

Agenda

Planning Committee

Date: **Wednesday 11 January 2023**

Time: **6.00 pm**

Place: **Council Chamber**

For any further information please contact:

Democratic Services

committees@gedling.gov.uk

0115 901 3844

Planning Committee

Membership

Chair Councillor John Truscott

Vice-Chair Councillor Paul Wilkinson

Councillor Michael Adams
Councillor Peter Barnes
Councillor Chris Barnfather
Councillor David Ellis
Councillor Rachael Ellis
Councillor Andrew Ellwood
Councillor Mike Hope
Councillor Rosa Keneally
Councillor Meredith Lawrence
Councillor 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 30 November 2022

Councillor John Truscott (Chair)

In Attendance: Councillor Paul Wilkinson Councillor Barbara Miller
 Councillor David Ellis Councillor Marje Paling
 Councillor Rachael Ellis Councillor Lynda Pearson
 Councillor Andrew Ellwood Councillor Sam Smith
 Councillor Meredith Lawrence Councillor Henry Wheeler
 Councillor Julie Najuk

Absent: Councillor Michael Adams, Councillor Peter Barnes, Councillor
 Chris Barnfather, Councillor Mike Hope, Councillor Rosa
 Keneally and Councillor John Parr

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

36 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies for absence were received from Councillors Adams, Barnes, Barnfather, Hope, Keneally and Parr. Councillors Pearson and Sam Smith attended as substitutes.

37 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 12 OCTOBER 2022

RESOLVED:

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

38 DECLARATION OF INTERESTS

The Chair declared a collective non-pecuniary interest on behalf of all members of the committee in items 4 and 5 on the agenda, as in both cases the Council owned part of the application site, on item 7 as the Council was the applicant and owned the site and in item 8 as the Council was the applicant.

Councillor David Ellis declared a personal non-pecuniary interest in item 8 on the agenda as he had taken the decision to approve the installation of the CCTV.

APPLICATION NO. 2021/1135 - 135-141 FRONT STREET, ARNOLD

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

Michael Zucker, the applicant, spoke in support of the application.

The Principal Planning Officer introduced the report.

Councillor Lawrence joined the meeting.

RESOLVED:

To Grant full planning permission subject to the conditions listed and for the reasons set out in the report.

Conditions

1. The development hereby permitted shall commence before the expiration of 3 years from the date of this permission.
2. This permission shall be read in accordance with the application form and following list of approved drawings 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 14th 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

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

The 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.

40 APPLICATION NO. 2022/0900 - 1 PERLETHORPE CRESCENT, GEDLING

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

Aaron Reilly, the applicant, spoke in support of the application.

The Principal Planning Officer introduced the report.

RESOLVED:

To 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. 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. 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.

**APPLICATION NO. 2021/1332 - ASHDALE, NOTTINGHAM ROAD,
BURTON JOYCE**

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

Dan Stack, the applicant, spoke in support of the application.

The Principal Planning Officer introduced the report.

RESOLVED:

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

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

42 APPLICATION NO. 2022/0825 - KING GEORGE V PLAYING FIELDS, STANDHILL ROAD, CARLTON

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

RESOLVED:

To 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. 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.

43 APPLICATION NO. 2022/1105 - LAND AT CORNER OF WHEATSHEAF COURT, MAIN STREET, BURTON JOYCE

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

RESOLVED:

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

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

44 ENFORCEMENT REF: 0168/2022 - CAR PARK TO REAR OF 24-36 EASTHAM ROAD, ARNOLD

Material change of use of car park to a car sales business (sui generis).

The Principal Planning Officer introduced the report.

RESOLVED:

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.

45 REPORT TO CABINET - INTERIM PLANNING POLICY STATEMENT: FIRST HOMES

The Head of Development and Place introduced a report, which had been circulated in advance of the meeting, asking members to note the attached approved Gedling Borough Council Interim Planning Policy Statement on First Homes.

RESOLVED:

To note the Gedling Borough Council Interim Planning Policy Statement: First Homes attached as Appendix 1.

46 FIVE YEAR HOUSING LAND SUPPLY ASSESSMENT 2022

The Head of Development and Place introduced a report, which had been circulated in advance of the meeting, asking members to note the latest five year housing land supply assessment.

Councillor Lawrence moved a recommendation which was seconded by The Chair, to formally record the committee's thanks to all of the officers who were involved in drawing up the report and to congratulate them on the quality of its content.

RESOLVED to:

1. Note the Gedling Borough Five Year Housing Land Supply Assessment 2022 published in October 2022, attached as Appendix 1.
2. Congratulate all of the departments that had been closely involved in putting the report together.

47 FUTURE PLANNING APPLICATIONS

RESOLVED:

To note the information.

48 PLANNING DELEGATION PANEL ACTION SHEETS

RESOLVED:

To note the information.

49 ANY OTHER ITEMS WHICH THE CHAIR CONSIDERS URGENT

None.

The meeting finished at 7.10 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

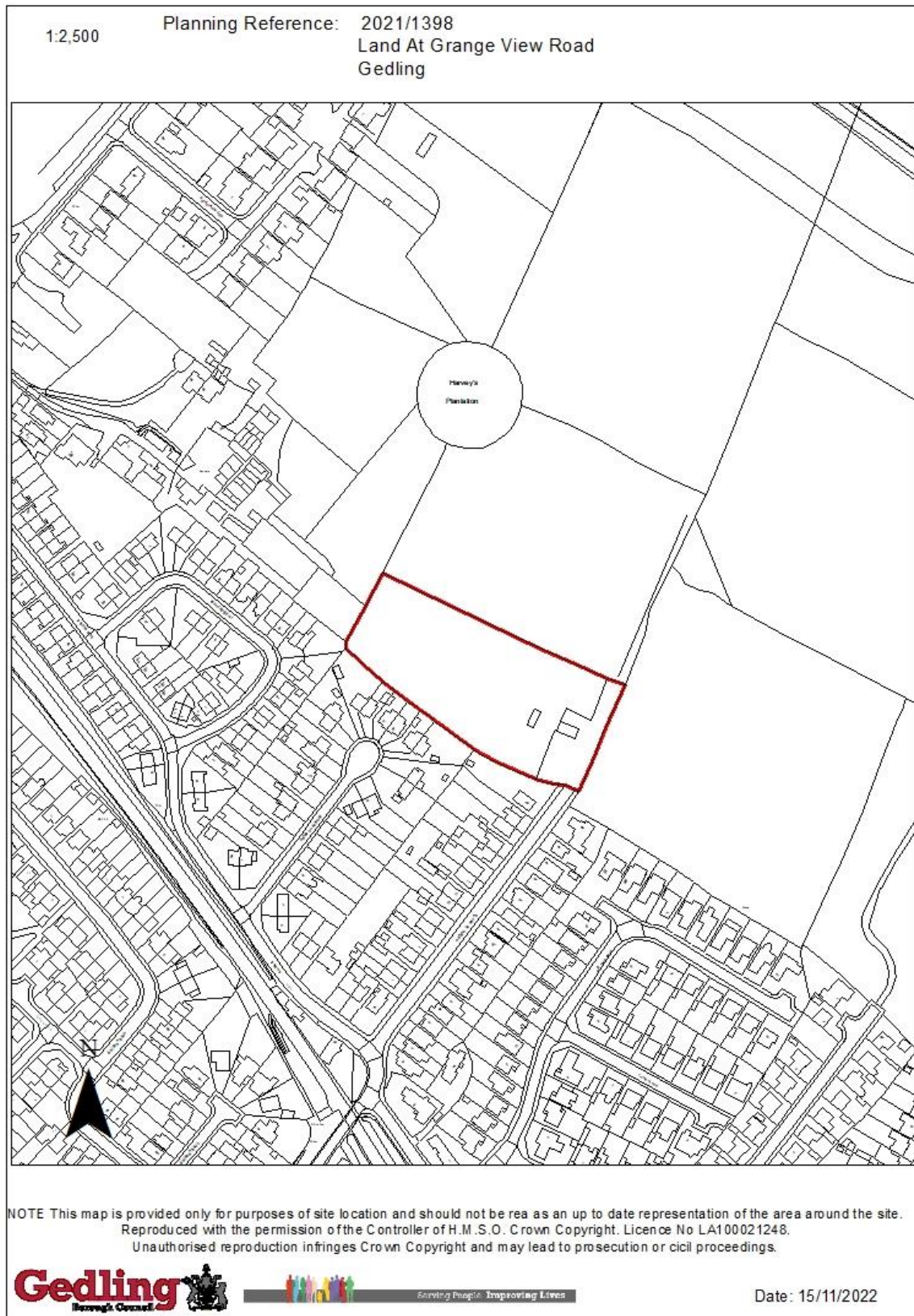
19. Councillors will then debate the motion and may ask for clarification from officers. However, if there are issues which require factual clarification, normally these should be directed to the case Officer before the Committee meeting, not at the meeting itself. After Councillors have debated the 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 2021/1398



Report to Planning Committee

Application Number:	2021/1398
Location:	Land At Grange View Road Gedling
Proposal:	Erection of 24 dwellings, associated parking and access road.
Applicant:	WFW Developments Limited
Agent:	Nelson Sale & Widdows LLP
Case Officer:	Nigel Bryan

The application is referred to Planning Committee to comply with the Council's constitution as the development proposes more than 9 dwellings.

1.0 Site Description

- 1.1 The application site covers an area of 0.863 hectares and is currently vacant save for a modest timber structure toward the centre of the site, which appears to have been a pig shelter. It is overgrown in large sections with thorn bushes and appears to have been left fallow for a period. The site predominately has hedging around the periphery, interspersed with some trees. The site is currently accessed via an agricultural style gate from the end of Grange View Road. Most notably, there is a significant change of levels through the site with the application site higher than existing properties on Grange View Crescent and Grange View Road. The change of levels is most pronounced to the southern edge of the site, adjacent to existing properties, and more gradual thereafter.
- 1.2 The application site is bound to the south by the aforementioned residential properties on Grange View Crescent and Grange View Road, with the dwellings two-storey semi-detached and detached dwellings. To the north and east the application site is bound by agricultural fields. Land to the west is predominantly wooded and identified as a Local Wildlife Site, Harveys Plantation.
- 1.3 All of the application site is allocated for residential development under policy LPD64(H3) and forms a small parcel of the Willow Farm site, with remainder agricultural fields to the east.

2.0 Relevant Planning History

- 2.1 There is no planning history on the application site.

3.0 Proposed Development

- 3.1 The application is a standalone full planning application and is for the erection of some 24 dwellings. It would include a range of two, three, four and five bedroom properties, which would all be two or two and 1/2-stories in scale. All of the dwellings would be detached, save for one pair of semi-detached properties. Five of the properties are identified as being affordable including 3 first homes and 2 affordable rent, which would be a mixture of 2 and 3-bed properties. The layout has largely been designed around the main spine road to access the site with dwellings either side of its length. Public open space is proposed to the site entrance, with the main space to the left hand side when entering the site, and a smaller area to the right, which will, depending on the layout as proposed for the remainder of the allocated site, allow pedestrian access to land to the east.
- 3.2 Vehicular access to the site would be from Grange View Road and a footway either side of it is proposed. A relatively mature tree to the site entrance is proposed to be removed to facilitate the access.

4.0 Consultations

- 4.1 Highway Authority – The highway authority note that forward visibility around the bend into the site is below normal requirements; however, with additional speed restrictions e.g. speed humps, this would be acceptable. Traffic generation from the site would be acceptable within the wider highway network and, subject to conditions, the highway authority raise no objection to the application.

In addition, they request a contribution of £15,500 toward the enhancement of bus stop provision within the locality, which would be spent at one of three bus stops, GE0544, GE0546 and GE0747, which are in close proximity to the site.

- 4.2 Environment Agency – Note that the application site falls within flood zone 1 and therefore there are no fluvial flood risk concerns. They refer to their standing advice.
- 4.3 Environmental Health – notes that the site was formerly used for agricultural purposes so has the potential for possible contamination; as a result a condition should be added requiring the submission and approval of contaminated land survey. A condition would be required to secure the provision of electric vehicle charging points for dwellings. A Construction Emission Management Plan (CEMP) would also need to be submitted and approved in writing by the Local Planning Authority to reduce impacts of the development on nearby residents e.g. dust and noise, during construction.
- 4.4 Nottinghamshire Wildlife Trust – make no observations on the submitted Preliminary Ecological Assessment.
- 4.5 Primary Care Trust – note that the erection of 24 dwellings falls below the threshold where they would seek a contribution.

