

# Agenda

## Planning Committee

Date: **Wednesday 30 November 2022**

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Time: **6.00 pm**

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Place: **Council Chamber**

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For any further information please contact:

**Democratic Services**

[committees@gedling.gov.uk](mailto:committees@gedling.gov.uk)

0115 901 3844

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# Planning Committee

## Membership

**Chair** Councillor John Truscott

**Vice-Chair** Councillor Paul Wilkinson

Councillor Michael Adams  
Councillor Peter Barnes  
Councillor Chris Barnfather  
Councillor David Ellis  
Councillor Rachael Ellis  
Councillor Andrew Ellwood  
Councillor Mike Hope  
Councillor Rosa Keneally  
Councillor Meredith Lawrence  
Councillor Julie Najuk  
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 October 2022**

Councillor John Truscott (Chair)

In Attendance:      Councillor Michael Adams      Councillor Rosa Keneally  
                         Councillor Peter Barnes      Councillor Meredith Lawrence  
                         Councillor Jim Creamer      Councillor Julie Najuk  
                         Councillor David Ellis      Councillor Marje Paling  
                         Councillor Rachael Ellis      Councillor John Parr  
                         Councillor Andrew Ellwood      Councillor Sam Smith  
                         Councillor Mike Hope      Councillor Henry Wheeler

Absent:              Councillor Paul Wilkinson, Councillor Chris Barnfather,  
                         Councillor Ron McCrossen and Councillor Barbara Miller

Officers in              M Avery, N Bryan, S Fayaz and C Goodall  
Attendance:

### **21              APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

Apologies for absence were received from Councillors Barnfather, McCrossen, Miller and Wilkinson. Councillors Creamer, Najuk and Sam Smith attended as substitutes.

### **22              TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 7 SEPTEMBER 2022**

#### **RESOLVED:**

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

### **23              DECLARATION OF INTERESTS**

The Chair declared collective interests on behalf of all members of the committee on item 4, application number 2022/0240, as the Council owned part of the application site and on item 8, application number 2022/0819, as the Council was the applicant and owned the application site.

Councillor Rachael Ellis declared that she was predetermined on item 8, application number 2022/0819, as she had been involved in lobbying for the CCTV and would therefore not participate in the debate nor vote on the item.

Councillor David Ellis declared on item 8, application number 2022/0819 that as Portfolio Holder he had signed off the application to develop the CCTV and would therefore not participate in the debate nor vote on the item.

**24 APPLICATION NO. 2022/0240 - NETHERFIELD METHODIST CHURCH, VICTORIA ROAD. NETHERFIELD**

Conversion of existing church property, with subsequent change of use, from community centre (Class F2 - former class D2) to 13 one-bed residential dwelling spaces (Class C3) with accompanying internal and external communal spaces, secure bin store, cycle store and parking provisions.

Oliver Cammell of Hockley Developments (The Applicant), spoke in support of the application.

The Head of Development and Place introduced the report. He recommended that planning permission be granted in accordance with the conditions detailed within the report, but with an amendment to include the planning obligation monitoring fee as detailed in the report.

**RESOLVED:**

To Grant Planning Permission: Subject to the owner entering into planning obligations secured through a s106 agreement with the Borough Council as the Local Planning Authority and the County Council as the Local Highway to secure contributions towards transport, monitoring fee and to secure a local labour agreement; and subject to the conditions listed for the reasons set out in the report.

**Conditions**

- 1 The development must be begun not later than three years beginning with the date of this permission.
- 2 The development shall be undertaken in accordance with the details as set out within the application form received on the 25th February 2022, the site location plan received on the 25th February 2022, the revised Planning Statement received on the 17th August 2022, the Marketing Information received on the 21st April 2022, the revised site/block plan received 16th June 2022, drawing name: VR-HD-20001-PI Rev B, the revised first floor plan and roof plan received on the 9th August 2022, drawing names: VR-HD-23001-PI Rev B and VR-HD-29001-PL Rev B, the plan received on the 25th February 2022 showing the basement plan, drawing name VR-HD-21001-PL Rev A, the plan received on the 22nd April 2022 showing the proposed ground floor plan,

drawing name: VR-HD-22001-PL Rev A and the revised plan received on the 17th August 2022 showing the revised elevations, drawing name: VR-HD-20101-PL Rev B.

- 3 The development shall be carried out in accordance with the submitted flood risk assessment (titled FLOOD RISK ASSESSMENT; EA's Site Specific Modelled Data; Updated report in response to EA Letter: LT/2022/126926/01-L01, Ark Environmental Consultancy Ltd, dated April 2022) and the following mitigation measure it details:

- Finished floor levels shall be set no lower than 22.66 metres above Ordnance Datum (AOD) (as per section 9.0 of the FRA).

This mitigation measure shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements.

The measure detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

- 4 No part of the development hereby permitted shall be brought into use until a dropped vehicular footway crossing is available for use and constructed in accordance with the Highway Authority specification.
- 5 No part of the development hereby permitted shall be brought into use until the parking, turning and servicing areas are surfaced in a bound material with the parking bays clearly delineated in accordance with drawing name VR-HD-20001-PI Rev B. The parking, turning and servicing areas shall be maintained in the bound material for the life of the development and shall not be used for any purpose other than the parking, turning and loading and unloading of vehicles.
- 6 No part of the development hereby permitted shall be brought into use until the cycle parking layout as indicated on drawing VR-HD-20001-PI Rev B has been provided.
- 7 No part of the development hereby permitted shall be brought into use until the bin store has been constructed and positioned in accordance with drawing number VR-HD-20001-PI Rev B.
- 8 Prior to the occupation of building(s) hereby permitted, details shall be submitted to and approved in writing by the Local Planning Authority as to the position within the development of at least two (2) Electric Vehicle Recharging Points. The Electric Vehicle Recharging Points shall be in a prominent position on the site and shall be for the exclusive use of zero emission vehicles. The Electric Vehicle Recharging Points shall be installed prior to

occupation of any part of the development and shall be thereafter maintained in the location as approved for the lifetime of the development. All EV charging points shall meet relevant safety and accessibility requirements and be clearly marked with their purpose; which should be drawn to the attention of residents.

- 9 Prior to the commencement of development, a scheme of landscaping showing the location, species and size of specimens to be planted and those to be retained shall be submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be carried out in the first planting season following the completion of each development phase. Any trees, shrubs or plants that die within a period of five years from the completion of each development phase, or are removed and/or become seriously damaged or diseased in that period, shall be replaced (and if necessary continue to be replaced) in the first available planting season with others of similar size and species.

## **Reasons**

- 1 In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt.
- 3 To ensure that the site is safe and suitable for use, thereby taking into consideration the aims of the National Planning Policy Framework 2021, policy 1 of the Aligned Core Strategy 2014 and policy LPD3 of the Local Planning Document 2018.
- 4 In the interests of highway safety and to comply with policy LPD61.
- 5 To ensure that adequate off-street parking provision is made to reduce the possibilities of the proposed development leading to on-street parking in the area and to comply with policy.
- 6 To ensure the cycle parking areas are available for use and to encourage alternative modes of transport to the private motor technical and to comply with guidance contained in the NPPF.
- 7 To enable the bins to be collected by the refuse team on collection day and reduce the likelihood of vehicles blocking the public highway and to comply with policy LPD61.
- 8 To ensure the development is constructed in an appropriate sustainable manner which takes into consideration air quality with in the Borough, and takes into consideration the National Planning Policy Framework, ACS 1 and policy LPD11 of the Councils Local Plan.



- 9 To ensure the character of the area is respected and to comply with policy ASC10.

### **Notes to Applicant**

The developer is encouraged to consider upgrading the EV charging facilities to incorporate mode 3 charging capability as this will help future proof the development and improve its sustainability. A suitable electrical socket can be provided to allow 'Mode 3' charging of an electric vehicle, allowing Smart charging of electric vehicles. All electrical circuits/installations shall comply with the electrical requirements of BS7671:2008 as well as conform to the IET code of practice on Electrical Vehicle Charging Equipment installation.

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

The development makes it necessary to construct a vehicular crossings over a footway of the public highway. These works shall be constructed to the satisfaction of the Highway Authority. Works will be subject to a design check and site inspection for which a fee will apply. The application process can be found at: <http://www.nottinghamshire.gov.uk/transport/licences-permits/temporary-activities>.

Date Recommended: 17th Aug

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### **APPLICATION NO. 2014/0273 - LAND AT CORNER OF LONGDALE LANE AND KIGHILL LANE, RAVENSHEAD**

Outline Planning Permission for up to 31 No. dwellings with all matters reserved.

The Head of Development and Place introduced the report and provided an update in relation to First Homes as stated at the end of paragraph 4.7 of the officer report. The committee were advised that a report proposing an Interim Planning Policy Statement was approved by Cabinet on 06 October, setting out our local approach, which was permitted by the Planning Practice Guidance and detailed in the officer report.

He concluded that he recommended permission should be granted in accordance with the report but with the addition of a Section 106 monitoring fee.

## **RESOLVED:**

To GRANT OUTLINE PLANNING PERMISSION, subject to the applicant entering into planning obligations with the Borough Council as local planning authority and with the County Council as local highway and education authority for the provision of, or financial contributions towards, Affordable Housing, Transport Infrastructure Improvements, Open Space, Healthcare Facilities, Management Company, Local Labour Agreement and Educational Facilities; Monitoring Fee and subject to the following conditions:

### **Conditions**

- 1 Approval of the details of Access, Appearance, Landscaping, Layout and Scale (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority before the commencement of any phase of the development.
- 2 Application for the approval of reserved matters must be made not later than three years from the date of the outline permission and the development to which this permission relates must be begun within two years from the date of final approval of reserved matters.
- 3 No phase of development shall commence until a Phasing Schedule has been submitted and approved in writing by the Local Planning Authority. The development hereby approved shall be carried out in phases in accordance with the approved Phasing Schedule
- 4 The detailed plans and particulars to be submitted as reserved matters in relation to scale shall include details of existing and proposed site levels in relation to adjacent properties. The development shall be implemented strictly in accordance with the approved details.
- 5 No development shall commence within any phase unless or until a detailed design of the access to serve that phase has been submitted to and approved in writing by the local planning authority. The development shall be undertaken
- 6 No part of the development hereby permitted, within a phase, shall be brought into use until the visibility splays of 2.4m x 47m, serving that phase, are provided in accordance with details to be first submitted and approved in writing by the Local Planning Authority. The area within the visibility splays referred to in this Condition shall thereafter be kept free of all obstructions, structures or erections exceeding 0.6metres in height.

- 7 No part of the development hereby permitted, within a phase of development, shall be brought into use until a 2.00m wide footway has been provided across the site frontage, within that phase of development, on Longdale Lane, in accordance with details to be first submitted and approved in writing by the Local Planning Authority.
- 8 The formal written approval of the Local Planning Authority is required prior to commencement of any development, within a phase of development, in the site curtilage with regard to parking and turning facilities, access widths, gradients, surfacing, street lighting, structures, visibility splays and drainage (hereinafter referred to as reserved matters.) The development shall be undertaken in accordance with the approved details.
- 9 Details of measures to prevent the deposit of debris upon the adjacent public highway shall be submitted and approved in writing by the Local Planning Authority prior to any works commencing within a phase of development on site. The approved measures shall be implemented prior to any other works commencing on the phase of development.
- 10 No part of the development hereby permitted, within a phase of development, shall be occupied until a Travel Plan has been submitted to and approved in writing by the local planning authority. The Travel Plan shall set out proposals (including targets, a timetable and enforcement mechanism) to promote travel by sustainable modes which are acceptable to the local planning authority and shall include arrangements for monitoring of progress of the proposals. The Travel Plan shall be implemented strictly in accordance with the timetable set out in that plan.
- 11 A plan showing satisfactory arrangements for refuse collection shall be submitted with the 'layout' reserved matter.
- 12 No development shall take place, within a phase of development, until a Construction Environmental Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for: (i) the parking of vehicles of site operatives and visitors; (ii) loading and unloading of plant and materials; (iii) storage of plant and materials used in constructing the development; (iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate; (v) wheel washing facilities; (vi) measures to control the emission of dust and dirt during construction; (vii) a scheme for recycling/disposing of waste resulting from construction works.

- 13 Before development is commenced, within a phase of development, there shall be submitted to and approved in writing by the Local Planning Authority details of a surface water drainage scheme for that phase based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed and shall be retained for the lifetime of the development. The scheme to be submitted shall demonstrate: (1) The utilisation of holding sustainable drainage techniques which incorporate at least two differing forms of SuDS treatment in accordance with Table 3.3 of CIRIA C697 'The SuDS Manual' prior to discharging from the site; (2) The limitation of surface water run-off to the equivalent Greenfield runoff rate; (3) The ability to accommodate surface water run-off on-site up to the critical 1 in 100 year event plus an appropriate allowance for climate change, based upon the submission of drainage calculations; and (4) Responsibility for the future maintenance of drainage features.
- 14 Before development is commenced, within a phase of development, there shall be submitted into and approved in writing by the Local Planning Authority an Arboricultural Impact Assessment and Mitigation Strategy. The mitigation strategy shall include (1) A tree protection plan to graphically show the locations of any tree and root protection barriers; (2) Arboricultural impact assessment identifying what impacts might arise from the proposed works; (3) Arboricultural Method Statement to give guidance on aspects of proposed works which were identified within the Arboricultural impact assessment which provides guidance as to how works might be mitigated or compensated for; (4) Details of any special engineering works and surfacing required near trees. The approved measures of protection shall be implemented strictly in accordance with the approved details for the duration of the construction period.
- 15 No external artificial lighting shall be provided, within a phase of development, until there has been submitted to and approved in writing by the Borough Council details of a 'bat friendly' lighting scheme to ensure that artificial lighting (including any construction site lighting and compound lighting), avoids illuminating boundary features such as hedgerows and other areas of retained or created habitat. The scheme shall be implemented strictly in accordance with the approved details.
- 16 The detailed plans and particulars to be submitted as reserved matters in relation to ecology shall include a Phase 1: Habitat Survey and Ecological Assessment in relation to each phase of

development. Detail shall include a survey for reptiles on field margins. In particular the assessment shall include precise details of any mitigation measures required and measures of how any reptiles would be cleared sensitively prior to development. The mitigation measures shall be implemented strictly in accordance with the approved details before the development is first commenced.

- 17 The detailed plans and particulars to be submitted as reserved matters in relation to appearance shall include details of the materials to be used in the external elevations and roofs of the proposed buildings. The development shall be carried out strictly in accordance with the approved details, which shall be retained for the lifetime of the development.
- 18 The detailed plans and particulars to be submitted as reserved matters in relation to landscaping shall include: (a) details of the size, species, positions and density of all trees and shrubs to be planted, which shall consist of native species, ideally of local provenance, where possible; (b) details of any mitigation measures, compensatory habitat, or wildlife corridors; (c) details of the boundary treatments, including those to individual plot boundaries; (d) the proposed means of surfacing access roads, car parking areas, roadways and the frontages of properties such as driveways and footpaths to front doors and (e) a programme of implementation. The development shall be implemented in accordance with the approved details.
- 19 If within a period of five years beginning with the date of the planting of any tree or shrub, approved as reserved matters in relation to landscaping, that tree or shrub, or any tree or shrub that is planted in replacement of it, is removed, uprooted or destroyed or dies, or becomes in the opinion of the Borough Council seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.
- 20 Development must not commence, within a phase of development, until the following has been complied with: Site Characterisation: An assessment of the nature and extent of any potential contamination has been submitted to and approved in writing by the Local Planning Authority. This assessment must be undertaken by a competent person, and shall assess any contamination on the site, whether or not it originates on the site. Moreover, it must include; a survey of the extent, scale and nature of contamination and; and assessment of the potential risks to: human health, property, adjoining land, controlled waters, ecological systems, archaeological sites and ancient monuments. Submission of Remediation Scheme: Where required, a detailed remediation scheme (to bring the condition suitable for the

intended use by removing unacceptable risks to critical receptors) should be submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures.

- 21 In the event that remediation is required to render the development suitable for use, the agreed remediation scheme shall be implemented in accordance with the approved timetable of works. Prior to occupation of any building(s) a Verification Report (That demonstrates the effectiveness of the remediation carried out) must be submitted and approved in writing by the Local Planning Authority.
- 22 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority and once the Local Planning Authority has identified the part of the site affected by the unexpected contamination development must be halted on that part of the site. An Assessment must be undertaken in accordance with the requirements above, and where remediation is necessary a remediation scheme, together with a timetable for its implementation and verification reporting, must be submitted to and approved in writing by the Local Planning Authority.
- 23 From the date of first occupation every property built on the site with one or more dedicated vehicle parking spaces and/ or a garage shall be provided with access to an electric vehicle (EV) charge point. Charge points must have a minimum power rating output of 7kW on a dedicated circuit, capable of providing a safe overnight charge to an electric vehicle.

All EV charging points shall meet relevant safety and accessibility requirements and be clearly marked with their purpose; which should be drawn to the attention of new residents in their new home welcome pack / travel planning advice.

## **Reasons**

- 1 To comply with the requirements of Section 92 of the Town and Country Planning Act 1990. The application is expressed to be in outline only in accordance with Article 5 of the Town and Country Planning (Development Management Procedure)(England) Order 2015.

- 2 To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.
3. To enable the site to be developed in a phased manner
- 4 To ensure a satisfactory development in accordance with the aims of Policy 10 of the Aligned Core Strategy for Gedling Borough (September 2014
- 5 In the interest of highway safety.
- 6 To ensure an adequate form of development in the interests of highway safety in accordance with Policy LPD35.
- 7 To ensure an adequate form of development in the interests of highway safety in accordance with Policy LPD35.
- 8 To ensure an adequate form of development in the interests of highway safety in accordance with Policy LPD35.
- 9 In the interest of Highway Safety.
- 10 To ensure an adequate form of development in the interests of highway safety in accordance with Policy LPD35.
- 11 To ensure an adequate form of development in the interests of highway safety in accordance with Policy LPD35.
- 12 To protect the residential amenity of the area in accordance with the aims of Section 11 of the National Planning Policy Framework and Policy 10 of the Aligned Core Strategy for Gedling Borough (September 2014).
- 13 To prevent the increased risk of flooding; to improve and protect water quality; to improve habitat and amenity; to ensure the future maintenance of the sustainable drainage structures; and to protect the water environment from pollution, in accordance with the National Planning Policy Framework and Policies 1 and 17 of the Aligned Core Strategy Submission Documents.
- 14 To minimise any potential impacts on biodiversity and the landscape in accordance with Section 11 of the National Planning Policy Framework, Policy 17 of the Aligned Core Strategy for Gedling Borough (September 2014), and LPD18.
- 15 To minimise any potential impacts on biodiversity in accordance with Section 11 of the National Planning Policy Framework and Policy 17 of the Aligned Core Strategy for Gedling (September 2014).

- 16 To minimise any potential impacts on biodiversity in accordance with Section 11 of the National Planning Policy Framework, Policy 17 of the Aligned Core Strategy for Gedling (September 2014), and LPD18.
- 17 To ensure a satisfactory development in accordance with the aims of Policy 10 of the Aligned Core Strategy for Gedling Borough (September 2014) and Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
- 18 To ensure that the landscaping of the proposed development accords with Policy 10 of the Aligned Core Strategy for Gedling Borough (September 2014)
- 19 To ensure a satisfactory development, in accordance with Policy 10 of the Aligned Core Strategy for Gedling Borough
- 20 To ensure that practicable and effective measures are taken to treat, contain or control any contamination and to protect controlled waters in accordance with the aims of LPD7.
- 21 To ensure that practicable and effective measures are taken to treat, contain or control any contamination and to protect controlled waters in accordance with the aims of LPD7.
- 22 To ensure that practicable and effective measures are taken to treat, contain or control any contamination and to protect controlled waters in accordance with the aims of LPD7.
- 23 In the interest of sustainable travel

### **Notes to Applicant**

The applicant should note that notwithstanding any planning permission that if any highway forming part of the development is to be adopted by the Highways Authority. The new roads and any highway drainage will be required to comply with the Nottinghamshire County Council's current highway design guidance and specification for roadworks.

It is strongly recommended that the developer contact the Highway Authority at an early stage to clarify the codes etc. with which compliance will be required in the particular circumstance, and it is essential that design calculations and detailed construction drawings for the proposed works are submitted to and approved by the County Council (or District Council) in writing before any work commences on site.



In order to carry out the off-site works required you will be undertaking work in the public highway which is land subject to the provisions of the Highways Act 1980 (as amended) and therefore land over which you have no control. In order to undertake the works you will need to enter into an agreement under Section 278 of the Act. All correspondence with the Highway Authority should be addressed to: TBH - NCC (Highways Development Control) (Floor 8), Nottinghamshire County Council, County Hall, Loughborough Road, West Bridgford, Nottingham, NG2 7QP.

The Environment Agency advises that surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management. Sustainable Drainage Systems (SuDS) are an approach to managing surface water run-off which seeks to mimic natural drainage systems and retain water on-site, as opposed to traditional drainage approaches which involve piping water off-site as quickly as possible.

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

Planning Statement - The Borough Council has worked positively and proactively with the applicant in accordance with paragraph 38 of the National Planning Policy Framework (2021). Negotiations have taken place during the determination of the application to address adverse impacts identified by officers. Amendments have subsequently been made to the proposal, addressing the identified adverse impacts, thereby resulting in a more acceptable scheme and a favourable recommendation.

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

In order to carry out the off-site works required you will be undertaking work in the public highway which is land subject to the provisions of the Highways Act 1980 (as amended) and therefore land over which you have no control. In order to undertake the works you will need to enter

into an agreement under Section 278 of the Act. Please contact the Highway Authority for details.

Advice regarding travel plans can be obtained from the Travel Plans Officer at Nottinghamshire County Council, County Hall, Loughborough Road, West Bridgford, Nottingham.

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

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

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

### **Reasons for Decision**

The development has been considered in accordance with the National Planning Policy Framework, the Aligned Core Strategy for Gedling Borough (September 2014) The Local Planning Document Part 2 where appropriate. In the opinion of the Borough Council, the proposed development largely accords with the relevant policies of these frameworks and plans. Where the development conflicts with the Development Plan, it is the opinion of the Borough Council that other material considerations indicate that permission should be granted. The benefits of granting the proposal outweigh any adverse impact of departing from the Development Plan.

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### **APPLICATION NO. 2022/0584 - LAND AT NORTH WEST PARK ROAD, CALVERTON**

Application for the approval of reserved matters (layout, landscaping, scale and appearance) for the erection of 101 dwellings and associated infrastructure, pursuant to outline approval 2018/0607 (re-plan of reserved matters approval 2020/0020, which includes an additional 12 units taking the total number of units to 363).

The Principal Planning Officer introduced the report.

**RESOLVED:**

To grant reserved matters approval, subject to the imposition of conditions, as set out in the report:

1. This permission shall be read in accordance with the application form and following list of approved drawings:  
Calverton-Location Plan (08) 003 Rev C  
Planning Layout SS - 1256 - (08) 001 Rev S  
Affordable Housing Plan CAL-AHP-001 Rev G  
Public Open Space Plan CAL-POSP-001  
7403-L-13-21 Planting Plans REV I  
CAL-CPR-001 Calverton Charter Plan Replan (1 of 2) Rev E  
CAL-CPR-002 Calverton Charter Plan Replan (2 of 2) Rev F  
Calverton PROW Plan SS - 1256 - (08) 002 Rev K

House types:

Danbury End DA\_MA\_End\_R21 -901  
Danbury Mid DA\_MAQ\_Mid\_R21 -901  
Alnwick 638-PL-01  
Chatsworth 918-PL-01  
Chedworth Bay (side) 1222-PL-04  
Chedworth Bay 1222-PL-03  
Chedworth Render 1222-PL-02  
Chedworth 999-PL-02  
Clayton Corner Render 999-PL-01  
Corfe Render 1415-PL-02  
Corfe 1415-PL-01  
Garages STDGD-02  
Hanbury 761-PL-01  
Hatfield Corner Render 969-PL-04  
Hatfield Corner 969-PL-03  
Hatfield Render 969-PL-02  
Hatfield 969-PL-01  
Kendal Render 1190-PL-02  
Kendal 1190-PL-01  
Lumley Render 1220-PL-02  
Lumley 1220-PL-01  
Roseberry Render 1096-PL-02  
Roseberry 1096-PL-01  
Rufford 870-PL-01  
Souter Render 951-PL-02  
Souter 951-PL-01  
Sutton Render 987-PL-02  
Sutton 987-PL-01  
Winster Render 1275-PL-02  
Winster 1275-PL-01

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

2. No part of the development hereby permitted shall be brought into use until all drives and parking areas are surfaced in a bound material (not loose gravel). The surfaced drives and parking areas shall then be maintained in such bound material for the life of the development.
3. No part of the development hereby permitted shall be brought into use until the access driveways and parking areas are constructed with provision to prevent the unregulated discharge of surface water from the driveways and parking areas to the public highway. The provision to prevent the unregulated discharge of surface water to the public highway shall then be retained for the life of the development.
4. The landscaping scheme as approved shall be carried out in the first planting season following the completion of the development. Any trees, shrubs or plants that die within a period of five years from the completion of the development, or are removed and/or become seriously damaged or diseased in that period, shall be replaced (and if necessary continue to be replaced) in the first available planting season with others of similar size and species.

### **Reasons**

1. For the avoidance of doubt.
2. To reduce the possibility of deleterious material being deposited on the public highway (loose stones etc) and to comply with policy LPD61.
3. To ensure surface water from the site is not deposited on the public highway causing dangers to road users and to comply with policy LPD61.
4. To ensure that the development assimilate within the green environment and to comply with guidance within the NPPF.

### **Notes to Applicant**

It is an offence under S148 and S151 of the Highways Act 1980 to deposit mud on the public highway and as such you should undertake every effort to prevent it occurring.

The applicant should note that notwithstanding any planning permission, if any highway forming part of the development is to be adopted by the Highways Authority, the new roads and any highway drainage will be

required to comply with the Nottinghamshire County Council's current highway design guidance and specification for roadworks.

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

It is strongly recommended that the developer contact the Highway Authority at an early stage to clarify the codes etc. with which compliance will be required in the particular circumstance, and it is essential that design calculations and detailed construction drawings for the proposed works are submitted to and approved by the County Council (or District Council) in writing before any work commences on site.

All correspondence with the Highway Authority should be addressed to:-  
Hdc.south@nottscc.gov.uk

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

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

Wheel washing facilities shall be used by any vehicle carrying mud, dirt or other debris on its wheels before leaving the site so that no mud, dirt or other debris is discharged or carried on to a public road.

Please note that in accordance with Schedule 2, Part 1, Class F of the Town and Country Planning (General Permitted Development) (England) Order 2015, there would be a need to ensure that any hard surface over 5m squared would need to be permeable or drained in such a manner so as to ensure surface water drains within the curtilage of the property.

**APPLICATION NO. 2021/1464 - ASHDALE, NOTTINGHAM ROAD,  
BURTON JOYCE**

Variation of conditions 3 (approved drawings), 4 (highways) and 18 (trees) of planning permission 2020/0238 (An outline application for 11 new dwellings with matters of access, scale and layout under consideration).

The Principal Planning Officer introduced the report.

**RESOLVED:**

To GRANT PLANNING PERMISSION subject to the owner entering into planning obligations secured through a s106 agreement with the Borough Council as the Local Planning Authority to secure the long term maintenance of the road and subject to the following conditions for the reasons set out in the report.

**Conditions**

- 1 Details of appearance and landscaping (hereinafter called the reserved matters) for the development shall be submitted to and approved in writing by the Local Planning Authority before any development begins and the development shall be carried out as approved.
- 2 The application for the approval of reserved matters must be made not later the 11th August 2024 and the development to which this permission relates must be begun within two years from the date of the final approval of reserved matters.
- 3 This permission shall be read in accordance with the application form and following approved drawing: 153/A-NR-BJ/PI-2 Rev D. The development shall thereafter be undertaken in accordance with these plans/details.
- 4 No dwelling hereby approved shall be occupied until a suitable access arrangement has been provided in accordance with the approved drawing no. 153/A-NR-BJ/PI-2 Rev D.
- 5 No dwelling shall be occupied until the roads necessary to serve that dwelling have been constructed to base level.
- 6 No dwelling shall be occupied until all drives and parking areas are surfaced in a bound material (not loose gravel). The surfaced drives and parking areas shall then be maintained in such bound material for the life of the development.

- 7 Prior to the commencement of development details of the existing and proposed ground levels of the site and finished floor levels of the dwellings shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved details.
- 8 No dwelling shall be occupied until one or more dedicated vehicle parking spaces and/ or a garage have been provided with access to an electric vehicle (EV) charge point. Charge points must have a minimum power rating output of 7kW on a dedicated circuit, capable of providing a safe overnight charge to an electric vehicle. All EV charging points shall meet relevant safety and accessibility requirements and be clearly marked with their purpose; which should be drawn to the attention of new residents in their new home welcome pack / travel planning advice.
- 9 Prior to commencement of the development a Construction Emission Management Plan (CEMP) for minimising the emission of dust and other emissions to air during the site preparation and construction shall be submitted to and approved in writing by the Local Planning Authority. The CEMP must be prepared with due regard to the guidance produced by the Council on the assessment of dust from demolition and construction and include a site specific dust risk assessment; all works on site shall, thereafter, be undertaken in accordance with the approved CEMP
- 10 The development shall be carried out in accordance with the submitted flood risk assessment (ref: Land at Ashdale, Nottingham Road, Burton Joyce, Gracemachin Planning and Property Ltd, Farrow Walsh Consulting, FW1907\_FRA\_001, V2.1, 06/04/2020) and the following mitigation measures it details: Finished floor levels shall be set no lower than 19.82 metres above Ordnance Datum (AOD) as stated within section 7.2.1 of the FRA. The mitigation measures shall then be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.
- 11 No part of the development hereby approved shall commence until a detailed surface water drainage scheme based on the principles set forward by the approved Flood Risk Assessment (FRA) and Drainage Strategy, has been submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority. The scheme shall be implemented in accordance with the approved details prior to the first occupation of any dwelling. The scheme to be submitted shall: - Demonstrate that the development will use SuDS throughout the site as a primary means of surface water management and that design is in accordance with CIRIA C753. -

Limit the discharge rate generated by all rainfall events up to the 100 year plus 40% (for climate change) critical rain storm 5 l/s rates for the developable area. - Provision of surface water run-off attenuation storage in accordance with 'Science Report SCO30219 Rainfall Management for Developments' and the approved FRA - Provide detailed design (plans, network details and calculations) in support of any surface water drainage scheme, including details on any attenuation system, and the outfall arrangements. Calculations should demonstrate the performance of the designed system for a range of return periods and storm durations inclusive of the 1 in 1 year, 1 in 2 year, 1 in 30 year, 1 in 100 year and 1 in 100 year plus climate change return periods. - For all exceedance to be contained within the site boundary without flooding new properties in a 100year+40% storm. - Details of STW approval for connections to existing network and any adoption of site drainage infrastructure. - Evidence of how the on-site surface water drainage systems shall be maintained and managed after completion and for the lifetime of the development.

