measuring the percentages of uses of ground floor frontages. The target percentages are set out in Policy LPD 50 of the Part 2 Local Plan.
- Vacancies within Arnold town centre and local centres between 2011 and 2020 are also shown in Table 46.
- No new office floor space (over 1,000 sqm floor space or 1 hectare site size) has been completed in Arnold town centre during the monitoring period.
- No planning permissions were granted for new retail development (over 1,000 sqm floor space or 1 hectare site size) during the monitoring period.
- The amount of retail floor space approved and built outside of defined centres is set out in Table 47.
- Policy LPD 51 of the Part 2 Local Plan has been used to justify planning permissions for change of use of upper floors to retail uses and other uses. During the monitoring period no permissions were granted for the use of a first floor roof area for retail uses and other uses.
- Zero applications for A1 uses above 500 sqm, and therefore requiring a Retail Impact Assessment under Policy LPD 52 of the Part 2 Local Plan, were determined by the Council during the monitoring period.

Table 44: Additional convenience and comparison goods retail floor space required in Gedling Borough

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

Table 45: Percentage of frontage by uses of ground floor units within town and local centres in Gedling Borough (July 2020)

Shopping Centre	Shops	Financial and professional services	Café or restaurant	Pub or drinking establishment	Take away	Other non-retail uses
Arnold Town Centre (Primary Area)	75%	15%	3%	6%	2%	8%
Arnold Town Centre (Secondary Area)	36%	12%	3%	10%	9%	31%
Burton Joyce Local Centre	31%	11%	4%	0%	9%	45%
Calverton Local Centre	37%	0%	9%	0%	12%	42%
Carlton Hill Local Centre	50%	7%	7%	4%	9%	23%
Carlton Square Local Centre	69%	0%	2%	0%	7%	22%
Gedling Village Local Centre	41%	5%	8%	7%	10%	30%
Mapperley Plains Local Centre	55%	11%	10%	8%	6%	10%
Netherfield Local Centre	36%	12%	6%	3%	5%	37%
Ravenshead Local Centre	55%	21%	0%	0%	6%	18%

Table 46: Percentage of vacancies of ground floor units within local centres in Gedling Borough (July 2020)

Shopping Centre	August/September 2011	July 2020
Arnold Town Centre (Primary Area)	9%	8%
Arnold Town Centre (Secondary Area)	6%	11%
Burton Joyce Local Centre	0%	0%
Calverton Local Centre	5%	10%
Carlton Hill Local Centre	9%	7%
Carlton Square Local Centre	24%	9%
Gedling Village Local Centre	5%	2%
Mapperley Plains Local Centre	3%	5%
Netherfield Local Centre	13%	8%
Ravenshead Local Centre	0%	0%

Table 47: Retail and other town centre use developments permitted and built outside of town and local centres (over 1,000 sqm floor space or 1 hectare site size) since 2011

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

Community Facilities

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

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

- Table 48 records the number of community facilities within Gedling Borough which include the following:-
 - 14 community centres – 5 council operated (Brickyard, Burton Road, Killisick, Pond Hills Lane, Westdale,)¹ and 9 independently operated (Newstead Centre, Netherfield St Georges Centre, Calverton Core Centre, Colwick Community Centre, Bestwood Village Community Centre, Older Person’s Welfare Arnold, Gedling Memorial Hall, Eagles Nest, Haywood Road). All community facilities regardless of ownership are equally important assets for improving the wellbeing of the local population.
 - 12 GP practices.²
 - Six leisure centres – 5 council operated and 1 operated by Ravenshead Parish Council. Note the table does not include private sector facilities.
 - Two accredited museums³ (Papplewick Pumping Station and Newstead Abbey). The unaccredited museums include Bestwood Winding Engine House; Burton Joyce Centre for Local History and Calverton Folk Museum.
 - Nine libraries⁴.
- No major sporting facilities have been developed in Gedling Borough since 1 April 2011.

Table 48: Number of local facilities

	Total	Arnold and Carlton	Bestwood Village	Burton Joyce and Stoke Bardolph	Calverton	Lambley	Linby, Papplewick and Ravenshead	Woodborough
Community Centres	14	11	1	0	1	0	1	0
Leisure Centres	6	4	0	0	1	0	0	1
Libraries	9	6	0	1	1	0	0	1
GP Practices	13	10	0	1	1	0	0	0
Museums	2	0	0	0	0	0	2	0

¹ [Link to Gedling's community centres webpage](#)

² Nottingham North and East Clinical Commissioning Group

³ [Link to a list of accredited museums](#)

⁴ [Link to a list of libraries across Nottinghamshire](#)

Community information

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

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

- Life expectancy within the Borough is set out in Table 49. The information is available at the following website <https://www.ons.gov.uk/peoplepopulationandcommunity/healthandsocialcare/healthandlifeexpectancies/datasets/lifeexpectancyestimatesallagesuk>.
- Residents' participation in sport in Gedling Borough is set out in Table 50 and Table 51. The data in Table 50 comes from the Active People Survey which ran from 2005 to 2016 and has now been superseded by the Active Lives Survey. The data in Table 51 comes from the Active Lives Survey and available at the following website <https://activelives.sportengland.org>.
- Table 52 shows the number of crimes in Gedling Borough has risen since 2015 and provided by Nottinghamshire Police.