- 4.6 Secondary Care Trust (Nottingham University Hospital) – have identified that the development would have a direct impact on their services and, as a result, are seeking a contribution of £29,412.
- 4.7 Local Education Authority (LEA) - note that there are adequate spaces in the locality for the projected increase in demand for primary education. However, there is insufficient space for secondary and post 16 education. As a result, the LEA seeks a contribution of £131,270, which is broken down as a secondary education contribution of £105,016 (based on 4 pupils x £26,254 per place) and a post 16 education contribution of £26,254 (based on 1 pupil x £26,254 per place), to be expended within the Carlton secondary planning area.
- 4.8 Lead Flood Authority - raise no objection to the application subject to a condition requiring the submission of a detailed drainage strategy that complies with the submitted Flood Risk Assessment.
- 4.9 Parks and Street Care – note that 10% public open space is to be provided, which is policy compliant. There would be a need to ensure that the space is suitably managed in the future and to this end it would need to be maintained by a management company or be under the control of Gedling Borough Council (GBC). If under the control of GBC there would be a need for a contribution of £12,680 towards future maintenance of the space.
- 4.10 Strategic Housing Manager – notes that 20% affordable housing would be required, which would equate to 5 dwellings, including 3 First homes and 2 affordable rental properties. There would also be a need to ensure that the units comply with the national space standards.
- 4.11 Gedling Borough Council Arborist – having completed an assessment of the mature tree to the site entrance note that it does not meet the threshold for protection by a Tree Preservation Order (TPO) with the specimen being over-mature.
- 4.12 A site notice was displayed near to the application site, a notice placed in the press and consultation letters sent to local residents. Following receipt of amended plans, additional consultation was also undertaken when the scheme altered from 28 dwellings to 24. A third consultation was undertaken when further alterations were made, most notably to the internal parking arrangement. As a result of consultation undertaken a total of 21 responses have been received; this includes one letter of support and 20 letters of objection, with 13 responses received to the original consultation, 6 to the second re-consult and 2 to the third. A summary of the objections are reproduced below;
- Access should be provided to the site from the now operational Gedling Access Road (GAR)
 - Additional surveys should have been undertaken in respect of highway matters e.g. the number of vehicle movements the site would generate
 - Access to the site will lead to local congestion, with the streets not designed to accommodate the number of vehicles proposed

- The low bridge at Jessops Lane will be hit more often and construction vehicles will struggle to access the site
- Disturbance to residents during construction will be horrendous e.g. noise and dust;
- Drainage at the site will impact on local residents through increased surface and foul water
- The development will increase stress on existing services e.g. schools and doctors
- Ecology will be detrimentally impacted with the site having a number of mature trees and protected species e.g. badgers
- There would be a need to ensure compliance with the Willow Farm Development Brief, including the need for units that comply with Part M of the Building regulations.
- A Landscape and Visual Impact Assessment should be submitted with the application, in accordance with the Willow Farm Development Brief.
- The dwellings are too large and should be reduced in scale so as to reduce any possible overlooking and overbearing impacts.
- The dwellings are out of character with the area and should be more modest in scale One letter of support has been received and indicates that they would like to live in the area and there is a high demand for new housing.

5.0 Relevant Planning Policy

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

- LPD3 – Managing Flood Risk
- LPD4 – Surface water management
- LPD5 – Managing Water Quality
- LPD7 – Contaminated Land
- LPD11 – Air quality
- LPD18 – Protecting and Enhancing Biodiversity
- LPD19 – Landscape and Character and Visual Impact
- LPD21 – Provision of New Open Space
- LPD32 – amenity
- LPD33 – Residential density
- LPD35 – Safe, accessible and inclusive development
- LPD36 - Affordable Housing
- LPD37 - Housing type, size and tenure
- LPD48 – Local Labour Agreements
- LPD57 – Parking standards
- LPD61 – Highway safety
- LPD64 – Housing allocations – Urban area and edge of Hucknall

5.2 The Aligned Core Strategy was Adopted in September 2014, the following policies are considered most pertinent to the determination of the application;
A: Presumption in favour of sustainable development; 1: Climate change; 2:

The Spatial Strategy; 8: Housing size mix and choice; 10: Design and Enhancing Local Identity and 19 – Developer Contributions

- 5.3 With respect of the National Planning Policy Framework 2021 (NPPF) the following chapters are considered to be most pertinent to the determination of the application; 2 – achieving sustainable development; 4 – decision making; 5 – Delivering a sufficient supply of homes; 6 – building a strong, competitive economy; promoting sustainable transport; 11 – making effective use of land; 12 - achieving well-designed places; 14 – Meeting the challenge of climate change, flooding and coastal change and 15 – Conserving and enhancing the natural environment.
- 5.4 Other policy guidance of note includes: ‘Parking Provision for Residential and Non-Residential Developments Supplementary Planning Document’ (2022); ‘Affordable Housing Supplementary Planning Document (2009)’ ‘New Housing Development Supplementary Planning Guidance for Open Space Provision’ (2001); ‘Low Carbon Planning Guidance for Gedling Borough (May 2021)’; Gedling Borough Council ‘Interim Planning Policy Statement: First Homes’ (2022) and the ‘Development brief for Willow Farm, Nottingham Informal Planning Guidance: February 2020’.

6.0 Planning Considerations

Principle of development

- 6.1 The application site is allocated for residential development under policy LPD64 (H3), which indicates the larger allocated site of Willow Farm will deliver approximately 110 dwellings. The policy indicates that the site should not deliver dwellings until such time as the Gedling Access Road (GAR) is completed; the GAR/Colliery Way was officially opened to traffic in March 2022. The Council has also adopted some informal Planning Guidance in the form of a ‘Development Brief for Willow Farm’, which is an important material planning consideration in the determination of the application.
- 6.2 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, with the Local Planning Document forming part of the development plan. Therefore, the principle of development is supported in that the site is allocated for residential development under policy LPD64(H3).
- 6.3 Whilst the principle of development is supported there would be a need to consider a wide range of other planning matters including whether or not the character of the area is respected, residential amenity, highway considerations, flooding matters, drainage, ecology, and more, which are all explored later in this report.

Impact on the character of the area and residential amenity

- 6.4 The site layout is designed around the main spine road, which will be adopted, with dwellings either side of it. Given the narrow nature of the site it is considered that this is the only feasible way to develop the site, which, in

itself would respect the character of the area given that this is the layout of other dwellings in the area along Grange View Road and Grange View Crescent. The site narrows slightly when heading through the site so properties near to the site entrance will have slightly larger gardens than those to the end of the cul-de-sac. All of the dwellings will have rear gardens of 10m or more in depth save for approximately 6 units toward the end of the site.

- 6.5 Given the change of levels, it is proposed to have only two-storey dwellings adjacent to existing properties to the south. This would ensure that any overbearing impacts would be kept to a minimum, although it is accepted that the change of levels between the proposed and existing dwellings is quite significant. Some of the change levels will be absorbed in the garden areas in that there will be steps down to the lower aspect of the garden area. The dwelling that will be closest to existing properties is plot 16, which has had a reduction in the eave height to reduce any possible overbearing impacts within the nearest residential property, 25 Grange View Crescent. Finished floor levels have been supplied for the dwellings but spot levels through the site, which are likely to be particularly important along the southern edge of the site, would need to be approved, although the retention of the hedge along this boundary and step change within the garden should reduce possible overbearing and overlooking impacts. Therefore, whilst accepting that the dwellings will, due to the natural topography of the area, be set a higher level than the existing dwellings, it is considered that the dwellings will not have a detrimental impact on residential amenity due to the separation distances that can be achieved. The minimum window to window distance between existing and proposed dwellings would be in the region of 23m.
- 6.6 In respect of the impact on the character of the area the dwellings will all be at least two-storey in scale; however the housing mix is considered to be acceptable in that a range of 2-5 bed properties will be provided, including a mix of tenures. The surrounding area is characterised by predominantly two-storey dwellings. All of the dwellings to the north of the access road will have accommodation over three floors, with the upper floor largely in the roof space but given that the dwellings would not be significantly taller than conventional two-storey properties it is considered that the character of the area will be respected and provide a more diverse housing mix.
- 6.7 No wider landscape assessment has been submitted in support of the application with there being long range views of the site from the south. The wider area is characterised by a mix of house types and large changes of levels; the dwellings would be visible from views to the south; however, the land continues to rise beyond the application site and the application site comprises a relatively small parcel of the larger allocated site, which will be more prominent in long-range views. The Willow Farm Development Brief requires proposals to be designed having regard to a Landscape and Visual Impact Assessment, with appropriate measures being set out in a landscaping strategy. Whilst no Landscape and Visual Impact Assessment has been submitted in support of the application, it is considered that enough information has been submitted to determine the application in that a topographical survey and proposed levels have been submitted in support of

the application, to enable the impact of residential development on the allocated site to be assessed.

- 6.8 The layout of the site would also be acceptable. Public open space would be accessible to all units close to the site entrance, including to existing residents, a pedestrian link would also be provided to the remainder of the allocated site. Given that some dwellings will have parking to the side and some to the front, the area will not be dominated by frontage parking, with a number having lawned front gardens. Elevation treatments for the dwellings would be typical of the area with domestic scale fenestration. External materials would be a mixture of red and buff brick with render on some focal points. There would be dormers on the front elevation of some properties but these would be modest in scale and acceptable in terms of design. As a result it is considered that the layout, design, scale and external appearance of the dwellings would be acceptable and respect the character of the area.
- 6.9 Having regard to the above, it is considered that the layout as amended would respect the character of the area as well as residential amenity taking into account that the dwelling adjacent to the existing dwellings will be two-storey in scale only. As a result the application is deemed to comply with policies LPD19, LPD21, LPD32, LPD33, LPD35, LPD36 and LPD37.

Highway matters

- 6.10 Vehicular access to the site would be from Grange View Road and there would be a relatively sharp turn to access the main spine road in the site. The bend is sharper than would normally be permitted; however, with measures to reduce vehicle speeds, e.g. speed humps, which can be secured by condition, the highway layout would be acceptable and the highway authority raise no objection to the application. A Transport Statement has been submitted in support of the application and identifies that the development will generate a total of 12 two-way traffic movements in both the AM and PM peak hours, a level which the Highway Authority are content can be absorbed by local roads without significant impact. As a result, and subject to conditions, access to the site is considered to be acceptable and not detrimental to highway, with the proposal deemed to comply with policy LPD61.
- 6.11 With regard to parking provision policy LPD57 is pertinent to the determination of the application, along with the recently adopted 'Parking Provision for Residential and Non-Residential Developments Supplementary Planning Document'. The document outlines the level of parking provision required for each type of unit dependent on the number of bedrooms and indicates that 2 and 3-bed dwellings require two off-street parking spaces and the 4+ dwellings 3 spaces. Amended plans have been submitted to ensure that each of the 3 bed properties have a minimum of 2 off street car parking spaces and the larger 4 and 5 bed units now have access to 3 off street parking spaces. A total of 70 parking spaces would be provided. Therefore, the scheme as amended is deemed to comply with the Supplementary Planning Document and LPD57.

Other considerations

- 6.12 No information has been supplied in respect of possible contamination with it recommended that a phase 1 desk study be undertaken prior to the commencement of development given that the site was previously used for agricultural purposes. The Environmental Health Officer has also requested a condition to secure electric vehicle charging points, which would increase the sustainability of the development, and is an approach that is supported by relevant policy guidance. Having regard to the above the application is deemed to comply with policies LPD7 and LPD11.
- 6.13 A Preliminary Ecological Assessment has been submitted in support of the application and notes that the site does not house badgers, nor is there any evidence that the site has been used by them for foraging. The only structure on site appears to be an abandoned pig shelter and has limited likelihood of housing bats or other protected species e.g. barn owls. Therefore, the main ecological benefits of the site would appear to be the hedging to the site periphery, which should be retained and enhanced where possible. It is noted that the hedge to the southern edge of the site is proposed to be retained and scrub removed to facilitate the development. However, overall, given the low likelihood of protected species and fact that no additional surveys are recommended, it is considered that, subject to additional planting through a landscaping scheme, the impacts of the development on local wildlife would be acceptable and comply with policy LPD18.
- 6.14 No Arboricultural Survey has been submitted in support of the application; however, there are no trees subject of a Tree Preservation Order (TPO) on the site and the specimen most likely to meet the test for preservation is that close to the site entrance, which has been identified by the Borough Council Arborist of being in poor health and not worthy of protection. With the remainder of the site largely being overgrown or self-set trees it is not considered that there are any specimens that require protection. Subject to the submission and approval of a detailed landscape scheme, which should look to retain as much as possible of the existing green boundary treatment, the proposal is deemed to comply with policy LPD18.
- 6.15 In respect of drainage, a drainage strategy has been submitted in support of the application and identifies that surface water to roof and parking areas will be conveyed through permeable paving and into oversized pipes under the road. Thereafter, the water will be disposed of at a controlled rate of 5l/s into existing foul and surface network in Grange view Road. The Environment Agency have not commented on the strategy, although the Lead Flood Authority have indicated that they raise no objection to the application, subject to final details being approved in writing that accords within the drainage strategy put forward. It is also noted that the site falls within flood zone 1, which identifies that site is at a low risk of flooding. Foul water will link to the existing network in Grange View Road. The approach identified is considered to be acceptable and subject to conditions, as identified by the Lead Flood Authority, the drainage strategy as outlined is considered to be acceptable and comply with policies LPD3, LPD4 and LPD5.