- 12 Before development is commenced there shall be submitted to and approved in writing by the Local Planning Authority drainage plans for the proposed means of disposal of foul sewage. The scheme shall be implemented in accordance with the approved details before the development is first brought into use and shall be retained for the lifetime of the development thereafter.
- 13 In the event that contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the Local Planning Authority and once the Local Planning Authority has identified the part of the site affected by the unexpected contamination development must be halted on that part of the site. An assessment must be undertaken in accordance with the requirements of the Local Planning Authority, and where remediation is necessary a remediation scheme, together with a timetable for its implementation and verification reporting, must be submitted to and approved in writing by the Local Planning Authority.
- 14 Development shall be undertaken in accordance with the approved noise report, completed by BSP Consulting, BSP Document Ref: RDBJ-BSP-ZZ-XX-RP-C-001-P1\_Environmental\_Noise\_Assessment and the mitigation therein, notably with regard to window details and ventilation to the dwellings and fencing to the garden areas. Verification that the approved sound insulation has been implemented and is fully operational shall be submitted to and be approved in writing by the Local Planning Authority.



- 15 Development shall be undertaken in accordance with the Ecological Appraisal Report by JJH Consulting Ltd dated December 2019 and the recommendations and mitigation measures adhered to at all times.
- 16 Prior to the commencement of development, a further badger survey of the site shall be submitted and approved in writing by the Local Planning Authority. Any mitigation contained in the approved report shall thereafter be implemented.
- 17 Prior to the commencement of development, Great Crested Newt presence/absence surveys shall be submitted and approved in writing by the Local Planning Authority. Any mitigation contained in the approved report shall thereafter be implemented.
- 18 The development shall be undertaken in accordance with the Arboricultural Report submitted as part of this Section 73 application and Impact Assessment by AWA Tree Consultants, dated August 2020, Reference AWA2971 and the Arboricultural Method Statement by AWA Tree Consultants, dated August 2020 reference AWA3363 submitted as part of the outline application, specific attention shall be given to the timings of events from arboricultural works through erection of protective fencing and development to protective fence removal and the need for strict monitoring throughout the process. The protective fencing shall be provided before site preparation commences and the protective fencing shall remain in place at all times during site preparation and development. The protective fencing shall only be removed following completion of the development.
- 19 Prior to the erection of any external lighting (other than within the curtilages of the approved dwellings) there shall be submitted to and approved in writing by the Local Planning Authority details of all such lighting, including levels of illumination and a lux plot of the estimated luminance. The external lighting shall be provided in accordance with the approved details and shall be retained as such thereafter for the lifetime of the development.
- 20 No above ground construction works shall commence until details of bat and bird boxes to be incorporated within the fabric of the buildings and/or within the site have been submitted to and approved in writing by the Local Planning Authority. The bat and bird boxes shall thereafter be provided prior to the first occupation of the development hereby approved.
- 21 No part of the development hereby permitted shall take place until details of the new road have been submitted to and approved in writing by the Local Planning Authority including longitudinal and cross-sectional gradients, visibility splays, street lighting, drainage and outfall proposals, construction specification, provision of and

diversion of utilities services, and any proposed structural works. The development shall be implemented in accordance with the approved details and retained thereafter for the life of the development.

- 22 All access driveways and parking areas shall be constructed with provision to prevent the unregulated discharge of surface water from the driveways and parking areas to the public highway. The provision to prevent the unregulated discharge of surface water to the public highway shall then be retained for the life of the development.
- 23 No development hereby permitted shall commence until details of wheel washing facilities have been submitted to and approved in writing by the Local Planning Authority. The wheel washing facilities thereby approved shall be maintained in working order for the duration of the construction works at all times and shall be used by any vehicle carrying mud, dirt or other debris on its wheels before leaving the site so that no mud, dirt or other debris is discharged or carried on to a public road.

### **Reasons**

- 1 To comply with the provision of Section 92(2) of the Town and Country Planning Act 1990.
- 2 To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 3 For the avoidance of doubt.
- 4 To ensure an adequate form of development in the interests of highway safety and to comply with policy LPD61.
- 5 To ensure that each dwelling has appropriate vehicular access and to comply policy LPD61.
- 6 To ensure that loose material does not enter the highway and to comply with policy LPD61.
- 7 This pre-commencement condition is necessary to ensure that the development does not have a detrimental impact upon visual amenity or upon the occupiers of adjacent dwellings.
- 8 To ensure the development is constructed in an appropriate sustainable manner which takes into consideration air quality with in the Borough, and takes into consideration the National Planning Policy Framework and policy LPD11 of the Councils Local Plan.

- 9 To ensure the development is constructed in an appropriate sustainable manner which takes into consideration air quality within the Borough, and takes into consideration the National Planning Policy Framework and policy LPD11 of the Councils Local Plan.
- 10 To ensure that the site is safe and suitable for use, thereby taking into consideration the aims of the National Planning Policy Framework 2021 (NPPF), policy 1 of the Aligned Core Strategy 2014 and policy LPD3 of the Local Planning Document 2018.
- 11 A detailed surface water management plan is required to ensure that the development is in accordance with National Planning Policy Framework 2021 and local planning policies. It should be ensured that all major developments have sufficient surface water management, are not at increased risk of flooding and do not increase flood risk off-site.
- 12 To ensure foul water is adequately disposed of and to comply with policies LPD4, LPD5 and LPD6.
- 13 To ensure the development is safe and suitable for use, thereby taking into consideration paragraph 121 of the National Planning Policy Framework and policy LPD7 of the Councils Local Plan.
- 14 To ensure that amenity of proposed dwellings are suitably protected and to comply with guidance within the NPPF.
- 15 To ensure that protected species are not detrimentally impacted and to comply with guidance within the NPPF.
- 16 To ensure that protected species are not detrimentally impacted and to comply with guidance within the NPPF.
- 17 To ensure that protected species are not detrimentally impacted and to comply with guidance within the NPPF.
- 18 To ensure that the trees to be retained at the site are appropriately protected at all times.
- 19 In the interests of protecting ecological interests.
- 20 No above ground construction works shall commence until details of bat and bird boxes to be incorporated within the fabric of the buildings and/or within the site have been submitted to and approved in writing by the Local Planning Authority. The bat and bird boxes shall thereafter be provided prior to the first occupation of the development hereby approved.

- 21 To ensure the development is constructed to an acceptable standard.
- 22 In the interests of highway safety.
- 23 In the interests of highway safety.

### **Reasons for Decision**

The principle of the development accords with the objectives of national and local planning policies. It is considered that the site could be used for residential development without causing undue harm to visual and residential amenity, highway safety, ecological interests or flooding. It is therefore considered that the granting of outline planning permission would fully accord with the objectives of the relevant planning policies set out in the National Planning Policy Framework, Aligned Core Strategy, Local Planning Document and Supplementary Planning Documents.

### **Notes to Applicant**

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

Planning Practice Guidance and section H of the Building Regulations 2010 detail surface water disposal hierarchy. The disposal of surface water by means of soakaways should be considered as the primary

method. If this is not practical and there is no watercourse is available as an alternative other sustainable methods should also be explored. If these are found unsuitable, satisfactory evidence will need to be submitted, before a discharge to the public sewerage system is considered. Severn Trent Water advises that there is a public sewer located within the application site. Public sewers have statutory protection by virtue of the Water Industry Act 1991 as amended by the Water Act 2003 and you may not build close to, directly over or divert a public sewer without consent. You are advised to contact Severn Trent Water to discuss your proposals. Severn Trent Water will seek to assist you in obtaining a solution which protects both the public sewer and the proposed development. They may obtain copies of our current guidance notes and application forms for diversions from either our website ([www.stwater.co.uk](http://www.stwater.co.uk)) or by contacting our Developer Services Team (Tel: 0800 707 6600).

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

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

The applicant is advised that conditions 16 and 17, relating to the requirement for a further badger survey and a survey regarding the potential presence of Great Crested Newts shall be read in conjunction with the submitted Ecological Appraisal Report by JJH Consulting Ltd December 2019.

Planning Statement - The Borough Council has worked positively and proactively with the applicant in accordance with paragraph 38 of the National Planning Policy Framework (2021). Negotiations have taken place during the assessment of the application to address adverse impacts identified by officers. Amendments have subsequently been made to the proposal, addressing the identified adverse impacts, thereby resulting in a more acceptable scheme and a favourable recommendation.

The developer is encouraged to consider upgrading the EV charging facilities to incorporate additional mode 3 charging capability as this will help future proof the development and improve its sustainability. A suitable 'IEC 62196' electrical socket (minimum rated output of 3.7kw /16A) can be provided in addition to the standard 3 pin socket to allow

'Mode 3' charging of an electric vehicle. Mode 3 charging, using a suitable cable and charging point, allows Smart charging of electric vehicles. All electrical circuits/installations shall comply with the electrical requirements of BS7671:2008 as well as conform to the IET code of practice on Electrical Vehicle Charging Equipment installation (2015).

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

The attached permission is for development which will involve building up to, or close to, the boundary of the site. Your attention is drawn to the fact that if you should need access to neighbouring land in another ownership in order to facilitate the construction of the building and its future maintenance you are advised to obtain permission from the owner of the land for such access before beginning your development.

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

You are advised that planning permission does not override any private legal matters which may affect the application site, over which the Borough Council has no jurisdiction (e.g. covenants imposed by former owners, rights of light, etc.).

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

**APPLICATION NO. 2022/0819 - RECREATION GROUND,  
MUIRFIELD ROAD, BESTWOOD**

Install a 6m column together with a 2m antennae extension and concrete base for a CCTV camera.

**RESOLVED:**

To Grant Conditional Planning Permission subject to the following conditions:

**Conditions**

- 1 The development hereby permitted shall commence before the expiration of 3 years from the date of this permission.
- 2 This permission shall be carried out in accordance with the details set out in the application form, Site Location Plan, and Technical Specification; received by the Local Planning Authority on 18 August 2022.

**Reasons**

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

**Reasons for Decision**

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

**Notes to Applicant**

The Borough Council has worked positively and proactively with the applicant in accordance with paragraph 38 of the National Planning Policy Framework. During the processing of the application there were

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

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

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

**29                    APPEAL    DECISION    REF:    APP/N3020/C/21/3275688    &  
APP/N3020/C/21/3275690   - LAND TO THE WEST OF 175  
MANSFIELD ROAD, PAPPLEWICK**

The construction of unauthorised buildings, security cameras and lighting columns, front boundary walls with lanterns and gates, the erection of two ornamental statues, the material change of use of the land to a mixed used for the storage of vehicles, trailers and vehicle parts and the repairing of motor vehicles, also for the disposal of items by burning and the change of use of part of the access road to a landscaped grassed area and for the siting of two ornamental statues.

The Head of Development and Place introduced the report.

**RESOLVED:**

To note the information.

**30                    APPEAL    DECISION    REF:    APP/N3020/W/22/3290775   - LAND  
PREVIOUSLY WARREN HILL COMMUNITY CHURCH**

Erection of 6 two storey dwellings.

**RESOLVED:**

To note the information.



**31 APPEAL DECISION REF: APP/N3020/W/22/3293642 - THE WRINKLY LETTUCE CAFE & BISTRO, 16 MAIN ROAD, GEDLING**

Installation of decking.

**RESOLVED:**

To note the information.

**32 APPEAL DECISION REF: APP/N3020/D/21/3286329 - 27 LONGDALE LANE, RAVENSHEAD**

Detached garage.

**RESOLVED:**

To note the information.

**33 FUTURE PLANNING APPLICATIONS**

**RESOLVED:**

To note the information.

**34 PLANNING DELEGATION PANEL ACTION SHEETS**

**RESOLVED:**

To note the information.

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

None.

The meeting finished at 7.05 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**

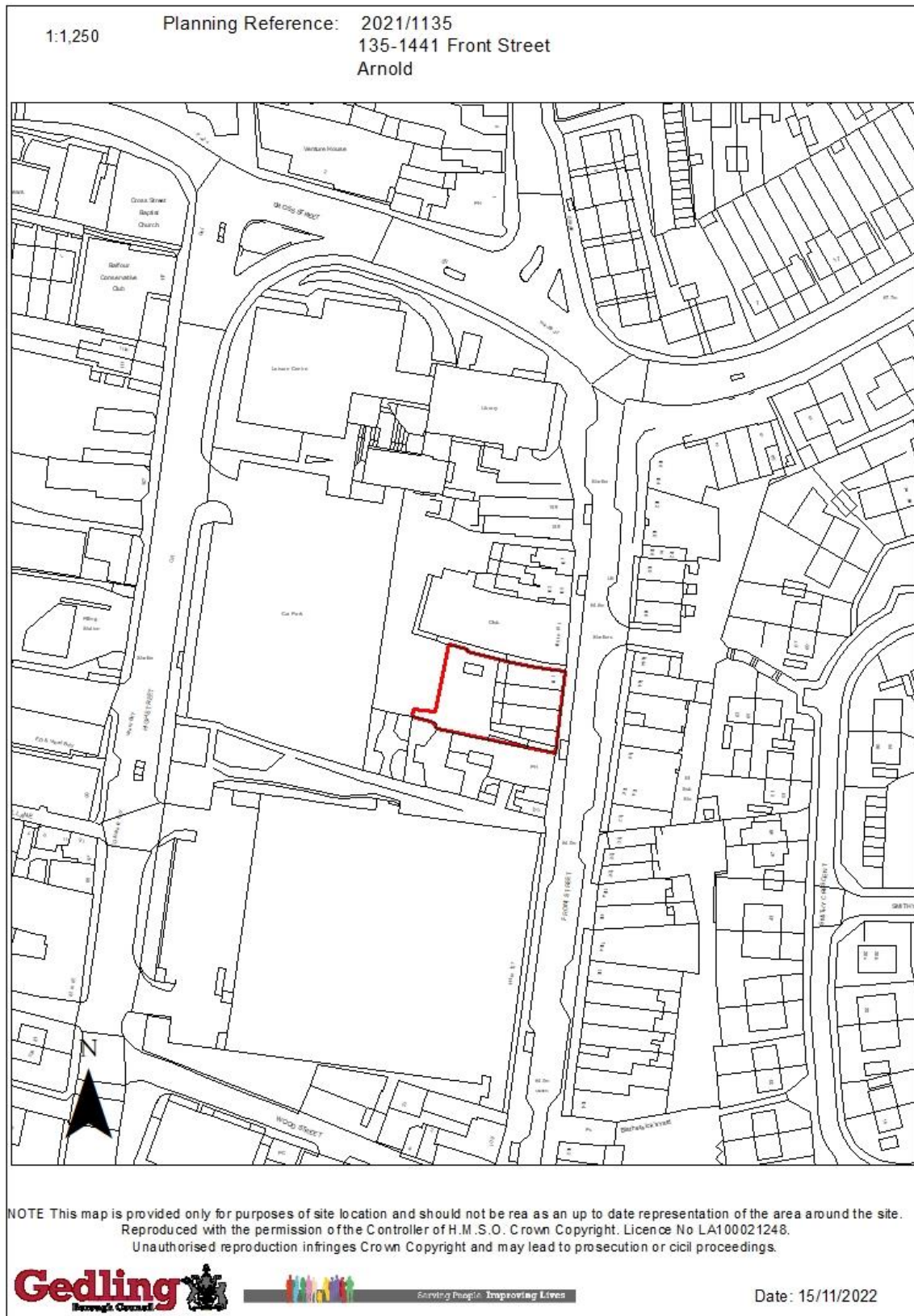
19. Councillors will then debate the motion and may ask for clarification from officers. However, if there are issues which require factual clarification, normally these should be directed to the case Officer before the Committee meeting, not at the meeting itself. After Councillors have debated the 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 2021/1135



**Report to Planning Committee**

**Application Number:** 2021/1135

**Location:** 135-141 Front Street Arnold

**Proposal:** Demolition of existing building and the creation of residential apartments and ground floor commercial units.

**Applicant:** Mr Michael Zucker

**Agent:** JLK Architectural Design

**Case Officer:** Bev Pearson

**This application has been referred to the Planning Committee as part of the application site is land owned by Gedling Borough Council.**

**1.0 Site Description**

1.1 This application relates to a terrace of four two storey flat roof buildings located on the western side of Front Street within the Arnold Secondary Shopping Area as identified on the Proposals Map of the Local Plan Document (2018).

1.2 The ground floor comprises a café (Use Class E formerly Class A3 of The Town and Country Planning (Use Classes) Order 1987 (as amended) (the 'Use Classes Order')), a chip shop (Use Class Sui Generis formerly Class A5) and two vacant units, a retail unit (Use Class E formerly Use Class A1) and a tattoo studio (Use Class Sui Generis formerly Class Sui Generis). The upper floors comprise 4no. residential units. To the rear this terrace of properties has flat roof projections.

1.3 The site is adjoined to the south by a three storey pitched roof rendered public house with beer garden to the rear, to the north by a two storey pitched roof building comprising 2 no. vacant ground floor retail units with the Former Arnold Working Men's Club occupying the upper floors which has a flat roof projection to the rear. On the opposite side of Front Street is a flat roof 2/3 storey building with ground floor commercial units and currently vacant offices to the upper floors. To the rear the site is adjoined by a Gedling Borough Council public car park serving the Arnold Leisure Centre and the Town Centre.



## **2.0 Proposed Development**

2.1 Full planning permission is sought for the demolition of the existing building and erection of a three storey flat roof building with 2no. ground floor commercial units and a total of 9 no. first and second floor apartments

2.2 The building would have maximum dimensions of 24m depth and 19.3m width. The building would be flat roof with a maximum height of 9.3m (minimum height of 7.4m)

2.3 The ground floor commercial units would comprise 320 sq.m of floor space to the front falling within Class E (shop, financial and professional services or café) and Sui Generis (hot food takeaway) uses of the 'Use Classes Order' together with internal service areas serving both the ground floor and the upper floor residential units.

2.4 At first floor there would be 4 no. 1 bed and 1 no. 2 bed apartments and at second floor 3 no. 1 bed and 1 no. 2 bed apartments. The second floor apartments would be served by external balconies.

2.5 4no. parking spaces would be provided to the rear together with a loading bay and bin stores. Internal cycle storage would be provided to the ground floor serving the apartments.

2.6 External materials would comprise red brick, dark grey and light grey cladding.

## **3.0 Relevant Planning History**

3.1 There is no recent planning history on the application site that is pertinent to the determination of this application.

## **4.0 Consultations**

4.1 Nottinghamshire County Council Highways Authority – no objections subject to conditions relating to surfacing and delineation and use of parking and turning areas, the construction of the bin store, and doors and windows to Front Street frontage being inward opening only.

4.2 Gedling Borough Council Scientific Officer - recommends conditions requiring the submission of a Construction Emission Management Plan and the provision of EV charging points.

4.3 Gedling Borough Council Economic Development – no objection.

4.4 Gedling Borough Council Environmental Health – no objection subject to appropriate installation and design of any extraction flues and suitable mitigation measures for any hot food takeaway or hot food preparation use

4.5 Gedling Borough Council Waste Services – no objections.

4.6 Parks and Street Care - the principle of accessing the site from Gedling Borough Council land is acceptable. This has been the case since the buildings were first built.

4.7 Members of the Public

- Loss of existing thriving independent businesses, some with longstanding history in Arnold, and impact on the town centre, the community and Arnold
- Financial impact on existing business if they were to occupy the new units
- Lack of contact from applicant regarding the application
- Residential use would deter people from this part of Front Street, impacting on footfall and disruption of existing businesses
- Excessive number of residential units and unacceptable density
- Parking issues – inadequate parking spaces proposed – none of which are for disabled people
- Impact on character of the area through loss of existing small businesses
- The proposal is for a block of flats with 2 small retail units at ground floor – retail units would be unusable as there is no rear access for loading stock
- Raise highway and pedestrian safety issues given the increase in number of residents and access from car park to rear
- Nature of the tenancy of the new units
- There is no need to demolish the existing building
- There is no benefit to the community
- There is a sinkhole to the rear car park – regularly refilled
- Increased traffic flow through the town centre
- Noise pollution and loss of light impact
- There is no need for residential units in town centre – these do not meet its definition
- There should be more local shops to attract footfall
- Gedling should support local businesses – Covid has been difficult for local businesses
- Vacant unit should be redeveloped rather than demolishing existing ones
- Where will families currently living above the shops now live
- Impact on neighbouring amenity in terms of noise, disturbance overshadowing would deter shoppers to this end of the High Street and affect local trade

- The buildings to be demolished would contain hazardous materials
- Changes of bus routes during demolition would impact on local trade
- The businesses to be lost should receive support
- There is a petition
- Congestion on neighbouring roads
- Previous investment in the town has not been beneficial
- Adverse modern design out of keeping with the surrounding area
- Devaluation of neighbouring properties
- Lack of care for loss of businesses by the applicant
- Lack of consistency between the Design and Access Statement and the plans – one or two commercial units
- There is no anti-social behaviour in the adjacent alley way
- The existing units are not dilapidated
- The proposal fails to meet the councils affordable housing policy - the flats would be sold at high premiums
- Impact of adjacent properties on the residential units
- Notification and an accompanying link has been received in relation to a Petition with 1735 signatories [Petition · Save Arnold's Front Street's Shops · Change.org](#) – the comments have been included within the summary above

One letter of support has been received welcoming the improvements of the site

## **5.0 Assessment of Planning Considerations**

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) requires that: 'if regard is 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'.

### **Development Plan Policies**

The following policies are relevant to the application.

5.2 The National Planning Policy Framework (2021) sets out the national objectives for delivering sustainable development. Sections 4 (Decision making), 6 (Building a strong and competitive economy), 7 (Ensuring the vitality of town centres), 9 (Promoting sustainable transport) 11 (Making effective use of land) and 12 (Achieving well-designed places) and 14 (meeting the challenge of climate change, flooding and coastal change)

5.3 The Greater Nottingham Aligned Core Strategy (ACS) Part 1 Local Plan (September 2014) is part of the development plan for the area. The following policies are relevant in considering this application:

- ☐ Policy A: Presumption in Favour of Sustainable Development – a positive approach will be taken when considering development proposals.
- ☐ Policy 1: Climate Change – all development will be expected to mitigate against and adapt to climate change including with respect to flood risk.
- ☐ Policy 2: The Spatial Strategy – states that sustainable development will be achieved through a strategy of urban concentration with regeneration.
- ☐ Policy 6: Role of Town and Local Centres – identifies Arnold as town within the retail hierarchy. Part 6 sets out the vitality and viability of centres will be maintained including widening the range of uses. This policy also identifies Arnold town Centre as being in need of enhancement.
- ☐ Policy 10: Design and Enhancing Local Identity – sets out the criteria that development will need to meet with respect to design considerations.

5.4 The Gedling Borough Local Planning Document (LPD) (July 2018) is part of the development plan for the area. The following policies are relevant in considering this application:

- ☐ LPD 4: Surface Water Management – sets out the approach to surface water management.
- ☐ LPD 11: Air Quality – states that planning permission will not be granted for development that has the potential to adversely impact upon air quality unless measures to mitigate or offset have been incorporated.
- ☐ LPD 32: Amenity – planning permission will be granted for proposals that do not have a significant adverse impact on the amenity of nearby residents or occupiers.
- ☐ LPD 35: Safe, Accessible and Inclusive Development – sets out a number of design criteria that development should meet, including in relation to the massing, scale and proportion of development.
- ☐ LPD 36: Affordable Housing - sets out criteria for the provision of affordable housing.
- ☐ LPD 49: Retail Hierarchy and Town Centre Boundaries – identifies Arnold as a town centre within the retail hierarchy.
- ☐ LPD 50: Development within Town and local centres – identifies the types of uses of development that is likely to be acceptable in town centres.

- LPD 51: Upper Floors – sets out the requirements for development of upper floors in town centres.
- LPD 57: Parking Standards – sets out the requirements for parking.
- LPD 61: Highway Safety – sets out that planning permission will be granted for developments that do not have a detrimental impact upon highway safety, movement and access needs.

## 5.5 Supplementary Planning Documents/Guidance

- Parking Provision for Residential and Non-Residential Developments Supplementary Planning Document (2022) sets out parking requirements.
- Gedling Borough Council Interim Planning Policy Statement: First Homes (2022)
- Air Quality and Emissions Mitigation Guidance for Developers(2019)

## 6.0 Planning Considerations

### Principle of Development

6.1 Arnold is identified as a Town centre within the retail hierarchy set out in Policy LPD 49. The application site falls within the Secondary Shopping Area of Arnold Town Centre and is identified as an area that is underperforming in Policy 6 of the Aligned Core Strategy. Policies within both Policy 6 of Aligned Core Strategy and Policy LPD 50 of the Local Planning Document highlight the importance of having a vibrant town centre with a wide range of uses. The proposal would enhance the appearance and the shopping experience of this part of the Secondary Shopping Area and would retain ground floor main town centre uses safeguarding the vitality and viability and the economy of the Town Centre.

The principle of the proposal is therefore considered acceptable subject to the following considerations:-

### Design

6.2 It is accepted that the proposed building being three storey in scale and with a larger footprint than currently exists would result in an increase in built form on the site.

However, there is a considerable variation in scale and design of buildings along this section Front Street. Although its modern design is in contrast to the adjacent public house, which has traditional pitched roof bay fronted appearance, which is not a largely common characteristic in the immediately surrounding, area the proposed building would reflect the predominant scale, character and appearance of other buildings in the area, this being two or three storey flat roof buildings with ground floor commercial units and upper floor offices or residential units or the Asda supermarket to the south.

6.3 External materials would be traditional red brick with a mix of more modern ladding materials to the second floor and detailing around the building. The shop fronts would present a predominantly glazed ground floor frontage.

6.4 The replacement of the existing building together with the replacement of the rear projections would greatly enhance the character and appearance and the visual amenity of the site and this part of the Secondary Shopping Area when viewed from both Front Street and the public car park and High Street to the rear.

6.5 Taking the above into account it is considered that the development would provide an attractive built form in an area in need of some regeneration and enhancement. The proposal therefore complies with Section 12 of the NPPF, Policy 10 of the ACS and Policy LPD 35 and LPD 50 of the LPD.

### **Impact on the Town Centre**

6.6 The application site falls within the Arnold Secondary Shopping Area.

6.7 Although existing commercial units would be demolished the proposal would result in the replacement of an existing Class E retail unit (formerly A1 Use), a café (formerly and A3), and two Sui Generis units comprising a hot food takeaway (formerly an A5 Use) and a tattoo studio with 2no. units with larger commercial floor spaces. The proposed uses sought for these ground floor commercial units (Class E and Sui Generis hot food takeaway) would be considered acceptable uses and would not result in any greater grouping on non A1 uses than currently exists. Furthermore the proposed ground floor development would be for Town Centre uses. It is considered reasonable to attach a condition should permission be granted restricting the use of only one of either of the proposed ground floor units to be for hot food takeaway or a café involving hot food preparation to ensure that there is an appropriate mix of uses in the Secondary Shopping Area.

6.8 Given the desire to improve the Arnold shopping experience the proposed development would enhance and regenerate the appearance of this area of Front Street by introducing modern more attractive commercial units to the Secondary Shopping Area and the Town Centre. It would consequently enhance the vitality and viability and customer experience of the Secondary Shopping Area with uses that are appropriate in a town centre location. As such the proposal would be considered to comply with Policy A, Policy 2 and Policy 6 of the ACS and Policy LPD 50 of the LPD.

### **Upper Floor Development**

6.9 It is noted that the existing building has residential uses to its upper floor. The principle of the proposed residential use of the first and second floors of the building is considered acceptable as supported by Policy LPD 51 of the Local Planning Document. There would be separate access to the residential accommodation from the side of the building accessed from the rear. Taking account to this and that the residential uses are solely to the first and second floors there would be no unacceptable conflict with the rear servicing area nor would it detract from the character of the area.

6.10 The proposal is therefore considered to accord with Policy LPD 51.

### **Residential amenity**

6.11 Of relevance to this application, Policy LPD32 of the Local Planning Document requires that development proposals should not have a significant adverse impact on the amenity of nearby residents in terms of overlooking, noise, level of activity on the site, traffic or other forms of pollution. Policy LPD50 also sets out that development should not cause adverse impact on the amenity of nearby residents and occupiers.

6.12 Proposed windows and the second floor balcony serving the residential units would be predominantly to the front and rear of the building. Side windows would directly overlook blank walls of adjacent properties.

6.13 Given the location of the development and its relationship with neighbouring properties it is not considered that it would result in any greater impact on the occupiers of these adjacent properties than currently exists.

6.14 By virtue of their being no ground floor residential accommodation it is not considered that the parking areas or loading bays would result in any significant harm to amenity.

6.15 With regards to the proposed upper floor residential units it is considered that an appropriate level of amenity would be provided in terms of the floor areas of the individual units and their relationship with adjacent buildings.

6.16 Should either of the proposed ground floor units be occupied for the purposes of hot food takeaway or the preparation of hot food it is considered reasonable to attach a condition requiring the submission of details of a means of ventilation and extraction and mitigation measures to prevent fumes or odours impacting on the amenity of occupiers of neighbouring buildings or the proposed upper floor residential units.

The proposal is therefore considered to accord with Policy LPD 32 and LPD 50 and LPD 51 of the Local Planning Document.

### **Highway Matters**

6.17 The commercial and residential units would be serviced and accessed from the rear, through the public car park owned by the Borough Council which is the current arrangement. It is not considered that the proposed development would so significantly increase levels of traffic over and above that which currently exists at the site or within the Town centre to result in harm to highway or pedestrian safety

6.18 Guidance in relation to parking provision is contained within the document Parking Provision for Residential and Non-Residential Developments SPD – (2022). This would require 11 no. parking spaces. A total of 4 no. unallocated parking spaces would be provided to serve the residential units. Para 4.13 of the Parking Provision for Residential and Non-Residential Developments Supplementary Planning Document states that:-

‘The expectation is that parking standards will be met. However if the development is served by one or more regular public transport, this may be a material consideration justifying a reduced parking provision requirement, especially if the site is located within or close to a central area’

Given the sustainable location of the site well served by public car parks and public transport it is considered that this allows a relaxation of the parking standards in Arnold Town Centre.

Taking this into account it is considered that a refusal of planning permission on the basis of inadequate parking provision would not be reasonable in this instance.

6.19 The comments of the Highway Authority are noted and the recommended conditions considered reasonable.

6.20 Taking the above into account it is considered that the proposed development would not be detrimental to highway safety and adequate the proposal is considered to accord with LPD 50, LPD Policy 57 and LPD 61 and the Parking Provision for Residential and Non-Residential Developments SPD – (2022).

### **Other Matters**

#### *Waste*

6.21 The Councils Refuse Team have raised no objections to the proposed bin store areas.

#### *Flood*

6.22 The site falls within flood zone 1 so is not at risk of flooding. The proposed building would replace an existing terrace of properties. It is not considered that it would result in any greater surface water run off than currently exists. The proposal therefore accords with Policy LPD4.

#### *Deliveries*

6.23 The Highway Authority has assessed the proposals and how the development would operate. No objection has been raised.

#### *Air Quality*

6.24 An EV charging point would be required to ensure that the development is broadly sustainable and a Construction Emissions Management Plan in line with Policy LPD11 and the guidance in the Councils Air quality and Emissions Mitigation document to ensure that the amenity of occupiers of neighbouring properties is respected. These can be secured by condition.

A number of other matters have been raised by members of the public and these are addressed below. Concern has been raised that:-

#### *Financial impact on existing businesses if they occupy the new units*

6.25 This would be a private legal matter between the landlord and prospective occupiers of the commercial units



*Business assistance from Borough Council for proprietors of the demolished businesses*

6.26 The Council's Economic Development team offer a free and confidential service to businesses looking to relocate in the Borough.

*Improvement of existing properties rather than demolition*

6.27 The Council must consider and determine planning applications before them. There are no specific powers or requirements to consider alternative schemes.

*Sink hole*

6.28 This would be covered by Building Regulations during development.

*Devaluation of adjacent properties*

6.29 This is not a material planning consideration.

*Consistency between documents and plans deposited with the application (1 or 2 ground floor units*

6.30 The plans deposited with the application clearly indicate 2 no. ground floor units each with shop fronts and access doors with an overall floor area of 320 sq.m.