Table 49: Life expectancy in Gedling Borough

	2010-12	2013-15	2014-16	2015-17	2016-18	2018-20
Male	80.3	79.4	80.0	80.1	80.9	80.1
Female	82.9	83.6	83.2	83.0	82.9	83.1

Table 50: Adult (16+) participation in 3 x 30 minute sessions of moderate intensity activity per week in Gedling Borough

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

Table 51: Adult (16+) level of activity per week (not including gardening) in Gedling Borough

	Inactive (<30 minutes per week)	Fairly Active (30-149 minutes per week)	Active (150+ minutes per week)	Adults taken part in sport or activity 2+ times in last 28 days
May 2016/17	28.9%	11.7%	59.4%	74.3%
May 2017/18	20.7%	13.6%	65.7%	81.3%
May 2018/19	25.1%	13.9%	61.0%	79.7%
May 2019/20	21.4%	13.2%	65.4%	81.9%
May 2020/21	24.5%	9.8%	65.7%	76.0%

Table 52: Number of crimes by type in Gedling Borough

	All crime	Burglary of a dwelling	Criminal damage	Robbery	Violence against the person
2015/16	3,663	Not available	680	40	1,132
2018/19	6,539	389	789	67	2,138
2019/20	6,584	370	822	62	2,265
2020/21	5,794	233	700	46	2,156

Transport

Transport – Planning data

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

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

- Policy LPD 57 of the Part 2 Local Plan and the Parking Provision for Residential Developments SPD (2012) set out parking standards for developments in Gedling Borough. Parking provision relates to small and large scale developments and the requirement can be influenced by site specific considerations. Conformity with Policy LPD 57 is a planning consideration for all proposals in Gedling Borough.
- Zero planning permissions for major development have been granted contrary to advice from the highways Authority since 2011. Where objections from statutory bodies are received the Council takes due regard and technical matters would be satisfied by a planning condition upon granting permission.
- Zero park and ride facilities have been granted during the monitoring period.
- Progress made on the delivery of transport schemes promoted in Policy 15 of the Part 1 Local Plan and Policy LPD 60 of the Part 2 Local Plan is set out in Table 53.
- Two travel plan agreements were approved by Nottinghamshire County Council Highways in the Borough during the monitoring period.

Table 53: Progress on local transport schemes supported in Policy LPD 60

Transport Scheme	Type	Progress
A60 Larch Farm Crossroads Improvements	Road	The improvement scheme was completed on 20 September 2019.
A60 Leapool to Sherwood Express Busway	Road	The scheme was awarded funding from the Transforming Cities Fund in March 2020 and is currently under investigation. The County Council advise that if a feasible and affordable scheme can be identified then construction is expected to be completed by 2023/24 subject to completion of statutory procedures.
Gedling Access Road	Road	The Gedling Access Road project commenced construction in January 2020. The new road, which will become the A6211 Colliery Way, will open to traffic in March 2022 with all other works completed by May 2022.
A612 Daleside Road Improvement	Road	Nottingham City Council completed their works on their highway network. No works planned for this

(bus priority linked to City Southern Growth Corridor)		section as part of County Council's Transforming Cities programme.
A612 Colwick Loop Road (bus priority linked to City Southern Growth Corridor)	Road	The scheme was awarded funding from the Transforming Cities Fund which was granted funding approval in March 2020. The County Council have advised that the scheme is currently under investigation and if a feasible and affordable scheme can be identified then construction is expected to be completed by 2022/23 subject to completion of statutory procedures.
Fourth Trent Crossing	Road	No safeguarded scheme but work is being undertaken to consider the merits of a fourth crossing.
South Notts Rail Network (Netherfield to Gedling route)	Rail	The County Council is currently safeguarding a scheme for possible construction during the third Local Transport Plan for Nottinghamshire, 2011-2026. This scheme does not however feature in the LTP3 implementation programme for 20120/21.
Minerals Railway "Robin Hood Line" (near Bestwood Village) to Calverton	Rail	The County Council has acquired the former railway line for a possible multi user trail i.e. cycling and walking. The scheme is not however included in a construction programme and is being considered for future implementation within the Local Transport Plan period up to 2026.

Transport Usage

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

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

- The latest traffic growth in Gedling Borough by cars and cycling is shown in Table 54 and provided by from Nottinghamshire County Council Highways. Data for the number of individual journeys is not available. The year 2020 saw a huge increase of 'leisure counters' during the first lockdown during the covid-19 pandemic, ie sites with higher number of cyclists at the weekend than on a weekday, which has influenced the data for 2020/21.
- Table 55 provides estimated railway station usage in Gedling Borough which shows reduced station usage due to the covid-19 pandemic during 2020/21. The information is available at the following website <https://dataportal.orr.gov.uk/statistics/usage/estimates-of-station-usage>.
- The main mode of public transport in Gedling Borough is buses. Table 56 sets out the number of bus boardings registered for each service operator. (Data should be treated as indicative as recording depends on the operator).