- 6.16 Some letters of objection have raised a number of concerns about the scheme including that the site should be accessed from the GAR; however, such an access would cross land within the Green Belt and fall outside of the residential allocation, nor would such an access comply with the Willow Farm development brief. The low bridge at Jessops Lane is a known restriction and any developers would have to take into account during construction. Under separate legislation, there would be a need to ensure that the site complies with part M of the building regulations 'access to and use of buildings. Other concerns raised relate to impacts on drainage, highway safety, amenity, ecology and services, all of which have been addressed in this report
- 6.17 In accordance with the Low Carbon Planning Guidance for Gedling Borough Supplementary Planning Document it is noted that there would be a need to encourage a development that would lessen the impacts of climate change. EV charging points would be required for each unit to encourage electric car usage and a contribution toward enhancing public transport will be achieved, all of which will help to reduce the impact of the development on the environment and assist in reducing climate change.

Planning Obligations

- 6.18 The application meets the trigger for a number of planning obligations to make the development acceptable in planning terms. To this end, the obligations sought from various statutory consultees are summarised below:
- Affordable housing – a total of 20% of the units would need to be affordable, this is 5 units, of which 2 would be affordable rent and 3 first homes. This level of affordable housing and tenure split would comply with the recently adopted 'Interim Planning Policy Statement: First Homes', as well as comply with policy LPD36;
 - Transport and travel – a financial contribution of £15,500 for improvements toward bus stop provision is sought. The bus stops that are identified as requiring improvement are GEO544, GEO546 and GEO747, and will be spent on real time display features and raised kerbing;
 - Education - a financial contribution of £131,270 is sought toward secondary education given a lack of capacity within the relevant catchment area for the site. This would break down as £105,016 toward secondary education and £26,254 toward post 16 education to be expended within the Carlton secondary planning area;
 - Parks and Street Care - note that if the public open space (POS) is to be adopted by GBC there would be a need for a financial contribution of £12,680 towards maintenance of the space. If the POS is to be maintained by a management company details of that organisation would need to be approved too;
 - A monitoring fee for the planning obligations is sought and in line with Council's Section 106 and Unilateral Undertaking Monitoring Fee Policy Statement, which calculates a figure based on the number of relevant triggers. The monitoring fee is subject to annual indexation, therefore the final sum will be determined at such time as the legal agreement is in an agreed form and ready to be completed;

- Local Labour Agreement – A local labour agreement would be required to comply with policy LPD48.
- 6.19 There is a requirement for contributions sought to comply with Regulation 122 of the Community Infrastructure Levy Regulations 2010 (as amended) (CIL Regulations) which identifies the tests required to seek a planning obligation. Paragraph 57 of the NPPF also identifies three tests that would need to be complied with; firstly, necessary to make the development acceptable in planning terms; secondly, directly related to the development and; thirdly, fairly and reasonably related in scale and kind to the development. Policy ACS19 is also pertinent. All of the above contributions are considered to comply with relevant guidance in respect of being pertinent to the application under consideration.
- 6.20 These planning obligations would need to be secured by way of a Section 106 Agreement which shall be completed prior to determination of the planning application.
- 6.21 It is noted in paragraph 4.6 of this report that the secondary care trust seek a contribution of £29,412 toward provision for Nottingham University Hospitals. However, the request is not considered to be directly related to the development in question in that it is the primary care trust who fulfil the local requirement e.g. funding toward local doctors services, and, therefore, it is not considered that the secondary care trust financial contribution should be secured as a planning obligation as it would not meet the tests set out in the CIL Regulations.

7.0 **Conclusion**

- 7.1 Having regard to the above it is noted that the principle of the development is supported by policy LPD64. The layout, scale and appearance of the development as proposed would respect the character of the area and residential amenity. The impact on the highway network would be acceptable and adequate parking would be provided. Affordable housing provision would be acceptable and the other planning obligations sought directly relate to the development in question. As a result the application is deemed to comply with policies LPD3, LPD4, LPD7, LPD11, LPD18, LPD19, LPD 21, LPD32, LPD33, LPD35, LPD36, LPD37, LPD48, LPD57, LPD61 and LPD 64 of the Local Planning Document; policies A, 1, 2, 8, 10 and 19 of the Aligned Core Strategy, Parking Provision for Residential and Non-Residential Developments Supplementary Planning Document'; Affordable Housing Supplementary Planning Document; the Low Carbon Planning Guidance for Gedling Borough; Development brief for Willow Farm, Nottingham Informal Planning Guidance: February 2020; Interim Planning Policy Statement: First Homes and guidance within the NPPF.

- 8.0 **Recommendation: GRANT PLANNING PERMISSION: Subject to the owner entering into planning obligations secured through a s106 agreement with the Borough Council as the Local Planning Authority and the County Council as Education and Transport Authority to secure**

affordable housing, education contributions, payment for public open space maintenance or details of a management company to fulfil the same role if not adopted by the Council, contributions towards bus stop improvements, monitoring fees and a local labour agreement; and subject to the conditions listed 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:

3507-101J Site layout
3507-102J Site roof plan
3507-112A Location plan
3507-203B House A
3507-204B House B
3507-205B House C
3507-206C House D
3507-207A House E
3507-208A House F
3507-209A House G
3507-210 House H
3507-211C Street scene
3507-212A House J
3507-213A House A1
3507-214A House B1
002042-JPL-ZZ-ZZ-DR-D-4701-A2-C03 Indicative Access Road
Accommodation Schedule Rev- F

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. Notwithstanding details previously submitted and prior to above ground works commencing, 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.
5. No development shall take place, including any works of demolition, until a Construction 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:

1. The parking of vehicles of site operatives and visitors
 2. Loading and unloading of plant and materials
 3. Storage of plant and materials used in constructing the development
 4. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 5. Wheel washing facilities
 6. Measures to control the emission of dust and dirt during construction
 7. A scheme for recycling/disposing of waste resulting from demolition and construction works.
 8. The routing of deliveries and construction vehicles to site and any temporary access points.
6. No part of the development hereby permitted shall take place until details of the internal roads have been submitted to and approved in writing by the Local Planning Authority including longitudinal and cross-sectional gradients, speed limit and calming measures, 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 these details to the satisfaction of the Local Planning Authority.
 7. 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.
 8. 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.
 9. 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 NSW02042-1RP, 9/9/22, Jackson Purdue Lever, has been submitted to and approved in writing by the Local Planning Authority. Development shall proceed in accordance with the details as approved.
 10. Prior to commencement of the development a Construction Emission Management Plan (CEMP) for minimising the emission of dust and other

emissions to air during the site preparation and construction shall be submitted to and approved in writing by the Local Planning Authority. The CEMP must be prepared with due regard to the guidance produced by the Council on the assessment of dust from demolition and construction and include a site specific dust risk assessment. All works on site shall be undertaken in accordance with the approved CEMP.

11. 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.

12. Prior to the commencement of development, the following shall be complied with:
Site Characterisation

An assessment of the nature and extent of any potential contamination has been submitted to and approved in writing by the Local Planning Authority. This assessment must be undertaken by a competent person, and shall assess any contamination on the site, whether or not it originates on the site. Moreover, it must include; a survey of the extent, scale and nature of contamination and; an assessment of the potential risks to: human health, property, adjoining land, controlled waters, ecological systems, archaeological sites and ancient monuments.

Submission of Remediation Scheme

Where required, a detailed remediation scheme (to bring the site to a 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.

13. 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.
14. 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.

15. No part of the development shall be commenced until details of the existing and proposed ground and finished floor levels of the site and approved buildings, including retaining walls, have been submitted to and approved in writing by the local planning authority. The development shall be carried out thereafter in accordance with the approved details.
16. 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.
17. Prior to the commencement of development details of means by which the site will be drained during construction shall be submitted to and approved in writing by the Local Planning Authority. Development shall thereafter be undertaken in accordance with the details as approved.

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. To ensure that the character of the area is respected and to comply with policy ACS10.
5. In the interest of highway safety, and to minimise disruption to users of the public highway and protect the amenity of local residents and to comply with policy LPD61.
6. To ensure the development is constructed to adoptable standards and comply with policy LPD61.
7. To reduce the possibility of deleterious material being deposited on the public highway (loose stones etc) and comply with policies LPD57 and LPD61.
8. To ensure surface water from the site is not deposited on the public highway causing dangers to road users and comply with policy LPD61.
9. To ensure that the site is adequately drained and to comply with policies LPD3 and LPD4.

10. To ensure the development is constructed in an appropriate sustainable manner which takes into consideration air quality with in the Borough, and takes into consideration the National Planning Policy Framework and policy LPD11 of the Councils Local Plan.
11. To ensure the development is constructed in an appropriate sustainable manner which takes into consideration air quality with in the Borough, and takes into consideration the National Planning Policy Framework and policy LPD11 of the Councils Local Plan.
12. To ensure the development is safe and suitable for use, thereby taking into consideration paragraph 183 of the National Planning Policy Framework and policy LPD7 of the Councils Local Plan.
13. To ensure the development is safe and suitable for use, thereby taking into consideration paragraph 183 of the National Planning Policy Framework and policy LPD7 of the Councils Local Plan.
14. To ensure the development is safe and suitable for use, thereby taking into consideration paragraph 183 of the National Planning Policy Framework and policy LPD7 of the Councils Local Plan.
15. To ensure the character of the area and residential amenity are respected and to comply with policies ACS10 and LPD32.
16. To ensure the character of the area and residential amenity are respected and to comply with policies ACS10 and LPD32.
17. To ensure that the site is adequately drained and to comply with policies LPD3 and LPD4.

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 (2015).

In respect of the surface water drainage scheme to be approved, it should; 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 and NPPF Paragraph 169.

Limit the discharge generated by all rainfall events up to the 100 year plus 40% (climate change) critical rain storm to QBar rates for the developable area.

Provide detailed design (plans, network details, calculations and supporting summary documentation) in support of any surface water drainage scheme, including details on any attenuation system, the outfall arrangements and any private drainage assets.

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 30 year and 1 in 100 year plus climate change return periods.

- o No surcharge shown in a 1 in 1 year.
- o No flooding shown in a 1 in 30 year.
- o For all exceedance to be contained within the site boundary without flooding properties in a 100 year plus 40% storm.

Evidence to demonstrate the viability (e.g Condition, Capacity and positive onward connection) of any receiving watercourse to accept and convey all surface water from the site.

Details of STW approval for connections to existing network and any adoption of site drainage infrastructure.

Evidence of approval for drainage infrastructure crossing third party land where applicable.

Provide a surface water management plan demonstrating how surface water flows will be managed during construction to ensure no increase in flood risk off site. Evidence of how the on-site surface water drainage systems shall be maintained and managed after completion and for the lifetime of the development to ensure long term effectiveness.