*Changes of bus routes during demolition*

6.31 It would not be necessary to close the public highway. Any temporary relocation of the adjacent bus stop would be determined by the Highway authority in consultation with the bus service operators.

*Hazardous materials during demolition*

6.32 The Council's Scientific Officer has advised that the building proposed to be demolished could contain asbestos materials. This would be controlled by The Control of Asbestos Regulations 2012 which require that suitable and sufficient assessment is carried out as to whether asbestos is or is liable to be present before demolition or other work is carried out and that a suitable written plan of work must be prepared before any work is carried out - the work must be carried out in accordance with that plan.

*Residential density*

6.33. The density of the proposed development would not be incongruous within a Town Centre location with ground floor commercial units and upper floor apartments.

*Relocation of existing families*

6.34 This cannot be given any weight in determining the planning application. While this is a private matter, the owner/landlord is required to meet their

obligations under other legislation. The Council's Housing Needs team may also be able to provide advice to any affected tenants.

#### *Nature of the tenancy of the residential units*

6.35 The development falls below the threshold of 15 dwellings set out in Policy LPD36 of the LPD and 10 dwellings for the provision of First Homes set out in para 65 of the NPPF and the Council's Interim Policy: First homes. The application proposes market housing. Therefore there is no policy requirement to provide affordable housing on site.

#### *Lack of notification from the applicant*

6.36 This would be a matter for the applicant. The Council has carried out its statutory consultation duty through neighbour consultation and the posting of site notice.

#### *Anti-social behaviour*

6.37 The proposed development would be considered to assist in deterring anti-social behaviour as the residential units would be in use 24 hours a day with overlooking windows.

## **7.0 Conclusion**

7.1 The principle of the development is supported given that it would result in the enhancement of the character and appearance of this section of Front Street and High Street to the rear as well as enhance the vitality and viability of the Arnold Secondary Shopping Area. The layout, design and appearance of the building is considered acceptable. This together with the proposed upper floor residential units would not be considered to be detrimental to the amenity of neighbouring buildings nor to highway safety.

7.2 Taking the above into account it is considered that the proposal is a sustainable form of development which is appropriate for its context and in accordance with Sections 4, 5, 6, 7, 9, 11, 12 and 14 of the NPPF 2021, Policy A, Policy 2, Policy 6, Policy 10 of the Aligned Core Strategy (2014), Policies LPD 4, LPD 11, LPD 32, LPD 35, LPD 49, LPD 50, LPD 51, LPD 57 and LPD 61 of the Local Planning Document (2018), Parking Provision for Residential and Non-Residential Developments Supplementary Planning Document (2022) sets out parking requirements, Gedling Borough Council Interim Planning Policy Statement: First Homes (2022) and Air Quality and Emissions Mitigation Guidance for Developers(2019)

**8.0 Recommendation: Grant full planning permission subject to the conditions listed and for the reasons set out in the report**

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

2 This permission shall be read in accordance with the application form and following list of approved drawings deposited on the 15th March 2022:-

Existing Elevations drg. no. Ex EL 1  
Existing Ground Floor Plan drg. no. EX GP  
Existing Block Plan drg. no. Rev A  
Location Plan drg. no. Loc PI Rev A  
Proposed Block Plan drg. no. Blcpl Rev A  
Proposed Site Plan drg. no. Pr BP Rev E  
Proposed Ground Floor Plan drg. no. Prgf Rev D  
Proposed First Floor Plan drg. no. Prff Rev A  
Proposed Second Floor drg. no. prsf Rev A  
Proposed Elevations Sheet 2 drg. no. Pr EI 2 Rev B; and Proposed Elevations sheet 1 drg. no. Pr EI 1 Rev B received on the 12th April 2022; and

Correspondence dated 14<sup>th</sup> November 2022 with regards to proposed uses.

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

3 Prior to above ground works commencing details/samples of materials to be used in the external appearance of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved plans.

4 No part of the development hereby permitted shall be brought into use until the parking, turning and servicing areas are surfaced in a bound material with the parking bays clearly delineated in accordance with drawing 'Proposed Block Plan' Loc P1. The parking, turning and servicing areas shall be maintained in the bound material for the life of the development and shall not be used for any purpose other than the parking, turning and loading and unloading of vehicles.

5 No part of the development hereby permitted shall be brought into use until the bin store has been constructed and positioned in accordance with drawing Proposed Block Plan drg. no. Blcpl Rev A

6 The new doors and windows on the street frontage shall open inwards only. The approved doors and windows shall then be retained for the life of the development.

7 Prior to the occupation of any unit for hot food takeaway use (Sui generis) or the preparation of hot food (Café Class E b)) precise details of the means of ventilation and extraction including appropriate mitigation measures shall be submitted and approved in writing by the Local planning Authority. The means of ventilation and extraction and any mitigation measures shall be maintained in good working order for the lifetime of the hot food take away or preparation of hot food for a café.

8 Prior to commencement of the development a Construction Emission Management Plan (CEMP) for minimising the emission of dust and other emissions to air during the site preparation and construction shall be submitted to and approved in writing by the Local Planning Authority. The CEMP must be prepared with due regard to the guidance produced by the Council on the assessment of dust from demolition and construction and include a site specific dust risk assessment. All works on site shall, thereafter, be undertaken in accordance with the approved CEMP.

9 Prior to the occupation of building(s) hereby permitted, details shall be submitted to and approved in writing by the Local Planning Authority as to the position within the development of one (1) Electric Vehicle Recharging Point.

The Electric Vehicle Recharging Point shall be in a prominent position on the site and shall be for the exclusive use of zero emission vehicles. The Electric Vehicle Recharging Point shall be installed prior to occupation of any part of the development and shall be thereafter maintained in the location as approved for the lifetime of the development. All EV charging points shall meet relevant safety and accessibility requirements and be clearly marked with their purpose; which should be drawn to the attention of residents.

10 The ground floor commercial units hereby approved shall be used for Class E and of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) nor for any other use falling within Sui Generis other than Hot Food Takeaway.

11 There shall only be one Hot Food Takeaway on the site at any one time

### **Reasons**

1 In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004

2 For the avoidance of doubt and to define the permission.

3 In the interests of visual amenity in accordance with Policy 10 of the ACS.

4 To ensure that adequate off-street parking provision is made to reduce the possibilities of the proposed development leading to on-street parking in the area.

5 To enable the bins to be collected by the refuse team on collection day.

6 In the interests of Highway and pedestrian safety.

7 To safeguard the amenity of the occupiers of nearby properties in accordance with Policy LPD 32 of the LPD.

8 To ensure the development is constructed in an appropriate sustainable manner which takes into consideration air quality with in the Borough, and takes into consideration the National Planning Policy Framework and policy LPD11.

9 To ensure the development is constructed in an appropriate sustainable manner which takes into consideration air quality with in the Borough, and takes into consideration the National Planning Policy Framework and policy LPD11.

10 For avoidance of doubt and to define the permission

11 The use of the site for 2 no. Sui Generis uses would require further assessment.

### **Reasons for Decision**

The principle of the development is supported given that it would result in the enhancement of the character and appearance of this section of Front Street and High Street to the rear as well as enhancing the vitality and viability of Arnold

Secondary Shopping Area and the town centre. The layout, design and appearance of the building is considered acceptable. This together with the proposed upper floor residential units would not be detrimental to the amenity of neighbouring buildings nor to highway safety. It is therefore considered that the proposal is a sustainable form of development which is appropriate for its context and in accordance with Sections 4, 7, 9, 11 and 12 of the (NPPF 2021), Policy A, Policy 2, Policy 6, Policy 10 of the Aligned Core Strategy (2014) and Policies LPD 4, LPD 11, LPD 32, LPD 33, LPD 35, LPD 49, LPD 50, LPD 51, LPD 57 and LPD 61 of the Local Planning Document( 2018)

### **Notes to Applicant**

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

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

The proposed development will include the demolition of the existing buildings which could contain asbestos materials. The Control of Asbestos Regulations 2012 (CAR2012) require that suitable and sufficient assessment is carried out as to whether asbestos is or is liable to be present before demolition or other work is carried out. CAR 2012 requires that a suitable written plan of work

must be prepared before any work is carried out and the work must be carried out in accordance with that plan. If asbestos is not managed appropriately then the site may require a detailed site investigation and could become contaminated land as defined in Part 2A of the Environmental Protection Act 1990

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

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

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

The Borough Council has worked positively and proactively with the applicant in accordance with paragraph 38 of the National Planning Policy Framework. Negotiations have taken place during the consideration of the application to address adverse impacts identified by officers and/or address concerns raised by letters of representation submitted in connection with the proposal, addressing the identified adverse impacts, thereby resulting in a more acceptable scheme and a favourable recommendation.



**Planning Report for 2022/0900**



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

Date: 18/11/2022



## **Report to Planning Committee**

**Application Number:** 2022/0900

**Location:** 1 Perlethorpe Crescent Gedling

**Proposal:** Erection of a two storey detached dwelling, alterations to existing curtilage, and associated works.

**Applicant:** Mr Aaron Reilly & Mrs Emily Reilly

**Agent:** 4D Planning

**Case Officer:** Peter Langton

**This application has been referred to the Planning Committee as part of the application site is land owned by Gedling Borough Council.**

### **1.0 Site Description**

- 1.1 This application relates to the garden land associated with 1 Perlethorpe Crescent. The application site is on the corner of Perlethorpe Crescent and Perlethorpe Avenue. The application site is set within a residential area. Land slopes away to the north of the site and there are no Tree Preservation Orders (TPO's) within the site.

### **2.0 Relevant Planning History**

- 2.1 There is no relevant planning history for the application site.

### **3.0 Proposed Development**

- 3.1 This application seeks full planning permission for the construction of 1 dwelling to the west of the existing dwelling at 1 Perlethorpe Crescent. Access for the proposed dwelling will be taken from Perlethorpe Avenue, with new parking spaces for the proposed and existing dwelling proposed off Perlethorpe Crescent.
- 3.2 During the course of the application amended plans have been received to provide additional parking areas on Perlethorpe Crescent, which has resulted in the application site being extended to include land owned by the Borough Council . A re-consultation has been carried out on the amended plans.

### **4.0 Consultations**



- 4.1 NCC Highways Authority – No objection subject to conditions relating to access and parking areas.
- 4.2 Scientific Officer – No objection subject to contaminated land condition, electric charging point condition and Construction Emissions Management Plan (CEMP) condition.
- 4.3 Gedling Borough Council Property Services - No application to acquire this parcel of land has been made to the Borough Council. Should any application be made, it would be considered on merit.
- 4.4 Neighbouring residents were consulted and a site notice posted at the site. 4 representations have been received from members of the public, all of which raise objections. The reasons for objection can be summarised as follows:
- Insufficient car parking proposed.
  - Loss of privacy.
  - Overshadowing/loss of light.
  - Strain on underground pipes.
  - Impact on quality of life from building works.
  - Design is not in keeping with surrounding area which is characterised by semi-detached properties.
  - Proposed parking area on Perlethorpe Crescent not owned by the applicant.
  - Loss of trees to create parking spaces.

## **5.0 Development Plan Policies**

- 5.1 Section 38(6) of the Town and Country Planning Act indicates that development shall be determined in accordance with the development plan, unless other material considerations indicate otherwise. At the national level the National Planning Policy Framework (July 2021) is relevant and at the heart of the NPPF is a presumption in favour of sustainable development. Under Part 12 Achieving Well-Designed Places paragraph 126 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.
- 5.2 Gedling Borough Council Aligned Core Strategy 2014
- Policy 10: Design and Enhancing Local Identity
- 5.3 The Local Planning Authority adopted the Local Planning Document Part 2 (LPD) on the 18<sup>th</sup> July 2018. The relevant policies to the determination of this application are:
- LPD11- Air quality
  - LPD 32: Amenity
  - LPD 33: Residential Density
  - LPD 34: Residential Gardens
  - LPD 35: Safe, Accessible and Inclusive Development
  - LPD 37: Housing Type, Size and Tenure
  - LPD 40: Housing Development on Unallocated Sites

- LPD 57 Parking Standards
- LPD 61: Highway Safety

#### 5.4 Parking Provision for Residential and Non-Residential Development Supplementary Planning Document (2022)

### 6.0 **Planning Considerations**

6.1 The application site is not covered by any site specific planning policies. The application site is set within an existing residential area with good access to local amenities and public transport routes. As such residential development on suitable sites within this area is considered to be acceptable in principle subject to proposals according with the aims of national and local planning policies.

6.2 The matters for consideration in this application are the impact of the proposal on the character of the area, impact on neighbouring amenity, and impact on highway safety.

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

6.3 The application site relates to a corner plot on a cul-de-sac within a built up residential area. The cul-de-sac is characterised by 2 storey semi-detached dwellings of a consistent size and style. In the surrounding area corner plots are typically characterised by dwellings set back from the highway with reasonably large site gardens providing an open aspect. In some instances outbuildings are evident closer to the highway, although the main dwellings are generally set further back.

6.4 In accordance with LPD 34 development involving the loss of residential gardens should not result in harm to the character and appearance of an area. LPD 40 also states that residential development on unallocated sites should be of a high standard of design, not adversely affect the area, and not result in the loss of buildings or other features, including open space which make an important contribution to the appearance of the area.

6.5 The application site is a dwelling that has a particularly large side garden and it is proposed to erect a detached dwelling along the same building line as the host property. There would a reasonable gap between the proposed and host dwelling and given the size of the side garden there would also be a gap between the proposed dwelling and Perlethorpe Crescent, which would be 5.3m at its widest point reducing down to approximately 2.5m. The erection of the dwelling would create built form in an otherwise open side garden; however, it is considered that, given the distance of the dwelling from the road side, the character of the area would not be detrimentally impacted. Furthermore, whilst the dwelling would be detached rather than a semi, this would be acceptable in that the scale of the built form would reflect other properties in the locality.

6.6 Taking the above into account it is considered that, on balance, the proposed dwelling would, through its scale, design and layout, respect the character of the surrounding area. As such, it is considered that the proposal complies with Part

12 of the National Planning Policy Framework, and Policy 10 of the Aligned Core Strategy and Policies 33, 34, 35, 37 and 40 of the Local Planning Document.

#### Impact on the neighbours' residential amenities

- 6.7 The proposed dwelling would be adjacent to the existing dwelling at No. 1 Perlethorpe Crescent, following the existing building line to the front and rear. It will also be of a similar height to the existing dwelling. Taking these factors into account it is considered that the proposed dwelling would not result in an unacceptable overbearing or overshadowing impact for the residents of No. 1.
- 6.8 The separation distance between the proposed dwelling and the existing dwellings to the rear will be similar to the existing relationship between the dwellings on Perlethorpe Crescent and Perlethorpe Close. The separation distance is considered sufficient to ensure the dwelling would not result in unacceptable overbearing or overshadowing for the residents of the neighbouring properties to the rear. Whilst some views into the rear of the neighbouring properties may be possible from the existing dwellings, this would be similar to existing views between dwellings in the area and as such is not considered to result in unacceptable overlooking.
- 6.9 The separation distance to nearby properties to the south and west is considered sufficient to ensure the proposed dwelling would not result in an unacceptable loss of amenity for the residents of neighbouring dwellings to these sides.
- 6.10 The proposed dwellings would all appear to offer sufficient natural light and ventilation to future occupiers of the dwellings and the private outside space also appears acceptable from an amenity perspective.
- 6.11 For the reasons set out above, it is deemed that the proposed development would not result in the unacceptable loss of amenity for residents of neighbouring dwellings and would offer acceptable amenity for future occupiers in accordance with the aims set out in the National Planning Policy Framework, Policy 10 of the Aligned Core Strategy and Policies 32 and 40 of the LPD.

#### Highway Safety and Parking

- 6.12 The Highways Authority has raised no objection to the proposal. The proposed dwelling would have 3 bedrooms, and in accordance with the council's 'Parking Provision for Residential and Non-Residential Development Supplementary Planning Document' would require off road parking provision for 2 cars. 2 parking spaces are proposed, with one off the existing access on Perlethorpe Avenue, and a new parking space proposed on the grass verge of Perlethorpe Crescent. A new parking space is also proposed in this location for the existing dwelling at No. 1. There only appears to be 1 parking space at present with the existing dwelling so this is considered acceptable in principle.
- 6.13 The proposed new parking spaces off Perlethorpe Crescent would be on land outside of the ownership of the applicant, on land owned by the Council. Whilst the parking spaces meet the required criteria in terms of their size and design, this makes no assessment of the acceptability of the Council releasing the land

to the applicant. This would be a private matter between the applicant and the Council to be dealt with outside of the planning process, and which would have no bearing on whether or not the Council would release the land. As such, any permission issued should condition that the parking spaces should be provided prior to the commencement of the dwelling construction, as without the parking spaces proposed off Perlethorpe Crescent the development would not comply with the Council's car parking standards and as such would be contrary to policy LPD57 of the Local Planning Document.

6.14 The proposed development would result in increased journeys to and from the site. Given the residential nature of the surrounding area, the limited speed limit, and the number of dwellings proposed it is considered that the proposal would not result in such an increased level of traffic so as to result in an unacceptable impact on highway safety.

6.15 Overall it is considered that the proposal would not have an unacceptable adverse impact on highway safety in accordance with the NPPF, Policies LPD 57 and LPD 61 of the Local Planning Document.

#### Other Matters

##### *Electric Vehicle Charging*

6.16 It is recommended that a condition be added to the decision notice requiring the installation of an electric vehicle charging, as supported by policy LPD11.

##### *Removal of trees*

6.17 Concern has been expressed that trees would need to be removed to create the proposed car parking spaces. There are mature trees on Perlethorpe Crescent but these are located outside of the application site and would not therefore need to be removed.

##### *Underground pipes*

6.18 One additional dwelling in this particular locality is unlikely to have an adverse impact upon underground drainage pipes/services. The proposals would however be subject to control under the Building Regulations and this will ensure that suitable means for disposing of foul and surface water are provided as well as the provision of water and electricity.

##### *Disruption during the construction phase*

6.19 Some disruption to local residents during the construction phase is inevitable. The significant impacts will however be mitigated by the proposed Construction Emission Management Plan (CEMP).

#### Conclusion

- 6.20 The proposed dwelling would, on balance, respect the character of the area in that the layout, design and scale of the property is acceptable within the streetscape. Furthermore, whilst the open aspect of the corner plot would, to a degree, be reduced, there is considered to be sufficient retained space so as to respect the open character of the area.
- 6.21 There are no overriding concerns in respect of impact on neighbouring amenity and highway safety from the scheme.
- 6.22 As a result, it is considered that the development would respect the character of the area and not have a detrimental impact on highway safety or residential amenity. The proposal does, therefore, comply with the aims set out in the NPPF, Policy 10 of the Aligned Core Strategy, Policies LPD 11, 32, 34, 35, 37, 40, 57 and 61 of the Local Planning Document and the Parking Provision for Residential and Non-Residential Development Supplementary Planning Document (2022).

**7.0 Recommendation: GRANT FULL PLANNING PERMISSION for the reasons set out in the report and subject to the following conditions:**

**Conditions**

1. The development hereby permitted shall commence before the expiration of 3 years from the date of this permission.
2. This permission shall be read in accordance with the application form and following list of approved drawings:  
  
4D10S rev A - Location plan  
4D01P rev D - site plan  
4D04 - floor plans and elevations  
4D05 - elevations and section  
4D06 - streetscene  
  
The development shall thereafter be undertaken in accordance with these plans/details.
3. Prior to above ground works commencing details of materials to be used in the external appearance of the development shall be submitted to and approved in writing by the Local Planning Authority. Development shall proceed in accordance with the details as approved.
4. Prior to the construction of the hereby approved dwelling, the parking layout as shown on drawing 4D01P rev D shall be made available for use and be retained for that use thereafter.

5. From the date of first occupation every property built on the site with one or more dedicated vehicle parking spaces and/ or a garage shall be provided with access to an electric vehicle (EV) charge point. Charge points must have a minimum power rating output of 7kW on a dedicated circuit, capable of providing a safe overnight charge to an electric vehicle.
6. Prior to commencement of the development a Construction Emission Management Plan (CEMP) for minimising the emission of dust and other emissions to air during the site preparation and construction shall be submitted to and approved in writing by the Local Planning Authority. The CEMP must be prepared with due regard to the guidance produced by the Council on the assessment of dust from demolition and construction and include a site specific dust risk assessment. All works on site shall be undertaken in accordance with the approved CEMP unless otherwise agreed in writing by the Local Planning Authority.

## **Reasons**

1. To comply with the requirements of Section 91(1) of the Town and Country Planning Act 1990 (as amended).
2. For the avoidance of doubt.
3. To ensure that the character of the area is respected and to comply with policy ACS10.
4. In the interest of highway safety and to provide adequate parking; and to comply with policy LPD57 and LPD61.
5. To ensure the development is constructed in an appropriate sustainable manner which takes into consideration air quality with in the Borough, and takes into consideration the National Planning Policy Framework and policy LPD11 of the Councils Local Plan.
6. To ensure the development is constructed in an appropriate sustainable manner which takes into consideration air quality with in the Borough, and takes into consideration the National Planning Policy Framework and policy LPD11 of the Councils Local Plan.

## **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. The Council has been in regular communication with the agent for the application throughout the course of the application.

The applicant is advised that all planning permissions granted on or after 16th October 2015 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website at [www.gedling.gov.uk](http://www.gedling.gov.uk). The proposed development has been assessed and it is the Council's view that CIL is not payable on the development hereby approved as the gross internal area of new build is less than 100 square metres.

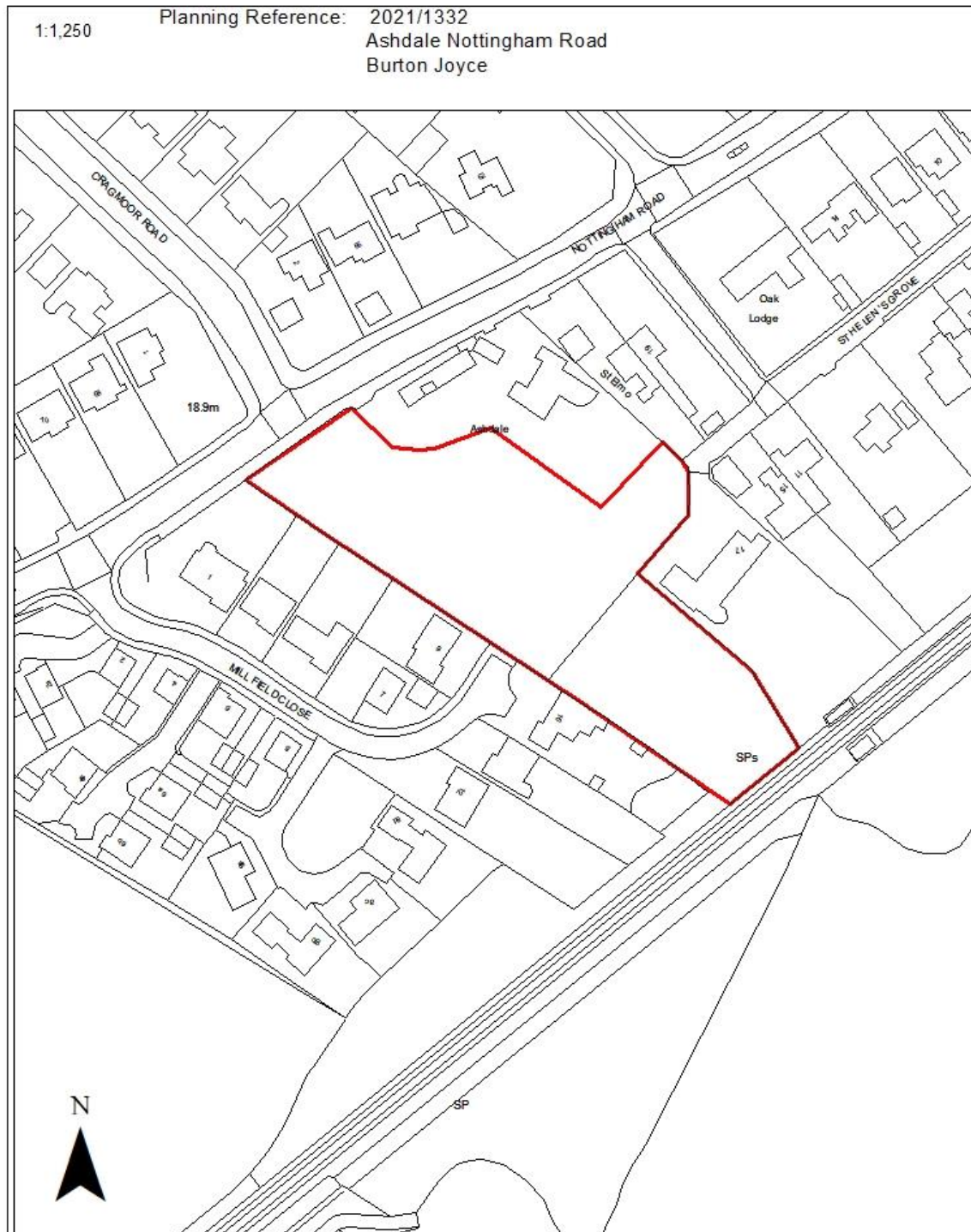
The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848. Further information is also available on The Coal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

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**Planning Report for 2021/1332**



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

Date: 18/11/2022

## **Report to Planning Committee**

**Application Number:** 2021/1332

**Location:** Ashdale Nottingham Road Burton Joyce

**Proposal:** Approval of reserved matters, appearance and landscaping, pursuant to outline permission 2021/1464 for the erection of 11 dwellings.

**Applicant:** Gedling Borough Council

**Agent:**

**Case Officer:** Alison Jackson

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

### **1.0 Site Description**

- 1.1 The application site relates to land at 'Ashdale' Nottingham Road, Burton Joyce. The site comprises approximately 0.568 hectares of land which currently forms part of the large curtilage serving Ashdale, a two storey detached Victorian property. The substantial garden to the dwelling surrounds the property to the east, south and west. The dwelling itself, together with associated outbuildings, is situated to the northern corner of the plot. The site lies within the village envelope of Burton Joyce. Access to the site is via a driveway leading from Nottingham Road.
- 1.2 The site is mainly laid to lawn however there are a number of trees on the site which are protected with Tree Preservation Orders (TPO's), together with shrubs and other planting. The site is overgrown in part.
- 1.3 The site is surrounded by existing residential properties situated at St Helens Grove to the north and north east and residential properties on Mill Field Close which are to the south and south west. Mill Field Close is a cul-de-sac with the turning head to the cul-de-sac adjoining the southern boundary of the application site. To the south east the site is bounded by a railway line.
- 1.4 The site is situated within an area at risk of flooding.

### **2.0 Relevant Planning History**

- 2.1 Application 2020/0238 was an outline application for the erection of 11 dwellings with the matters of access, layout and scale being considered; other

reserved matters (appearance and landscaping) were for consideration at a later date. The application was considered by Planning Committee on the 2<sup>nd</sup> December 2020 where it was resolved to grant planning permission subject to a Section 106 Agreement which was subsequently entered into by the Owner with the Borough Council as Local Planning Authority and with the County Council as Local Education Authority and secured financial contributions towards open space, education and a local labour agreement. The decision notice was issued on the 11<sup>th</sup> August 2021.

- 2.2 Application 2021/1464 was for the 'variation of conditions 3 (approved drawings), 4 (highways) and 18 (trees) of planning permission 2020/0238 (An outline application for 11 new dwellings with matters of access, scale and layout under consideration)'. The application was considered at the Planning Committee of the 12<sup>th</sup> October 2022 where it was resolved to grant planning permission subject to the completion of a Section 106 that secured the same contributions to the original outline permission, 2020/0238, as well as securing planning obligations in respect of the maintenance of the main road into the site, which is no longer to be adopted by the Highway Authority. The amended Section 106 Legal Agreement is nearing completion and the decision notice should be issued prior to the Planning Committee meeting of 30 November. A verbal update will be provided at the Planning Committee meeting on the status of planning application 2021/1464.

### **3.0 Proposed Development**

- 3.1 This reserved matters application seeks the approval of appearance and landscaping, pursuant to outline permission 2021/1464, and is for the erection of 11 dwellings.
- 3.2 Details submitted in support of the application include a landscape plan, highlighting trees to be retained and additional planting proposed, primarily to the front of plots. In terms of appearance, full elevation drawings have been supplied and show that the majority of dwellings will be constructed of red brick. Stone detail is proposed around the window of a number of properties and render focal points on a small number of properties too.

### **4.0 Consultations**

- 4.1 Burton Joyce Parish Council – No comments received.
- 4.2 Tree Officer – notes that the tree report is the same as submitted with application 2021/1464 and that the details therein have been secured by condition at the outline stage.

### **4.3 Members of the Public**

A press notice was published, a site notice displayed and neighbour notification letters posted. As a result of consultations undertaken a total of 4 neighbour letters have been received, a number raising concerns about the proposal, these comments are summarised below:

- Trees on the application site that overhang neighbouring properties should be pollarded as a matter of urgency;
- The use of render on plots 4 and 5 is not appropriate, they should be red brick, like the other units;
- Plot 11 is at an odd angle and should be slightly re-sited so as to reduce its prominence from neighbouring properties;
- The siting of plot 9 is not as welcome as it was on the previously approved scheme;
- A footway should be retained from the plot on to St Helens Grove;
- More trees should be retained on site to protect the character of the area and residential amenity;
- Pedestrian and highway safety could be compromised given the increase in movements in the locality.

## **5.0 Assessment of Planning Considerations**

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) requires that ‘if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise’.
- 5.2 The most relevant national planning policy guidance in the determination of this application is contained within the National Planning Policy Framework 2021 (NPPF) and the additional guidance provided in the National Planning Practice Guidance (NPPG).

## **6.0 Development Plan Policies**

- 6.1 The following policies are relevant to both this and the previous outline application:
- 6.2 National Planning Policy Framework 2021 (NPPF)

The National Planning Policy Framework sets out the national objectives for delivering sustainable development. Sections 5 (Delivering a wide choice of high quality homes), 6 (building a strong and competitive economy), 8 (promoting healthy and safe communities), 9, (promoting sustainable transport) 11 (Making effective use of land), 12 (Achieving well-designed places), 14 (Meeting the challenge of climate change, flooding and coastal change), 15 (Conserving and enhancing the natural environment) and 16 (Conserving and enhancing the historic environment).

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

The following policies of The Adopted Core Strategy (ACS) 2014 are pertinent to the determination of both this and the outline application:

- Policy A: Presumption in Favour of Sustainable Development – a positive approach will be taken when considering development proposals
- Policy 1: Climate Change – all development will be expected to mitigate against and adapt to climate change including with respect to flood risk.
- Policy 2: The Spatial Strategy – states that sustainable development will be achieved through a strategy of urban concentration with regeneration.
- Policy 8: Housing Size, Mix and Choice – sets out the objectives for delivering new housing.
- Policy 10: Design and Enhancing Local Identity – sets out the criteria that development will need to meet with respect to design considerations.
- Policy 17: Biodiversity – sets out the approach to ecological interests.
- Policy 18: Infrastructure – sets out the approach to ensure new development is supported by the required infrastructure and the appropriate stage.
- Policy 19: Developer Contributions – set out the criteria for requiring planning obligations.