- In 2011, the proportion of residents who travel to work by bus (9.2%), was lower than 2001 (15%). However, the 2011 level remains approximately twice the county and national average⁵.
- The percentage of households within 800 meters/10 minutes' walk of a bus stop with an hourly or better daytime bus service (weekdays 0600-1800) in Gedling Borough is 95%. The information is based on February 2019 provided from Nottinghamshire County Council Performance, Intelligence and Policy.

Table 54: Percentage (compared to 2010 baseline) of cycling and car traffic growth in Gedling Borough since 2010

	Car traffic (%)	Cycling (%)
2010	Baseline	Baseline
2011	-0.1%	+7.6%
2012	-2.6%	-0.2%
2013	-0.7%	+5.8%
2014	+3.1%	+11.2%
2015	+2.8%	+13.1%
2016	+3.0%	+11.9%
2017	+4.3%	+8.4%
2018	+3.0%	+12.3%
2019	+3.6%	+4.4%
2020	No data available yet	+45.7%

Table 55: Estimates of station usage (entries and exits) at railway stations in Gedling Borough since 2011

	Burton Joyce	Carlton	Netherfield	Newstead
2011/12	6,786	22,372	7,410	34,750
2012/13	6,928	21,410	6,682	30,872
2013/14	5,302	20,298	5,382	28,624
2014/15	5,372	25,168	6,050	33,938
2015/16	8,228	36,344	6,544	31,932
2016/17	11,542	46,578	7,742	35,868
2017/18	16,268	54,282	8,644	41,796
2018/19	16,084	54,632	9,150	40,288
2019/20	15,330	57,552	8,292	44,200
2020/21	1,826	12,254	1,210	8,570

Table 56: Bus boardings in Gedling Borough by operator

Bus Operator	Bus boardings 2020/21
Nottingham City Transport	1,838,000
Trent Barton	150,598
Stagecoach East Midlands	36,280
Nottinghamshire County Council Fleet Service	1,578
Ravenshead Community Transport	N/A

⁵ UK Census Data

Infrastructure and Developer Contributions

Infrastructure Delivery

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

Monitoring Indicators: ACS Policy 18

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

Community Infrastructure Levy (CIL) and Section 106 contributions

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

Monitoring Indicators: ACS Policy 19

- Gedling Borough Council adopted the CIL charging schedule on 16 October 2015, which is based on a £/sqm calculation based on the use and location of proposed development.
- The Infrastructure Funding Statement published December 2021 identifies the Council's priorities for future CIL funding. These include the Gedling Access Road, Gedling Country Park Visitor Centre, secondary school contributions related to the Gedling Colliery/Chase Farm and the Top Wighay Farm strategic sites and Gedling Colliery Country Park Visitor Centre. The Infrastructure Funding Statement is available on the Council's website www.gedling.gov.uk/cil. Table 57 sets out the key figures relating to CIL receipts.
- The Planning White Paper proposes significant changes to the current Planning system and many of the changes detailed within this document will directly and indirectly impact on the way that Local Authorities implement the Community Infrastructure Levy. As such, we have concluded that now would not be an appropriate time to be undertaking a review of our existing CIL charging schedule, given further changes to legislation which are expected in the future.
- The Council annually reports its Section 106 contributions via the Infrastructure Funding Statement and full details are available on the

Council's website www.gedling.gov.uk/cil. Table 58 sets out the key figures relating to Section 106 contributions.

Table 57: Summary of Community Infrastructure Levy Contributions

Cumulative CIL position from 16 October 2015 to 31 March 2021	Amount (£)
Total CIL receipts	£2,107,243
Total receipts retained as at 31 March 2021	£1,671,994

Table 58: Summary of Section 106 contributions

Section 106 position as of 31 March 2021	Capital amount (£)	Revenue amount (£)
Contributions received in 2020/21	£639,795	£43,232
Contributions spent on projects in 2020/21	£98,014	£29,755
Total contributions remaining	£2,381,938	£163,831

Appendix 1 – Monitoring Indicators

This appendix list out the indicators and targets for each planning topic.

ACS = Aligned Core Strategy
 ACSSA = Aligned Core Strategy Sustainability Framework
 LPD = Local Planning Document
 LPDSA = Local Planning Document Sustainability Framework

The final column of the table refers to the source of the monitoring indicators for example LPD1 refers to Policy LPD1 of the Local Planning Document.

Climate Change, Flood Risk and Water Management

Indicator	Target	Source
Renewable energy – by type (wind turbines and other renewable energy schemes) and amount of installed capacity	No target	LPD1; LPD2; LPDSA10; LPDSA11; ACSSA9; ACSSA10
Energy per meter – by type	No target	LPDSA10; LPDSA11; ACSSA9; ACSSA10
Energy consumed – by type	No target	LPDSA10; LPDSA11; ACSSA9; ACSSA10
Carbon dioxide emissions per capita total	No target	LPDSA10; LPDSA11; ACSSA9; ACSSA10
Department of Energy & Climate Change’s ‘Carbon dioxide emissions within the scope of influence of local authorities’	To reduce per capita CO2 emissions and increase renewable power generation	ACS1
Area of land and number of households in Flood Zones 2 or 3 and without flood protection measures	No target	LPDSA8; LPDSA9; ACSSA8