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

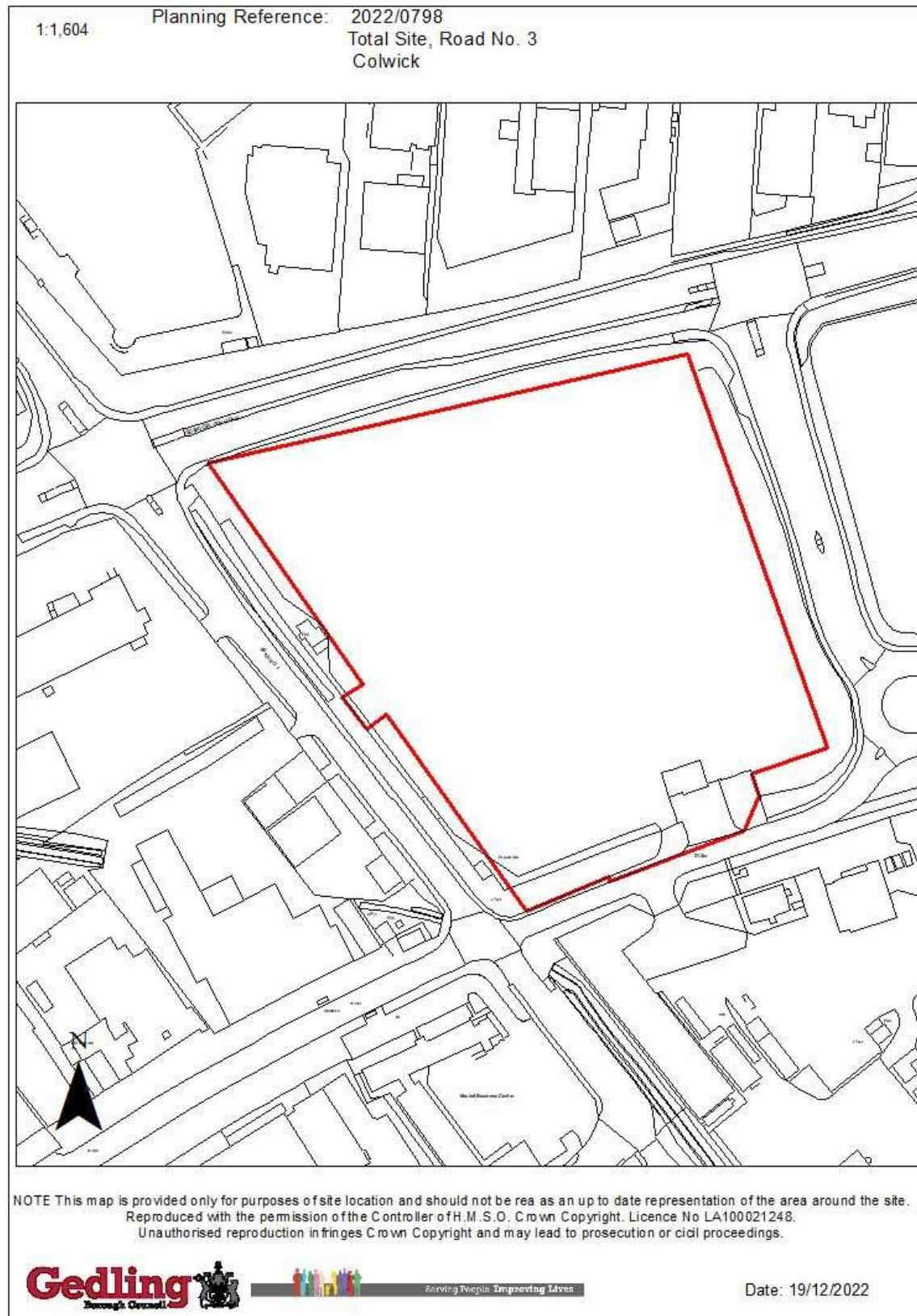
In order to carry out the off-site works i.e. works on the public highway which is land subject to the provisions of the Highways Act 1980 (as amended) and therefore land over which you have no control. Applicant will need to enter into an agreement under Section 278 of the Act. Please contact the County Highway Authority for details.

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

Please note that the grant of planning permission does not override civil legal matters with regard to development on or over a boundary, including the Party Wall etc Act, advice on which should be sought from an independent source.



Planning Report for 2022/0798



Report to Planning Committee

Application Number: 2022/0798

Location: Total Site Road No 3 Colwick NG4 2JS

Proposal: Full planning application for: 1) erection of a building for use as a builders merchant (Sui Generis) with trade counters and ancillary kitchen joinery showroom for the display, sale and storage of building, timber and plumbing supplies, plant and tool hire, including outside display and storage including storage racking; and 2) erection of industrial and logistics units (Use Classes E(g)(iii), B2 and B8); together with access and servicing arrangements, parking and landscaping, boundary fencing and associated works.

Applicant: Chancerygate (Nottingham) Limited

Agent: Savills

Case Officer: Peter Langton

This application is for development that equates to more than 5000 square metres of commercial floorspace and therefore, in accordance with the Council's Constitution, this application has been referred to Planning Committee for determination.

1.0 Site Description

- 1.1 The application site comprises land on an established industrial site, and was formally occupied by Total as a petrochemical storage and distribution facility. The site is now vacant having been cleared of all storage tanks and office buildings. The site is bounded by Colwick Loop Road to the north and Private Road No 1 to the west. To the east a new builders merchant is currently being developed, with the new Sainsbury superstore beyond this. The surrounding area is generally characterised by industrial and commercial buildings, with some offices and retail in the surrounding area also.
- 1.2 The application site is within flood zone 3, in an area benefitting from flood defences. The land is set slightly down from the Colwick Loop Road to the north, although the site is generally flat. There is existing access to the site from Road No 3 to the south.

2.0 Relevant Planning History

- 2.1 The application site is vacant and has no extant planning permissions for development. Whilst there is an extensive planning history for the site none of these previous applications are considered relevant given the existing vacant state of the site.

3.0 Proposed Development

- 3.1 This application seeks permission for the redevelopment of the site. The proposed development comprises the erection of a building for use as a building merchants, and the erection of 13 industrial and logistics units (Use Classes E(g)(iii), B2 and B8) including trade counter floor space, mezzanine levels, parking and landscaping, and boundary fencing. A total of 9,377 sq.m (Gross External Area) is proposed across the site.

4.0 Consultations

- 4.1 Neighbouring properties have been consulted and a site notice and newspaper advert have been posted. No public representations have been received.
- 4.2 NCC Highways – No objection subject to conditions in respect of parking and access provision, provision of bus stop, re-instating kerb on redundant access, and planting of highway trees.
- 4.3 Scientific Officer – raises no objection subject to conditions in respect of EV charging, contaminated land and CEMP.
- 4.4 Environment Agency – No objection subject to condition requiring the development be carried out in accordance with the flood risk assessment and that a remediation strategy for dealing with potential ground contamination is submitted prior to the commencement of development.
- 4.5 Lead Local Flood Authority – No objection subject to development being carried out in accordance with drainage plan as submitted.
- 4.6 Tree Officer – No objection to proposed planting plan.
- 4.7 Health and Safety Executive - Advises against granting planning permission as the site is within the consultation distance for a site that has an extant hazardous substances consent.. They advise that they would not object if a condition was attached that development cannot commence until the hazardous substance consent has been revoked.
- 4.8 Nottinghamshire Wildlife Trust – No comments received.
- 4.9 Severn Trent – No comments received.

5.0 Development Plan Policies

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) requires that: 'if regard is 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 Gedling Borough Council Aligned Core Strategy (GBACS) (September 2014) is part of the development plan for the area. The following policies are relevant in considering this application:

Policy 1: Climate change

Policy 4: Employment Provision and Economic Development

Policy 10: Design and Enhancing Local Identity

- 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 3: Managing Flood Risk

LPD 4: Surface Water Management

LPD 7: Contaminated Land

LPD 11: Air Quality

LPD 18: Protecting and Enhancing Biodiversity

LPD 32: Amenity

LPD 44: Retention of Employment and Employment Uses

LPD 48: Local Labour Agreements

LPD 57 Parking Standards

LPD 61: Highway Safety

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

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

6.0 Planning Considerations

Principle of Development

- 6.1 The application site falls within an established industrial estate where the principle of such uses are supported, subject to compliance with a number of

criteria and policies outlined above. LPD 44 is considered to be most pertinent and identifies that 'planning permission will be granted for the expansion, conversion or redevelopment of land and premises for employment uses on allocated employment sites provided', amongst other things, the use is within use classes B1 - B8 and sui generis uses of a similar nature; the development is of an appropriate scale; would not have an adverse impact on amenity; highway safety is not detrimentally impacted, nor heritage assets detrimentally affected. Given that the application site falls within flood zone 3, there would be a need to have regard to possible impacts on flooding. These matters are explored in more detail in this report; however, the broad principle of development, which would enhance the commercial use on site, is supported.

Impact on the character and appearance of the area

- 6.2 The proposed development consists of 5 main blocks of commercial buildings, blocks 1 – 4 will be divided into individual industrial units (units 1-13), with block 5 being the builders merchants. The built form is largely focused on the centre and east of the site, set in from the west boundary which will be predominantly used for parking and access.
- 6.3 The buildings will generally be of a scale and appearance that is in keeping with the commercial nature of the surrounding area. The materials to be used will be reflective of the area, and a mix of materials is proposed to break up large elevations and add interest to the appearance of the scheme.
- 6.4 The most visually prominent of the buildings will be block 4 (units 7-11) which is positioned to the north of the site adjacent to the Colwick Loop Road. Block 4 has a ridge height of circa 11.65 metres. Whilst this will be a prominent building when viewed from the Colwick Loop Road, the height is not out of keeping with other buildings along the loop road, including the print works building to the north and other buildings to the west. Furthermore, there is a circa 1m drop in level from the highway to the application site, and significant planting is proposed along the north boundary of the site to provide natural screening which will be in keeping with the character of the green corridor along the Colwick Loop Road.
- 6.5 Block 2 (units 1-6) to the east of the site will be set in from the adjacent highway by an existing green buffer. There is an existing builders merchant to the east of the intervening highway which is currently under construction which the proposed buildings will be read as being in keeping with.
- 6.6 To the south and west of the site the surrounding land uses become increasingly commercial and industrial. It is considered that the design of the buildings within the site will be in keeping with the character of the area.
- 6.7 The proposal is therefore considered to be in accordance with Section 12 of the NPPF (2021) and Policy 10 of the GBACS (2014).

Impact on the neighbouring amenity

- 6.8 The application site falls within an established industrial estate where there are a wide range of nearby commercial uses. There are no residential properties in

the nearby locality that would be detrimentally impacted and it is not considered that the use of the building would be harmful to the amenity of adjacent industrial units.

- 6.9 The site is a standalone site bordered by highways on all four sides and as such there will be a significant separation distance between the proposed buildings on the site and any neighbouring properties. As such it is considered that the proposal will not result in an unacceptable overbearing or overshadowing impact for the residents of any neighbouring properties.
- 6.10 Taking the above into account it is considered that there would be no unacceptable adverse impact on the amenities of the occupiers of adjacent properties in accordance with policies LPD 32 and LPD 44.

Highway and parking

- 6.11 The proposed development will utilise the existing access from Road No 3 to the south of the site for units 1-13, with a new access proposed from Road No 1 to the west of the site for the builders merchants. The proposed new access requires the relocation of the bus stop on Road No 1, which has been agreed with the Highway Authority, who also raise no objection to the proposed access.
- 6.12 The application has been supported by a transport assessment and framework travel plan, both of which have been reviewed by the Highway Authority who raise no objection to the proposal. The assessment and modelling carried out indicates that additional traffic generated from the site will be accommodated on the local road network, without the need for improvements to highways or junctions. A total of 73 parking spaces are proposed to serve the industrial units (units 1 – 13), with 14 lorry spaces proposed which equates to at least one per unit. Of these spaces 14 will be fitted for electric vehicle charging, and 13 disabled spaces will be provided, equating to at least one of each per industrial unit. A further 32 spaces are provided for the builders merchant, 5 of which will have electric charging points and one of which will be a disabled space. The builders merchant will also have 3 parking spaces for HGVs.
- 6.13 In respect of parking provision, the Council's parking standards SPD states that parking provision for non-residential development should be in accordance with the Nottinghamshire County Council Highway Design Guide (2021). Regular discussions have taken place between the applicant and the Highway Authority who has raised no objection and confirms that the parking and turning areas within the site meet their requirements. Based on the location of the application site which is in close proximity to Nottingham and Carlton, with regular public transport services nearby the requirements from the design guide for the industrial units is 1 space per 130 sq.m of floor space. The parking proposed for the industrial units equates to 1 space per 107 sq.m of floor space. The design guide does not set out requirements for the builders merchant as it is a sui generis use. The parking demand for this unit was derived from a sample of similar sites to establish the average number of spaces provided per unit of floor area. The result identified 30 spaces would be appropriate, with 32 proposed. On this basis the proposed level of provision is deemed acceptable.

- 6.14 In addition to the car parking space, a total of 30 cycle parking spaces will also be provided across the site which will help to encourage sustainable transport methods. This will be further aided by the close proximity of the site to bus stops and routes. In combination with the 19 car parking spaces that will be fitted with electronic vehicle charging points it is considered that the need to lessen the impact of climate change has been considered as part of this proposal in accordance with the Low Carbon Planning Guidance for Gedling Borough Council (May 2021)
- 6.15 Having regard to the above it is considered that the application complies with policy LPD57, LPD 61 and the Parking Provision for Residential and Non-Residential Developments Supplementary Planning Document (2022) in respect of parking standards and highway safety.