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

The Local Planning Authority adopted the Local Planning Document (LPD) on the 18<sup>th</sup> July 2018. Policies relevant to the determination of this and the outline application are as follows:

- ☐ LPD 3: Managing Flood Risk – states permission will be granted for development in areas at risk of flooding providing a sequential test is undertaken and there is no increase in risk of flooding on the site or elsewhere.
- ☐ LPD 4: Surface Water Management – sets out the approach to surface water management.
- ☐ LPD 7: Contamination – states that permission will be granted for development on land potentially affected by land contamination provided the contamination is treated, contained or controlled.
- ☐ LPD 11: Air Quality – states that planning permission will not be granted for development that has the potential to adversely impact upon air quality unless measures to mitigate or offset have been incorporated.
- ☐ LPD 18: Protecting and Enhancing Biodiversity – encourages measures to deliver biodiversity enhancements to be included into developments.
- ☐ LPD 19: Landscape Character and Visual Impact – states that planning permission will be granted where new development does not result in a significant adverse visual impact or a significant adverse impact on the character of the landscape.
- ☐ LPD 21: Provision of New Open Space – sets out that there will be a requirement for public open space on sites of 0.4 hectares in area and above, which could be on-site or off-site.
- ☐ LPD 32: Amenity – planning permission will be granted for proposals that do not have a significant adverse impact on the amenity of nearby residents or occupiers.
- ☐ LPD 33: Residential Density – states that planning permission will not be granted for proposals of less than 30 dwellings per hectare unless there is convincing evidence of a need for a different figure.
- ☐ LPD 34: Residential Gardens – states development involving the loss of residential garden will not be permitted unless the development represents a more efficient use of land.

- LPD 35: Safe, Accessible and Inclusive Development – sets out a number of design criteria that development should meet, including in relation to the massing, scale and proportion of development.
- LPD 37: Housing Type, Size and Tenure – states that planning permission will be granted for residential development that provides for an appropriate mix of housing.
- LPD 40: Housing Development on Unallocated sites – states planning permission will be granted for residential development subject to design, impact and appropriate provision of parking.
- LPD 48: Local Labour Agreements – sets out the thresholds where a Local Labour Agreement will be required.
- LPD 57: Parking Standards – sets out the requirements for parking.
- LPD 61: Highway Safety – states that planning permission will be granted for developments that do not have a detrimental impact upon highway safety, movement and access needs.

## 6.5 Burton Joyce Neighbourhood Plan (BJNP)

Burton Joyce Neighbourhood Plan adopted on the 10<sup>th</sup> January 2019. The following policies are therefore relevant to the determination of both this and the outline application:

- NP1: Spatial Strategy – states that development proposals will be supported where they result in sustainable development.
- NP2: Protecting the Landscape Character of Burton Joyce and Enhancing Biodiversity – states development is required to demonstrate that it does not result in a significant impact into the landscape and biodiversity is protected and enhanced.
- NP3: Design Principles for Residential Development – sets out what design principles are expected for development.
- NP4: Mix of Housing Types – sets out that housing schemes should deliver a mix of housing

## 6.6 Other

Parking Provision for Residential and non-Residential Developments – Supplementary Planning Document 2022 – sets out the car parking requirements for new residential development.

Open Space Provision Supplementary Planning Guidance (2001) – sets out the open space requirements for new residential development.

## 7.0 Planning Considerations

### Principle of the development

- 7.1 The application site benefits from outline planning permission 2021/1464 and this application is for the approval of reserved matters pursuant to that outline. Therefore, the principle of development is supported with the matters under

consideration being appearance and landscaping, which are considered in turn below.

### Appearance

- 7.2 The external appearance of the dwellings would be appropriate in the context having regard to the built form that the site will be accessed from, Millfield Close, which are more modern properties, as well as the more traditional built form, the original host dwelling, Ashdale. The more modern dwellings are red brick in form, typically two-storey and set within reasonably sized plots. Ashdale formerly had a large extended garden, which now forms part of this application site, it is a large dwelling that is predominately brick with some outbuildings having a render finish.
- 7.3 The elevation treatments would have stone detail around windows, which are seen in more traditional areas of the village. Brick detail around the eaves is also proposed on some units and is seen in Ashdale, the host dwelling to the front of the site. Red brick is to be the main building material, with what appear grey tiled roofs. Samples of materials to be used is something that can be controlled by condition to ensure that they are appropriate in the context, and is proposed. Concern has been expressed about the use of render on the first floor of plots 4 and 5; however, a mix of materials is not out of character with the area, with an outbuilding at Ashdale having a render finish, and such a material is considered appropriate in this context.
- 7.4 As a result, the appearance of the dwellings are considered to be acceptable and are reflective of those indicatively submitted with the outline application. The application is, therefore, deemed to comply with policies ACS10, LPD40 and NP3.

### Landscaping

- 7.5 Within the submitted Arboricultural Report and Impact Assessment trees to be retained are identified and a condition is attached to the outline to ensure trees subject of a preservation order have appropriate fencing around them. On the site layout indicative planting is shown to the front of plots within the public domain; none is shown in the rear gardens, save that they will be lawned, and planting in the rear gardens will largely be down to the occupiers' discretion. No planting schedule has been submitted in support of the application to specifically identify what trees and plants or their sizes are to be put in situ, and this would need to be controlled via condition. However, based on the trees to be retained and the additional specimens to be planted, which would include both trees and more domestic scale planting, it is considered that the landscaping as indicated is acceptable and, subject to conditions, deemed to comply with policies ACS10, ACS17, LPD18, LPD19 and NP2.

### Planning obligations

- 7.6 Planning obligations were secured through the original outline planning permission of 2020/0238 and this secured financial contributions towards education, open space, and a local labour agreement. This application is

made pursuant to outline planning permission 2021/1464, which has secured the aforementioned contributions, as well planning obligations in respect of the maintenance of the private drive.

Other considerations

- 7.7 A number of concerns have been raised by local residents in respect of highway matters and the orientation of dwellings. However, highway matters and the siting of dwellings have been previously approved at the outline stage and are considered to be acceptable. Matters in respect of trees are acceptable having regard to the submitted arboricultural report and the maintenance of them is a matter for the site owner. A private pedestrian link through the site is a private rather than public matter.
- 7.8 It is noted that Ashdale, or 5 St Helens Grove, is designated as a Local Interest Building or non-designated heritage asset; given the relationship between the existing dwelling and proposed development, including the appearance of the dwellings, it is not considered that the setting of the property would detrimentally be impacted.

**8.0 Conclusion**

- 8.1 The principle of the development has been established following the grant of outline planning permission 2021/1464, with access, layout and scale having already been approved. The details submitted in respect of landscaping and appearance are acceptable having regard to the built form that surrounds the site and details submitted. Landscaping details are also acceptable and will provide protection for protected trees and enhancements through additional landscaping. The reserved matters application is, therefore, deemed to accord with the objectives of the relevant planning policies set out in the National Planning Policy Framework, Aligned Core Strategy, Local Planning Document and Burton Joyce Neighbourhood Plan.

**Recommendation: GRANT RESERVED APPROVAL subject to the following conditions for the reasons set out in the report.**

**Conditions**

- 1 This permission shall be read in accordance with the application form and following list of approved drawings:  
KIN-01 Plot 11 Floor Plans  
KIN-02 Plot 11 Elevations  
GLA-01 Plot 10 Floor Plans  
GLA-02 Plot 10 Elevations  
CAR9-01 Plot 9 Floor Plans  
CAR9-02 Plot 9 Elevations  
CAS8-01 Plot 8 Floor Plans  
CAS8-02 Plot 8 Elevations  
ERR7-01 Plot 7 Floor Plans  
ERR7-02 Plot 7 Elevations  
HOLL-01 Plot 6 Floor Plans  
HOLL-02 Plot 6 Elevations



BRAD-01 Plots 4 and 5 Floor Plans  
 BRAD-02 Plots 4 and 5 Elevations  
 BRO-01 Plot 3 Floor Plans  
 BRO-02 Plot 3 Elevations  
 ERR2-01 Plot 2 Floor Plans  
 ERR2-02 Plot 2 Elevations  
 ERR1-01 Plot 1 Floor Plans  
 ERR1-02 Plot 1 Elevations  
 G01 Garage Type 1 Plans and Elevations  
 G02 Garage Type 2 Plans and Elevations  
 G03 Garage Type 3 Plans and Elevations  
 153 /A-NR-BJ/ PL-1 Planning Layout as Proposed  
 GL1661 01 Landscape Management Plan

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

- 2 Prior to above ground works commencing details of materials to be used in the external appearance of the development shall be submitted to and approved in writing by the Local Planning Authority. Development shall proceed in accordance with the details as approved.
  
- 3 Prior to the commencement of development, a scheme of landscaping showing the location, species and size of specimens to be planted shall be submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be carried out in the first planting season following the completion of each development phase. Any trees, shrubs or plants that die within a period of five years from the completion of each development phase, or are removed and/or become seriously damaged or diseased in that period, shall be replaced (and if necessary continue to be replaced) in the first available planting season with others of similar size and species.
  
- 4 No part of the development shall be brought into use until details of all the boundary treatments proposed for the site including types, height, design and materials, have been submitted to and approved in writing by the local planning authority. The approved boundary treatment for each individual plot on site shall be implemented prior to the occupation of each individual dwelling

#### Reasons

- 1 For the avoidance of doubt.
  
- 2 To ensure that the character of the area is respected and to comply with policies ACS10 and NP2.
  
- 3 To ensure that the character of the area is respected and to comply with policies ACS10 and NP2.

- 4 To ensure that the character of the area is respected and to comply with policies ACS10 and NP2.

### **Notes to Applicant**

The attached permission is for development which will involve building up to, or close to, the boundary of the site. Your attention is drawn to the fact that if you should need access to neighbouring land in another ownership in order to facilitate the construction of the building and its future maintenance you are advised to obtain permission from the owner of the land for such access before beginning your development.

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

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



**Planning Report for 2022/0825**



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Serving People. Improving Lives

Date: 18/11/2022

**Report to Planning Committee**

**Application Number:** 2022/0825

**Location:** King George V Playing Fields Standhill Road Carlton

**Proposal:** Installation of a 2.4 metre high fence around three boundary sides of the playground.

**Applicant:** Gedling Borough Council

**Agent:**

**Case Officer:** Cristina Dinescu

**This application has been referred to Planning Committee as Gedling Borough Council is the landowner.**

**1.0 Site Description**

- 1.1 The application site relates to the Gedling Borough Council playground at King George V Playing Field, located within the built up area of Carlton. The site is adjoined by residential properties to the north, south, east and west. The playground is located to the southern area of the site with access to built-up areas through a footpath that provides access to Standhill Road to the west and Third Avenue to the east.
- 1.2 The playground is bounded by a line of trees/hedge to the north and to the south rear gardens of residential properties on Addison Road adjoin the footpath.

**2.0 Relevant Planning History**

- 2.1 79/0130 – Permission granted to erect Scout Hut.
- 2.2 99/0130 – Permission granted to erect 2.1m high galvanised steel palisade fence.
- 2.3 No other relevant planning history.

**3.0 Proposed Development**

- 3.1 The application seeks full planning permission to erect 2.4m high Twin Mesh 656 Fencing system on the southern, eastern and western boundaries of the

playground. The fence would be painted in green. The gate would have a self-closing mechanism recommended for use in playgrounds by The Royal Society for the Prevention of Accidents.

- 3.2 The proposal comes as a result of a consultation with local residents regarding issues of anti-social behaviour occurring in the playground, conducted by The Friends of King George V Recreation Ground group that works in partnership with Gedling Borough Council to provide improvements to the park. The group would be responsible for locking and unlocking the padlock which would be fitted onto the 2.4m high access gate.

#### **4.0 Consultations**

- 4.1 Adjoining neighbours have been notified by letter and a Site Notice posted near the application site. One letter of representation has been received as a result raising the following concerns:
- The proposed fence is welcome but wonder how access would be administered;
  - It is possible that the nuisance makers would move nearby the playground as a result;
  - Nearby grassed area should also be fenced off;
  - Need for CCTV as well;
  - The fence would only protect the play equipment.

#### **5.0 Relevant Planning Policies**

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) requires that: 'if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless other material considerations indicate otherwise'.
- 5.2 The following policies/documents are relevant to this proposal:
- National Planning Policy Framework (2021): 12.Achieving well-designed places; 8. Promoting healthy and safe communities;
  - Gedling Borough Aligned Core Strategy: Policy 10 – Design and Enhancing Local Identity; Policy 12 – Local Services and Healthy Lifestyles.
- 5.3 The Local Planning Authority adopted the Local Planning Document (LPD) on the 18th July 2018. The relevant policies to the determination of this application are as follows:
- LPD 20 – Protection of Open Space;
  - LPD 32 – Amenity.

#### **6.0 Planning Considerations**

- 6.1 In making a recommendation in relation to this application, regard has been given to the above legislation and policy and as a result it has been

determined that the main planning considerations in relation to this proposal are: -

- i. Design and impact upon visual amenity;
- ii. Impact on residential amenity of neighbouring properties.

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

- 6.2 The proposal comprises the installation of a 2.4m high twin mesh fencing system on the eastern, southern and western sides of the playground located in the southern area of King George V Playing Fields. The fence would be painted green and access to the playground would be via a self-closing gate that would be locked and unlocked in accordance with opening and closing times for the whole park.
- 6.3 It is considered, given the nature of the proposal, scale and design, the proposed development would be visually acceptable and in keeping with the character and appearance of the area and surrounding context, in accordance with the NPPF Section 12 and Policy 10 of the Aligned Core Strategy.

#### Impact upon residential amenity

- 6.4 The proposed fencing system would be set on the southern, eastern and western boundaries of the playground. Immediately to the south there is a footpath that ensures connectivity to the adjoining built up areas and across the footpath there are rear gardens of residential properties on Addison Road. The fence proposed is aimed at tackling anti-social behaviour that takes place in and around the playground. Whilst it is noted that other measures such as CCTV and potentially fencing off other areas may also be effective. These measures are not included in the application which must be considered on the basis of its merits.
- 6.5 It is considered, given the type of fencing proposed, its purpose, scale and location in relation to neighbouring residential properties, the proposed development would not result in a significant undue impact on the residential amenities of the occupiers of any adjoining property by way of overlooking, overbearing and overshadowing. The proposal is in accordance with policy LPD 32 of the Local Planning Document.

#### Other Matters

- 6.6 Concern has been expressed that antisocial behaviour could move elsewhere as a result of the proposals. While this is possible it can only be given limited weight and would not be a ground to refuse the application. Any proposals for other measures elsewhere would be considered on the basis of their own merits should a planning application be made.

### **7.0 Conclusion**

- 7.1 It is considered the proposal is an acceptable form of development, in keeping with the character and appearance of the area and surrounding context; in

accordance with Sections 8 and 12 of the National Planning Policy Framework, Policies 10 and 12 of the Aligned Core Strategy and policies LPD 20 and LPD 32 of the Local Planning Document. Accordingly it is recommended that planning permission is granted.

**8.0 Recommendation: Grant Full Planning Permission** subject to conditions:

**Conditions**

- 1 The development must be begun not later than three years beginning with the date of this permission.
- 2 This permission shall be read in accordance with the application form, block plan and specification sheet received on 14th July 2022, and site location plan received on 17th August 2022. The development shall thereafter be undertaken in accordance with these plans/details.

**Reasons**

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

**Reasons for Decision**

It is considered, given the nature, scale, design and location of the proposal, the fencing system would be visually acceptable and in keeping with the character and appearance of the area and surrounding context and it would result in no significant undue impact on the residential amenities of the occupiers of any adjoining property by way of overlooking, overbearing and overshadowing. The proposed development is in accordance with Sections 8 and 12 of the National Planning Policy Framework, Policies 10 and 12 of the Aligned Core Strategy and policies LPD 20 and LPD 32 of the Local Planning Document.

**Notes to Applicant**

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

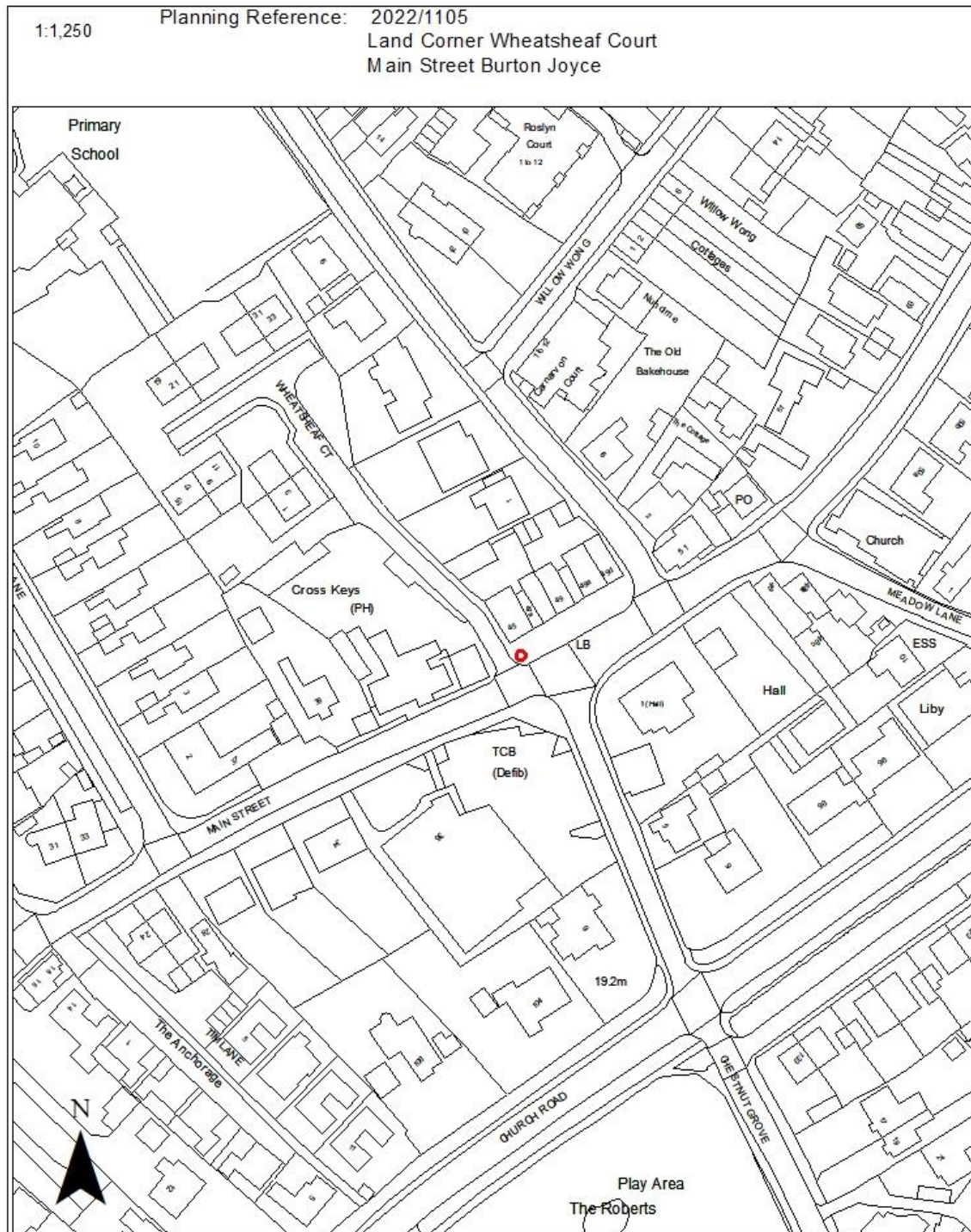
The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848. Further information is also available on The Coal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

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





**Planning Report for 2022/1105**



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Serving People. Improving Lives

Date: 18/11/2022

## **Report to Planning Committee**

**Application Number:** 2022/1105

**Location:** Land Corner Wheatsheaf Court, Main Street, Burton Joyce

**Proposal:** Install a 10m column together with a 2m antennae extension and concrete base for CCTV camera.

**Applicant:** Gedling Borough Council

**Agent:**

**Case Officer:** Peter Langton

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

### **1.0 Site Description**

- 1.1 The application site is within the Burton Joyce local centre on the corner of Wheatsheaf Court and Main Road. Neighbouring land uses include a mix of retail, commercial, leisure and residential.

### **2.0 Relevant Planning History**

- 2.1 No relevant planning history.

### **3.0 Proposed Development**

- 3.1 The application seeks full planning permission for the erection of a 10m high column and 2m antennae extension for a CCTV camera and associated transmitter equipment, with a concrete base. The total height of the proposed column with antennae extension will be 12m.
- 3.2 The purpose of the camera is to assist in the prevention and detection of crime and anti-social behaviour at the site.

### **4.0 Consultations**

- 4.1 A public consultation has been undertaken with letters sent to neighbouring properties and a site notice posted at the site. No public representations have been received as a result of the consultation.

## **5.0 Development Plan Policies**

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) requires that 'if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise'.
- 5.2 The most relevant national planning policy guidance in the determination of this application is contained within the National Planning Policy Framework 2021 (NPPF) and the additional guidance provided in the National Planning Practice Guidance (NPPG). The Greater Nottingham Aligned Core Strategy Part 1 Local Plan and the Local Planning Documents (Part 2 Local Plan) is also pertinent.
- 5.3 The following policies are relevant to the application:

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

Sets out the national objectives for delivering sustainable development. Section 8, paragraph 92 (promoting healthy and safe communities) makes specific reference to the need to ensure that crime, and the fear of crime, does not undermine community cohesion. Section 12, paragraph 130 (Achieving well-designed places) also makes reference to how crime, and the fear of crime, can undermine the quality of life.

### **Greater Nottingham Aligned Core Strategy (ACS) Part 1 Local Plan**

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

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

LPD 32: Amenity – planning permission will be granted for proposals that do not have a significant adverse impact on the amenity of nearby residents or occupiers.

## **6.0 Assessment of Planning Considerations**

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

### **7.0 Principle of development**

- 7.1 The principle of the development is supported in that the site is located within a built-up area and there is a need to ensure that crime, and the fear of crime is, where possible, reduced. There are a number of shops and local businesses within the area that can often be the target of crime. As such it is considered that the erection of the pole and CCTV camera will reduce the fear of crime as

well as helping with the detection of crime. The proposal is, therefore, deemed to comply with guidance within the NPPF (sections 8 and 12).

## 8.0 Design

8.1 The proposed CCTV column would be located on the pavement within the local centre. The CCTV column will have a reasonably slender design, and as such is not considered to be overly prominent in the public realm. Given the central location of the proposed site, as well as existing street lighting it is considered that the proposed street column will not be an incongruous feature in the streetscape.

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

## 9.0 Residential amenity

9.1 The CCTV is to be used for the local centre and public realm as a deterrent and to record possible crimes in the area. Whilst there are some residential properties in the local area, the purpose of the camera is not to impinge on the privacy of occupiers or members of the public but to observe the public realm with the aim of reducing crime and anti-social behaviour.

9.2 The proposed pole will have a slender design, and will be sited away from the amenity space of nearby residential properties. As such it is not considered to result in an overbearing or overshadowing impact on the residents of any neighbouring properties.

9.3 Given the above, it is considered that the proposal will not result in an unacceptable loss of amenity for the residents of nearby dwellings and is therefore in accordance with all relevant aims of policy LPD32.

## 10.0 Crime prevention

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

## 11.0 Conclusion

11.1 The proposal represents an acceptable form of development which seeks to reduce crime, the detection of crime and the fear of crime. The proposal is not considered to have an unacceptable impact on the visual amenity of the area.

The proposal will not have an unacceptable impact on the residential amenity of the occupiers of neighbouring properties.

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

**Recommendation: Grant Planning Permission subject to the following conditions:**

**Conditions**

- 1 The development hereby permitted shall commence before the expiration of 3 years from the date of this permission.
- 2 This permission shall be carried out in accordance with the details set out in the application form, Site Location Plan, drawings numbered TC.10.400.01 and WEC-467586A1, and Specification Sheet: PTP550; received by the Local Planning Authority on 5 October 2022.

**Reasons**

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

**Reasons for Decision**

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

**Notes to Applicant**

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

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848. Further information is also available on The Coal Authority website at

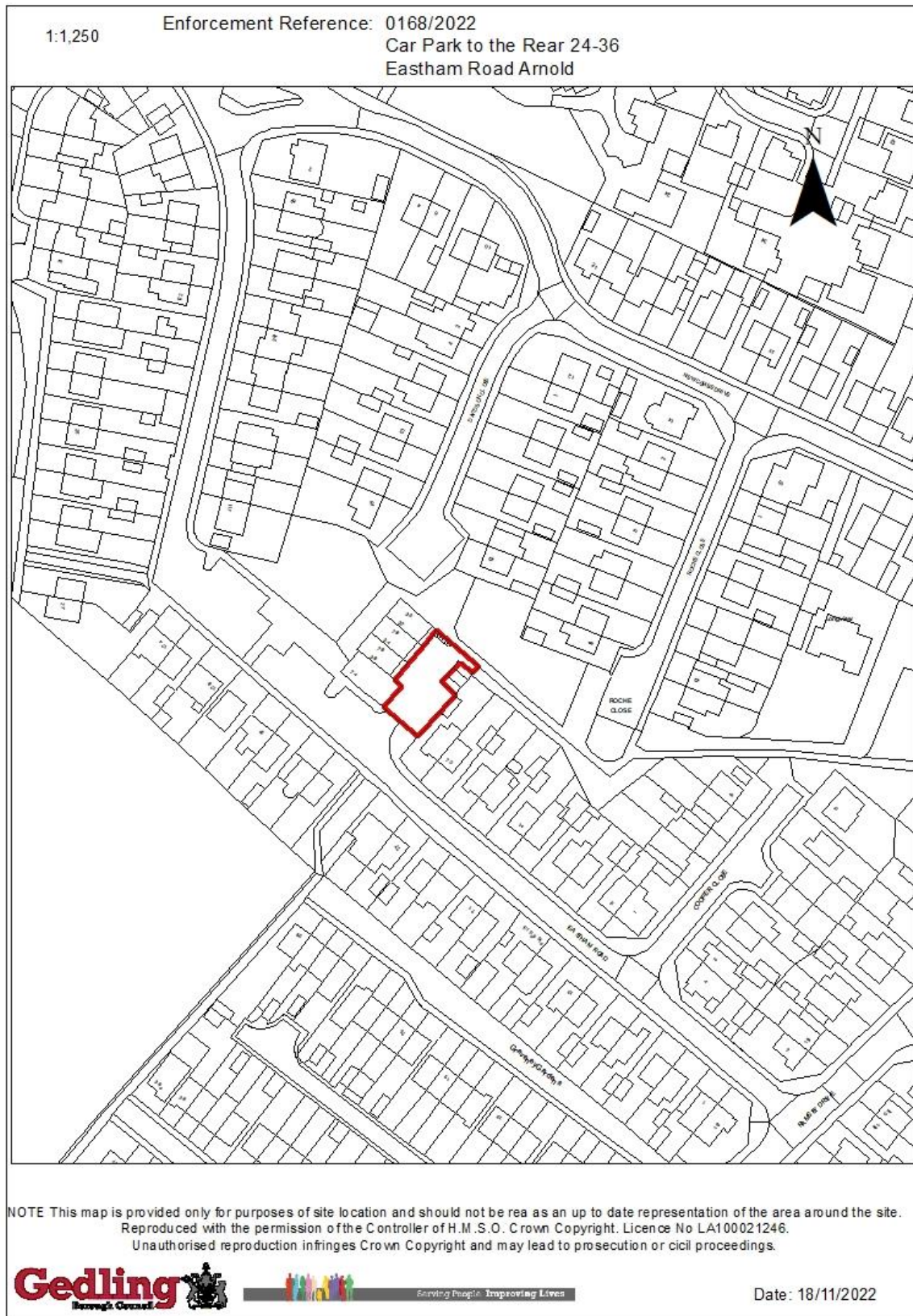
[www.coal.decc.gov.uk](http://www.coal.decc.gov.uk). Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at [www.groundstability.com](http://www.groundstability.com)

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





## Planning Enforcement Report for 0168/2022



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Date: 18/11/2022

## **Report to Planning Committee**

**Reference Number:** 0168/2022

**Location:** Car Park to rear of 24-36 Eastham Road Arnold.

**Breach of Planning Control:** Material change of use of car park to a car sales business (sui generis).

### **1 Background**

- 1.1 In June 2022, the Council's Planning Enforcement Officer (hereafter referred to as the Officer) received a referral from Council's Environmental Health team regarding a noise nuisance case they were investigating. Their case related to an alleged network of people alleged to be selling cars from the car park located to the rear of 24-36 Eastham Road, Arnold. The details under investigation alleged that people were looking at the cars, buying them, revving them on the car park and then driving them up and down the road. Direct contact was made with the complainants by the Officer and evidence of the activity was provided. Photos and registration logs showed cars were being prepared, photographed and sold from the car park with purchasers viewing cars and paperwork being exchanged on site and on the adjacent highway. Internet adverts for the same vehicles demonstrated that a business was being operated from the site. The activity was noted at various times of day, including late at night.
- 1.2 On 21<sup>st</sup> June 2022, the Council wrote to the addresses alleged to be involved in the unauthorised activity, advising that the business use was unauthorised and should cease immediately. They were informed that both the site and the internet would be monitored for evidence of unauthorised activity. Despite contact from the Council, the business activity continued with evidence of unauthorised activity being provided by the complainant via a diary sheet and emails sent directly to the Officer. Between 21<sup>st</sup> June and 12<sup>th</sup> July more than 20 emails were sent to the Officer, noting activity witnessed by the complainant. The complainants witnessed the viewing, test driving and sale of the vehicles, with internet adverts for the same vehicles also available.
- 1.3 On 4<sup>th</sup> and 11<sup>th</sup> July 2022 two new complainants made contact with the Officer alleging a high volume of car sales had been witnessed taking place in the car park and adjacent road.
- 1.4 On 12<sup>th</sup> July 2022 Planning Contravention Notices (PCNs) were served on the addresses of those believed to be responsible, the occupiers of all flats and commercial premises (24-36 Eastham Road) as well as the respective owners as listed with the Land Registry, being those with an interest in the site. The



owner of the car park failed to respond to the PCN. The tenant of one of the addresses where the Council had evidence was involved in the activity, responded on 8<sup>th</sup> August 2022 denying knowledge of any such activity. The tenant listed only themselves as living at the property, despite complainants advising they had seen another person associated with the property involved in the sale of vehicles. This was queried by the officer by email with a request to provide details of all other adults living at the property, however no response was received. Other PCN responses indicated that other occupiers were aware of the activity but had no involvement or knowledge of who was responsible.

- 1.5 On 4<sup>th</sup> August 2022 the complainant emailed the Officer to advise that the activity had slowed down. However, more than 30 emails were received from the complainant during August and September 2022, demonstrating that the activity was still on going.
- 1.6 On 7<sup>th</sup> September 2022, colleagues in Environmental Health served a noise abatement notice under the Environmental Protection Act 1990 (as amended) on 2 of the addresses alleged to be involved in the unauthorised activity. The abatement notice cited “excessive noise from shouting and screaming at all times of the day and night, loud music and revving of vehicles”, which the complainants allege is connected with the unauthorised activity.
- 1.7 On 28<sup>th</sup> September 2022, the Officer conducted an unannounced visit to the site. Immediately on arriving at the site, a vehicle entered the car park, followed by another. The registration of one of the vehicles matched that of one of the people suspected of being involved in the unauthorised. The driver of the other vehicle got out of the car and inspected it all round before getting into the other car and driving off. The car that was inspected was listed for sale online the same day under a name similar to that of the other driver as provided within their PCN response.
- 1.8 On 29<sup>th</sup> September 2022, the Officer visited and spoke with the tenant of one of the addresses known to be involved. The tenant, seen the day before driving one of the cars, admitted that they were selling vehicles from within the car park but denied any knowledge that it was causing any harm to local residents. The other driver witnessed in photos previously provided by the complainants and the previous day by the Officer, was present in the property at the time of the officer visit. The tenant denied that this person was an occupier, and failed to provide their details. The Officer instructed the tenant to cease all unauthorised activity, warning that enforcement action would be taken should it continue. A letter was hand delivered to the same tenant during the visit, confirming the same advice. The Officer advised they would continue to monitor the site and local residents had been asked to provide evidence of unauthorised activity.
- 1.9 On 1<sup>st</sup> October 2022 an email was received from the complainant advising they had witnessed a car (witnessed by the Officer on 28<sup>th</sup> September) being test driven on 2 separate occasions that day.
- 1.10 Witness visits were undertaken by the Officer on 5<sup>th</sup>, 13<sup>th</sup> and 17<sup>th</sup> October. The car seen on 28<sup>th</sup> September by the Officer was still on site on 5<sup>th</sup> October but was not present during site visits after this. On 17<sup>th</sup>, the Officers arrival onto the cul de sac disturbed a group of people who were looking over a vehicle in the

car park. All of the people got into the car and drove off immediately on seeing the Officer arrive.