Indicator	Target	Source
Number of planning applications in flood risk areas approved against Environment Agency advice / Number of permissions in flood risk areas implemented against Environment Agency advice	Zero	LPD3; ACS1; LPDSA8; LPDSA9; ACSSA8
Number of planning applications approved against the Environment Agency advice on water quality	Zero	LPD5; LPDSA8; LPDSA9; ACSSA8
Number of planning applications approved against the Environment Agency advice on aquifer	Zero	LPD6; ACSSA8
Number of planning applications approved against the advice of the Lead Local Flood Authority	Zero	LPD4; LPDSA8; LPDSA9
Number of developments incorporating SUDS	LPD = No target. ACS = Increase the number of Sustainable Drainage Systems (SuDS)	LPD4; ACS1; LPDSA8; LPDSA9
New waste management facilities – by type	No target	LPDSA10; LPDSA11; ACSSA9; ACSSA10

Environmental Protection

Indicator	Target	ACS/ LPD Policy or SA Framework
Number of planning applications approved against the advice of Gedling Borough Council's Public Protection (Scientific) Officer	Zero	LPD7; LPD10
Number of planning applications approved against the advice of the Coal Authority	Zero	LPD8
Number of planning applications approved against the advice of the Health and Safety Executive	Zero	LPD9
Development to accord with the requirements of the Air Quality and Emissions Mitigation guidance	Zero	LPD11
Air Quality Management	No Target	LPDSA8; LPDSA9

Green Belt

Indicator	Target	ACS/ LPD Policy or SA Framework
Percentage of planning permissions granted against policy (increase in floor space over 50%)	Zero	LPD13; LPD14
Status of each area of Safeguarded Land and the reason why, if any, planning permission has been granted	No target	LPD16
Number of homes granted planning permission for rural workers	No target	LPD17
Production of part 2 Local Plan	Green Belt release in line with the needs set out in the Aligned Core Strategies	ACS3
Location and area of land removed from Green Belt	Green Belt release in line with the needs set out in the Aligned Core Strategies	ACS3

Natural Environment

Indicator	Target	ACS/ LPD Policy or SA Framework
Net change in Site Special Scientific Interest	No net loss	LPD18; LPDSA6; LPDSA7
Number of SSSIs in a favourable condition	Improve management of biodiversity sites	ACS17
Number, area and net change of Local Nature Reserves	No net loss	LPD18; ACSSA6; ACSSA7; LPDSA6; LPDSA7
Number of Local Nature Reserves with a management plan in place	Increase in quality of open spaces & improve management of biodiversity sites	ACS16; ACS17
Number, area and net change in Local Wildlife Sites (formerly SINCs)	LPD = No net loss. ACS = Retain areas of biodiversity importance.	LPD18; ACS17; ACSSA6; ACSSA7; LPDSA6; LPDSA7

Indicator	Target	ACS/ LPD Policy or SA Framework
The number and percentage of Local Wildlife Sites with positive conservation management (using Single Data List Indicator 160)	LPD = Increase in percentage. ACS = Increase in quality of open spaces & improve management of biodiversity sites	LPD18; ACS16; ACS17; LPDSA6; LPDSA7
Net change in Local Geological Sites	No net loss	LPD18; LPDSA6; LPDSA7
Woodland area	No target	ACSSA6; ACSSA7
Number of planning permissions granted that result in loss of Ancient Woodland	Zero	LPD18
Net change in woodland and ancient woodland	No target	LPDSA6; LPDSA7
Losses and gains in priority habitat	No net loss	LPD18
Progress on designation and if designated what condition it is in (Special Protection Area)	Designation of and thereafter maintain or improve condition of Special Protection Area.	ACS17

Open Space and Recreational Facilities

Indicator	Target	ACS/ LPD Policy or SA Framework
To be set locally (GI assets)	Increase the percentage of population with access to GI assets.	ACS16
Net change in certain types of open space/ area of new open space	No net loss	LPD20; LPDSA2; ACSSA6; ACSSA7; LPDSA6; LPDSA7
Amount of greenfield land lost to housing and other uses / Greenfield loss of new development (ha) in line with the ACS	No target	LPDSA6; LPDSA7; ACSSA6; ACSSA7
Open space managed to green flag award standard	Increase in quality of open spaces	ACS16; ACSSA3
New open space committed from s106 agreements	Increase in open space	LPD21
Number of s106 contributions related to open space	Increase quality of open spaces	ACS16

Indicator	Target	ACS/ LPD Policy or SA Framework
Net change in local green space	No net loss	LPD22; LPDSA2; LPDSA6; LPDSA7
Number of planning permissions for new tourist accommodation	No target	LPD24
Net change in country parks	No target	LPDSA2; LPDSA6; LPDSA7