Ecology and Landscaping

- 6.16 The application site is not a designated wildlife site. A biodiversity survey has been carried out on the site and a report submitted with this application. The survey found no evidence of protected species on the site and identified no insurmountable constraints to the proposed development from an ecology and nature conservation perspective.
- 6.17 There are a number of trees and vegetation around the boundaries of the site, although it is noted that most of these are outside of the red line application site. There are no trees in or around the site that are covered by Tree Preservation Orders. To facilitate the proposed development a number of trees require removal. As these trees are mainly on Highway Authority owned land these removals have been agreed with the Highway Authority and a scheme of replacement tree planting agreed. This includes trees to the north of the site adjacent to the Colwick Loop Road, which will help to enhance the existing green corridor along this route.
- 6.18 Soft landscaping is proposed throughout the site including new trees, hedgerows, shrub planting and grassed areas. The proposed landscaping will enhance the character of the surrounding area and the street scene on all sides when compared to the existing site and the former use of the site.
- 6.19 Overall it is considered that the proposed development is acceptable in respect of ecology and landscaping in accordance with LPD 18 of the Gedling Part 2 Local Plan.

Flood Risk

- 6.20 The application site is within flood zone 3 and as such is within an area that is at risk of flooding. As the site is within a designated protected employment area identified in a recently adopted Local Plan the sequential and exceptions tests are not required by the NPPF.
- 6.21 A Flood Risk Assessment (FRA) has been submitted in support of this application as required by the NPPF. Whilst the site benefits from flood defences it is acknowledged that were the defences to fail the site would be liable to flooding. It is considered unlikely that this scenario would happen, however, the FRA sets out safe access, egress and evacuation of the site in

the case of flooding. Floor levels are also set to be at a minimum of 600mm higher than existing site levels. The Environment Agency has reviewed the FRA and has raised no objection to the proposal.

- 6.22 A surface water drainage strategy has also been submitted and reviewed by the Lead Local Flood Authority who raise no objection to the proposal.
- 6.23 Overall it is considered that the proposal will not result in an unacceptable increase in flood risk to the application site or the surrounding area. The proposal is therefore considered to be in accordance with LPD 3 and LPD 4 of the Gedling Part 2 Local Plan.

Hazardous Substances

- 6.24 The Health and Safety Executive (HSE) is a statutory consultee for developments in the vicinity of major hazard sites and major accident hazard pipelines and provides land use planning advice to enable a Planning Authority to comply with the objective of Article 13 of the retained EC Directive 2012/18/EU in order to control proposed development around designated sites that would increase the risk or consequences of a major accident. The HSE normally considers its role to be discharged when it is satisfied that the Planning Authority is acting in full understanding of HSE's land use planning advice received and of the risk to public safety that could follow.
- 6.25 The HSE's land use planning advice in this instance is that there are sufficient reasons, on public safety grounds, for advising against the granting of planning permission in this case until the issue of the planning consent for hazardous substances at the Total Oil GB site has been addressed.
- 6.26 The HSE does however also state that they would not advise against the proposal if it was conditioned that prior to any work being carried out the hazardous substances consent is revoked. However, such a condition would be beyond the control of the applicant to be discharged as only the hazardous substances authority (in this case Gedling Borough Council) can apply to revoke the consent. As such the condition would not be reasonable and would not, therefore, comply with the tests set out in the NPPF and the Community Infrastructure Levy Regulations 2010 (as amended)
- 6.27 Notwithstanding the land use planning advice of the HSE it is considered that revocation of the hazardous substances consent at the Total Site has already taken place. Section 17 of the Planning (Hazardous Substances) Act 1990 (as amended) states that automatic revocation takes place if there is a change in the person in control of the land, unless an application for the continuation of the consent has previously been made to the hazardous substances authority. The Total Site has changed ownership since it was used for the storage of oil to which the hazardous substances consent relates. No further application has been made to the Council in its capacity as hazardous substances authority for a continuation of the hazardous substances consent at the site and therefore it is considered that the hazardous substances consent has been automatically revoked pursuant to s17(1) of the Planning (Hazardous Substances) Act 1990 (as amended).

- 6.28 Moreover hazardous substances consents are a key control in relation to the storage and use of hazardous substances that would pose a public safety risk. The Total Site has been decommissioned and cleared of all hazardous substances and the site has not been used to store any hazardous substances for a number of years. There is not therefore considered to be a public safety risk in relation to hazardous substances and in order for the site to become capable of storing hazardous substances again in future planning permission would be required and the Council would be able to control such development.
- 6.29 For the reasons set out above it is considered that the proposal should not be refused on the basis of the HSE's land use planning advice.

Other considerations

- 6.30 A construction and emissions management plan (CEMP) has been submitted by the applicant to support the application. The CEMP has been approved by the Council's Scientific Officer and it should be conditioned that the development shall be carried out in accordance with this in accordance with LPD 11 of the Gedling Part 2 Local Plan.
- 6.31 A Geo-Environmental Assessment has been submitted with the application to identify any potential contamination on the site, along with a remediation and Verification Strategy. The Environment Agency raises no objection in respect of land contamination, although they do not agree with the Remediation and Verification Strategy. As such, and in accordance with LPD 7 of the Gedling Part 2 Local Plan, they have recommended a condition requiring a remediation strategy dealing with the risks associated with contamination of the site is submitted prior to any development being carried out.
- 6.32 In accordance with LPD 48, the Borough council will seek to negotiate planning agreements to secure local labour agreements for development on 0.5 hectares of land or more, or development that will create more than 15 jobs. A Local Labour Agreement has been submitted with this application which confirms that the developer and their subcontractors will look to employ local contractors where feasible and viable. They will also look to ensure that where the required skilled workforce is available from the local area, all these companies will be given the opportunity to tender for the completion of the works. All sub-contractors will also be encouraged to use local labour where possible. Furthermore, the developer will look to offer onsite work experience placements for workers aged 16 plus. End users of the units will be encouraged and supported to fill a minimum 25% of the total full time jobs created with local residents, and the developer has also made commitments to establish relationships with Central College Nottingham or the New College Nottingham. It is considered reasonable and necessary in accordance with LPD 48 and Policy 4 of the Gedling Borough Aligned Core Strategy to condition that the proposed development is carried out in accordance with the Local Labour Agreement as submitted.
- 6.33 For the avoidance of doubt, there are no heritage assets in the locality that would be affected by the application.

7.0 Conclusion

- 7.1 The application site is within an established industrial estate and will enhance employment use on offer. The built form would respect the character of the area and amenity of adjacent users. Highway safety would be respected and parking provision is considered to be acceptable. Subject to conditions the development would be acceptable in respect of flood risk and contamination. The application is, therefore, deemed to comply with policies 1, 4 and 10 of the Aligned Core Strategy; policies LPD 3, LPD 4, LPD 7, LPD 11, LPD 32, LPD 44, LPD 48, LPD 57 and LPD 61 of the Local Planning Document and guidance within the NPPF, Parking Provision for Residential and Non-Residential Developments Supplementary Planning Document (2022) and Low Carbon Planning Guidance for Gedling Borough (May 2021).

Recommendation: GRANT PLANNING PERMISSION: subject to the following conditions:

Conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.
- 2 The development hereby permitted shall be completed in accordance with the following drawing and details; received by the Local Planning Authority on 8 July 2022 unless otherwise stated:
 - 21068-300 Revision P01 (Site Location Plan)
 - 21068-302 Revision P09 (Proposed Site Plan) - received 26 October 2022
 - 21068-310 Revision P02 (Unit 1 Proposed Elevations)
 - 21068-311 Revision P01 (Unit 1 Proposed Floor Plan)
 - 21068-312 Revision P02 (Unit 1 Proposed Roof Plan)
 - 21068-320 Revision P02 (Unit 2 Proposed Elevations)
 - 21068-321 Revision P02 (Unit 2 Proposed Floor Plan)
 - 21068-322 Revision P02 (Unit 2 Proposed Roof Plan)
 - 21068-330 Revision P01 (Unit 3 Proposed Elevations)
 - 21068-331 Revision P01 (Unit 3 Proposed Floor Plan)
 - 21068-332 Revision P01 (Unit 3 Proposed Roof Plan)
 - 21068-340 Revision P02 (Unit 4 Proposed Elevations)
 - 21068-341 Revision P02 (Unit 4 Proposed Floor Plan)
 - 21068-342 Revision P02 (Unit 4 Proposed Roof Plan)
 - 21068-350 Revision P03 (Unit 5 Proposed Elevations) - received 28 July 2022
 - 21068-351 Revision P02 (Unit 5 Proposed Floor Plan)
 - 21068-352 Revision P01 (Unit 5 Proposed Roof Plan)
 - 21068-900 revision P03 (Proposed Site Section) - received 12 September 2022
 - 853.29.02 (Planting Layout South)
 - 853.19.05 (Planting Layout North) - received 16 November 2022
 - 21068-801-P01 (Schedule of External Building Materials)

– Construction and Emissions Management Plan - received 17 August 2022

- 3 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.
- 4 Prior to the occupation of building(s) hereby permitted, Electric Vehicle Recharging Points (active) shall be installed in accordance with the details set out in drawing number 21068-302 Revision P09; with infrastructure installed for a further eighteen (18) in future years (passive). The Electric Vehicle Recharging Points 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 car park users.
- 5 The development hereby approved shall be carried out in accordance with the Proposed Drainage Plan (21-034-CHA D01 Rev T3).
- 6 The proposed Builder's Merchant shall not be brought into use until the parking/turning/servicing areas as shown on drawing 21068-302 Revision P09 have been provided. The parking/turning/servicing areas shall be maintained in accordance with the approved details and shall not be used for any purpose other than the parking/turning/loading and unloading of vehicles.
- 7 The proposed Builder's Merchant shall not be brought into use until the vehicular access from Road No.1 as shown on drawing 21068-302 Revision P09 has been provided.
- 8 The proposed industrial units shall not be brought into use until the parking/turning/servicing areas as shown on drawing 21068-302 Revision P09 have been provided. The parking/turning/servicing areas shall be maintained in accordance with the approved details and shall not be used for any purpose other than the parking/turning/loading and unloading of vehicles.
- 9 The proposed development shall not be brought into use until bus stop GEO336 as shown indicatively on drawing 21068-302 Revision P09 has been provided unless otherwise agreed with the Local Planning Authority.
- 10 The proposed development shall not be brought into use until the redundant vehicular crossing on Road No.1 has been reinstated to verge, and full height kerbs provided along the footway.
- 11 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any provision in any Statutory

Instrument revoking or re-enacting that Order) the development hereby permitted shall not be used for any purposes other than the builders merchant and uses falling within use class E(g)(iii), B2 and B8.

- 12 The development shall be carried out in accordance with the Local Labour Agreement dated September 2022; received by the Local Planning Authority on 28 September 2022.
- 13 The development shall be carried out in accordance with the submitted flood risk assessment (ref 21-034-CHA Road No.3, Colwick, dated 13 June 2022 and document titled Addendum To Flood Risk Assessment, dated 25 August 2022, compiled by I&L Consulting Ltd) and the following mitigation measures it details:
- Finished floor levels shall be set no lower than 20.95 metres above Ordnance Datum (AOD)
 - The proposed units shall be made to be floodable
 - There shall be a safe refuge areas on site and a safe access route off site (as per drawing document SK010 P1 - Proposed Safe Refuge Routes).

These mitigation measures shall 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.

- 14 The landscaping scheme as approved (including the trees to be planted on the public highway) shall be carried out in the first planting season following completion of the development. Any trees, shrubs or plants that die within a period of five years from the completion of each development phase, or are removed and/or become seriously damaged or diseased in that period, shall be replaced (and if necessary continue to be replaced) in the first available planting season with others of similar size and species.
- 15 No development approved by this planning permission shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the Local Planning Authority. This strategy will include the following components:
- a. A preliminary risk assessment which has identified: all previous uses potential contaminants associated with those uses a conceptual model of the site indicating sources, pathways and receptors potentially unacceptable risks arising from contamination at the site
 - b. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.
 - c. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
 - d. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of

pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the written consent of the Local Planning Authority. The scheme shall be implemented as approved.