- 1.11 On 18<sup>th</sup> October, the complainant emailed the Officer to advise they witnessed the attempted sale of the vehicle (witness the day before by the Officer) the night before, starting at 10pm and going on past 11pm. The car was still present on site at the time of the email being sent.
- 1.12 Between 1<sup>st</sup> October and 9<sup>th</sup> November, a total of 8 vehicles associated with the site have been witnessed by the complainants being test driven, prepared, viewed and sold from the site and on the adjacent highway.
- 1.13 On 7<sup>th</sup> and 9<sup>th</sup> November the Council wrote to the landowners and the person responsible respectively to advise that evidence demonstrated that unauthorised activity was still on going and that the matter would be referred for enforcement action.
- 1.14 On 10<sup>th</sup> November the complainants emailed the Officer to advise on the 9<sup>th</sup> November they had witnessed a “car being taken out of courtyard for inspection, car being test driven at speed down the road, and car returning” with a sale concluding at 23:15.
- 1.15 On 15<sup>th</sup> November, an email was received from the complainant with details of another car on the site that is listed for sale on Facebook Marketplace. It had arrived on site on 14<sup>th</sup> November. A further email was received on 16<sup>th</sup> November advising that the car was now believed to have been sold with lots of activity seen on the adjacent highway and the car no longer on site.

## **2 Site Description**

- 2.1 Eastham Road is a cul de sac consisting mostly of residential properties. There is a block of commercial units with flats above to the end of the street. The car park is situated to the rear of this block of mixed commercial/residential units, accessed directly from Eastham Road. The commercial units include a hair dressers and convenience stores.

## **3 Planning History**

There is no relevant planning history.

## **4 Assessment**

- 4.1 The car park is under the same ownership as units 26, 30, 32 and 36 Eastham Road, providing storage for waste receptacles associated with the commercial units, as well as the flats above. Access to all flats is via the car park as is rear access to the commercial premises.
- 4.2 The use of the site to operate a car sales business requires planning permission and no such permission has been applied for nor granted.
- 4.3 Although development has occurred without planning permission and is therefore unauthorised, local planning authorities are required to consider

government guidance when deciding whether to take planning enforcement action. Government guidance is found in the National Planning Policy Framework (NPPF) (Paragraph 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.

4.4 The main considerations when deciding whether to take enforcement action in this case are;

i) whether the use of the site for a car sales business with associated storage of vehicles has any detrimental effect on the character of the area or the environment, on the amenities of other occupiers of nearby dwellings or on highway safety.

ii) whether the Local Planning Authority is within the ten year statutory time limit for taking action for a material change of use of the land.

Planning policy considerations

4.5 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 134, the NPPF 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”.

4.6 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.

4.7 Policy LPD 32 of the Local Plan Document seeks to protect the amenity of nearby residents or occupiers. This takes into account issues including noise, level of activity on site, traffic and residential visual amenity.

4.8 Policy LPD 35 requires the massing, scale and proportion of development should be appropriate to the immediate context, site constraints and the character of the surrounding area. It states that “small scale development that is insensitive to existing character can have an adverse impact on the sense of place.”

4.9 Policy LPD 61 states that “Planning permission will only be granted for development proposals which do not have a detrimental effect on highway safety, patterns of movement and the access needs of all people.”

Impact on the character of the area and the environment

- 4.9 This area of Arnold is characterised by well-kept and well-presented residential properties. Whilst there are commercial retail units adjacent to the site, the operation of a car sales business is an alien feature and is out of character for this residential street. The additional vehicular movement and visitors associated with the business is detrimental to the character of the area. The use is therefore in conflict with the NPPF and Policy 10 of the ACS and Policy LPD 35 of the Local Plan.

#### Impact on residential amenity

- 4.10 It is considered that the level of activity on site and number of vehicular movements associated with the use is detrimental to neighbours' amenities and will cause noise and disturbance to the occupiers of nearby dwellings affecting their enjoyment of their homes. Sale and test driving of vehicles associated with the unauthorised use of the site has frequently occurred late at night. The use is contrary to LPD Policy 32.

#### Impact on highway safety

- 4.11 It is considered the business is likely to cause an increase in vehicle movements, with customers viewing and purchasing vehicles. Evidence submitted to the Council indicates that the highway is being used to park and test drive vehicles that are for sale as well as those of visiting customers. The use is contrary to LPD Policy 61.
- 4.12 The unauthorised car sales operating from the site is in conflict with the above policies which all seek development of a high standard and development which does not adversely affect the area in which it is located but provides good living standards and which makes a positive contribution to the public realm and sense of place.

#### Time Limits

- 4.13 The statutory time limit for taking action for a material change of use of the land is 10 years. In this case the evidence available to the Council strongly suggests that the car sales business has been operating from the site for less than 10 years and the Council is within time to commence enforcement proceedings such as issuing an enforcement notice requiring the use to cease.

#### Human Rights

- 4.16 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.

- 4.17 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

- 4.18 The Council's Planning Enforcement team is largely dictated by legislation which reduces the risk of discrimination in this service. The Council is accountable to the public, including its stakeholders, for its decisions both to take enforcement action and not to utilise its enforcement powers. There is a legitimate expectation of the public and stakeholders that the Council will take action to address breaches of planning by such means as are appropriate in the individual circumstances and which are in accordance with the Council's policy and government legislation.
- 4.19 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

- 4.20 The Crime and Disorder Act 1998 places a duty on the Local Planning Authority to do all that it reasonably can to prevent crime and disorder in its area. The potential impact on the integrity of the planning system and the setting of a precedent if action is not taken is therefore a material consideration in the authorisation of enforcement proceedings.
- 4.21 In light of all the facts it is now considered expedient to serve an enforcement notice to require the cessation of the unauthorised business use of the land and removal of the vehicles which are offered for sale in association with the unauthorised use.

## **5 Conclusion**

- 5.1 A breach of planning control has been identified which is detrimental to the character of the area, amenities of nearby occupiers of other residential properties and highway safety. Despite the tenant and land owner having been advised numerous times to cease the use of the site for the vehicle sales business, they have failed to do so with vehicles still being brought to the site for preparation and sale.
- 5.2 The breach conflicts with both national and local policies. Negotiations with the tenant and owners have failed to rectify the breach and failure of the Council to act in these circumstances may leave local residents with a business which adversely affects their well-being and is detrimental to the character and amenity of the area and which is beyond the control of the Council.
- 5.3 The Council should now commence enforcement action without delay by issuing a planning enforcement notice requiring the cessation of the unauthorised business and removal of all associated vehicles. If the notice is not complied with proceedings should be taken in the courts if necessary.

## **6 Recommendation**

- 6.1 **That the Head of Development and Place be authorised to take all relevant planning 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:**
  - a) the cessation of the unauthorised vehicle sales business including bringing vehicles to the property to be prepared in readiness for sale and storing vehicles awaiting sale at the property;**
  - (b) the removal of all vehicles associated with the vehicle sales business.**



## Report to Planning Committee

**Subject:** Gedling Borough Council Interim Planning Policy Statement: First Homes

**Date:** 30<sup>th</sup> November 2022

**Author:** Head of Development and Place

### Purpose

To note the attached approved Gedling Borough Council Interim Planning Policy Statement on First Homes.

### Recommendation(s)

#### THAT Planning Committee:

- 1) **Notes the Gedling Borough Council Interim Planning Policy Statement: First Homes attached as Appendix 1.**

## 1 Background

- 1.1 First Homes are a specific kind of discounted market sale housing and should be considered to meet the definition of 'affordable housing' for planning purposes. First Homes are the Government's preferred discounted market tenure and should account for at least 25% of all affordable housing units delivered by developers through planning obligations. The National Planning Policy Framework also states that home ownership products must represent 10% of new homes on major sites (10 dwellings or more) unless this would exceed the level of affordable housing required in the area.
- 1.2 The national policy requirement for First Homes is set out in a Written Ministerial Statement (May 2021) and subsequent changes to the National Planning Policy Framework and National Planning Practice Guidance. Planning applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The Written Ministerial Statement (May 2021) and National Planning Practice Guidance (PPG) postdate the adoption of the Local Plan and are material considerations when determining planning

applications in relation to affordable housing. In order to ensure First Homes are delivered within the Gedling Borough Council area in a manner that reflects its particular circumstances, the attached Interim Planning Policy Statement was approved by Cabinet at its meeting on the 6<sup>th</sup> October 2022. This Interim Planning Policy on First Homes is now in force and is a material consideration in determining planning applications where contributions towards affordable housing are required.

- 1.3 The Interim Planning Policy Statement takes into account new evidence commissioned about the application of First Homes policy in the local housing market area. The final report from the consultants (ICENI) was received in summer 2022 and the recommendations set out in the report have been used to inform this Interim Planning Policy Statement.
- 1.4 The Government has set out the following criteria which must be met in order for a dwelling to be considered a First Home. A First home:
  - must be discounted by a minimum of 30% against the market value;
  - must be sold to a person or persons meeting the First Homes eligibility criteria (household income should not exceed £80,000);
  - on its first sale, will have a restriction registered on the title at HM Land Registry to ensure this discount (as a percentage of current market value) and certain other restrictions are passed on at each subsequent title transfer; and,
  - after the discount has been applied, the first sale must be at a price no higher than £250,000 (or £420,000 in Greater London).
- 1.5 Local planning authorities have discretion to increase the discount above the national minimum of 30%, vary the price cap and include additional eligibility criteria.
- 1.6 As referred to above, ICENI have undertaken a study of the application of First Homes policy in the local housing market (First Homes Assessment, Greater Nottingham ICENI Projects Ltd. September 2022). This study emphasised that in Gedling Borough the priority should be to secure housing for social rent. With regard to First Homes the study makes a number of recommendations:
  - There is no strong evidence to support an increase in the 30% discount for First Homes;



- There is strong justification to support capping the price of a First Home at £173,000;
- The household income cap should be £38,800;
- A local connection test is recommended.

1.7 The attached draft Interim Planning Policy Statement on First Homes responds to the above recommendations. The document accords with and provides an interpretation of the First Homes Policy set by National Government and supplements the affordable housing policies in the Local Plan. The Interim Planning Policy Statement reiterates National Planning Policy / Planning Policy Guidance on First Homes and in accord with this national policy includes local policies where these are justified by local circumstances. The Interim Planning Policy Statement is a material planning consideration and needs to be read in conjunction with Gedling Borough Council's Affordable Housing Supplementary Planning Document (2009). The attached document sets out the background, planning policy context and evidence for First Homes in Part 1. Part 2 sets out Gedling Borough Council's requirements for First Homes in a series of policy statements. This includes:

Interim Planning Policy Statement 1:

- Gedling Borough Council will negotiate affordable homes on major sites comprising 10 – 14 dwellings on the basis that 10 % of the total number of proposed dwellings on site should be for First Homes.
- Gedling Borough Council will negotiate affordable homes on major sites comprising 15 or more dwellings on the following basis:
  - After applying the 10%, 20% or 30% target for affordable homes requirement depending on location in accordance with LPD Policy 36, the calculation of tenure split will ensure that 10% of the total number of dwellings proposed on site should be for First Homes and that First Homes account for at least 25% of the affordable housing units delivered on site. The remaining requirement for affordable housing should be for affordable housing for rent.
- Interim Planning Policy Statement 2: confirms the nationally set discount of 30% applies; the sale price is capped at £173,000 to reflect local house prices for affordable housing;
- Interim Planning Policy Statement 3: household income is set at a maximum not exceeding £38,830 to reflect the local situation; and

- Interim Planning Policy Statement 4: sets out a local connection test for applicants which is the same as that used for applicants on Gedling Borough Council's self-build and custom build register Part 1.
- 1.8 It should be noted that the National Planning Policy Framework at paragraph 62 requires 10% of all housing on major sites to be for affordable home ownership. Therefore the approach taken in Policy 1 above, is that after applying the percentage targets for affordable homes set out in LPD Policy 36 which vary by location, the calculation of tenure split will ensure that 10% of the total housing number on site would be for First Homes with the remainder being for affordable rent. This approach also ensures that the NPPF requirement that 25% of the affordable homes contribution on a particular site should be for First Homes and this would be the case in all the locations specified in LPD Policy 36.
- 1.9 In line with the National Planning Policy Framework it is also proposed to seek affordable housing contributions in the form of First Homes on major sites of 10 – 14 dwellings as the Gedling Borough Affordable Housing supplementary planning document 2009 includes a threshold of 15 homes or more and is not consistent with national planning policy in this regard. (Examples of how the calculations would work in practice are set out in the appendix to the attached Interim Planning Policy Statement).
- 1.10 The First Homes will be secured through a planning obligation on qualifying developments as for other types of affordable housing.

## **2 Proposal**

- 2.1 It is proposed that Planning Committee notes the attached Interim Planning Policy Statement: First Homes.

## **3 Legal Implications**

- 3.1 The Town and Country Planning Act 1990 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The Gedling Borough Council's Local Plan Part 1 was adopted on 10th September 2014 and Part 2 Local Plan on the 18<sup>th</sup> July 2018. The Written Ministerial Statement (May 2021) and National Planning Practice Guidance (PPG) are material considerations when determining planning applications in relation to affordable housing.
- 3.2 The National Planning Practice Guidance envisages that local authorities set out their local requirements for First Homes through publication of an

interim policy statement or by updating relevant local plan policies. The attached Interim Planning Policy Statement therefore accords with the NPPG.

- 3.3 The Interim Planning Policy Statement will form part of the Council's planning policy guidance documents and be a material planning consideration when determining planning applications which trigger the requirement for affordable housing. The Interim Planning Policy Statement takes precedence over the requirements contained in the Gedling Borough Affordable Housing Supplementary Planning Document (2009).
- 3.4 The Interim Planning Policy Statement: First Homes will facilitate the Council in meeting its statutory obligations with regard to the delivery of this new affordable housing tenure in the Borough

#### **4 Equalities Implications**

- 4.1 First Homes delivered through section 106 agreements will involve the substitution of First Homes for other types of affordable housing. The equality impacts arising from the introduction of First Homes as required under national planning policy has been assessed by Central Government and it is not necessary to repeat this exercise for those aspects of national policy that is being delivered through the Gedling Borough Interim Planning Policy Statement.
- 4.2 However, the Gedling Borough Interim Planning Policy Statement is seeking to exercise the flexibilities set out within the Ministerial Statement and national planning policy and guidance in relation to a local connection test, local price cap for a First Home and a local income cap. Turning to the local connection test this applies criteria equally to both people with protected characteristics and those with non-protected characteristics and it is considered to be neutral in effect. In relation to the local price cap, this should ensure that the cost of a home is genuinely affordable to those in most housing need who would otherwise not be able to afford to purchase a home. Linked to this is the setting of a local income cap to help ensure that housing is provided to those in greatest housing need. People earning in excess of the local income cap are likely to be able to buy a home without the need for a discount.
- 4.3 Evidence set out in the Gedling Borough Equality Information publication for 2019/20 indicates that over 75% of applicants to the Homesearch scheme have declared disabilities, over 11% of applicants were young adults aged 18-24, 36% were aged 25-44, 69% are female and 4% of applicants were pregnant. This evidence of the use of the Homesearch Scheme indicates that people with protected characteristics often have more acute needs for affordable housing. Although First Homes are a

particular form of discounted homeownership for first time buyers it is considered likely that the local flexibilities introduced by the Interim Planning Policy Statement would benefit some local people with protected characteristics by making home ownership more affordable to them. Overall it is considered that there would be some positive benefits in terms of equality.

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

- 5.1 None. The policy does not have any implications for carbon reduction or environmental sustainability as all homes regardless of tenure are subject to Local Plan policies seeking to reduce carbon and to protect and enhance environmental sustainability.

## **6 Appendices**

- 6.1 **Appendix 1:** Gedling Borough Council Interim Planning Policy Statement: First Homes.

## **7 Background Papers**

- 7.1 First Homes Assessment, Greater Nottingham ICENI Projects Ltd available here by scrolling to the bottom of the web page:

[Supplementary planning documents and guidance - Gedling Borough Council](#)

# **Appendix**

## **Gedling Borough Council**

### **Interim Planning Policy Statement: First Homes**

**6<sup>th</sup>. October 2022**

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## **Gedling Borough Council**

### **Interim Planning Policy Statement on First Homes**

#### **Executive Summary**

1. This Interim Planning Policy Statement on First Homes has been prepared by Gedling Borough Council to help the Council secure this type of affordable housing tenure. It accords with Government Policy on First Homes and it is also consistent with and adds detail to the adopted Gedling Borough Council Local Plan policies on affordable housing.
2. First Homes are the Government's preferred discounted market tenure and should account for at least 25% of all affordable housing units delivered by developers through planning obligations. They are a specific kind of discounted market sale housing and should be considered to meet the definition of 'affordable housing' for planning purposes. They must be sold with a minimum discount of 30% of their market value. They should be indistinguishable from the market housing on site in terms of quality and size.
3. Purchasers are required to meet eligibility criteria set out by Government. Local authorities have some discretion to require a higher minimum discount, lower the price cap if they can demonstrate a need for this and may include additional local eligibility criteria.
4. Gedling Borough Council along with Broxtowe Borough Council, Nottingham City Council and Rushcliffe Borough Council commissioned consultants to prepare an assessment of the affordability of First Homes (First Homes Assessment, Greater Nottingham ICENI Projects Ltd.) and the final report is available here:

[Greater Nottingham Planning Partnership \(gnplan.org.uk\)](https://www.gnplan.org.uk)

5. The recommendations and evidence set out in this assessment provide the justification for this Interim Planning Policy Statement. Based on this assessment, Gedling Borough Council will seek developer contributions towards affordable housing for sites of 15 or more dwellings on the basis of:
  - After applying the 10%, 20% or 30% target for the affordable homes requirement depending on location in accordance with LPD Policy 36, the calculation of tenure split will ensure that 10% of the total number of dwellings proposed on site should be for First Homes and that First Homes account for at least 25% of the affordable housing units delivered on site. The remaining requirement for affordable housing should be for affordable housing for rent.

6. In accordance with the NPPF paragraph 65, Gedling Borough Council will seek developer contributions to ensure that on sites of 10 – 14 dwellings 10% of the total number of homes should be for an affordable home product with the preference being these should be First Homes.



## Introduction

7. Since the adoption of the Local Plan (Aligned Core Strategy 2014, Part 1 Local Plan and Local Planning Document 2018, Part 2 Local Plan) Government has introduced new planning policy on First Homes which is set out in a Written Ministerial Statement (24<sup>th</sup> May 2021) and through subsequent changes to the National Planning Policy Framework and National Planning Practice Guidance. This Interim Planning Policy Statement sets out the approach to delivering First Homes within Gedling Borough. New evidence has also been commissioned about the application of First Homes policy in the local housing market area and this is used to inform this Interim Planning Policy Statement.
8. The document is prepared within the context of Government policy on First Homes in order to deliver the target of 25% of all affordable homes products to be First Homes and to set a target for the tenure type of the remaining requirement for affordable homes. The Interim Planning Policy Statement also applies local eligibility criteria for First Homes within the parameters set out in Government Policy. It supplements existing adopted planning policies in the Gedling Borough Local Plan which set out the overall targets for affordable housing sought across Gedling Borough. These affordable housing targets are set out in Aligned Core Strategy Policy 8 (Housing Mix and Tenure) and Local Planning Document Policy LPD 36 (Affordable Homes). This Interim Planning Policy Statement should also be read in conjunction with Gedling Borough Council's Affordable Housing Supplementary Planning Document (2009).
9. In line with Government planning guidance, planning policy on First Homes should be set out in Local Plans at the earliest opportunity. In the meantime Councils may set out the requirements for First Homes and other types of affordable homes tenures in Interim Policy Statements and Supplementary Planning Documents. This document sets out the Council's position until such time as the policy is set out in an adopted Supplementary Planning Document or Local Plan and should be read in conjunction with the Affordable Housing Supplementary Planning Document (2009).
10. The Town and Country Planning Act 1990 and the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the development plan unless material considerations indicate otherwise. The Written Ministerial Statement (May 2021) and National Planning Practice Guidance (PPG) are material considerations when determining planning applications in relation to affordable housing. The interim policy which will take immediate effect on its publication and will form part of the Council's planning policy guidance documents to help facilitate the

Council in meeting its statutory obligations with regard to the delivery of this new affordable housing tenure.

11. This Interim Planning Policy Statement is set out in two Parts with **Part 1** setting out the background and evidence base for First Homes and **Part 2** sets out the requirements for First Homes from “qualifying” development to be sought through planning obligations

## **Part 1**

### **Background**

12. On 24<sup>th</sup> May 2021, the Government published a Written Ministerial Statement setting out the Government's policies for the delivery of First Homes. The Government has subsequently made changes to the National Planning Policy Guidance (NPPF) and the Planning Practice Guidance (PPG) to reflect the Written Ministerial Statement.
13. First Homes are the Government's preferred discounted market tenure and should account for at least 25% of all affordable housing units delivered by developers through planning obligations. The National Planning Policy Framework also states that home ownership products must represent 10% of new homes on major sites (sites of 10 dwellings or more).
14. The Community Infrastructure Levy (CIL) Regulations 2010 (as amended) make provisions for charging authorities to give relief or grant exemptions from the levy. These regulations allow developers of First Homes to obtain an exemption from the requirement to pay CIL.

### **Planning Policy Context**

#### National Planning Policy Framework and National Planning Practice Guidance

15. The National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) have been amended to reflect the Written Ministerial Statement on First Homes (24<sup>th</sup> May 2021) and include the following guidance on affordable housing and First Homes:
  - NPPF paragraph 62 states that affordable housing should be delivered on site unless off site provision or a financial contribution in lieu can be robustly justified.
  - NPPF paragraph 65 sets a requirement that where major development is proposed, at least 10% of the total number of homes should be available for affordable home ownership. Footnote 31 to this paragraph clarifies that this should be considered as part of the overall affordable housing contribution from the site.
  - PPG paragraph 006 states that First Homes should be physically indistinguishable from market houses in terms of quality and size and distributed through the development. Developers should obtain a valuation from a registered valuer in accordance with guidance published by the Royal Institution of Chartered Surveyors.
  - PPG paragraph 012 states that policies for First Homes should reflect the requirement that a minimum of 25% of all affordable housing units secured through developer contributions should be First Homes.

- PPG paragraph 012 states that where cash contributions for affordable housing are secured instead of on-site units, a minimum of 25% of these contributions should be used to secure First Homes.
- PPG paragraph 013 notes that plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required.
- PPG paragraph 014 states that a policy compliant planning application should seek to capture the same amount of value as would be captured under the local authority's up-to-date published policy.
- PPG paragraph 015 states that once a minimum of 25% of First Homes has been accounted for, social rent should be delivered in the same percentage as set out in the local plan. The remainder of the affordable housing tenures should be delivered in line with the proportions set out in the local plan policy.
- PPG paragraph 023 notes that the 25% expected First Homes contribution can make up or contribute to the 10% of the overall number of homes expected to be an affordable home ownership product on major developments as set out in the NPPF (paragraph 65).

Extant Gedling Borough Council Local Plan Affordable Housing Policies and Affordable Housing SPD (2009)

Gedling Borough Council Aligned Core Strategy Policy 8

16. Aligned Core Strategy Policy 8 (Housing Size, Mix and Choice) Part 5 sets out targets for affordable housing to be sought through negotiation for each of the Aligned Councils. Gedling Borough Council's target is 10%, 20% or 30% depending upon location.

Local Planning Document Policy LPD 36

17. Local Planning Document (LPD) Policy 36 (Affordable Housing) conforms to Aligned Core Strategy Policy 8 above but provides more detail. It states that planning permission will be granted for new residential development on sites of 15 dwellings or more subject to the provision of affordable housing dependent upon location. Percentage targets are set at 10%, 20% or 30% depending on where sites are situated within Gedling Borough, as follows:
- a. Colwick / Netherfield: 10%
  - b. Newstead: 10%
  - c. Arnold / Bestwood: 20%
  - d. Calverton: 20%
  - e. Carlton: 20%
  - f. Arnold / Mapperley: 30%
  - g. Bestwood St Albans: 30%
  - h. Gedling Rural North: 30%
  - i. Gedling Rural South: 30%

## Gedling Borough Council Affordable Housing Supplementary Planning Document 2009

18. Gedling Borough Council does not specify the exact size and mix of affordable dwellings in the Gedling Borough Council Affordable Housing Supplementary Planning Document, determining this through negotiation on a site by site basis (paragraph 5.28). However, in practice Gedling Borough Council has tended to require 70% of affordable homes for rent and 30% as intermediate housing (see glossary for definitions).
19. Paragraph 5.31 of Gedling Borough Council's Affordable Housing Supplementary Planning Document (2009) states:  
"The Council expects the affordable housing to be integrated with the market housing on site. In larger schemes, the expectation will be that the affordable housing is provided in a number of small clusters, rather than one large grouping".
20. With regard to the size of affordable homes, Gedling Borough Council has sought to ensure that affordable homes should reflect the whole development, meaning that if development is predominantly for three bedroomed detached houses then 50% of the affordable housing should be three bed detached houses, unless evidence indicates that a different housing mix is required in a particular locality. All of the above mentioned Gedling Borough Council Local Plans and policy documents are available here:

[Adopted local plan and policy documents - Gedling Borough Council](#)

### **First Homes Definition and Eligibility Requirements**

21. The Planning Practice Guidance states that First Homes are a specific kind of discounted market sale housing and should be considered to meet the definition of 'affordable housing' for planning purposes. The Written Ministerial Statement sets out the following criteria for a dwelling to be considered a First Home. A First Home:
- must be discounted by a minimum of 30% against the market value;
  - must be sold to a person or persons meeting the First Homes eligibility criteria;
  - on its first sale, will have a restriction registered on the title at HM Land Registry to ensure this discount (as a percentage of current market value) and certain other restrictions are passed on at each subsequent title transfer; and
  - after the discount has been applied, the first sale must be at a price no higher than £250,000 (or £420,000 in Greater London).

### First Homes national standard eligibility criteria

22. The following national standard criteria apply and should also apply at all future sales of a First Home:
- a purchaser should be a first time buyer;
  - purchasers should have a combined household income not exceeding £80,000; and
  - a purchaser should have a mortgage or home purchase plan to fund a minimum of 50% of the discounted purchase price.
23. The Planning Practice Guidance advises that Local Authorities have some discretion to increase the discount above the minimum 30%, vary the price cap and include additional eligibility criteria. Such local flexibility is time limited to the first three months from the start date of marketing the property. Upon expiry of the three-month period any homes which have not been sold will revert to the national standard criteria.

**First Homes Assessment for Greater Nottingham (ICENI Study June 2022)**

24. Gedling Borough Council along with Broxtowe Borough Council, Nottingham City Council and Rushcliffe Borough Council commissioned consultants to prepare an assessment of the affordability of First Homes (First Homes Assessment, Greater Nottingham ICENI Projects Ltd) and the final report is available here:

[Greater Nottingham Planning Partnership \(gnplan.org.uk\)](https://www.gnplan.org.uk)

25. The main findings of the First Homes Assessment undertaken by ICENI for Gedling Borough Council are as follows:
- There is no strong case for the Councils to seek a greater discount than the standard 30% discount for First Homes;
  - There is strong justification to support capping the price of a First Home at £173,000 within Gedling Borough;
  - The household income cap in Gedling Borough should be £38,800; and
  - A local connection test is recommended.
26. The Assessment concludes that there is a notable need for housing for social rent.

## **Part 2**

### **Requirement for First Homes**

27. Government policy requires a minimum of 25% of the affordable housing units to be provided as First Homes. On the basis that 25% of affordable housing units must be First Homes then 75% would be available for other affordable housing products.

28. The Ministerial Statement (24th May 2021) states:

“The Government recognises the importance of social rent as part of the affordable housing tenure mix. A local authority should prioritise securing their policy requirements on social rent, once they have secured the 25% First Homes requirement. Where other affordable housing units can be secured, these tenure-types should be secured in the relative proportions set out in the development plan”.

29. As stated above, the Local Plan and the Affordable Housing Supplementary Planning Document do not specify a tenure split but based on the evidence set out in the Nottingham Core Strategic Housing Market Assessment 2007, the Council has sought 70% affordable housing for rent and 30% intermediate housing (which includes shared ownership) through negotiation on a site by site basis. In this context, First Homes and social rented homes would make up 95% leaving only the possibility of providing 5% for other intermediate housing tenures. However, this ratio of a 70:30 split between housing for affordable rent and intermediate housing was based on housing market evidence which has now been updated through the publication of the First Homes Assessment, Greater Nottingham (ICENI report 2022) and the Greater Nottingham and Ashfield Housing Market Assessment (ICENI 2020). This new housing market evidence concerning affordable homes provision has been used to inform this Interim Planning Policy Statement, in particular the tenure split sought, and both studies are available here:

[Greater Nottingham Planning Partnership \(gnplan.org.uk\)](https://www.gnplan.org.uk)

30. The Greater Nottingham Housing Market Assessment October 2020, indicates that the priority need should be for housing for affordable rent. The same evidence does not show any basis to increase the provision of affordable home ownership above the 10% figure currently advised in the NPPF. As First Homes can make up the 10% requirement for affordable home ownership products (as a percentage of the total housing units on site) it is considered once this target is met no further requirement is needed for affordable home ownership products and the remainder should be for affordable rent. In the case of Gedling Borough, the approach of achieving

the target that 10% of all the homes on a site should be for affordable housing ownership products (i.e. First Homes) would satisfy the NPPF advice that at least 25% of the affordable homes contribution provided on site would be First Homes and this would be the case in all locations across Gedling Borough (i.e. the 10%, 20% or 30% affordable homes target areas as set out in LPD Policy 36).

31. The Interim Planning Policy Statement will also require First Homes on major sites comprising between 10 and 14 dwellings to accord with the NPPF paragraph 65 as the current approach set out in the Gedling Borough Affordable Housing Supplementary Planning Document 2009 which sets a threshold for affordable housing on sites of 15 dwellings or more. **Appendix 1** provides worked examples for sites of between 10 and 14 dwellings and for sites of 15 dwellings and above.