Historic Environment

Indicator	Target	ACS/ LPD Policy or SA Framework
Number of conservation area appraisals	LPD = Increase the number of conservation area appraisals. ACS = Increase quality of open spaces.	ACS11;
Number of and area of heritage assets conservation areas and Parks and Gardens	No target	LPDSA3; ACSSA6; ACSSA7
Number of heritage assets – Listed Buildings, Scheduled Ancient Monuments	No target	LPDSA3; ACSSA6; ACSSA7
Number of planning applications approved against Historic England advice (generally, historic parks and gardens and scheduled monuments)	Zero	LPD26; LPD29; LPD30; LPDSA3
Number and percentage of heritage assets (listed buildings, conservation areas, historic parks and gardens and scheduled monuments) on Heritage at Risk Register	LPD = Zero. ACS = Decrease number of heritage assets at risk	LPD26; LPD27; LPD28; LPD29; LPD30; ACS11; LPDSA3; ACSSA6; ACSSA7
No of s106 obligations to manage and conserve heritage assets	Increase	LPD26
Number of Locally Important Heritage Assets	No loss	LPD31; LPDSA3
Number and percentage of Locally Important Heritage Assets at risk	Zero	LPD31; LPDSA3

Design

Indicator	Target	ACS/ LPD Policy or SA Framework
Indicators to be set locally by each Council	Improve the standards of design	ACS10
Density of new development	Burton Joyce, Lambley, Ravenshead and Woodborough = no less than 20 dwellings per hectare. Bestwood Village, Calverton and Newstead = no less than 25 dwellings per hectare	LPD33
Number of homes built on residential garden land	No target	LPD34

Homes

Indicator	Target	ACS/ LPD Policy or SA Framework
Progress on the delivery of the sites allocated (housing)	All sites delivered by 2028. Plus LPD64 only = (The Council will closely monitor progress on all allocated sites to identify any significant slippage or risk of no delivery and should this occur the Council will consider whether this warrants an early review of the Local Plan)	LPD64; LPD65; LPD66; LPD67; LPD68; LPD69; LPD70
Net additional homes	7,250 in Gedling	ACS2
Council supply of ready to develop housing sites	5 year (with additional buffer of 5% or 20% as appropriate)	ACS2

Indicator	Target	ACS/ LPD Policy or SA Framework
	supply of deliverable housing sites	
Planning permissions of strategic allocations	5 year (with additional buffer of 5% or 20% as appropriate) supply of deliverable housing sites	ACS2
Preparation of part 2 Local Plans to meet objective of the Aligned Core Strategies	5 year (with additional buffer of 5% or 20% as appropriate) supply of deliverable housing sites	ACS2
Progress towards an allocation in part 2 Local Plans of Supplementary Planning Document	Delivery of Gedling Colliery/ Chase Farm	ACS7
Completion of site (Gedling Colliery) or certain elements of it (e.g. sqm of offices developed)	Delivery of Gedling Colliery/ Chase Farm	ACS7
Number of affordable housing delivered and commuted sums	1,450 affordable provision	LPD36
Affordable housing completions by Social Rent, Intermediate Housing, Affordable Rent	Provision of affordable housing – 1,450 in Gedling	ACS8
Type, size and tenure of new housing development/ completions	LPD = No target. ACS = Maintain an appropriate mix of house type, size and tenure	LPD37; ACS 8
Housing completions – affordable homes, dwelling types, density, location	No target	LPDSA1
Number of housing completions	No target	LPDSA1
Number of housing completions – affordable	No target	LPDSA1
Number of housing completions by dwelling type, size and density	No target	LPDSA1
Number and area of housing completions on previously developed land	No target	LPDSA1
Number of vacant dwellings – by type	No target	LPDSA1

Indicator	Target	ACS/ LPD Policy or SA Framework
% of households with access to services and facilities by public transport, walking and cycling within 30 minutes travel time with no more than a 400m walk to a stop	Improve accessibility from residential development to key community facilities and services	ACS12; ACSSA9;
Number of new homes with access to key community facilities and services – by walking, cycling and public transport	No target	LPDSA12
Number of pitches delivered (gypsy and travellers)	Three additional pitches provided by March 2019	LPD38
Number of plots/pitches allocated and granted planning permission for gypsy and traveller communities. Total number implemented.	Meet the needs of Gypsies, Travellers and Travelling Showpeople	ACS9; LPDSA1; ACSSA1
Number of planning permissions for specialist accommodation	No target	LPD39
New housing development on windfall sites	No target	LPD40
Number of planning permissions for live work units	No target	LPD41
Delivery of self-build and custom homes	No target	LPD42
Population – by group	No target	LPDSA1; ACSSA1
Average house prices	No target	LPDSA1; ACSSA1
Number of empty homes	No target	LPDSA1
Number of homelessness acceptances	No target	LPDSA1; ASCSA1

Employment

Indicator	Target	ACS/ LPD Policy or SA Framework
Progress on the delivery of the sites allocated (employment)	All sites delivered by 2028.	LPD71
Planning permissions (strategic sites)	Delivery of strategic sites in the Aligned Core Strategy	ACS4
Supply of employment land – by type	No target	LPDSA13; LPDSA14; LPDSA15