- 16 Prior to any part of the permitted development being brought into use, a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.
- 17 No drainage systems for the infiltration of surface water to the ground are permitted other than with the written consent of the Local Planning Authority. Any proposals for such systems must be supported by an assessment of the risks to controlled waters. The development shall be carried out in accordance with the approved details.
- 18 Piling or any other foundation designs using penetrative methods shall not be carried out other than with the written consent of the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reasons

- 1 In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt.
- 3 In the interest of public health and safety.
- 4 To ensure the development is constructed in an appropriate sustainable manner which takes into consideration air quality within the Borough, and takes into consideration the National Planning Policy Framework and policy LPD11 of the Council's Local Plan.
- 5 To ensure that the development has sufficient surface water management, is not at increased risk of flooding, and does not increase flood risk off-site.
- 6 In the interest of highway amenity.
- 7 In the interest of highway amenity.
- 8 In the interest of highway amenity.
- 9 To promote sustainable travel.
- 10 In the interest of highway amenity.
- 11 To protect the vitality and viability of nearby local centres.

- 12 To enable local people to benefit from the development in accordance with LPD 48 of the Gedling Part 2 Local Plan (2018).
- 13 To reduce the risk of flooding to the proposed development and future occupants.
- 14 To ensure that the character of the area is respected and to comply with policies LPD18.
- 15 To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution in line with paragraph 174 of the National Planning Policy Framework.
- 16 To ensure that the site does not pose any further risk to the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete. This is in line with paragraph 174 of the National Planning Policy Framework.
- 17 To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants. This is in line with paragraph 174 of the National Planning Policy Framework
- 18 Piling can result in risks to water resources from, for example, mobilising contamination, drilling through different aquifers, and creating preferential pathways. Thus it should be demonstrated that any of these activities will not harm water resources in line with paragraph 174 of the NPPF. If Piling is proposed, a Piling Risk Assessment must be submitted, written in accordance with EA guidance document "Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination: Guidance on Pollution Prevention. National Groundwater & Contaminated Land Centre report NC/99/73".

Reasons for Decision

The application site is within an established industrial estate and will enhance employment use on offer. The built form would respect the character of the area and amenity of adjacent users. Highway safety would be respected and parking provision is considered to be acceptable. Subject to conditions the development would be acceptable in respect of flood risk and contamination. The application is, therefore, deemed to comply with policies 1, 4 and 10 of the Aligned Core Strategy; policies LPD 3, LPD 4, LPD 7, LPD 11, LPD 32, LPD 44, LPD 48, LPD 57 and LPD 61 of the Local Planning Document and guidance within the NPPF, Parking Provision for Residential and Non-Residential Developments Supplementary Planning Document (2022) and Low Carbon Planning Guidance for Gedling Borough (May 2021)..

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 (2015).

The development makes it necessary to construct/reinstate a vehicular crossing over a verge/footway of the public highway and provide public transport infrastructure. These works will take place on land that is subject to the provisions of the Highways Act 1980 (as amended), and is therefore land over which you have no control. Please contact licences@viaem.co.uk to ensure the necessary licences are in place prior to works commencing.

The development makes it necessary to plant trees in the public highway. You will therefore be required to obtain a cultivation licence under Section 142 of the Highways Act 1980 whereby you will be required to trim the area off to reduce competition for water/nutrients, and commit to a 3 year maintenance plan inclusive of watering.

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

The 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 regular discussions took place with the applicant to address any issues that occurred.

Any facilities for the storage of oils, fuels or chemicals shall be provided with secondary containment that is impermeable to both the oil, fuel or chemical and water, for example a bund, details of which shall be submitted to the local planning authority for approval. The minimum volume of the secondary containment should be at least equivalent to the capacity of the tank plus 10%. If there is more than one tank in the secondary containment the capacity of the containment should be at least the capacity of the largest tank plus 10% or 25% of the total tank capacity, whichever is greatest. All fill points, vents, gauges and sight gauge must be located within the secondary containment. The secondary containment shall have no opening used to drain the system. Associated above ground pipework should be protected from accidental damage. Below ground pipework should have no mechanical joints, except at inspection hatches and either leak detection equipment installed or regular leak checks. All fill points and tank vent pipe outlets should be detailed to discharge downwards into the bund.

The CLAIRE Definition of Waste: Development Industry Code of Practice (version 2) provides operators with a framework for determining whether or not excavated material arising from site during remediation and/or land development works are waste or have ceased to be waste. Under the Code of Practice: o excavated materials that are recovered via a treatment operation can be re-used on-site providing they are treated to a standard such that they fit for purpose and unlikely to cause pollution o treated materials can be transferred between sites as part of a hub and cluster project o some naturally occurring clean material can be transferred directly between sites. Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the permitting status of any proposed on site operations are clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays. The Environment Agency recommends that developers should refer to: The Position statement on the Definition of Waste: Development Industry Code of Practice and; The Environmental regulations page on GOV.UK

Authorised by

Planning Delivery Manager/Principal Planning Officer

Date

Report to Planning Committee

Application Number: 2022/0944

Location: 27 Forester Street Netherfield NG4 2LJ

Proposal: Change of use from B2 (General Industry) to a flexible use of B2 (general Industry) and Sui Generis (dog day care) under Class V of the General Permitted Development Order 2015.

Applicant: A & M Haigh Property Co

Agent: JLL

Case Officer: Peter Langton

This application has been referred to Planning Committee by the Planning Delegation Panel so that issues in respect of highways and residential amenity can be fully discussed.

1.0 Site Description

- 1.1 The application site comprises a building currently used for industrial purposes that forms part of a wider commercial site. Despite being part of a wider commercial site, the application property is set within a largely residential area.

2.0 Relevant Planning History

- 2.1 No relevant planning history.

3.0 Proposed Development

- 3.1 This application seeks permission to change the use of the existing general industrial unit to a flexible use of B2 (General Industry) and doggy day care facility (sui generis use). In accordance with Class V of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), permission can be granted for interchangeable uses for a period of 10 years. At the end of the 10 year period the active use becomes the lawful use.
- 3.2 No external alterations to the building are proposed as part of this application. The existing light industrial use will be retained in a significantly smaller unit to the rear of the application property where it will be used mainly for storage associated with the existing flooring business.

- 3.3 During the course of the application the description has been amended to apply for the Class V permission for interchangeable use, as the original proposal was for the change of use to the doggy day care for a temporary period of 10 years. A 7 day public consultation was carried out on the amended description.

4.0 Consultations

- 4.1 Neighbouring properties have been consulted and a site notice and newspaper advert have been posted. As a result of the consultation undertaken one objection has been received. The reasons for objection can be summarised as follows:

- Increase in commercial use of the site.
- Increased traffic and parking issues.
- Disruptive to local residents.

No responses to the re-consultation have been received.

- 4.2 NCC Highways – No objection on road safety grounds. However, notes that the Local Planning Authority may wish to consider whether the development if permitted would adversely affect local amenity, as customers to the proposed use may cause inconvenience to the existing residents and visitors, where there is who have a current demand for parking in the area.
- 4.3 Environmental Health Officer – Considering the close proximity to residential properties the proposed development would be inappropriate in this location. As such an objection is raised.

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 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 Gedling Borough Council Aligned Core Strategy (GBACS) (September 2014) is part of the development plan for the area. The following policies are relevant in considering this application:

Policy 4: Employment Provision and Economic Development

Policy 10: Design and Enhancing Local Identity

- 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 32: Amenity

LPD 44: Retention of Employment and Employment Uses

LPD 57 Parking Standards

LPD 61: Highway Safety

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

6.0 Planning Considerations

Principle of Development

- 6.1 The application site is not covered by any site specific planning policy. As the site is an existing employment use LPD 44 is relevant which states that planning permission will be granted for development proposals involving the expansion, conversion or redevelopment of land and premises for employment use, provided the proposal would not cause a significant adverse impact on the amenity of nearby residents or occupiers. Policy 4 of the Aligned Core Strategy encourages the appropriate management of existing employment sites.
- 6.2 The application is for a flexible use of general industrial (Class B2) and doggy day care (sui generis). Given the existing building is in Class B2, the principle of this continued use is considered acceptable.
- 6.3 The application property is a substantial building with sufficient internal space to withstand the use proposed. Given the commercial nature of the existing use it is considered that the principle of the conversion of the building is acceptable subject to an assessment of the impact on neighbouring amenity, parking and highway safety. As no external alterations are proposed it is considered that the proposal will not have a harmful impact on the character and appearance of the surrounding area.

Impact on neighbouring amenity

- 6.4 The application site is set within a largely residential area, albeit in part of an existing commercial site. The original Planning Statement submitted with the application sets out a proposal for the dog day care business to accommodate approximately 50 – 60 dogs per day, with opening times being Monday – Friday 7am-7pm, Saturdays 10am-6pm, and Sunday 9am-5pm. It is proposed that dogs will be dropped off in the morning between 7am and 11am and collected throughout the afternoon between 2pm and 6pm.
- 6.5 However, the Council's Environmental Health Officer raised concerns regarding the proposed number of dogs given the potential for noise as windows will have to be open at the facility to allow for ventilation. This potential for the noise creation could result in a loss of amenity for the residents of neighbouring properties.

- 6.6 As a result of the concerns raised, the application has been amended to reduce the number of dogs that the site would be able to accommodate and also the opening hours. This has reduced the number of dogs to 30 and reduced the hours that the use would be in operation to Monday to Friday between the hours of 07:00 to 19:00 only. The application is considered accordingly and the Environmental Health Officer's comments in respect of the proposed development being inappropriate due to the proximity to residential properties are based on the reduced number of dogs and opening hours.
- 6.7 It should be noted that a noise report has been submitted in support of the application and concludes that the noise generated from the use, in an enclosed building with no outside area for the dogs, would be acceptable. However, dogs can be unpredictable in their nature and as such controlling or predicting noise levels to come from such a use can prove difficult. In particular, at drop off and pick up times it is likely that the noise generated would be quite significant. It also has to be borne in mind that in terms of animal welfare and as part of any the license for the operation of the use, there would be a requirement to have windows open, which would make it difficult to control noise from within the building.
- 6.8 The use is also likely to generate a reasonably large number of vehicle movements through drop-offs and pick-ups. Whilst this would not be harmful to highway safety due to the low vehicle speeds and the residential nature of the area, the frequent drop-offs would, in their own right, have a detrimental impact through activity that would be generated. This would also increase demand on limited on-street parking for local residents, possibly forcing some to park further away from their dwellings, to the detriment of the amenity of local residents.
- 6.9 Therefore, weighing matters in the round, including the fall-back position of the existing industrial use continuing to operate, it is considered that, on balance, and notwithstanding the reduction in number of dogs proposed to be at the site, the impact of noise from the dogs, along with the coming and going of what is likely to be a relatively large number of vehicles to and from the site, that the impact on amenity would be significant and to the detriment of local residents.
- 6.10 Taking the above into account it is considered that the use would have an unacceptable adverse impact on the amenities of the occupiers of adjacent properties, contrary to policies LPD32 and LPD 44 of the Gedling Part 2 Local Plan and Policy 10 of the Gedling Aligned Core Strategy.

Highway and parking

- 6.11 The application site has no off street parking provision. The existing use has 7 full-time staff members, with the proposed use having 10 full-time staff members, although only circa 6 staff members are likely to be on site at any time.
- 6.12 As the proposed use is sui-generis, there are no prescribed parking standards set out within the Local Plan or the Council's parking standards SPD. Whilst the proposed use may result in more staff numbers than the existing use, this would not be a significant increase. Given the absence of staff parking for the current

use it is therefore not considered that the proposed use will be unacceptable despite not providing any off street parking for staff.

- 6.13 In contrast to the existing use, the proposed use will require customers visiting the site twice daily. It is unclear how many customers will visit the site by car, but no doubt there will be a number of vehicles visiting the site throughout the day. The surrounding area is residential in nature, with parking along Forester Street generally being limited to on road parking. Therefore, the proposed use will have some impact on the nearby residents by virtue of comings and goings of customers who will park on the street. The Highways Authority has not raised any objection to this in respect of highways safety, although they do note it is up to the LPA to consider the impact of increased customer parking on nearby residents.
- 6.14 The remaining industrial operations associated with the existing flooring company at the site will be limited to a relatively small amount of storage. The Transport Assessment submitted with the application notes that this will reduce the number of visits, including HGV trips, from 15-20 per week to fewer than 4 trips per week.
- 6.15 The proposed use will result in an increase in trips to and from the site on a daily basis, as well as result in on road vehicle parking on Forester Street and possibly the wider surrounding area. There are car parks in close proximity which may be utilised. The proposed development is likely to reduce HGV movements but increase the number of vehicle movements to the site; however, it is not considered that highway safety would be compromised and on-street parking would be acceptable. Issues in respect of amenity are considered in paragraphs 6.4-6.10 of this report.
- 6.16 Having regard to the above it is considered that, on balance, the application complies with policy LPD57 and LPD61.