#### **Interim Planning Policy Statement 1: Gedling Borough Tenure Split**

**Gedling Borough Council will negotiate affordable homes on major sites comprising 10 -14 dwellings on the following basis:**

- **10% of the total number of proposed dwellings on site should be for First Homes.**

**Gedling Borough Council will negotiate affordable homes on major sites comprising 15 or more dwellings on the following basis:**

- **After applying the 10%, 20% or 30% target for affordable homes requirement depending on location in accordance with LPD Policy 36, the calculation of tenure split will ensure that 10% of the total number of dwellings proposed on site should be for First Homes and that First Homes account for at least 25% of the affordable housing units delivered on site. The remaining requirement for affordable housing should be for affordable housing for rent.**

32. Paragraph 006 of the Planning Practice Guidance states that First Homes should be physically indistinguishable from market houses in terms of quality and size and distributed through the development. Gedling Borough Council's Affordable Housing Supplementary Planning Document at paragraph 5.31 states:
- "The Council expects the affordable housing to be integrated with the market housing on site. In larger schemes, the expectation will be that the affordable housing is provided in a number of small clusters, rather than one large grouping".



33. Paragraph 5.28 of the Gedling Borough Council Affordable Housing Supplementary Planning Document states that the Council will negotiate on the size and mix of affordable dwellings in the development on a site by site basis. The tenure mix sought is set out in Interim Planning Policy Statement 1 above. In terms of the size of dwellings, Gedling Borough Council will seek to ensure that the size of affordable housing units reflects the size of units on the development site as a whole.
34. The Council expects all housing, regardless of tenure, to meet high standards of design, layout and landscaping. Key Local Plan policies and guidance include:-
- Aligned Core Strategy Policy 8 (Housing Size, Mix and Choice)
  - Policy 10 (Design and Enhancing Local Identity),
  - Local Planning Document Policy 35 (Safe, Accessible and Inclusive Development),
  - paragraphs 5.33 – 5.37 of the Gedling Borough Affordable Housing Supplementary Planning Document, and
  - Gedling Borough Council's policy guidance for low carbon development.

### **Level of Discount**

35. The First Homes Assessment (ICENI 2022) states there is no obvious case to seek a discount in excess of the nationally prescribed 30% discount, as many households in the area could already afford to buy a home in the local market subject to having sufficient funds for a deposit (paragraph 4.12). Providing a higher discount may well have an impact on viability, impacting on providing homes in other tenures such as affordable housing for rent which is more likely to be needed by those with more acute housing need. Gedling Borough Council accepts that the discount should be the same as the national discount of 30%.

### **First Homes Local Criteria**

36. The First Homes Assessment Greater Nottingham (ICENI 2022) also considered the issue of a maximum price cap for First Homes and concluded that all of the affordable prices (except the 4+ bedroom estimate for Rushcliffe) sit well below the £250,000 national price cap and a lower cap is appropriate. Table 4.7 of the ICENI 2022 report sets out a view of possible price caps for Councils in Greater Nottingham based on the upper end estimate of the 3 bedroom affordable price plus 10% to allow for some future proofing. For Gedling Borough the price cap would be £173,000.

### **Interim Planning Policy Statement 2: First Homes Criteria**

- 1. A First Home must be discounted by a minimum of 30% against the market value**
- 2. In Gedling Borough after the discount has been applied, the first sale must be at a price no higher than £173,000**
- 3. The home must be sold to a person who meets the First Homes eligibility criteria set out below in Interim Policy Statements 3 and 4.**

### **Local Eligibility Criteria**

#### **Household Income**

37. The First Homes Assessment Greater Nottingham (ICENI 2022) states that the national threshold of £80,000 is far too high for Greater Nottingham, as households with that level of income would be expected to buy a home in the area without any need for a discount (paragraph 4.17). Paragraph 4.17 of the First Homes Assessment suggests the upper end of the income figures set out at Table 4.8 are used, plus an additional 10% to provide flexibility and future proof the figures. The upper end of the income range for Gedling Borough is £35,300 and the recommended threshold is therefore 10% higher i.e. £38,800. For clarification the other national First Homes eligibility Criteria set out paragraph 007 of the National Planning Guidance would also apply being:

- A purchaser of a First Home should be a first time buyer;
- A purchaser should have a mortgage or home purchase plan to fund a minimum of 50% of the discounted purchase price; and
- The national standard criteria should also apply at all future sales of a First Homes (with the exception of the national criterion on annual household income which is set locally and stated in Interim Planning Policy Statement 3 below).

### **Interim Planning Policy Statement 3: Eligibility Criterion for Household Income**

**Purchasers of First Homes within Gedling Borough, whether individuals, couples or group purchasers, should have a combined annual household income not exceeding £38,800**

## **Local Connection Test**

38. The First Homes Greater Nottingham Report (ICENI 2022) recommends that a local connection test is applied to First Homes products. Gedling Borough Council agrees with this recommendation and considers it appropriate to apply the same test that is used for the Gedling Borough Council's self-build and custom build register Part 1 as set out in below. Guidance notes on the local connection test are available here:

[guidancenotes.pdf \(gedling.gov.uk\)](#)

### **Interim Planning Policy Statement 4: Local Connection Criteria**

**Applicants should either:**

- **have lived in Gedling Borough Council's administrative area for 3 of the last 5 years; or**
- **have immediate family member(s) who are living in Gedling Borough Council's administrative area; or**
- **have permanent employment within Gedling Borough Council's administrative area; or**
- **are in service of the regular or reserve armed forces of the Crown or have applied within five years of leaving.**

## **Section 106**

39. It is expected that affordable homes will be delivered on-site in accordance with NPPF paragraph 62, unless off site provision or a commuted sum in lieu can be robustly justified. The circumstances and methodology for commuted sums is set out in the Gedling Borough Council's Affordable Housing Supplementary Planning Document (2009) (paragraphs 5.7 – 5.14). This document also sets out guidance on the Section 106 process (paragraph 5.1), phasing (paragraph 5.15) and viability issues (paragraphs 5.20 – 5.27).

40. A Mortgagee Exclusion Clause should be present in all planning obligations which secure the delivery of First Homes, to ensure appropriate protection for lenders and encourage competitive lending rates. The Government has published a model template for planning obligations which includes an exemplar Mortgagee Exclusion Clause available and is available here:

[First Homes: Model Section 106 Agreement \(for developer contributions\) - GOV.UK \(www.gov.uk\)](#)

## **Monitoring**

41. The delivery of affordable housing is monitored and reported annually in the Council's Annual Monitoring Report, which is available on the Council's website.

### Monitoring Reports - Gedling Borough Council

42. Monitoring will help to identify any future changes required to the policy, taking account of national or sub-regional initiatives or any review of the Borough's housing needs or strategy.

## Appendix 1: Worked examples

### Schemes of between 10 and 14 homes

**Example 1:** A scheme of 10 dwellings in Bestwood St Albans

Method	result
NPPF requirement for 10% of homes on site to be for home ownership	1
No target for affordable rent	0
25% First Homes	1 (rounded up to nearest whole number)
Conclusion	1 First Home required in order to meet the NPPF 10% requirement

Requirement 1 First Home

**Example 2:** A scheme of 14 dwellings in Arnold / Bestwood

Method	result
NPPF requirement for 10% of homes on site to be for home ownership	2 (rounded up to nearest whole number)
No target for affordable rent	0
25% First Homes	1 (rounded up to nearest whole number)
Conclusion	2 First Homes required in order to meet the NPPF 10% requirement

Requirement 2 First Homes

### Schemes of 15 dwellings or more

**Example 3:** A scheme of 15 dwellings in Arnold / Mapperley

Method	result
Affordable housing target 30%	5 (rounded up to nearest whole number)
25% First Home	2 (rounded up to nearest whole number)
75% affordable rent	3
NPPF requirement for 10% of homes on site to be for home ownership	2 (rounded up to nearest whole number)
Conclusion	The 2 First Homes requirement meets the NPPF 10% requirement.

Requirement = 2 First homes and 3 for affordable rent.

**Example 4:** A scheme for 50 dwellings in Calverton

Method	result
Affordable housing target 20%	10
25% First Home	3 (rounded up to nearest whole number)
75% affordable rent	7
NPPF requirement for 10% of homes on site to be for home ownership	5
Conclusion	The First Homes falls short of the NPPF 10% requirement by 2 dwellings which would need to be made up from the affordable rented tenure.

Requirement = 5 First Homes and 5 affordable rent

**Example 5:** A scheme for 150 homes at Colwick / Netherfield

Method	result
Affordable housing target 10%	15
25% First Home	4 (rounded up to nearest whole number)
75% affordable rent	11
NPPF requirement for 10% of homes to be for home ownership	15
Conclusion	The First Homes falls short of the NPPF 10% requirement by 11 dwellings which would need to be made up from the affordable rented tenure.

Requirement = 15 First Homes

Note: numbers are rounded up to the nearest whole number.

## Glossary

**Affordable Housing** is defined in the NPPF as follows:

**(a) Affordable housing for rent:** meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

**(b) Starter homes:** is as specified in [sections 2 and 3 of the Housing and Planning Act 2016](#) and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.

**(c) Discounted market sales housing:** is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

**(d) Other affordable routes to home ownership:** is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to government or the relevant authority specified in the funding agreement.

**Intermediate housing** - means Affordable Housing Units (which are not Affordable Housing for Rent) to be made available to Eligible Households either to buy at a discount of at least 20% of the local open market value or to rent or to rent to buy including but not limited to Intermediate Market Rent, Shared Ownership and Shared Equity or such other intermediate tenures as may be included in the definition of Affordable Housing from time to time.

**Shared ownership** a type of low cost home ownership (LCHO), in which the occupant buys a portion of a property from an RSL (e. g. 50% share) and pays rent for the remaining share. The occupant can buy further shares and eventually own their home outright. A well-established means of helping people get onto the property ladder, especially in high priced areas.

**Social renting** - Housing which is provided at below market price, by a Registered Social Landlord or Local Authority. Tenants have better security than private sector tenants, and rents are set in accordance with a national formula so that they stay affordable.





## Report to Planning Committee

**Subject:** Five Year Housing Land Supply Assessment 2022

**Date:** 30 November 2022

**Author:** Planning Policy Manager

### Purpose

To note the latest five year housing land supply assessment

### Recommendation

#### THAT: Planning Committee

- **Notes the Gedling Borough Five Year Housing Land Supply Assessment 2022 published in October 2022, attached as Appendix 1.**

## 1 Background

- 1.1 This report sets out the latest five year housing land supply position for Gedling Borough Council as at 31st March 2022, which is attached at **Appendix 1**. The National Planning Policy Framework 2021 requires that local planning authorities update their five year housing land supply assessments on an annual basis.
- 1.2 The assessment includes the housing sites in the Local Planning Document which was adopted by Council on 18 July 2018. The five year period is 1 April 2022 to 31 March 2027. For clarity, this is the assessment against the housing requirement as calculated using the Government's standard methodology (published December 2020) as the Aligned Core Strategy was adopted in September 2014 and the policies are yet to be reviewed.
- 1.3 A joint SHLAA methodology was first published in November 2020 by Broxtowe Borough Council, Erewash Borough Council, Gedling Borough Council, Nottingham City Council and Rushcliffe Borough Council. It is considered that a common approach is more robust and the methodology is

intended to be more transparent and evidence based. The joint methodology comprises a common methodology document plus a separate appendix for each authority to justify the assumptions used for each SHLAA update ([www.gedling.gov.uk/shlaa](http://www.gedling.gov.uk/shlaa)).

- 1.4 The assessment shows that against the housing target as calculated using the standard methodology, Gedling Borough Council does have a five year plus 5% buffer supply of land for housing. The Council has a 7.25 year supply. This is an increase from the previous 2021 assessment's figure of 6.32 years' supply. The main reasons for this increase are twofold. Firstly, the buffer that needs to be provided has reduced from 20% to 5% to reflect the results of the Housing Delivery Test published in January 2022. Secondly, there is a high level of completions anticipated from planning permissions relating to sites allocated in the Aligned Core Strategy and Local Planning Document.

## **2 Proposal**

- 2.1 It is proposed that Planning Committee notes the content of the Gedling Borough Five Year Housing Land Supply Assessment 2022 as set out in **Appendix 1** which has been noted by Cabinet on 6 October 2022.

## **3 Legal Implications**

- 3.1 Paragraph 74 of the National Planning Policy Framework 2021 states that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old (unless these strategic policies have been reviewed and found not to require updating).

## **4 Equalities Implications**

- 4.1 None, this report monitors the supply of housing sites. An equalities impact assessment has already been undertaken on the Council's policies (including housing allocations) through the assessment of the adopted version of the Local Plan.

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

- 5.1 None, this report monitors the supply of housing sites. Consideration of carbon reduction/environmental sustainability implications has already been undertaken on the Council's policies (including housing allocations) through the preparation of the adopted version of the Local Plan.

## **6 Appendices**

6.1 Gedling Borough Five Year Housing Land Supply Assessment 2022.

## **7 Background Papers**

7.1 None.

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# **Five Year Housing Land Supply Assessment 2022**

**Published October 2022**

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## Introduction

- 1 The five year housing land supply assessment is based on the Council's Strategic Housing Land Availability Assessment (SHLAA) 2022 update.
- 2 The purpose of this five year housing land supply assessment is to monitor and review the Council's housing supply against the housing requirement set out in adopted strategic policies or against their local housing need where the strategic policies are more than five years old as required by the National Planning Policy Framework 2021.
- 3 The Department of Levelling Up, Housing and Communities published the results of the Housing Delivery Test for 2021 on 14 January 2022. The Housing Delivery Test result for 2021 for Gedling Borough Council is 85%. Following the Housing Delivery Test results for 2018, 2019 and 2020, 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 2021 means that the Council must continue to prepare an action plan but no longer needs to apply a buffer of 20% to its five year housing land supply. For further information on the Housing Delivery Test and the Council's Action Plan, please see separate Gedling Borough Housing Delivery Action Plan 2022 which is available at the following web page  
[www.gedling.gov.uk/resident/planningandbuildingcontrol/planningpolicy/monitoringreports](http://www.gedling.gov.uk/resident/planningandbuildingcontrol/planningpolicy/monitoringreports).
- 4 The current development plan for Gedling Borough consists of the Aligned Core Strategy and the Local Planning Document. The Aligned Core Strategy was adopted in September 2014 and allocates strategic sites for housing and other uses. The Aligned Core Strategy sets the housing requirement. The Local Planning Document was adopted on 18 July 2018 and allocates non-strategic sites for housing and other uses.

## Policy context

- 5 Paragraph 74 of the National Planning Policy Framework 2021 states that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old (unless these strategic policies have been reviewed and found not to require updating).
- 6 The supply of specific deliverable sites should in addition include a buffer of:-
  - a) 5% to ensure choice and competition in the market for land; or
  - b) 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or
  - c) 20% where delivery of housing taken as a whole over the previous three years has fallen below 85% of the requirement as set out in the last published Housing Delivery Test results.
- 7 Annex 2 of the National Planning Policy Framework 2021 defines deliverable sites as follows:-

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

  - a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*
  - b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.*
- 8 Paragraph 71 of the National Planning Policy Framework 2021 states that local planning authorities may only make an allowance for windfall sites as part of anticipated housing supply if there is compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends. The Framework also states that



local planning authorities should consider the case for setting out policies in their Local Plans to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.

- 9 The Aligned Core Strategy sets a housing requirement of 7,250 homes for the plan period 2011-2028. As the Aligned Core Strategy was adopted in September 2014 and the policies are yet to be reviewed, this means that the housing requirement figure is out of date and the Council must now monitor and review the housing supply against the annual local housing need figure calculated using the standard method.
- 10 The annual local housing need for Gedling Borough is 497. **Appendix A** explains and provides the breakdown on how the figure was calculated using the standard method as published in December 2020.
- 11 The Use Classes Order 1987 (as amended) defines Use Class C2 (Residential Institutions) as residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres. National Planning Practice Guidance states that local planning authorities will need to count housing provided for older people, including residential institutions in Use Class C2, as part of their housing land supply. All student accommodation, whether it consists of communal halls of residence or self-contained dwellings, and whether or not it is on campus, can in principle count towards contributing to an authority's housing land supply based on the amount of accommodation that new student housing releases in the wider housing market (by allowing existing properties to return to general residential use); and / or the extent to which it allows general market housing to remain in such use, rather than being converted for use as student accommodation. The Housing Delivery Test Measurement Rule Book published in July 2018 explains how the net homes delivered calculated with adjustments for net student accommodation and net other communal accommodation (calculated by applying nationally set ratios to the bedroom data of 2.5 and 1.8 respectively) for the Housing Delivery Test results.

## Methodology

- 12 The Council calculates the housing supply using the approach set out in the Greater Nottingham Planning Partnership's Joint Methodology Report for Strategic Housing Land Availability Assessments (SHLAAs) which can be found at the following web page [www.gedling.gov.uk/shlaa](http://www.gedling.gov.uk/shlaa). This will be referred to as the "SHLAA methodology report" throughout in this document.
- 13 The SHLAA methodology report was updated in 2022 and Appendix C to the SHLAA methodology report updates the evidence used to support Gedling Borough Council's approach to the SHLAA methodology which includes lead-in times and build-out rates, the windfall allowance and non-implementation rates.

### *Deliverable sites that make up the housing supply*

- 14 The sites that will make up the housing supply are those assessed to be deliverable within five years. The SHLAA methodology report explains that, in accordance with the NPPF, this consists of sites that are available now, suitable and achievable now. They include sites that are currently under construction, small sites with outline planning permission, sites with detailed planning permission and medium/large sites with outline planning permission with evidence that the site will be progressed within five years.
- 15 All sites in the assessment have been identified through the Council's SHLAA 2022 update and are listed in **Appendix B**. The appendix includes:-
  - All strategic sites in the Aligned Core Strategy and site allocations in the Local Planning Document.
  - Sites granted planning permission before 31 March 2022.
  - Updates to existing sites in the SHLAA database during the current financial year (i.e. since 1 April 2022) such as work starting on site, construction completing, a new planning permission being granted or a new planning application being submitted have been noted.
- 16 New sites that are not currently in the SHLAA and have been granted planning permission during the current financial year (i.e. since 1 April 2022) are not included in this assessment, but will be included in next year's assessment.
- 17 The assessment takes account of the loss of a dwelling where this is replaced by at least one dwelling in order to provide a net figure for the number of new dwellings. **Appendix B** does not include sites that involve a loss of a dwelling where replaced by a single dwelling, unless the loss has occurred and work on the replacement dwelling has not yet started.
- 18 The approach taken to completion timescales and delivery rates is set out in the SHLAA methodology report.

- 19 Where allocated sites are complete or do not contribute towards the housing supply within the five year period, they are listed in **Appendix B** for the sake of completeness.
- 20 Where sites have already been granted planning permission, approved subject to s106 agreement or are the subject of a planning application, the number of homes permitted or proposed via the planning application form has been used.
- 21 **Appendix B** comprises separate tables for each locality for clarity as follows:-
- Strategic sites in the Aligned Core Strategy and site allocations in the Local Planning Document;
  - Sites that are currently under construction;
  - Sites with planning permission, which consists of small sites with outline planning permission, all sites with detailed planning permission and those medium/large sites with outline planning permission with evidence that the site will be progressed within five years; and
  - Sites with planning permission for communal accommodation.

*Future sources of supply (windfall allowance)*

- 22 Paragraph 71 of the National Planning Policy Framework 2021 states that local planning authorities may only make an allowance for windfall sites as part of anticipated housing supply if there is compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends. The National Planning Policy Framework 2021 defines windfall sites as sites not specifically identified in the development plan (which includes Local Plan).
- 23 Paragraphs 45-49 of the SHLAA methodology report explains the approach taken and concludes that a windfall allowance of 129 dwellings per annum will contribute to the housing supply from Year 4 onwards.

*Consideration of undersupply (under-delivery)*

- 24 Paragraph 31 of the National Planning Practice Guidance states that local planning authorities should aim to deal with any undersupply ('shortfall') within the next five years. However where the standard method for assessing local housing need is used instead, the standard method already factors in past under-delivery as part of the affordability ratio so there is no requirement to specifically address under-delivery when establishing the annual local housing need figure.

*5%, 10% or 20% buffer*

- 25 The Housing Delivery Test result for 2021 means that the Council will need to apply a buffer of 5% to its five year housing land supply by reason that paragraph 74 of the National Planning Policy Framework 2021 states that the

housing supply should include a buffer of 5% to ensure choice and competition in the market for land.

#### *Forward look approach*

- 26 It is considered appropriate for the five year period to begin with the current financial year i.e. this assessment will look at the period 1 April 2022 to 31 March 2027.

#### *Non-implementation (lapse) rates*

- 27 Paragraphs 51-52 of the SHLAA methodology report explain the approach taken to non-implementation rates which will be applied to the totalled figure of all unimplemented sites with planning permission i.e. sites where construction work has not started. The non-implementation rates are:-

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

#### *Communal accommodation*

- 28 Paragraphs 16-19 of the SHLAA methodology report refer to counting other forms of accommodation including student housing and housing provided for older people in the housing supply. Currently there are no proposals for student accommodation within Gedling Borough. As there are sites with planning permission for other communal accommodation (for example residential care homes) within Gedling Borough the nationally set ratio applied to other communal accommodation will be based on the national average number of adults in all households and applying a ratio to the bedroom data of 1.8. Source data for the nationally set ratio is from the Census 2011 and the ratio will be updated following each Census when the data is publicly available.

#### *Five year land supply calculation*

- 29 In accordance with the advice of the Planning Advisory Service (PAS) and as set out in the SHLAA methodology report, the Council calculates its 5 year land supply as follows:-

[Local housing need for 5 year period] + [5%, 10% or 20% buffer] = 5 year housing target

5 year housing target ÷ 5 years = annual target

Housing supply for 5 year period (including the non-implementation rates for unimplemented sites with planning permission) including adjustments for student accommodation and other communal accommodation (calculated by applying nationally set ratios to the bedroom data of 2.5 and 1.8 respectively) ÷ annual target = supply in years

## *Summary*

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

- The sites that make up the housing supply include sites that are currently under construction, small sites with outline permission, all sites with detailed planning permission and those medium/large sites with outline planning permission with evidence that the site will be progressed within five years;
- The windfall allowance will contribute to the housing supply from Year 4 onwards;
- Addressing under-delivery is already built in to the annual local housing need figure;
- The Council adopts a 5% buffer due to the Housing Delivery Test result;
- The Council considers the five year period starting from the current financial year rather than taking a forward look approach;
- The non-implementation (lapse) rates are applied to unimplemented sites with planning permission; and
- Adjustments for student accommodation and other communal accommodation have been included within the housing supply;
- The methodology used to calculate the five year supply accords with PAS advice.

## Five year housing land supply assessment

- 31 The local housing need for the five year period is 2,485 homes. However as a result of the Housing Delivery Test 2021 result, a 5% buffer is applied which increases the housing target for the five year period to 2,609 homes.

Annual local housing need	497
Local housing need for five years (497 x 5 years)	2,485
5% buffer (rounded)	124
<b>Five year housing target</b>	<b>2,609</b>

- 32 Paragraphs 14 to 20 explain the sources of sites that make up the housing supply. The estimated housing supply for the five year period is shown in **Table 1**.

**Table 1: Estimated housing supply for the five year period**

	Allocations in the Local Plan <sup>#</sup>	Sites under construction	Small sites with permission	Medium/ large sites with permission	Total
Urban area	1,710	116	97	89	
Edge of Hucknall	618	0	0	0	
Bestwood Village	111	2	4	0	
Calverton	554	6	6	0	
Ravenshead	85	8	4	0	
Other villages	29	62	19	11	
Total	3,107	194	130	100	
Non-implementation (lapse) rates applied	N/A	N/A	9% rate applied	1% rate applied	
Revised total	3,107	194	118	99	3,518
Windfall allowance (129 x 2 years = 258)					258
Communal accommodation					7
<b>Housing supply</b>					<b>3,783</b>

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

- 33 **Appendix B** lists out the sites that are expected to deliver homes during the five year period. The appendix also includes information on whether the delivery information comes from the agent, developer or landowner through the SHLAA process or using the assumptions from the SHLAA methodology report. For housing allocations without planning permission and where delivery information has not been provided, annual delivery information is not available as the assumptions do not apply to sites without planning permission. However, the sites are included in the table for the sake of completeness.

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

**Conclusion**

- 35 Comparing the estimated housing supply of 3,783 homes to the five year housing target of 2,609 homes, there is an oversupply of 1,174 homes.

Housing supply for five years	3,783
Annual housing target (2,609 divided by five years) (rounded)	522
<b>No of years supply (rounded)</b>	<b>7.25 years</b>

- 36 The assessment shows that against the housing target, Gedling Borough Council has a **7.25** year supply.

## **Appendix A: Calculating the annual local housing need**

The minimum annual local housing need figure for Gedling Borough is calculated using the standard method as published in December 2020.

### **Standard method**

The standard method to calculate a minimum annual local housing need figure is set out in the national Planning Practice Guidance which can be found at the following web page <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>.

#### **Step 1 – Setting the baseline**

Set the baseline using national household growth projections (2014-based household projections in England, table 406 unitary authorities and districts in England) for the area of the local authority. Using these projections, calculate the projected average annual household growth over a 10 year period (this should be 10 consecutive years, with the current year being used as the starting point from which to calculate growth over that period).

The national household growth projections are available at the following web page <https://www.gov.uk/government/collections/household-projections>.

#### **Step 2 – An adjustment to take account of affordability**

Then adjust the average annual projected household growth figure (as calculated in step 1) based on the affordability of the area.

The most recent median workplace-based affordability ratios, published by the Office for National Statistics at a local authority level, should be used.

The most recent median workplace-based affordability ratios can be found at the following web page <https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningslowerquartileandmedian>.

No adjustment is applied where the ratio is 4 or below. For each 1% the ratio is above 4, the average household growth should be increased by a quarter of a percent.

Where an adjustment is to be made, the precise formula is as follows:

$$\text{Adjustment factor} = \left( \frac{\text{Local affordability ratio} - 4}{4} \right) \times 0.25 + 1$$



### **Step 3 – Capping the level of any increase**

A cap is then applied which limits the increases an individual local authority can face. How this is calculated depends on the current status of relevant strategic policies for housing.

Where these policies were adopted within the last five years (at the point of making the calculation), the local housing need figure is capped at 40% above the average annual housing requirement figure set out in the existing policies.

This also applies where the relevant strategic policies have been reviewed by the authority within the five year period and found to not require updating.

Where the relevant strategic policies for housing were adopted more than five years ago (at the point of making the calculation), the local housing need figure is capped at 40% above whichever is the higher of:

- a. the projected household growth for the area over the 10 year period identified in step 1; or
- b. the average annual housing requirement figure set out in the most recently adopted strategic policies (if a figure exists).

### **Step 4 – cities and urban centres liftoff**

A 35% uplift is then applied for those urban local authorities in the top 20 cities and urban centres list.

Whether a cities and urban centres uplift applies depends on whether the local authority contains the largest proportion of population for one of the 20 cities or urban centres in England within the list.

The cities and urban centres list is devised by ranking the Office for National Statistics list of Major Towns and Cities by population size using the latest mid-year population estimates (nomis, official labour market statistics).

The top 20 cities and urban centres list can be found at the following web page <https://www.ons.gov.uk/aboutus/transparencyandgovernance/freedomofinformationfoi/townsandcitiesintheuk>.

Note: where a cap is applied in Step 3, the 35% uplift is applied after the cap.

## **Calculating the annual local housing figure for Gedling Borough**

### **Step 1 – Baseline**

Latest household projections taken from Table 406 of the 2014-based household projections from the following web page <https://www.gov.uk/government/statistical-data-sets/live-tables-on-household-projections>.

Household projections for 2022 = 53,817

Household projections for 2032 = 57,774  
Difference = 3,957  
Divided by 10 years = 395.7

Average annual household growth = 395.7 (not rounded).

## **Step 2 – Adjustment factor**

Latest ratio of median house price to median workplace-based earnings from Table 5C of the house price to workplace-based earnings ratio dataset (released on 23 March 2022) from the following web page  
<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningslowerquartileandmedian>.

Ratio of median house price to median workplace-based earnings for 2020 = 8.09  
Adjustment =  $[(8.09 \text{ minus } 4) \text{ divided by } 4] = 1.0225$   
Multiply by 0.25 = 0.255625  
Add 1 = 1.255625

Multiply average annual household growth (395.7) (from step 1) by adjustment factor (1.255625) = 496.85

Annual local housing need = 497 (rounded).

## **Step 3 – should the cap be applied?**

The relevant strategic policies for housing are the housing requirement in the Aligned Core Strategy adopted in 2014 which is more than five years ago.

### a. 40% above projected household growth identified in step 1 (above)

Projected household growth over 10 year period is 3,957 or 395.7 homes per annum  
40% of 3,957 = 1,582.8  
 $3,957 + 1,582.8 = 5,539.8$  or 553.98 per annum

### b) 40% above the average annual housing requirement set out in the most recently adopted strategic policies

Most recently adopted strategic policies = Aligned Core Strategy (2014)  
Housing requirement = 7,250 homes for plan period 2011-2028 or 426.47 per annum  
 $426.47 + 40\% = 170.59$   
 $426.47 + 170.59 = 597.06$  per annum

The annual local housing need calculated according to the standard method in steps 1 and 2 is 497. This figure does not exceed the higher of the two caps calculated in step 3 (i.e. 553.98 and 597.06) and therefore the cap does not apply.

## **Step 4 – should the uplift be applied?**

As at December 2020, the list of urban local authorities does not include Gedling and therefore the uplift does not apply.