Indicator	Target	ACS/ LPD Policy or SA Framework
Overall number of jobs in the plan area	Strengthen and diversify the economy and create 27,900 new jobs (Greater Nottingham)	ACS4
Net addition in new office floor space	Develop 23,000 sq m of office space in Gedling Borough	ACS4; LPDSA13; LPDSA14; LPDSA15
Available supply and net change in supply of industrial and warehouse	Maintain a minimum amount of industrial and warehouse supply of 33.5 hectares (Greater Nottingham)	ACS4
Net addition in new industrial and warehouse development	Develop 10 hectares in Gedling Borough	ACS4; LPDSA13; LPDSA14; LPDSA15
% of the working age population with NVQ level 2 or above / skills level of the working age population/ qualifications by type	Improve skill levels of the working age population	ACS4; LPDSA13; LPDSA14; LPDSA15; ACSSA12; ACSSA13; ACSSA14
Area of employment land lost to residential and other uses above (0.1 ha threshold)	No target	LPD44; LPDSA13; LPDSA14; LPDSA15; ACSSA12; ACSSA13; ACSSA14
New industrial and warehouse floor space taken up on non-allocated sites over 1,000 sq m or 1 hectare threshold	No target	LPD45
Number of planning permissions granted for rural employment/business development	No target	LPD47
Percentage of developments over 10 or more dwellings, 0.5 ha of employment land or those creating more than 15 jobs securing Local Labour Agreement	No target	LPD48
Employment supply	No target	LPDSA13; LPDSA14; LPDSA15
Employment and unemployment rate	No target	LPDSA13; LPDSA14; LPDSA15; ACSSA12; ACSSA13; ACSSA14
Earnings – by type	No target	ACSSA12; ACSSA13; ACSSA14
Employment profile – by type	No target	ACSSA12; ACSSA13; ACSSA14

Indicator	Target	ACS/ LPD Policy or SA Framework
Area of new floor space and land by type and location	No target	ACSSA12; ACSSA13; ACSSA14
Type and area of employment land availability (ha)	No target	ACSSA12; ACSSA13; ACSSA14

Retail and Community Facilities

Indicator	Target	ACS/ LPD Policy or SA Framework
Planning permissions for retail and other town centre use development	Maintain or improve the vitality and viability of the centres within the plan area	ACS6; LPDSA13; LPDSA14; LPDSA15
New retail development	No target	LPDSA13; LPDSA14; LPDSA15
Assessment retail need (from Needs Study)	Maintain or improve the vitality and viability of the centres within the plan area	ACS6
Centre health checks	Maintain or improve the vitality and viability of the centres within the plan area	ACS6
Amount of new B1 office floor space created in town centres	Maintain or improve the vitality and viability of the centres within the plan area	ACS6
Amount of retail floor space approved outside of defined centres	Maintain or improve the vitality and viability of the centres within the plan area	ACS6
Percentage of frontages for individual uses/ diversity of uses in centres	No target	LPD50; LPDSA13; LPDSA14; LPDSA15
Proportion of vacant units	No target	LPDSA13; LPDSA14; LPDSA15
Number of planning permissions granted (upper floors)	None	LPD51
Number of planning applications for A1 uses 500 sq metres or more with an Impact Assessment	100%	LPD52
Life expectancy at birth	Improvements in health	ACS12; ACSSA2

Indicator	Target	ACS/ LPD Policy or SA Framework
Number of major sporting facilities developed	Increase in provision of major sporting facilities	ACS13
Residents participation in sport	No target	ACSSA2
Crime – by type	No target	LPDSA4; ACSSA4
Number of community centres, GP practices, health facilities leisure centres, museums and libraries	No target	LPDSA2; LPDSA5; ACSSA2; ACSSA5; ACSSA3

Transport

Indicator	Target	ACS/ LPD Policy or SA Framework
Percentage of planning permissions in accordance with the policy	No target	LPD57
Number of park and ride facilities granted	No target	LPD59
Progress on the delivery of transport schemes promoted in the policy (LPD60)	All schemes delivered by 2028. In particular, the Council will closely monitor progress on the Gedling Access Road to identify any significant slippage or risk of no delivery and a decision made as to whether this warrants an early review of the Local Plan by December 2018.	LPD60
Number of major planning applications approved against Highway advice on road safety matters	Zero	LPD61
Proportion of households with hourly or better daytime bus service to town, district or city centre	Increase modal shift towards public transport, walking and cycling	ACS14; ACSSA11
Number of public transport trips	Increase modal shift towards public transport, walking and cycling	ACS14; ACSSA11

Indicator	Target	ACS/ LPD Policy or SA Framework
Plan area wide traffic growth	Increase modal shift towards public transport, walking and cycling	ACS14; ACSSA11; LPDSA12
Number of cycling trips	Increase modal shift towards public transport, walking and cycling	ACS14; ACSSA11; LPDSA12
Number of travel plans agreed	Increase in the number of developments supported by travel plans	ACS14
Railway station usage	No target	ACSSA11
Travel to work	No target	LPDSA12
Implementation of individual schemes as in the Infrastructure Delivery Plan (ACS 15)	Delivery of projects promoted in the policy (Gedling Access Road in Gedling)	ACS15