Flexible Use

- 6.17 This application seeks flexible use between Class B2 (General Industry) which is the existing use of the site, and the doggy day care (sui generis). Given the existing use has been established at the property for a significant period of time, and would remain lawful if the permission for the change of use was not to be granted, it is considered reasonable to allow for the building to revert to this use within the 10 year time period without the need for further planning permission.

7.0 Conclusion

- 7.1 The application property is an existing commercial use and as such the principle of the change of use is supported. However, notwithstanding changes made to the application, it is considered that the use would be detrimental to the amenity of neighbouring properties from the noise of the dogs along with the arrival and departure of a large number of vehicles. The application is, therefore, deemed contrary to policies LPD 32 and LPD 44 of the Gedling Part 2 Local Plan and Policy 10 of the Gedling Aligned Core Strategy.

Recommendation: REFUSE PLANNING PERMISSION: for the following reason

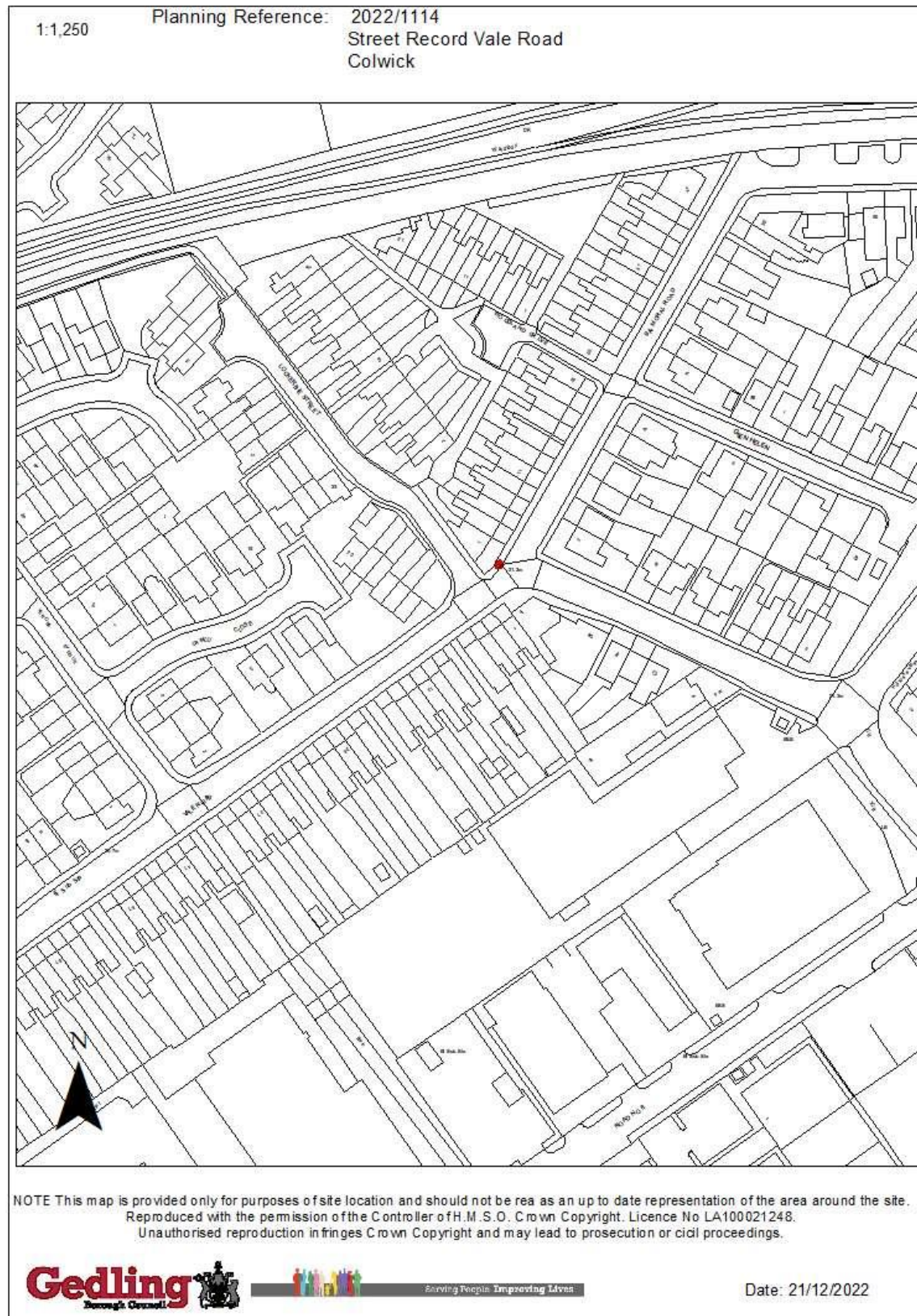
The proposed use, through the noise that it would generate from the dogs, along with increased vehicle movements, including drop-offs and pick-ups, would have a detrimental impact on the amenity of neighbouring properties in a predominantly residential area, to the detriment of the amenity of local residents.

The application is, therefore, deemed contrary to policies LPD 32 and LPD 44, Policy 10 of the Gedling Aligned Core Strategy, along with guidance contained in Section 12 of the NPPF.

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Planning Report for 2022/1114



Report to Planning Committee

Application Number: 2022/1114

Location: Street Record, Vale Road, Colwick

Proposal: Install a 10m column, concrete base and street cabinet 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 on the corner of Lockerbie Street and Vale Road in a largely residential area. Neighbouring land uses are predominantly residential with some retail and food and drink uses to the south side of Vale Road.

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 Highway Authority - No objection.
- 4.2 Colwick Parish Council – No comments received.

- 4.3 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.

LPD 61: Highway Safety – planning permission will be granted for development proposals which do not have a detrimental effect on highway safety, patterns of movements and the access needs of all people.

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 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 a residential area. 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 built up location of the proposed site, as well as existing street lighting in the area 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 public realm as a deterrent and to record possible crimes in the area. Whilst there are a number of 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 main private 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 Highway Safety

10.1 The Highway Authority has been consulted on this application as the proposed column will be on land owned by the Highway Authority and it will be visible to road users.

10.2 No objection has been raised by the Highway Authority in respect of the impact of the proposal on highway safety. The proposed column is designed to blend in with its surroundings and as such is not considered to be a source of unacceptable distraction for road users on the adjacent highways. It is also considered that the column will not cause unacceptable obstruction for pedestrians.

11.0 Crime prevention

- 11.1 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.

12.0 Conclusion

- 12.1 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.
- 12.2 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.

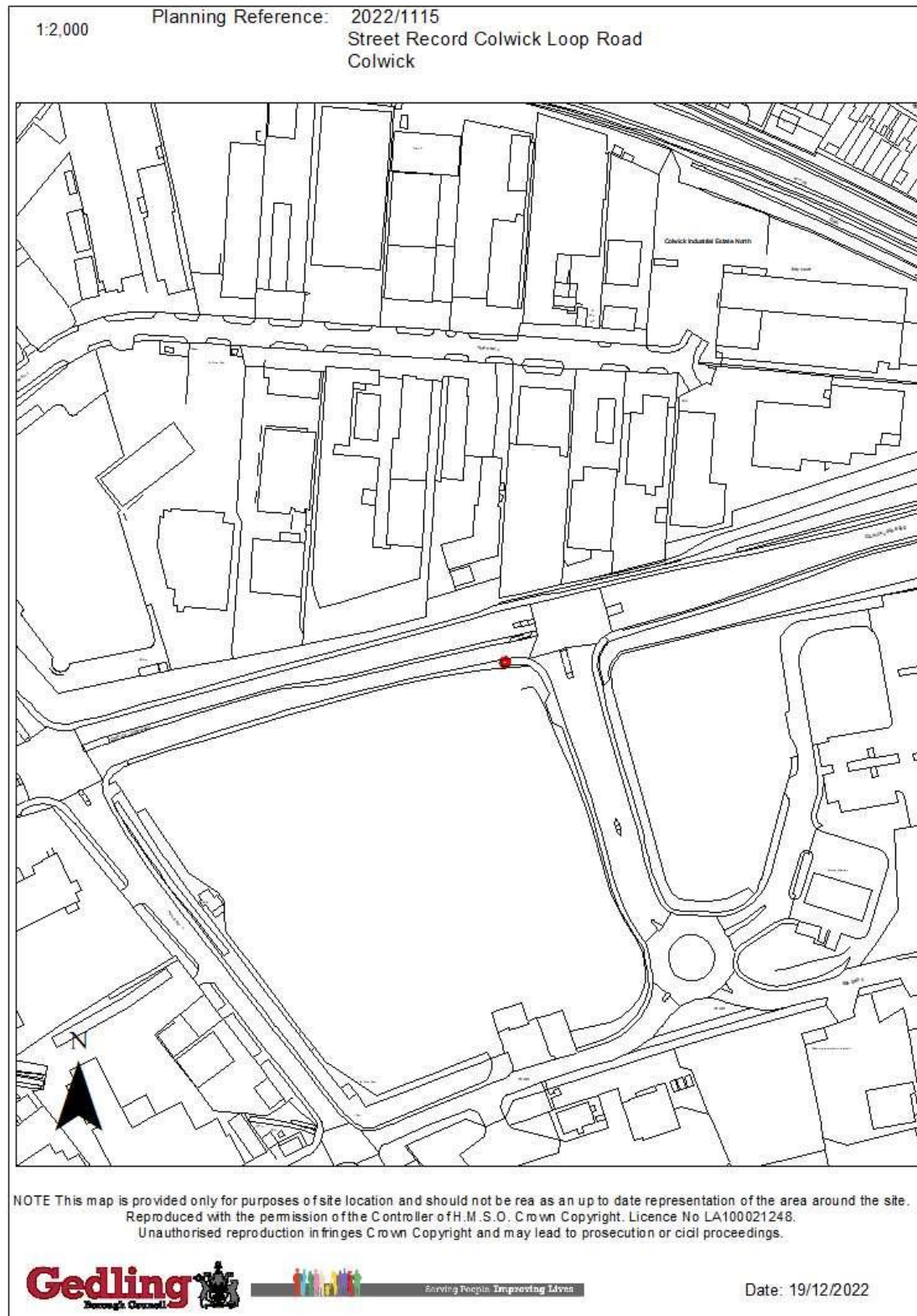
The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848. Further information is also available on The Coal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

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

The proposal makes it necessary to apply for an S115e licence for installation of a CCTV camera to be installed on the verge of the public highway. These Works will be subject to a 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>



Planning Report for 2022/1115



Report to Planning Committee

Application Number: 2022/1115

Location: Street Record, Colwick Loop Road, Colwick

Proposal: Install a 10m column together with a 2M antennae extension and a 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 on the south side of the Colwick Loop Road, close to the new junction which leads to Road No 3 to the south. The surrounding area is largely characterised by commercial uses which are predominantly industrial and retail.

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 Highway Authority – No objection.

- 4.2 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.

LPD 61: Highway Safety – planning permission will be granted for development proposals which do not have a detrimental effect on highway safety, patterns of movements and the access needs of all people.

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, commercial area and there is a need to ensure that crime, and the fear of crime is, where possible, reduced. There are a number of local businesses and currently vacant sites 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 verge adjacent to the highway. 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 built up and commercial nature of the surrounding area, 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 public realm as a deterrent and to record possible crimes in the area. There are no residential dwellings in close proximity to the application site which could be affected by the proposal.

9.2 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 Highway Safety

10.1 The Highway Authority has been consulted on this application as the proposed column will be on land owned by the Highway Authority and it will be visible to road users.

10.2 No objection has been raised by the Highway Authority in respect of the impact of the proposal on highway safety. The proposed column is designed to blend in with its surroundings and as such is not considered to be a source of unacceptable distraction for road users on the adjacent highways. It is also considered that the column will not cause unacceptable obstruction for pedestrians.

11.0 Crime prevention

11.1 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.

12.0 Conclusion

- 12.1 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 amenity as there are no residential properties in the surrounding area.
- 12.2 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, and WEC Technical Specification; received by the Local Planning Authority on 14 November 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. Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com

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

The proposal makes it necessary to apply for an S115e licence for installation of a CCTV camera to be installed on the verge of the public highway. These Works will be subject to a 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>



Report to Planning Committee

Subject: Infrastructure Funding Statement 2021/22

Date: 11th January 2023

Author: Community Infrastructure Levy and Section 106 Monitoring Officer

Wards Affected

Borough-wide

Purpose

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

To note the publication of the Infrastructure Funding Statement for 2021/22 attached in Appendix A.

Key Decision

This is a Key Decision as it is likely to be significant in terms of its effect on the communities living or working in an area comprising of two or more wards in the Borough.