**The annual local housing need for Gedling Borough is 497.**

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

### Urban Area

Net completions 1 April 2011 to 31 March 2022:-

Arnold = 704 homes  
 Carlton = 1,612 homes  
 Total = 2,316 homes

### Allocations in the Local Plan

Local Plan ref	Site name	Locality/area	Units (remain ing)	Housing delivery source	Assessment conclusion	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
ACS	Teal Close	Carlton	579	SHLAA consultation response 2022	SHLAA site G782. The site is allocated for 830 homes in the Aligned Core Strategy and has outline planning permission for residential development, employment uses and other uses (2013/0546). First housing phase of 199 homes is currently under construction (2017/0800). Second housing phase of 353 homes is also currently under construction (2019/0152). Reserved matters for the third and final housing phase of 255 homes (2019/0560) granted in July 2022. Total figure granted to date is 807 homes. As at 31 March 2022, 228 homes have been built. 184 homes on phase 1 with 15 plots remaining and 44 homes on phase 2 have been built. Information from the SHLAA 2022 consultation provides the delivery rates for the whole site.	108	96	104	100	89	82
H1	Rolleston Drive	Arnold	131	Assumptions for build-out rates based on information from Jigsaw Homes Midlands website	SHLAA site G18. The site is allocated for 140 homes in the Local Planning Document (site H1). The site is currently under construction for 131 factory-built affordable homes (2020/1054).	100	31				
H2	Brookfields Garden Centre	Arnold	90	SHLAA consultation response 2021 for 32 homes. Delivery rates to be added when planning application is submitted or permission granted for the remainder of the site (58 homes)	SHLAA site G49. The site is allocated for 90 homes in the Local Planning Document (site H2). Outline planning permission for up to 32 homes on part of the site (to the rear of Brookfields Garden Centre) (2017/0155) granted in March 2020. No planning application has been received for the remainder of the site.			15	17		

Local Plan ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
H3	Willow Farm	Carlton	110	SHLAA consultation response 2022 for the site not covered by planning application 2021/1398. Delivery rates to be added when planning permission granted.	SHLAA site G1225 (formerly part of SHLAA site G459). Site is allocated for 110 homes in the Local Planning Document (site H3). The landowner has promoted a wider site, including SHLAA sites G459 and G1225, for residential development through the Greater Nottingham Strategic Plan Growth Options consultation. Information from the SHLAA 2021 consultation states that subject to both sites being allocated in the new Local Plan, and with the new Local Plan being in place in 2023, the earliest start date for the site will be 2026/27. Full planning application for 28 houses on part of the site (2021/1398) was submitted in December 2021 and pending consideration. No planning application has been received for the remainder of the site.		5	20	20	20	15
H4	Linden Grove	Carlton	120	SHLAA consultation response 2022	SHLAA site G542. The site is allocated for 115 homes in the Local Planning Document (site H4). Site is currently under construction for 120 homes (2021/0694). Information from the SHLAA 2022 consultation provides the delivery rates for the site.	22	49	49			
H5	Lodge Farm Lane	Arnold	148	SHLAA consultation response 2022	SHLAA site G48. The site is allocated for 150 homes in the Local Planning Document (site H5). Resolution to grant outline planning application for up to 148 homes (2018/0347) in August 2019 subject to the signing of the s106. The landowner has promoted a wider site, including SHLAA sites G48 and G462, for residential development through the Greater Nottingham Strategic Plan Growth Options consultation. Information from the SHLAA 2022 consultation provides the delivery rates for the site.			20	20	20	20
H6	Spring Lane	Carlton			Site completed in April 2019.						
H7	Howbeck Road/ Mapperley Plains	Arnold	140	SHLAA consultation response 2021 for the majority of the site under construction. Delivery rates to be added when planning application is submitted or permission granted for the remainder of the site	The site (which consists of SHLAA sites G51 and G671) is allocated for 205 homes in the Local Planning Document (site H7). The majority of the site is currently under construction for 164 homes (2019/0213). As at 31 March 2022, 24 homes have been built. No planning application has been received for the remainder of the site. Information from the SHLAA 2022 consultation indicates that the land owner for the remainder of the site is seeking to sell the site to a house builder with a planning application anticipated later in the year.	50	64	26			

Local Plan ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
H8	Killisick Lane	Arnold	230	Delivery rates to be added when planning application is submitted or permission granted	The site (which consists of SHLAA sites G50, G871, G872, G873 and G1032) is allocated for 230 homes in the Local Planning Document (site H8). The Local Planning Document includes a phasing policy to ensure that development of the site follows the extraction and progressive restoration of the adjoining quarry. Quarry extraction was scheduled to be complete by 2021, however due to COVID-19 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	Carlton	625	SHLAA consultation response 2021	SHLAA site G131. The site is identified in the Aligned Core Strategy as a strategic location and is allocated for 1,050 homes in the Local Planning Document (site H9). The site currently under construction for 508 homes on phase 1 (2015/1376, 2017/1018, 2017/1076, 2017/1275, 2018/0249, 2018/0392, 2019/0304, 2019/0586, 2019/0759 and 2020/0667). Reserved matters for the second housing phase of 433 homes (2021/1294) granted in March 2022. Total figure granted to date is 941 homes. Resolution to grant full planning application for 24 homes on the remainder part of the site (2022/0200) in June 2022 subject to the signing of the s106. As at 31 March 2022, 340 homes have been built.	102	82	81	86	85	84
X1	Daybrook Laundry	Arnold	45	Delivery rates to be added when planning application is submitted or permission granted	SHLAA site G477. The site is allocated in the Local Planning Document (site X1). Information from the SHLAA previous 2021 consultation indicates that there is interest with site acquisition. No planning application has been received.						
X2	West of A60 A	Arnold	72	SHLAA consultation response 2022	SHLAA site G479. The site is allocated for 70 homes in the Local Planning Document (site X2). Site is currently under construction for 72 homes (2016/0854). Information from the SHLAA 2022 consultation provides the delivery rates for the site.	60	12				
X3	West of A60 B	Arnold	157	SHLAA consultation response 2022	SHLAA site G778. The site is allocated for 150 homes in the Local Planning Document (site X3). Full planning application for 157 homes was submitted in January 2021 and pending consideration (2021/0072). Information from the SHLAA 2022 consultation provides the delivery rates for the site.		36	40	40	41	
<b>Total</b>						<b>442</b>	<b>375</b>	<b>355</b>	<b>283</b>	<b>255</b>	<b>201</b>

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

SHLAA ref	Site name	Locality/area	Units (remain ing)	Housing delivery source	Assessment conclusion	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
G882	Beech Avenue (35, Land Adj To)	Arnold	3	Site visit	Site is currently under construction for three detached dwellings (2015/1037). Site visit in April 2022 indicates three dwellings are almost complete.	3					
G1185	Byron Street (64, Land Adj To)	Arnold	1	Assumptions for build-out rates	Site is currently under construction for a new dwelling (2019/1192).	1					
G1113	Church Street (3)	Arnold	2	Assumptions for build-out rates	Site is currently under construction for change of use from offices to two apartments (2018/0749).	2					
G1048	Dairy Farm	Arnold	4	Assumptions for build-out rates	Site is currently under construction for change of use from farm buildings to three residential units (2021/0961).	1	2				
G1264	Gedling Road (6)	Arnold	1	Assumptions for build-out rates	Site is currently under construction for a new dwelling (2020/0863).	1					
G1049	Greys Road (1, Land Adj To)	Arnold	1	SHLAA consultation response 2020	Full planning permission for a new dwelling (2016/1264) granted in April 2017. Information from the previous SHLAA 2020 consultation indicates that the construction of the site is currently underway and that the applicant intends to develop the site in 2022/23.	1					
G1097	Sandfield Road (98)	Arnold	1	Assumptions for build-out rates	Site is currently under construction for three new dwellings (2019/0793). Plots 2 and 3 were built in November 2021.	1					
G1118	Barons Close (2, Land To The South Of)	Carlton	1	Council Tax	Site completed in June 2022.	1					
G735	Blenheim Avenue (21 and 23)	Carlton	1	Assumptions for build-out rates	1 plot completed in September 2017 (2014/0234). 1 remaining plot is currently under construction (2017/1084).	1					
G991	Broadway East (2)	Carlton	1	Building Control	Site completed in April 2022.	1					
G1230	Cornhill Road (50)	Carlton	9	Assumptions for build-out rates	Site is currently under construction for change of use from existing commercial to nine residential units (2021/1432).	3	3	3			
G1055	Earl Of Chesterfield	Carlton	23	SHLAA consultation response 2022	Site is currently under construction for 23 sheltered accommodation flats with one office (2019/1031). Information from the SHLAA 2022 consultation provides the delivery rates for the site.	23					
G689	Festus Street (2, Land Rear Of)	Carlton	2	Assumptions for build-out rates	Site is currently under construction for change of use to two residential units (2017/0363). Plot 2 was completed in November 2020.	1					
G1195	Freda Avenue (21)	Carlton	1	Building Control	Site completed in May 2022.	1					
G1208	Greenhill Rise (3, Flat 1)	Carlton	2	Assumptions for build-out rates	Site is currently under construction for conversion of existing garages to two new apartments (2020/0745).	2					
G1187	Hucknall Crescent (2A)	Carlton	1	Assumptions for build-out rates	Site is currently under construction for a new dwelling (2020/0070).	1					
G1260	Linden Grove (28)	Carlton	1	Assumptions for build-out rates	Site is currently under construction for a new bungalow (2022/0018).	1					



SHLAA ref	Site name	Locality/area	Units (remain ing)	Housing delivery source	Assessment conclusion	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
G1107	Lymn Avenue (26, Land Adj To)	Carlton	1	Assumptions for build-out rates	Site is currently under construction for a new dwelling (2017/1521).	1					
G1095	Marshall Road (Land Between 33 and 35)	Carlton	2	Assumptions for build-out rates	Site is currently under construction for a replacement dwelling with two existing dwellings, net gain of one dwelling (2022/0486). The existing dwelling has been demolished and work on the two dwellings have started.	2					
G737	Mile End Road (Electricity Sub Station)	Carlton	8	SHLAA consultation response 2022	Site is currently under construction for eight new flats (2020/0969). Information from the SHLAA 2022 consultation provides the delivery rates for the site.	8					
G1168	Pearson Street (1A)	Carlton	6	Building Control	Site completed in April 2022.	6					
G1231	Phoenix Avenue (94)	Carlton	1	Assumptions for build-out rates	Site is currently under construction for a new dwelling (2018/0833).	1					
G990	Prospect Road (90)	Carlton	1	Site visit	Site is currently under construction for a new bungalow (2016/0748). Site visit in April 2022 indicates the bungalow is almost complete.	1					
G260	Sol Construction Ltd	Carlton	16	Building Control	Site completed in May 2022.	16					
G1235	The Phoenix	Carlton	26	SHLAA consultation response 2022	Full planning permission for demolition of existing pub house and construction of a new block of 26 flats (2020/0954) granted in July 2021. Information from the SHLAA 2022 consultation indicates that the construction of the site is currently underway and provides the delivery rates for the site.	26					
G1252	Westdale Lane West (315)	Carlton	1	Assumptions for build-out rates	Site is currently under construction for a change of use from a residential care home to a residential dwelling (2021/1130).	1					
G365	Wood Lane (31)	Carlton	1	SHLAA consultation response 2022	Construction work for a new chalet bungalow on site started in 2005 (2003/0923). Information from the SHLAA 2022 consultation provides the delivery rates for the site.					1	
<b>Total</b>						<b>107</b>	<b>5</b>	<b>3</b>	<b>0</b>	<b>1</b>	<b>0</b>

#### Sites with planning permission

##### Small sites with planning permission

SHLAA ref	Site name	Locality/area	Units (remain ing)	Housing delivery source	Assessment conclusion	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
G1253	Arnot Hill Road (95)	Arnold	4	Assumptions for lead-in times and build-out rates	Full planning permission for conversion of existing dwelling to five residential units, net gain of four dwellings (2021/1140) granted in January 2022.	4					
G1236	Birkland Avenue (31, Land Adj To)	Arnold	1	Assumptions for lead-in times and build-out rates	Full planning permission for a new dwelling (2021/0559) granted in July 2021.	1					



SHLAA ref	Site name	Locality/area	Units (remain ing)	Housing delivery source	Assessment conclusion	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
G1205	Jermyn Drive (12 and 14)	Arnold	1	Assumptions for lead-in times and build-out rates	Full planning permission for conversion of one existing dwelling to two dwellings, net gain of one dwelling (2020/0152) granted in April 2020.	1					
G119	Marlborough Road (34, Land Adj To)	Arnold	2	Assumptions for lead-in times and build-out rates	Outline planning permission for two new dwellings (2021/0747) granted in August 2021.		2				
G932	Newcombe Drive (4)	Arnold	1	Assumptions for lead-in times and build-out rates	Full planning permission for a new dwelling (2021/1331) granted in February 2022.	1					
G1254	Redhill Road (10A)	Arnold	2	Assumptions for lead-in times and build-out rates	Full planning permission for two new dwellings (2020/0376) granted in January 2022.	2					
G1226	Redhill Road (69)	Arnold	1	Assumptions for lead-in times and build-out rates	Full planning permission for change of use from retail unit and existing flat to two residential units, net gain of one dwelling (2020/0634) granted in April 2021.	1					
G1228	Sandfield Road (49, Land To Side & Rear Of)	Arnold	3	Assumptions for lead-in times and build-out rates	Full planning permission for three new dwellings (2020/0922) granted in May 2021.	3					
G69	Sunnyholme	Arnold	4	Assumptions for lead-in times and build-out rates	Full planning permission for four new dwellings (2022/0108) granted in April 2022.		2	2			
G1240	Arnold Lane (123)	Carlton	1	Assumptions for lead-in times and build-out rates for planning application 2021/1120	Full planning permission (2021/0712) granted in August 2021 for a replacement dwelling with two dwellings, net gain of one dwelling. Full planning application for similar scheme was submitted in September 2021 and pending consideration (2021/1120). Assume planning application 2021/1120 granted permission during 2022/23.		1				
G184	Broadway East (12A)	Carlton	1	Assumptions for lead-in times and build-out rates	Full planning permission for a new dwelling (2019/0961) granted in December 2019.	1					
G1057	Burton Road (148)	Carlton	4	Assumptions for lead-in times and build-out rates	Full planning permission for four new dwellings (2019/1167) granted in September 2020.	2	2				
G1227	Carlton Hill (238)	Carlton	1	Assumptions for lead-in times and build-out rates	Full planning permission for a new dwelling (2021/0147) granted in April 2021.	1					
G559	Carlton Hill (381)	Carlton	1	Assumptions for lead-in times and build-out rates	Full planning permission to return the upstairs of a commercial building back to residential use (2020/1074) granted in February 2021.	1					
G1213	Carlton Hill (92, Land Adj To)	Carlton	2	Assumptions for lead-in times and build-out rates	Full planning permission for two new dwellings (2022/0086) granted in May 2022.		2				

SHLAA ref	Site name	Locality/area	Units (remain ing)	Housing delivery source	Assessment conclusion	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
G1062	Celia Drive (5, Land Adj To)	Carlton	1	Assumptions for lead-in times and build-out rates	Full planning permission for a new dormer bungalow (2020/0097) granted in April 2020.	1					
G1076	Elm Avenue (17, Rear Of)	Carlton	4	Assumptions for lead-in times and build-out rates	Full planning permission for four new dwellings (2021/0032) granted in March 2021.	2	2				
G1117	Gardenia Grove (35)	Carlton	5	Assumptions for lead-in times and build-out rates	Full planning permission for five dwellings (2022/0545) granted in June 2022.		2	2	1		
G1263	Kensington Garden (9)	Carlton	1	Assumptions for lead-in times and build-out rates	Full planning permission for first floor side extension to create new dwelling (2021/1182) granted in December 2021.	1					
G1234	Lambley Lane (32, Land Rear Of)	Carlton	1	Assumptions for lead-in times and build-out rates	Full planning permission for a new dwelling (2021/0284) granted in November 2021.	1					
G1177	Main Road (17)	Carlton	1	Assumptions for lead-in times and build-out rates for planning application 2022/0831	Full planning permission for erection of rear extension comprising ground floor offices with one flat above (2019/0646) granted in December 2019. Full planning application for similar scheme was submitted in July 2022 and pending consideration (2022/0831). Assume planning application 2022/0831 granted permission during 2022/23.		1				
G1215	Midland Crescent (5)	Carlton	3	Assumptions for lead-in times and build-out rates	Full planning permission for three new dwellings (2020/0556) granted in February 2021.	2	1				
G221	Mount Pleasant (12, Land Adj To)	Carlton	1	Assumptions for lead-in times and build-out rates	Full planning permission for a new dwelling (2020/0839) granted in October 2020.	1					
G159	Nursery Drive (1) Plot A	Carlton	1	Assumptions for lead-in times and build-out rates	Outline planning permission for a new dwelling (2021/1375) granted in January 2022.	1					
G160	Nursery Drive (1) Plot B	Carlton	1	Assumptions for lead-in times and build-out rates	Outline planning permission for a new dwelling (2021/1377) granted in January 2022.	1					
G161	Nursery Drive (1) Plot C	Carlton	1	Assumptions for lead-in times and build-out rates	Outline planning permission for a new dwelling (2021/1378) granted in January 2022.	1					
G151	Old Brickyard (1-15)	Carlton	7	Assumptions for lead-in times and build-out rates	Full planning permission for change of use of ground floor storage units to seven additional new flats (2020/0602) granted in October 2020.	2	2	2	1		
G725	Plains Road (88, Land Rear Of)	Carlton	1	Assumptions for lead-in times and build-out rates	Full planning permission (2019/0721) granted in September 2021 for a replacement dwelling with two existing dwellings, net gain of one dwelling.	1					

SHLAA ref	Site name	Locality/area	Units (remain ing)	Housing delivery source	Assessment conclusion	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
G1040	Plains Road (96)	Carlton	9	Assumptions for lead-in times and build-out rates for planning application 2022/0774	The site boundary was amended in 2022 to reflect planning permission 2021/0737. Full planning permission for nine dwellings (2021/0737) granted in October 2021. Full planning application (2022/0774) for amendments to plot 1A approved under 2021/0737 was submitted in July 2022 and pending consideration. Assume planning application 2022/0774 granted approval during 2022/23.		3	3	3		
G1261	Plains Road (96) self-build plot	Carlton	1	SHLAA consultation response 2022	Full planning permission for a new self-build dwelling (2020/1266) granted in May 2021. Information from the SHLAA 2022 consultation provides the delivery rates for the site.	1					
G1096	Sandford Road (23)	Carlton	2	Assumptions for lead-in times and build-out rates	Outline planning permission for two new dwellings (2021/0675) granted in August 2021.		2				
G175	Sandford Road (44)	Carlton	3	Assumptions for lead-in times and build-out rates	Full planning permission (2019/0908) for a replacement dwelling with four detached dwellings, net gain of three dwellings granted in April 2020.	2	1				
G1090	Scotgrave Farm	Carlton	4	Assumptions for lead-in times and build-out rates	Full planning permission for four new detached dwellings (2019/0852) granted in January 2020.	2	2				
G1212	Simkin Avenue (145)	Carlton	1	Assumptions for lead-in times and build-out rates	Full planning permission for a new dwelling (2020/1153) granted in January 2021.	1					
G71	Standhill Avenue (Land Corner Of)	Carlton	9	Assumptions for lead-in times and build-out rates	Full planning permission for nine new dwellings (2019/0435) in September 2020.	3	3	3			
G1179	Verne Close (12)	Carlton	1	Assumptions for lead-in times and build-out rates	Full planning permission for conversion of the existing dwelling to two apartments (2019/0716) granted in January 2020.	1					
G1238	Victoria Road (Units 4 and 5)	Carlton	2	Assumptions for lead-in times and build-out rates	Full planning permission for change of use from first floor retail storage area to two flats (2021/0465) granted in August 2021.	2					
G1250	Westdale Lane West (437)	Carlton	1	Assumptions for lead-in times and build-out rates	Full planning permission for change of use from ground floor osteopaths to a flat (2021/1229) granted in December 2021. Information from the SHLAA 2022 consultation states the site is on the market and decision to whether the conversion to residential or keep as mixed as mixed use will be up to the new owner. Assume one year delay in lead-in times.		1				
G1164	Woodborough Road (876)	Carlton	7	Assumptions for lead-in times and build-out rates	Full planning permission for seven apartments (2019/0826) granted in February 2020. Information from the previous SHLAA 2021 consultation states that applicant intends to start construction work before the permission expires in February 2023.	2	2	3			
<b>Total</b>						<b>46</b>	<b>31</b>	<b>15</b>	<b>5</b>	<b>0</b>	<b>0</b>

Medium/large sites with planning permission

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
G820	Byron House	Arnold	12	Assumptions for lead-in times and build-out rates	The site had permitted development rights for change of use from first and second floor offices to 12 residential flats (2022/0319PN). Decision date is May 2022.		12				
G351	Calverton Road	Arnold	2	Assumptions for lead-in times and build-out rates	Remaining two plots on site - plots 49 and 62. Full planning application for 1 detached dwelling on plot 49 was submitted in October 2020 and pending consideration (2020/1002). Assume planning application for plot 49 granted permission during 2022/23. Full planning permission for 1 detached dwelling on plot 62 (9 Shotton Drive) was granted in January 2020 (2019/1117).	1	1				
G626	Fairacre and Mapperley Plains (335)	Arnold	9	Assumptions for lead-in times and build-out rates	Reserved matters for the replacement of two existing dwellings for 11 dwellings, net gain of nine dwellings (2021/0727) granted in September 2021.	9					
G1039	Chase Farm, Mapperley Plains	Carlton	46	Assumptions for lead-in times and build-out rates	Outline planning permission for residential development (2019/0764) granted in September 2020. An indicative plan submitted with the planning application demonstrates the site could be developed for 27 dwellings and 19 apartments (46 dwellings in total). Information from the SHLAA 2022 consultation indicates that the site has been sold subject to contract. Delivery rates based on assumptions for 46 homes with outline permission.		10	10	10	16	
G1255	Highclere Lodge	Carlton	20	Assumptions for lead-in times and build-out rates	Full planning permission for 20 dwellings (2020/1254) granted in June 2022.		10	10			
<b>Total</b>						<b>10</b>	<b>33</b>	<b>20</b>	<b>10</b>	<b>16</b>	<b>0</b>

Sites for communal accommodation with planning permission

SHLAA ref	Site name	Locality/area	Bed spaces	Units (remaining)	Housing delivery source	Assessment conclusion	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
G162	Briarbank Avenue (Land North)	Carlton	12	7 (based on ratio of 1.8)	SHLAA consultation response 2022	Site is currently under construction for two communal living accommodation cluster units with each cluster comprising of four bedrooms on ground floor and two 1-bed apartments at first floor (2019/0775). Information from the SHLAA 2022 consultation provides the delivery rates for the site.	7					
<b>Total</b>							<b>7</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

## Edge of Hucknall

Net completions 1 April 2011 to 31 March 2022:-

210 homes

### Allocations in the Local Plan

Local Plan ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
ACS	North of Papplewick Lane	Hucknall	83	Based on past build-out rates	SHLAA site G463. The site is allocated for up to 300 homes in the Aligned Core Strategy. The site is currently under construction for 255 homes including additional 18 homes (2017/0201 and 2020/0258). As at 31 March 2022, 172 homes have been built.	42	41				
ACS	Top Wighay Farm	Hucknall	805	Based on information from the SHLAA consultation response 2022	SHLAA site G989. The site is allocated for 1,000 homes in the Aligned Core Strategy and part of the site for 38 homes (2014/0950) is built. Outline planning permission for mixed-use development comprising 805 homes (2020/0050) granted in March 2022. Information received indicates that site has been acquired by a housebuilder and a reserved matters application is anticipated later in the year.		100	100	100	100	100
H10	Hayden Lane	Hucknall	135	SHLAA consultation response 2022	SHLAA site G460. The site is allocated for 120 homes in the Local Planning Document (site H10). Full planning application for 135 homes was submitted in April 2022 and pending consideration (2022/0501). Information from the SHLAA 2022 consultation provides the delivery rates for the site.	9	18	36	36	36	
<b>Total</b>						<b>51</b>	<b>159</b>	<b>136</b>	<b>136</b>	<b>136</b>	<b>100</b>

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

None.

### Sites with planning permission

None.

## Bestwood Village

Net completions 1 April 2011 to 31 March 2022:-

98 homes

### Allocations in the Local Plan

Local Plan ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
H11	The Sycamores	Bestwood Village	11	SHLAA consultation response 2021	SHLAA site G484. The site is allocated for 25 homes in the Local Planning Document (site H11). The site is currently under construction for 11 homes (2018/0650 and 2019/0678).	5	6				
H12	Westhouse Farm	Bestwood Village	198	SHLAA consultation response 2022	SHLAA site G26. The site is allocated for 210 homes in the Local Planning Document (site H12). Part of the site is currently under construction for 101 homes (2018/0823). As at 31 March 2022, 12 homes have been built. No planning application for phase 2 has been received. Information from the SHLAA 2022 consultation provides the delivery rates for the whole site.	20	20	20	20	20	20
H13	Bestwood Business Park	Bestwood Village	220	Delivery rates to be added when planning application is submitted or permission granted	SHLAA site G20. The site is allocated for 220 homes in the Local Planning Document (site H13). Outline planning permission for up to 220 homes (2014/0214) lapsed in March 2018. No planning application has been received.						
<b>Total</b>						<b>25</b>	<b>26</b>	<b>20</b>	<b>20</b>	<b>20</b>	<b>20</b>

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

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



Sites with planning permission

Small sites with planning permission

SHLAA ref	Site name	Locality/area	Units (remain ing)	Housing delivery source	Assessment conclusion	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
G1248	Forge Farm	Bestwood Village	4	SHLAA consultation response 2022	Full planning permission for change of use from farm buildings to four dwellings (2021/0930) granted in November 2021. Information from the SHLAA 2022 consultation provides the delivery rates for the site.	4					
Total						4	0	0	0	0	0

Medium/large sites with planning permission

None.

Sites for communal accommodation with planning permission

None.

## Calverton

Net completions 1 April 2011 to 31 March 2022:-

206 homes

### Allocations in the Local Plan

Local Plan ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
H14	Dark Lane	Calverton	57	SHLAA consultation response 2021	SHLAA site G130. The site is allocated for 70 homes in the Local Planning Document (site H14). The site is currently under construction for 57 homes (2017/1263).	5	15	15	15	7	
H15	Main Street	Calverton	79	SHLAA consultation response 2022	SHLAA site G544. The site is allocated for 75 homes in the Local Planning Document (site H15). Outline planning permission for up to 79 homes (2018/0360) granted in April 2021. No reserved matters application has been received. Information from the SHLAA 2022 consultation provides the delivery rates for the site.			5	20	20	20
H16	Park Road	Calverton	371	SHLAA consultation response 2022 for 351 homes on part of the site. Assumptions for lead-in times and build-out rates for 20 bungalows on the remainder of the site	The site (which consists of SHLAA sites G47, G662 and G665) is allocated for 390 homes in the Local Planning Document (site H16). Majority of the site is currently under construction for 351 homes (2020/0020). As at 31 March 2022, 1 dwelling has been built. Reserved matters application for a re-plan of reserved matters approval 2020/0020 which includes additional 13 homes taking the total number of units to 364 was submitted in May 2022 and pending consideration (2022/0584). Full planning permission for 20 bungalows on the remainder of the site (the car park at North Green) (2018/0817) granted in August 2021. Information from the SHLAA 2022 consultation provides the delivery rates for the 351 homes on site.	67	80	80	84	59	
X4	Flatts Lane	Calverton	82	Assumptions for build-out rates	SHLAA site G37. The site is allocated for 60 homes in the Local Planning Document (site X4). The site is currently under construction for 82 homes (2020/0822).	30	30	22			
<b>Total</b>						<b>102</b>	<b>125</b>	<b>122</b>	<b>119</b>	<b>86</b>	<b>20</b>

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

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
G1028	Crookdole Lane (21)	Calverton	1	Building Control	Site completed in July 2022.	1					
G551	Main Street (145)	Calverton	1	Assumptions for build-out rates	Discharge of conditions (2014/1138DOC) confirms the commencement of development (2011/1268) in December 2014. Full planning permission for amendments to the dwelling approved in 2011 (2021/0654) granted in September 2021.	1					



SHLAA ref	Site name	Locality/area	Units (remain ing)	Housing delivery source	Assessment conclusion	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
G948	Spring Farm Kennels (plot 1)	Calverton	1	Assumptions for build-out rates	Site is currently under construction for a new dwelling (2017/1097).	1					
G801	Spring Farm Kennels (plot 4)	Calverton	1	Assumptions for build-out rates	Site is currently under construction for a new dwelling (2020/0370).	1					
G947	Spring Farm Kennels (plot 5)	Calverton	1	Assumptions for build-out rates	Site is currently under construction for a new dwelling (2018/0726).	1					
G733	Spring Farm Kennels (plots 2 and 3)	Calverton	1	Assumptions for build-out rates	Site is currently under construction for change of use of kennel buildings to two dwellings (2012/0187). One of the two plots was built in December 2021.	1					
<b>Total</b>						<b>6</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

### Sites with planning permission

#### Small sites with planning permission

SHLAA ref	Site name	Locality/area	Units (remain ing)	Housing delivery source	Assessment conclusion	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
G1239	Crookdole Stud	Calverton	1	SHLAA consultation response 2022	Full planning permission for change of use from equestrian and workshop building to residential use (2021/1093) granted in November 2021. Information from the SHLAA 2022 consultation provides the delivery rates for the site.	1					
G1209	Main Street (130)	Calverton	2	Assumptions for lead-in times and build-out rates	Full planning permission for change of use from business premises to two new dwellings (2020/0245) granted in November 2020.	2					
G1244	St Wilfrids Square (14) first floor	Calverton	1	Assumptions for lead-in times and build-out rates	Full planning permission to create a new flat at first floor (2021/0309) granted in September 2021.	1					
G1259	The Baptist Church	Calverton	2	Assumptions for lead-in times and build-out rates	Full planning permission for change of use of existing church hall building to two dwelling houses (2021/0370) granted in February 2022. Information from the SHLAA 2022 consultation states the site is now in the process of being advertised for sale. Assume one year delay in lead-in times.		2				
<b>Total</b>						<b>4</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

#### Medium/large sites with planning permission

None.

#### Sites for communal accommodation with planning permission

None.

## Ravenshead

Net completions 1 April 2011 to 31 March 2022:-

123 homes

### Allocations in the Local Plan

Local Plan ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
H17	Longdale Lane A	Ravenshead	30	SHLAA consultation response 2022	SHLAA site G41. The site is allocated for 30 homes in the Local Planning Document (site H17). No planning application has been received. Information from the SHLAA 2022 consultation states a full planning application is anticipated in summer 2022 and provides the delivery rates for the site.		30				
H18	Longdale Lane B	Ravenshead	31	Delivery rates to be added when planning permission granted	SHLAA site G39. The site is allocated for 30 homes in the Local Planning Document (site H18). 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	47	SHLAA consultation response 2022	SHLAA site G40. The site is allocated for 70 homes in the Local Planning Document (site H19). Reserved matters for 47 homes (2017/1164) granted in December 2019. Information from the SHLAA 2022 consultation states that the construction of the site is currently underway and provides the delivery rates for the site.	4	43				
X5	Kighill Lane A	Ravenshead	12	Building Control for SHLAA site G166. Delivery rates to be added when planning application is submitted or permission granted for the remainder of SHLAA site G669. Assumptions for lead-in times and build-out rates for SHLAA site G841.	The site (which consists of SHLAA sites G166, G669 and G841) is allocated for 20 homes in the Local Planning Document (X5). <ul style="list-style-type: none"> <li>The west part of the site (land of 22 Kighill Lane) for six homes was completed in April 2022 (2020/0741) (SHLAA site G166). As at 31 March 2022, five dwellings have been built and the remaining sixth plot was built in April 2022.</li> <li>For the middle part of the site, a new dwelling 16 Kighill Lane was built on part of SHLAA site G669 in August 2019 (2018/1004).</li> <li>For the east part of the site (land adjacent to 16 Kighill Lane), outline planning application for up to seven homes (2020/1108) granted in May 2021 (SHLAA site G841).</li> </ul>	5	3				

Local Plan ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
X6	Kighill Lane B	Ravenshead	30	Delivery rates to be added when planning application is granted for the planning application 2022/0250. Delivery rates to be added when planning application is submitted or permission granted for the remainder of allocation (SHLAA site G1046).	The site (which consists of SHLAA sites G843, G845 and G1046) is allocated for 30 homes in the Local Planning Document (X6). Full application for 11 homes on part of the allocation site (SHLAA sites G843 and G845) was submitted in March 2022 and pending consideration (2022/0250). No planning application has been received for the remainder part of the allocation site (SHLAA site G1046).						
<b>Total</b>						<b>9</b>	<b>76</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

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

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
G1200	Chapel Lane (84 & 86)	Ravenshead	1	Based on past build-out rates	Site is currently under construction for the replacement of two existing dwellings with six dwellings, net gain of four dwellings (2019/0770). The two existing dwellings have been demolished. As at 31 March 2022, five dwellings have been built.	1					
G1088	Heavytrees Avenue (9)	Ravenshead	1	Council Tax	Site completed in June 2022.	1					
G1026	Longdale Craft Centre	Ravenshead	2	Assumptions for build-out rates	Site is currently under construction for three dwellings (2017/0960). Plot A was built in August 2020.	2					
G800	Longdale Lane (12)	Ravenshead	2	Assumptions for build-out rates	Site is currently under construction (2019/0748) for a replacement dwelling with four dwellings, net gain of three dwellings. The existing dwelling has been demolished. As at 31 March 2022, two dwellings have been built.	2					
G1101	Sheepwalk Lane (86)	Ravenshead	1	Assumptions for build-out rates	Site is currently under construction for a replacement dwelling (2018/0425). The existing dwelling has been demolished and work on the replacement plot has started.	1					
G1180	Swinton Rise (1)	Ravenshead	1	Building Control	Site completed in June 2022.	1					
<b>Total</b>						<b>8</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Sites with planning permission

Small sites with planning permission

SHLAA ref	Site name	Locality/area	Units (remain ing)	Housing delivery source	Assessment conclusion	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
G214	Chapel Lane (148, Land Rear Of)	Ravenshead	1	Assumptions for lead-in times and build-out rates	Outline planning permission for a detached dwelling (2020/0734) granted in October 2020.		1				
G87	Main Road (120, Land Rear Of)	Ravenshead	1	Assumptions for lead-in times and build-out rates	Full planning permission for a new dwelling (2019/0733) granted in June 2020.	1					
G1109	Vernon Crescent (81)	Ravenshead	2	Assumptions for lead-in times and build-out rates	Full planning permission (2021/1202) granted in March 2022 for a replacement dwelling with three dwellings, net gain of two dwellings.	2					
Total						3	1	0	0	0	0

Medium/large sites with planning permission

None.