Infrastructure and Developer Contributions

Indicator	Target	ACS/ LPD Policy or SA Framework
Implementation of individual schemes as in Infrastructure Delivery Plan and in Part 2 Local Plans	Delivery of infrastructure identified in the Infrastructure Delivery Plan and Part 2 Local Plans	ACS18
Authority Monitoring Reports and the periodic updates to the Infrastructure Delivery Plan	Delivery of infrastructure identified in the Infrastructure Delivery Plan and Part 2 Local Plans	ACS18
Adopt Community Infrastructure Levy charging schedule	Introduction of Community Infrastructure Levy	ACS19
Authority report on s106 contributions and Community Infrastructure Levy funding	Ensure appropriate developer contributions to infrastructure.	ACS19

There are no indicators for the following policies: ACS A; ACS5; LPD12; LPD15; LPD19; LPD23; LPD25; LPD32; LPD35; LPD43; LPD46; LPD49; LPD53; LPD54; LPD55; LPD56; LPD58; LPD62 and LPD63.



Report to Planning Committee

Subject: Future Planning Applications

Date: 11/02/2022

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

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

<u>App No</u>	<u>Address</u>	<u>Proposal</u>	<u>Possible Date</u>
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
2021/1254	Land Adjacent to Dark Lane Calverton	Variation of condition 3 (materials) of planning permission 2017/1263 (for the erection of 57 dwelling)	TBC
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 11 no. residential properties	TBC
2021/1294	Land At Chase Farm	Reserved matters approval (access, appearance, landscaping, layout and scale) for the erection of 430 dwellings pursuant to outline permission 2015/1376	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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ACTION SHEET PLANNING DELEGATION PANEL 7th January 2022

2021/0601

19 Buckingham Road Woodthorpe NG5 4GE

Two storey side extension, single storey rear extension and attic conversion with dormer to the rear

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.

2021/1140

95 Arnot Hill Road Arnold NG5 6LS

Conversion of existing dwelling to provide 5no. self contained residential units

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.

2021/1167

914 Woodborough Road Mapperley NG3 5QR

Change of use to hot food take-away, new shop front, and single storey rear extension.

The proposed development would not result in an unacceptable grouping of non-retail uses and would have no undue impact on the amenity of neighbouring occupiers or highway safety.

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

Decision: Grant Planning Permission subject to Conditions.

2021/1202

81 Vernon Crescent Ravenshead Nottingham

3 new dwellings, 2 new vehicular access from Vernon Crescent (retrospective).

Withdrawn from the agenda.

2021/1315
34 Lowdham Road Gedling Nottingham
Erection of detached garage (retrospective)

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

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

Decision; Grant planning Permission subject to Conditions.

2021/1328
92 Gleneagles Drive Arnold NG5 8QR
Erect linked 2 bedroom dwelling

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

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

Decision: Refuse Planning Permission.

Video Conference Call Meeting

Cllr John Truscott
Cllr Paul Wilkinson
Cllr Marje Palling
Cllr David Ellis
Cllr Meredith Lawrence
Cllr Boyd Elliott

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

7th January 2022

ACTION SHEET PLANNING DELEGATION PANEL - 14th January 2022

2020/0376

10A Redhill Road, Arnold, NG5 8GP

Two new single storey dwellings and gates

The proposed development would respect the character of the area, residential amenity and not have a detrimental impact on highway safety. Nor would the proposal harm the setting of the adjacent heritage asset nor harm ecology.

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

Decision: Grant permission subject to conditions.

2021/0946

Riding Stables, Main Street, Lambley

Redevelopment of existing stable buildings to provide 1no. dwelling

The proposed development would respect the character of the area, residential amenity and not have a detrimental impact on highway safety. Nor would the proposal detrimentally impact on the setting of a Conservation Area or harm the openness of the Green Belt.

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

Decision: Grant permission subject to conditions.

2021/0977

Land Next To 384 Gedling Road, Arnold

Erection of a single storey office studio unit

The proposed development would not respect the character of the area or provide adequate parking; nor has a sequential test been completed given the use of the building and its location outside of a Local Centre.

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 proposed development would respect the character of the area, residential amenity and not have a detrimental impact on the openness of the Green Belt.

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

Decision: Grant permission subject to conditions.

2021/1132

Tipsy T, 908 Woodborough Road, Mapperley

Continued use of ground floor as drinking establishment use.

The proposed use would, subject to conditions, not have any undue impact on residential amenity of neighbouring occupiers and is an appropriate use in this location.

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

Decision: Grant permission subject to conditions.

2021/1210

98 Kenrick Road, Mapperley, NG3 6FB

Retention of raised decking / bricked seating area

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

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

Decision: Grant permission subject to conditions.

2021/1330

48 Moore Road, Mapperley, NG3 6EF

Remove existing roof structure; increase ridge height and rear extension.

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

14th January 2022

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ACTION SHEET PLANNING DELEGATION PANEL - 21st January 2022

2021/1076

139 Coningswath Road, Carlton, NG4 3SG
Proposed dwelling to upper side garden

The proposed development would result in a cramped and incongruous form of development at odds with the character of the area; have a detrimental impact on the amenity of the proposed and host dwelling as well as be detrimental to highway safety.

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

Decision: That the application be refused permission.

2021/1184

111 Sandfield Road, Arnold, NG5 6QF
Retain 2 storey side and rear extension.

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

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

Decision: Grant permission subject to conditions.

2021/1251

Brooklyn House, 5 Ross Lane, Lambley
Single storey extension to east / south of existing building plus porch extension

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

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

Decision: Grant permission subject to conditions.

2021/1259

54 Breck Hill Road, Woodthorpe, NG5 4GQ

Single storey rear extension to replace existing conservatory and kitchen extensions.

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

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

Decision: Grant permission subject to conditions.

2021/1373

40 Robinson Road, Mapperley, NG3 6BB

Demolish existing attached garage and construct two storey side extension, single storey rear extension and porch extension.

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

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

Decision: Grant permission subject to conditions.

2021/1376

2 Main Street, Papplewick, NG15 8FD

Detached garage

The proposed development would result in inappropriate development within the Green Belt and have a detrimental impact on the setting of a nearby Listed Building.

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

Decision: That the application be refused permission.

2021/1385

2 Oldacres, Woodborough, Nottingham

Single storey extension and loft conversion, including raising of roof and dormer windows

The proposed development would respect the character of the area, residential amenity and not have a detrimental impact on 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 Marje Paling
Cllr Meredith Lawrence

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

21st January 2022

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ACTION SHEET PLANNING DELEGATION PANEL - 28th January 2022

2021/0267

41 Coronation Road, Bestwood, NG6 8TH

Single storey front and side extension.

The proposed development would result in an incongruous extension forward of the principle elevation of the dwelling house that would be detrimental to the character of the area.

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

Decision: That the application be refused permission.

2021/0673

6 Willow Wong, Burton Joyce, Nottinghamshire

Demolition of existing buildings; construction of 6 residential units with office units (class E) on the ground floor front aspect

The proposed development would respect the character of the area and residential amenity. Nor would the proposal be detrimental to highway safety or the vibrancy of the adjacent local centre.

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

Decision: Grant permission subject to conditions.

2021/0990

87 Sandford Road, Mapperley, NG3 6AH

Retain two storey side and rear extensions to the property, a single storey rear extension with balcony above, internal alterations to the property and the retention of a bay window to front elevation.

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.

2021/1139
50 Glendale Close, Carlton, NG4 4FD
Erection of garden fencing

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

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

Decision: Grant permission subject to conditions.

2021/1183
5 Rowan Avenue, Ravenshead, NG15 9GA
Two storey rear, single storey extension and remodelling.

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.

2021/1297
110 Birchfield Road, Arnold, NG5 8BS
The demolition of an existing outbuilding and construction of a new two-bedroom detached bungalow

The proposed development would result in a cramped form of development at odds with the character of the area.

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

Decision: That the application be refused permission.

2021/1382
4 Woodside Road, Burton Joyce, Nottingham
Retain detached dwelling

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.

Video Conference Call Meeting.

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

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

28th January 2022

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ACTION SHEET PLANNING DELEGATION PANEL 4th February 2022

2021/0370

The Baptist Church The Nook Calverton

Change of use of existing Church Hall building, into two dwelling houses.

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

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

Decision: Grant Planning Permission subject to Conditions.

2021/0517

140 Chapel Lane Ravenshead NG15 9DJ

Front and rear extensions and alterations to the roof.

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.

2021/1114

Glebe Farm Glebe Drive Burton Joyce

Demolish farmhouse and farm buildings and construct 2 No. detached dwellings.

The proposed development would have a detrimental impact on the openness of the Green Belt and no very special circumstances have been demonstrated.

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

Decision: Refuse Planning Permission.

2021/1125

20 Sandford Road Mapperley NG3 6AL

Extensions to side and rear of 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.

2021/1224
19 Grafton Avenue Woodthorpe NG5 4GD
Roof extensions to rear of property.

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

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

Decision: Grant Planning Permission subject to Conditions.

2021/1318
Squirrels Leap Vicarage Drive Burton Joyce
Proposed remodelling of existing dwelling; two-storey front/rear extensions; raising of existing ridge line, change of existing external materials, widening of existing entrance and the removal of three protected trees.

The proposed development would have no undue impact on the character of the area, amenity of neighbouring occupiers, highway safety, or protected trees.

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 Marje Palling
Cllr David Ellis
Cllr Meredith Lawrence
Cllr Mike Hope

Kevin Cartwright – Principal Planning Officer

4th February 2022.

ACTION SHEET PLANNING DELEGATION PANEL - 11th February 2022

2021/1019

20A Bonington Road Woodthorpe NG3 5JR

Single storey rear and side extension and terrace

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

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

Decision: Grant Planning Permission subject to Conditions.

2021/1453

Newstead Abbey Park, Phoenix, Nottingham Road Ravenshead

Double storey front extension, lower ground floor extension with front balcony and access platform and stairs and alterations to openings in the front elevation.

The planning application is withdrawn by the applicant.

Video Conference Call Meeting

Cllr John Truscott

Cllr Marje Palling

Cllr David Ellis

Cllr John Parr

Cllr Meredith Lawrence

Cllr Paul Wilkinson

Kevin Cartwright – Principal Planning Officer

11th February 2022

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