Sites for communal accommodation with planning permission

None.

## Other Villages

Net completions 1 April 2011 to 31 March 2022:-

Burton Joyce	= 35 homes
Lambley	= 29 homes
Linby	= 5 homes
Newstead	= 9 homes
Papplewick	= 2 homes
Stoke Bardolph	= zero
Woodborough	= 23 homes
Total	= 103 homes

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

### Allocations in the Local Plan

Local Plan ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
H20	Mill Field Close	Burton Joyce			Site completed in March 2022.						
H21	Orchard Close	Burton Joyce	14	Assumptions for lead-in times and build-out rates	SHLAA site G537. The site is allocated for 15 homes in the Local Planning Document (site H21). The site is part of a larger SHLAA site G31. Reserved matters for 14 homes (2021/0301) granted in August 2021.	4	10				
H22	Station Road	Newstead	40	Delivery rates to be added when planning application is submitted or permission granted	SHLAA site G132. The site is allocated for 40 homes in the Local Planning Document (site H22). Allocated in the Local Planning Document but not included in housing supply due to uncertainty over delivery, in part due to difficulties regarding access. The public house on site was demolished in early 2018. No planning application has been received.						
H23	Ash Grove	Woodborough	11	Assumptions for lead-in times and build-out rates for plot 2. Delivery rates to be added when planning application is submitted or permission granted for the remaining plots on site	SHLAA site G196. The site is allocated for 10 homes in the Local Planning Document (site H23). 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. Work on the remaining plots have not started.		1				

Local Plan ref	Site name	Locality/area	Units (remain ing)	Housing delivery source	Assessment conclusion	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
H24	Broad Close	Woodborough	14	SHLAA consultation response 2022	The site (which consists of SHLAA sites G776, G825 and G840) is allocated for 15 homes in the Local Planning Document (site H24). Resolution to grant full planning application for three detached houses on part of the allocation site (part of SHLAA site G776) to be accessed off Private Road (2019/1079) in August 2020 subject to the signing of the s106. Outline planning application for 11 residential houses on the remainder of the allocation site (i.e. remainder part of SHLAA site G776 and include SHLAA sites G825 and G840) to be accessed off Broad Close (2019/1080) was submitted in November 2019 and pending consideration. Information from the SHLAA 2022 consultation provides the delivery rates for the whole allocation site.	3	11				
<b>Total</b>						<b>7</b>	<b>22</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

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

SHLAA ref	Site name	Locality/area	Units (remain ing)	Housing delivery source	Assessment conclusion	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
G1247	Chesterfield Drive (48)	Burton Joyce	2	Assumptions for build-out rates	Site is currently under construction for a replacement dwelling with two dwellings, net gain of one dwelling (2021/1110). The existing dwelling has been demolished and work on the two dwellings have started.	2					
G1125	Chesterfield Drive (Free Church)	Burton Joyce	2	Assumptions for build-out rates	Site is currently under construction for two new dwellings (2018/0531).	2					
G539	Glebe Farm (Land At), Burton Joyce	Burton Joyce	14	Assumptions for build-out rates for 14 dwellings on part of the site	The site is in the Green Belt and adjacent to Burton Joyce village. Part of the site is currently under construction for 14 homes (2020/0475). For the remainder of the site, the Government is clear that inappropriate development is harmful to the Green Belt and Green Belt boundaries should only be altered in exceptional circumstances through the preparation or review of the Local Plan.	4	10				
G943	Lambley Lane (33A)	Burton Joyce	1	Building Control	Site completed in June 2022.	1					
G1229	Lambley Lane (35)	Burton Joyce	1	Assumptions for build-out rates	Full planning permission for a new dwelling (2021/1171) granted in November 2021. Information from the SHLAA 2022 consultation indicates that the construction of the site is currently underway.	1					
G1189	Lendrum Court	Burton Joyce	34	Building Control	Site completed in May 2022.	34					
G29	The Paddocks (4 & 5)	Burton Joyce	2	Assumptions for build-out rates	Site is currently under construction for two dwellings (2020/0857).	2					
G1025	Spring Lane (112)	Lambley	1	Assumptions for build-out rates	Site is currently under construction (2016/0071) for a replacement dwelling, net gain zero. The existing dwelling has been demolished and work on the replacement plot has started in January 2019.	1					
G997	Spring Lane (114)	Lambley	2	Assumptions for build-out rates	Four full planning permissions granted for total of four dwellings on site. Plot 4 is currently under construction (2020/0450). Plot 3 was completed in December 2019 (2017/1134). Plot 2 was completed in July 2020 (2018/0548). Plot 1 was completed in June 2022 (2018/0647).	2					



SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
G1233	Bank Hill Farm	Woodborough	1	SHLAA consultation response 2022	Full planning permission for a new dwelling (2021/0071) granted in June 2021. Information from the SHLAA 2022 consultation indicates that the construction of the site is currently underway and provides the delivery rates for the site.	1					
G1211	Old Manor Farm (workshop)	Woodborough	1	Assumptions for build-out rates	Site is currently under construction for a new dwelling (2020/0528).	1					
G1172	Shelt Hill (45)	Woodborough	1	Assumptions for build-out rates	Site is currently under construction for a replacement dwelling (2019/0675). The existing dwelling has been demolished and work on the replacement plot has started.	1					
<b>Total</b>						<b>52</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

### Sites with planning permission

#### Small sites with planning permission

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
G1249	Bridle Road (106)	Burton Joyce	1	Assumptions for lead-in times and build-out rates	Full planning permission for conversion of home gym and garden store to a new dwelling (2021/0385) granted in December 2021.	1					
G1243	Church Road (104)	Burton Joyce	1	Assumptions for lead-in times and build-out rates	Full planning permission for a new dwelling (2021/0550) granted in September 2021.	1					
G656	Land fronting 80 & 88 Bridle Road	Burton Joyce	1	Assumptions for lead-in times and build-out rates	Full planning application for a new dwelling (2020/0499) was refused in July 2020 and an appeal lodged (APP/N3020/W20/3259804). Appeal allowed in April 2021.	1					
G1214	Nottingham Road (228)	Burton Joyce	1	SHLAA consultation response 2022	Full planning permission for conversion of existing outbuilding to a new dwelling (2020/0885) granted in January 2021. Information from the SHLAA 2022 consultation provides the delivery rates for the site.	1					
G1246	St Helens Grove (4)	Burton Joyce	1	Assumptions for lead-in times and build-out rates	Outline planning permission for a new custom build dwelling (2021/0855) granted in September 2021.		1				
G487	Wellington Road (19)	Burton Joyce	1	Assumptions for lead-in times and build-out rates	Full planning permission for conversion of existing garage to a new dwelling (2020/1003) granted in January 2021.	1					
G1258	Willow Wong (6)	Burton Joyce	5	Assumptions for lead-in times and build-out rates	Full planning permission for a demolition of existing dwelling and construction of six residential units with office units on the ground floor (2021/0673) granted in February 2022.	2	2	2			
G1251	Park Lane Stables	Lambley	1	SHLAA consultation response 2022	Full planning permission for change of use of disused stable building to a residential dwelling (2020/0949) granted in November 2021. Information from the SHLAA 2022 consultation provides the delivery rates for the site.	1					

SHLAA ref	Site name	Locality/area	Units (remain ing)	Housing delivery source	Assessment conclusion	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
G1038	The Riding Stables	Lambley	1	Assumptions for lead-in times and build-out rates	Full planning permission for a redevelopment of existing stable buildings to provide a new dwelling (2021/0946) granted in January 2022.	1					
G1242	Main Street (14, Land To Rear Of)	Linby	1	SHLAA consultation response 2022	Full planning permission for conversion of detached garage to a new dwelling (2020/1147) granted in August 2021. Information from the SHLAA 2022 consultation provides the delivery rates for the site.			1			
G1265	Old Manor Farm	Woodborough	4	Assumptions for lead-in times and build-out rates	The site had permitted development rights for change of use two former agricultural buildings to four dwelling houses (2020/0513PN). Decision date is July 2020.	2	2				
<b>Total</b>						<b>11</b>	<b>5</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>

Medium/large sites with planning permission

SHLAA ref	Site name	Locality/area	Units (remain ing)	Housing delivery source	Assessment conclusion	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
G8	Ashdale	Burton Joyce	11	Assumptions for lead-in times and build-out rates for planning application 2021/1332	Outline planning application for 11 homes (2020/0238) was granted in August 2021. Reserved matters application for 11 homes (2021/1332) was submitted in November 2021 and pending consideration. Assume reserved matters application granted approval during 2022/23.		11				
<b>Total</b>						<b>0</b>	<b>11</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Sites for communal accommodation with planning permission

None.



## Appendix C: Housing trajectory

	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	A	Total
<b>Past completions (net)</b>	<b>275</b>	<b>227</b>	<b>321</b>	<b>311</b>	<b>174</b>	<b>198</b>	<b>237</b>	<b>286</b>	<b>360</b>	<b>310</b>	<b>357</b>								<b>3056</b>
Past completions (net) - urban area	183	199	296	206	120	104	193	218	287	232	278								2316
Past completions (net) – Edge of Hucknall	0	0	0	0	0	36	2	43	55	38	36								210
Past completions (net) - Bestwood Village	30	2	1	19	0	14	6	0	3	10	13								98
Past completions (net) - Calverton	16	3	10	64	56	10	17	15	3	8	4								206
Past completions (net) - Ravenshead	42	15	5	15	-5	21	4	4	7	10	5								123
Past completions (net) - Burton Joyce	0	2	1	0	2	7	0	3	1	9	10								35
Past completions (net) - Lambley	3	3	2	2	1	5	4	2	1	4	2								29
Past completions (net) - Linby	1	0	1	1	0	-1	2	0	1	0	0								5
Past completions (net) - Newstead	0	0	1	0	0	0	8	0	0	0	0								9
Past completions (net) - Papplewick	1	0	0	2	0	-1	0	0	0	0	0								2
Past completions (net) - Stoke Bardolph	0	0	0	0	0	0	0	0	0	0	0								0
Past completions (net) - Woodborough	-1	3	4	2	0	3	1	1	2	-1	9								23
<b>Urban area - ACS and LPD allocations</b>												<b>442</b>	<b>375</b>	<b>355</b>	<b>283</b>	<b>255</b>	<b>201</b>	<b>540</b>	<b>2451</b>
Teal Close									95	72	61	108	96	104	100	89	82		807
H1 - Rolleston Drive												100	31						131
H2 - Brookfields Garden Centre														15	17			58	90
H3 - Willow Farm													5	20	20	20	15	30	110
H4 - Linden Grove												22	49	49					120
H5 - Lodge Farm Lane														20	20	20	20	68	148
H6 - Spring Lane						27	64	55	4										150
H7 - Howbeck Road/Mapperley Plains											24	50	64	26					164

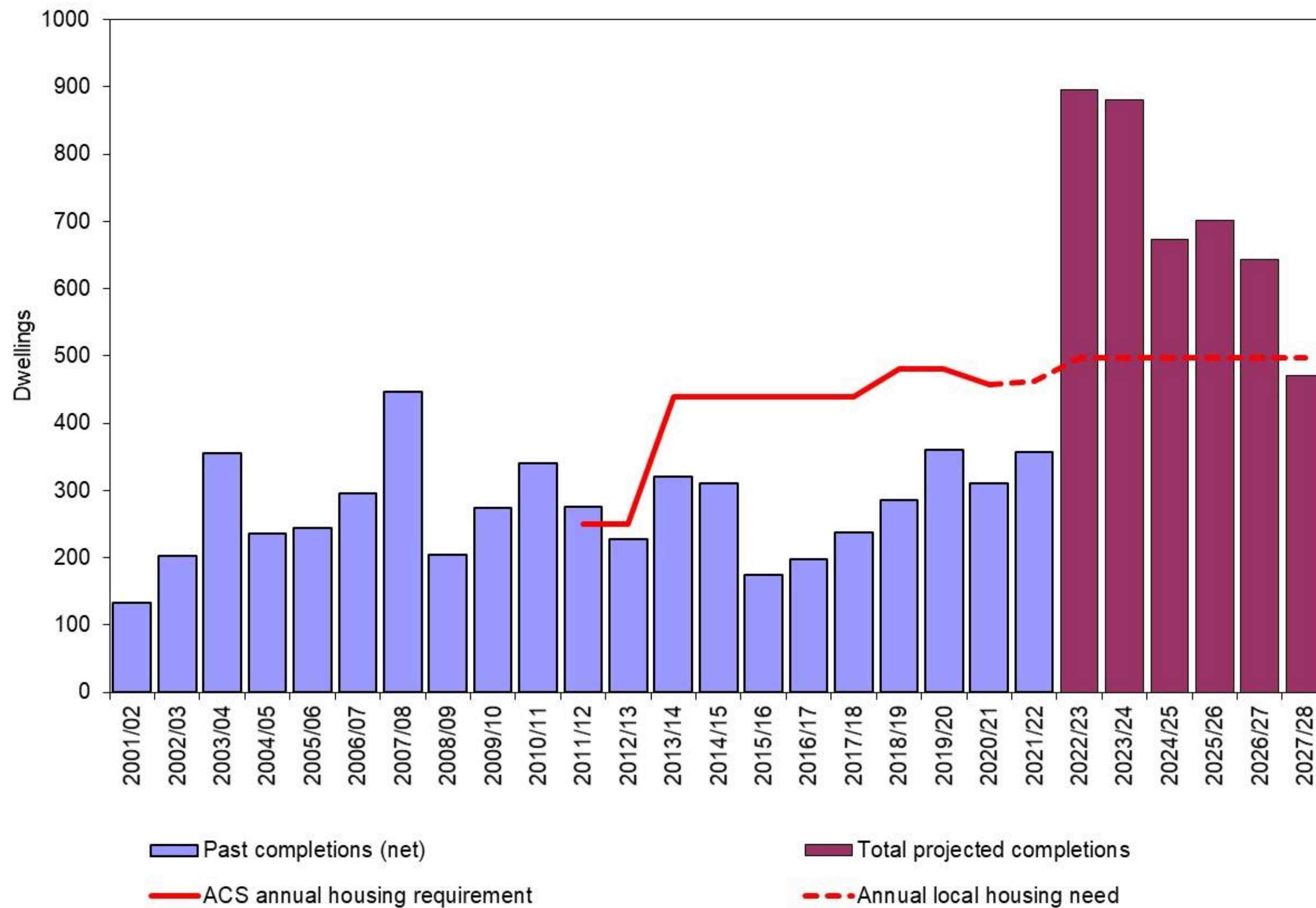
	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	A	Total
H8 - Killisick Lane																		230	230
H9 - Gedling Colliery/Chase Farm							25	65	96	64	90	102	82	81	86	85	84	105	965
X1 - Daybook Laundry																		49	49
X2 - West of A60 A												60	12						72
X3 - West of A60 B													36	40	40	41			157
<b>Urban area - sites under construction</b>												<b>107</b>	<b>5</b>	<b>3</b>		<b>1</b>			<b>116</b>
<b>Urban area - small sites with permission</b>												<b>46</b>	<b>31</b>	<b>15</b>	<b>5</b>				<b>97</b>
<b>Urban area - medium/large sites with permission</b>												<b>10</b>	<b>33</b>	<b>20</b>	<b>10</b>	<b>16</b>			<b>89</b>
<b>Edge of Hucknall - ACS and LPD allocations</b>												<b>51</b>	<b>159</b>	<b>136</b>	<b>136</b>	<b>136</b>	<b>100</b>	<b>305</b>	<b>1023</b>
North of Papplewick Lane								43	55	38	36	42	41						255
Top Wighay Farm						36	2						100	100	100	100	100	305	843
H10 - Hayden Lane												9	18	36	36	36			135
<b>Edge of Hucknall - sites under construction</b>																			<b>0</b>
<b>Edge of Hucknall - small sites with permission</b>																			<b>0</b>
<b>Edge of Hucknall - medium/large sites with permission</b>																			<b>0</b>
<b>Bestwood Village - LPD allocations</b>												<b>25</b>	<b>26</b>	<b>20</b>	<b>20</b>	<b>20</b>	<b>20</b>	<b>78</b>	<b>209</b>
H11 - The Sycamores												5	6						11
H12 - Westhouse Farm											12	20	20	20	20	20	20	78	210
H13 - Bestwood Business Park																			0
<b>Bestwood Village - sites under construction</b>												<b>2</b>							<b>2</b>
<b>Bestwood Village - small sites with permission</b>												<b>4</b>							<b>4</b>
<b>Bestwood Village - medium/large sites with permission</b>																			<b>0</b>
<b>Calverton - LPD allocations</b>												<b>102</b>	<b>125</b>	<b>122</b>	<b>119</b>	<b>86</b>	<b>20</b>	<b>14</b>	<b>588</b>

	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	A	Total
H14 - Dark Lane												5	15	15	15	7			57
H15 - Main Street														5	20	20	20	14	79
H16 - Park Road											1	67	80	80	84	59			371
X4 Flatts Lane												30	30	22					82
<b>Calverton - sites under construction</b>												6							6
<b>Calverton - small sites with permission</b>												4	2						6
<b>Calverton - medium/large sites with permission</b>																			0
<b>Ravenshead - LPD allocations</b>												9	76					67	152
H17 - Longdale Lane A													30						30
H18 - Longdale Lane B																		31	31
H19 - Longdale Lane C												4	43						47
X5 Kighill Lane A									1	4	1	5	3					6	20
X6 Kighill Lane B																		30	30
<b>Ravenshead - sites under construction</b>												8							8
<b>Ravenshead - small sites with permission</b>												3	1						4
<b>Ravenshead - medium/large sites with permission</b>																			0
<b>Other villages - LPD allocations</b>												7	22					10	39
H20 - Mill Field Close (Burton Joyce)										8	6								14
H21 - Orchard Close (Burton Joyce)												4	10						14
H22 - Station Road (Newstead)																			0
H23 - Ash Grove (Woodborough)								1					1					10	12
H24 - Broad Close (Woodborough)												3	11						14
<b>Other villages - sites under construction</b>												52	10						62

	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	A	Total
Other villages - small sites with permission												11	5	3					19
Other villages - medium/large sites with permission													11						11
Windfall allowance															129	129	129		387
Past communal accommodation completions (net)	0	53	29	0	-12	46	-13	-5	-14	37	-16								105
Communal accommodation												7							7
<b>Total projected completions</b>												896	881	674	702	643	470	1014	<b>5280</b>
<b>Cumulative completions</b>	275	555	905	1216	1378	1622	1846	2127	2473	2820	3161	4057	4938	5612	6314	6957	7427	8441	<b>8441</b>
<b>PLAN</b> - annual housing target	250	250	440	440	440	440	440	480	480	458	463	497	497	497	497	497	497		<b>7563</b>
<b>PLAN</b> - housing target (cumulative)	250	500	940	1380	1820	2260	2700	3180	3660	4118	4581	5078	5575	6072	6569	7066	7563	7563	
<b>MONITOR</b> - number of dwellings above or below cumulative housing target	25	55	-35	-164	-442	-638	-854	-1053	-1187	-1298	-1420	-1021	-637	-460	-255	-109	-136	878	
<b>MANAGE</b> - annual housing target taking account of past/projected completions	426	436	446	453	464	489	512	540	577	611	648	734	701	656	650	625	606		
Remaining years	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1		

#### Notes

- The annual housing target figures include the Aligned Core Strategy's annual housing requirement from 2011/12 to 2019/20 and the annual local housing need figures calculated using the standard method from 2020/21 onwards.
- The remaining homes to come forward after 2028 on sites H5 Lodge Farm Lane, H9 Gedling Colliery/Chase Farm, H12 Westhouse Farm and H15 Main Street are provided in column A.
- No delivery rates have been provided for the remaining 58 homes on part of H2 Brookfields Garden Centre site, the remaining 30 homes on part of H3 Willow Farm, the remaining 48 homes on part of H7 Howbeck Road/Mapperley Plains site, the remaining 6 homes on part of X5 Kighill Lane A and the remaining 10 homes on part of H23 Ash Grove site. Delivery rates to be added when planning application is submitted or permission granted. The figures are provided in column A.
- No delivery rates have been provided for sites H8 Killisick Lane, X1 Daybrook Laundry, H13 Bestwood Business Park, H18 Longdale Lane B and X6 Kighill Lane B. Delivery rates to be added when planning application is submitted or permission granted. The Local Plan capacity figures are provided in column A.
- No delivery rates have been provided for site H22 Station Road because it is not expected the site will be developed by 2028. The projected completed columns are blank.
- The housing trajectory does not take account of the non-implementation (lapse) rates which are used for the purposes of the Five Year Land Supply Assessment.
- The "Cumulative completions", "MONITOR" and "MANAGE" rows include past communal accommodation completions. Note the figures in the "Cumulative completions" row differ from the Government's net additional dwellings due to the fact that the Government figure records past completions and communal accommodation completions separately.

**Notes**

The projected completions as shown in column A in the housing trajectory are not shown in the above chart as annual information on completions is not available.

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## Report to Planning Committee

**Subject:** Future Planning Applications

**Date:** 18/11/2022

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.

<b><u>App No</u></b>	<b><u>Address</u></b>	<b><u>Proposal</u></b>	<b><u>Possible Date</u></b>
2021/0934	Land next to Pepperpots, Mapperley Plains	Erection of 8 detached dwellings and 3 apartment building, comprising 32 units	TBC
2019/1080	Land At Broad Close Woodborough	Outline application for 11no. residential properties	TBC
2022/0250	28 Kighill Lane Ravenshead	Erection of 11 No. detached dwelling	TBC
2022/0501	Land Off Hayden Lane Linby	Full planning permission for 135 dwelling with access from Delia Avenue And Dorothy Avenue	TBC
2021/072	Land To The West Mansfield Road Redhill	Proposals for 157 dwellings with associated landscaping, public open space, highways and infrastructure on land west of the A60, Redhill, Nottingham	TBC
2021/1398	Land at Grange View Road, Gedling	Erection of 24 dwellings, associated parking and access road	Jan 2023

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 October 2022**

2022/0846

Linby House, Orchard Cottage, Linby Lane, Linby  
Retention of Patio (Retrospective)

The proposed development would respect the character of the Conservation 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.**

2022/0856

9 Whernside Road, Woodthorpe, Nottinghamshire  
Two storey side and front extension, single storey rear extension, roof alterations for loft conversion, and render dwelling

The proposed development would, through the scale and eave height of the front extension, have a detrimental impact on the character of the area.

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

**Decision: Refuse permission.**

### **07th October 2022**

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

Nigel Bryan – Principal Planning Officer

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## **ACTION SHEET PLANNING DELEGATION PANEL - 14th October 2022**

2021/0366

29 Kighill Lane, Ravenshead, NG15 9HN

Demolition of existing dwelling, construction of new dwelling and associated works

The proposed development would, through the scale of the replacement dwelling, result in in-appropriate development within the Green Belt.

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

**Decision: Refuse permission.**

2022/0972

92 Second Avenue, Carlton, Nottinghamshire

Convert existing bungalow into 2 x new build dwellings including increase in roof height, rear extension and construction of rear outbuildings.

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.**

**14th October 2022**

Cllr John Truscott

Cllr Paul Wilkinson

Cllr John Parr

Cllr David Ellis

Cllr Meredith Lawrence

Cllr Marge Paling

Kevin Cartwright - Principal Planning Officer

Nigel Bryan – Principal Planning Officer

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## **ACTION SHEET PLANNING DELEGATION PANEL 21st October 2022**

2021/1133

1 Ramsdale Cottages Oxton Road Calverton

Proposed new build garage and workshop, driveway and parking for static caravan

The proposal would be inappropriate development in the Green Belt that would have a detrimental impact on the openness. The proposed new access would be detrimental to highway safety.

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

**Decision: Refuse Planning Permission.**

2021/1448

383 Mapperley Plains Arnold NG3 5RU

New 3 bed chalet style bungalow to be constructed within the grounds of 383 Mapperley Plains

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

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

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

2022/0809

140 Moore Road Mapperley Nottinghamshire

Making a balcony on an existing flat roof.

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.**

2022/0903

4 Bourne Drive Ravenshead Nottinghamshire

Alterations to the existing front entrance porch minor demolition of existing rear external store and chimney, erection of a new rear 2 storey and single storey extension.

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.**

2022/0940TPO  
Park House Mile End Road Colwick  
Remove Silver Birch (T5) and plant a replacement

The proposed tree felling is considered to be unnecessary and unjustified in terms of good arboricultural practice and would be detrimental to visual amenity.

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

**Decision: Refuse Consent.**

### **Video Conference Call Meeting**

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

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

**21st October 2022**

## **ACTION SHEET PLANNING DELEGATION PANEL 28th October 2022**

2022/0036

2 Rowan Avenue Ravenshead Nottingham

Variation of condition 1 of planning permission 2019/1164 (plans) in relation to the rear extension and roof lantern and soffit and fascias

**Withdrawn from the Agenda.**

2022/0609TPO

Beauclerk House Bestwood Lodge Drive Bestwood

Horsechestnut closest to house: height to be reduced by 50%. Lime tree adjacent to house: reduce height by 50%. Horsechestnut farthest from house to be felled.

The trees are deemed to have significant value in terms of their visual amenity. The application does not provide any justification for the proposed works, as such the works would result in a detrimental impact on the character and appearance of the locality.

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

**Decision: Refuse Consent.**

2022/0631TPO

14 Bank Hill Woodborough Nottinghamshire

T1, T2, T3, T5, T6, T7 - 2m crown reduction and 20% crown thinning; T4 - 1m crown reduction and 20% crown thinning

Insufficient evidence has been provided justify the proposed works. The proposed reduction and thinning is considered excessive and would be detrimental to the protected trees resulting in harm to the visual amenity of the area and not in keeping with good arboricultural practice.

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

**Decision: Refuse Consent.**

2022/0947

43 Castleton Avenue Arnold NG5 6NH

Extension & Alterations to Ground Floor to form Open Plan Kitchen, Utility and Store with Extension to First Floor to form Bedroom and Bathroom and Alterations to form En-Suite.

The proposed development would result in a cramped form of development and would lead to a terracing effect that would have an undue impact on the character and appearance of the street scene

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

**Decision: Refuse Planning Permission.**

**Video Conference Call Meeting**

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

**Kevin Cartwright – Principal Planning Officer**

**28th October 2022**



## **ACTION SHEET PLANNING DELEGATION PANEL - 4th November 2022**

2021/1004

Units 3A And 5 East Link Trade Estate, Road No 2, Colwick

Single storey extensions to warehouse/storage units

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.**

2022/0663

26 Main Road, Gedling, Nottingham

Demolition of retail unit (use class A1 now E) and erection of dwelling.

The proposed development would have a detrimental impact on vitality and viability of the Local Centre and a poor level of amenity for the proposed occupiers.

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

**Decision: Refuse permission.**

2022/0803

4 Brooklyn Avenue, Burton Joyce, Nottinghamshire

Converting a flat roof into a roof terrace

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.**

2022/1014

62 Arnot Hill Road, Arnold, Nottingham

Single storey rear extension

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.**

2022/1034

10 Church Drive, Ravenshead, Nottingham

Proposed demolition of existing dwelling and the construction of a new replacement 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.**

2022/1050

The Surgery, St Wilfrids Square, Calverton

First floor extension

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

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

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

#### **4th November 2022**

Cllr John Truscott

Cllr Paul Wilkinson

Cllr Marge Paling

Cllr David Ellis

Cllr Meredith Lawrence

Kevin Cartwright - Principal Planning Officer

Nigel Bryan – Principal Planning Officer

## **ACTION SHEET PLANNING DELEGATION PANEL - 11th November 2022**

2022/0036

2 Rowan Avenue, Ravenshead, Nottingham

Variation of condition 1 of planning permission 2019/1164 (plans) in relation to the rear extension and roof lantern and soffit and fascias

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.**

2022/0426

Coppice Farm Stables, Mapperley, Plains Arnold

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

The proposed development would not be detrimental to highway safety and the indicative layout demonstrates that the character of the area and residential amenity would be respected.

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

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

2022/0451

20 Hillcrest Gardens, Burton Joyce, Nottinghamshire

Alterations to conservatory; applying render to existing elevations and construction of a single storey rear extension

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

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

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

2022/0632

168 Mapperley Plains, Mapperley, Nottinghamshire

Conversion of existing garage to a workshop; to be used to make ceramics and also run workshops for customers

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.**

2022/0714

256 Oakdale Road, Carlton, Nottinghamshire

Two storey side and rear extensions and single storey rear extension

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

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

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

2022/0831

17 Main Road, Gedling, Nottinghamshire

Erection of rear extension comprising ground floor offices with one self-contained flat above. (Re-submission of planning permission 2019/0646)

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.**

2022/0996

43 Ravenswood Road, Arnold, Nottingham

New 2 bedroom semi-detached property.

The proposed development would be detrimental to the character and appearance of the area and wider streetscape.

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

**Decision: Refuse permission.**

2022/0984

15B Regina Crescent, Ravenshead, Nottinghamshire

Proposed Single Storey Extensions and Alterations to existing bungalow

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.**

**11th November 2022**

Cllr John Truscott

Cllr Paul Wilkinson

Cllr John Parr

Cllr David Ellis

Cllr Meredith Lawrence

Cllr Marge Paling

Kevin Cartwright - Principal Planning Officer

Nigel Bryan – Principal Planning Officer

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## **ACTION SHEET PLANNING DELEGATION PANEL 18th November 2022**

2022/0796

6 Milton Drive Ravenshead Nottinghamshire

First Floor extension to provide 2 bedrooms over existing garage

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

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

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

2022/1019

257 Carlton Hill Carlton Nottinghamshire

Retrospective application for the retention of a fence and gates

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

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

**Decision: Refuse Planning Permission.**

2022/1026

31 Vernon Avenue Gedling Nottinghamshire

Single storey rear extension & canopy to the front elevation

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.**

2022/1040

61 Woodthorpe Drive Woodthorpe Nottinghamshire

Erection of proposed single storey rear extension and proposed front porch. Replacement of existing fence to the front boundary with 1.2m high brick wall.

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.**

2022/1056

38 Plains Road Mapperley Nottingham

Demolition of existing single storey extension and erection of single storey rear extension with pitched roof over.

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

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

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

2022/1059

Ling Farm Ricket Lane Ravenshead

Conversion of two agricultural buildings to create 5 dwellings and erection of car port/garage blocks.

The proposed development would result in inappropriate development in the Green Belt that would reduce openness. No very special circumstances have been demonstrated.

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

**Decision: Refuse Planning Permission.**

### **Video Conference Call Meeting**

Cllr John Truscott

Cllr Marje Palling

Cllr David Ellis

Cllr John Parr

Cllr Paul Wilkinson

Cllr Meredith Lawrence

**Kevin Cartwright – Principal Planning Officer**

**18th November 2022**