Recommendation(s)

THAT Planning Committee:

- 1) Notes the contents of the report.**
- 2) Notes the publication of the Infrastructure Funding Statement for 2021/22 as detailed at Appendix A.**

1 Background

- 1.1 Members will be aware that the Council can secure financial contributions and non-monetary contributions from developments through Section 106 Planning Obligations and the Community Infrastructure Levy (CIL). These contributions are to be expended on infrastructure within the Borough to mitigate against the impacts of local development.
- 1.2 On the 1st September 2019, the Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019 were published which introduced a new requirement into the Community Infrastructure Levy Regulations 2010 (“the Regulations”) for all Charging Authorities to publish an annual document, known as the “Infrastructure Funding Statement”, before the 31st December each calendar year. This document must include an “Infrastructure List” listing the infrastructure or types of infrastructure the authority intends will be or may be wholly or partly funded by CIL, a “CIL Report” in relation to the previous financial year, and a “Section 106 Report” about planning obligations in relation to the previous financial year. The document must be published on the Council's website.
- 1.3 The attached Infrastructure Funding Statement 2021/22 at Appendix A includes details of the amount of CIL receipts received, expended and retained for the financial year 2021/22 (“the reported year”), a breakdown of cumulative CIL receipts since its adoption in 2015 and details of demand notices issued during the reported year. It also provides detail of CIL passed to parish councils.
- 1.4 The Infrastructure Funding Statement 2021/22 at Appendix A also provides an update on financial contributions collected through Section 106 Planning Obligations, including details of new planning obligations which were agreed upon during the reported year, the amount of money which was received during the reported year, the monies which have either been

allocated or expended within the reported year and the amount of monies retained at the end of the reported year. The report also gives a breakdown of any non-monetary obligations.

- 1.5 In accordance with the Regulations an Infrastructure List is included at the end of the report to detail future infrastructure projects and how they will likely be funded through Planning Obligations. This Infrastructure List is taken from the Regulation 123 List which was adopted as part of the Charging Schedule by Gedling Borough Council on the 16th October 2015.

2 Proposals

- 2.1 The Infrastructure Funding Statement 2021/22 at Appendix A has been prepared taking into account the requirements of the Regulations. It is proposed that members note the Infrastructure Funding Statement 2021/22 at Appendix A and approve publication of the Statement on the Council's website in accordance with the Regulations.

3 Financial Implications

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

4 Legal Implications

- 4.1 To comply with the requirements of The Community Infrastructure Levy Regulations 2010 an Infrastructure Funding Statement for the annual year 2021/22 must be published before 31st December 2022. The Statement must include the information set out in Regulation 121A and the relevant

schedules detailed therein.

5 Equalities Implications

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

6 Carbon Reduction/Environmental Sustainability Implications

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

7 Appendices

- 7.1 Appendix 1: Infrastructure Funding Statement 2021/22 Annual Report

8 Background Papers

- 8.1 Gedling Borough Council CIL Charging Schedule -
[http://www.gedling.gov.uk/media/Charging%20Schedule%20\(Adoption%20July%202015\).pdf](http://www.gedling.gov.uk/media/Charging%20Schedule%20(Adoption%20July%202015).pdf)



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

Infrastructure Funding Statement 2021/22

Published December 2022

1 INTRODUCTION

Welcome to the Gedling Borough Council Infrastructure Funding Statement. This statement sets out the income and expenditure relating to the Community Infrastructure Levy (CIL) and Section 106 (s106) Agreements during the financial year 21/22.

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

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

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

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

1.1 Community Infrastructure Levy & Section 106 Agreements

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

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

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

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

1.2 Summary of Headlines within Statement

Table 1. Key Headlines from the Statement.
Summary of CIL Receipts
A total of £3,214,932 in CIL receipts were collected during the financial year 2021/22.
A total of £4,272,039 receipts were retained at the end of the financial year 2021/22. Of this, £4,097,740 is to be used towards the provision of Strategic Infrastructure within the Borough, whilst £174,300 remains for Infrastructure projects identified through the Neighbourhood portion of the CIL.
A total of £373,379 was passed to Local Parishes during 2021/22 in accordance with Regulations 59A.
A total of £160,747 was allocated to cover the administrative costs of implementing and monitoring the CIL during 2021/22.
Summary of Section 106 Contributions
During the 2021/22 financial year £781,671 was collected in capital contributions through Section 106 Obligations. £75,533 was collection in revenue contributions during the same period.
A total of £13,825 capital and £29,729 revenue contributions have been spent on infrastructure within Gedling Borough Council during the 2021/22 financial year.

Table 1. Key Headlines from the Statement.

At the end of the financial year 2021/22, £3,176,204 worth of capital contributions were retained by Gedling Borough Council.

Provision for Affordable Housing was secured by way of Section 106 Obligations on four different developments, including a major development consisting of entirely affordable units.

2 COMMUNITY INFRASTRUCTURE LEVY

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

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

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

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

The Regulation 123 List was abolished as part of the CIL Amendment Regulations 2019, and replaced with the 'Infrastructure List'. No new projects have been added to the Infrastructure List.

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

2.1 CIL Income

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

Table 2. Cumulative Total CIL Receipts Retained (to the nearest £)	
Year	Income
2015/16	£0
2016/17	£36,171
2017/18	£420,148
2018/19	£1,038,139
2019/20	£1,276,677
2020/21	£1,671,993
2021/22	£4,272,039

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

2.2 Breakdown of CIL for 2021/22

During the reported year 2021/22, 18 Demand Notices were issued totalling £4,794,417 in CIL Receipts. To date £3,528,708 of these receipts have been collected. The remaining sums will be collecting in accordance with the relevant payment plans as approved in the Councils Charging Schedule. The collection of the remaining sums from these Demand Notices will be reported in future Infrastructure Funding Statements in accordance with relevant payment policies.

During the reported year 2021/22 there has been a total of £3,214,932 collected in CIL receipts from across 24 different developments. A summary of the receipts collected during the year is detailed in Table 3 below.

Table 3. Annual Breakdown of CIL Receipts 1st April 2021 - 31st March 2022 (to the nearest £)	
Total Receipts Collected	£3,214,932
Neighbourhood Portion of CIL Receipts	£623,342
Strategic Element of CIL Receipts	£2,430,843
Administration Element of CIL Receipts	£160,747
Receipts Passed to Local Parishes	£373,379
Receipts Awarded to Non-Parish Neighbourhood Projects	£80,760
CIL Receipts Retained at End of Year	£4,272,039

Of the receipts which were collected during 2021/22, £2,430,843 is to be spent on strategic infrastructure projects that were identified on the Infrastructure List (previously Regulation 123 List), while £623,342 is to be spent in the locality it was collected as part of the neighbourhood portion of the CIL.

In accordance with Regulation 59A of the Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019, a total of £373,379 worth of CIL Receipts have been passed directly to the Local Parishes from where they were collected.

£160,747 (5%) of all receipts collected during the financial year, have been set aside to cover the administration costs as permitted by the Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019.

During the financial year 2021/22, projects which were identified as suitable for funding through the Neighbourhood portion of the CIL, in accordance with Regulation 59F of the Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019, were awarded a total of £80,760.

A total of £4,272,039 in CIL receipts were retained at the end of the financial year 2021/22.

2.2.1 Strategic CIL

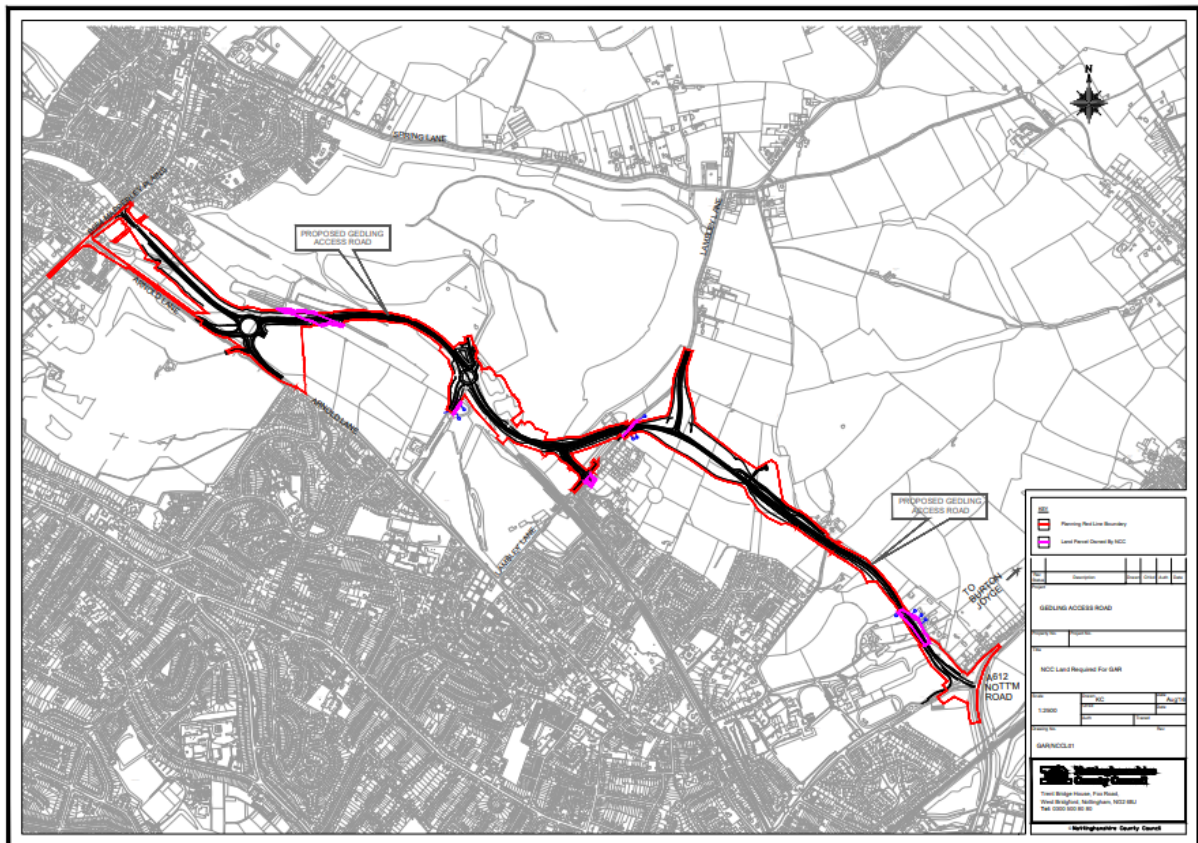
Since its adoption of CIL, to the end of the financial year 2021/22, Gedling Borough Council has collected £4,097,740 towards the provision of its strategic projects.

Table 4. Annual Strategic CIL Collected (to the nearest £)	
Year	Income
2015/16	£0
2016/17	£33,695
2017/18	£333,580
2018/19	£530,147
2019/20	£332,116
2020/21	£437,359
2021/22	£2,430,843
Total	£4,097,740

Following its introduction in 2015, the strategic portion of the CIL collected has been retained for the construction of Gedling Access Road (GAR) which remains the Council's first priority in terms of key infrastructure within the Borough. The Borough Council has agreed to make a contribution of up to £4.48 million from the Strategic CIL receipts.

The GAR is a new 3.8km single carriageway road which provides a link between the B684 Mapperley Plains and the A612 Trent Valley Road / Nottingham Road. This new piece of infrastructure is vital to supporting the residential growth in this area. Construction of the GAR began in January 2020 and was completed in Spring 2022.

Figure 1. Map of Gedling Access Road



2.2.2 Neighbourhood CIL

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

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

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

Table 5. Neighbourhood CIL Awarded to Local Parishes (to the nearest £)	
Year	Income
2015/16	£0
2016/17	£3,842
2017/18	£12,374
2018/19	£8,059
2019/20	£23,808
2020/21	£45,304
2021/22	£373,379
Total	£466,766

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

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

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

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

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

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

Table 6. Non-Parish Neighbourhood CIL Collected (to the nearest £)	
Year	Income
2015/16	£0
2016/17	£2,476
2017/18	£50,397
2018/19	£91,344
2019/20	£46,423
2020/21	£50,957
2021/22	£249,963
Total	£491,560

To date Gedling Borough Council have awarded a total of £317,260 through the Non-Parish Neighborhood portion, to seven different infrastructure projects. Table 7 below provides a summary of these projects. The projects can be found in greater detail in the relevant annual Infrastructure Funding Statements which are available on the Gedling Borough Council website.

Table 7. Summary of Non-Parish Neighbourhood CIL Awards

Project	Award	Year of Submission
Cinderpath Lighting	£3,500	17/18
Car Park Extension at Gedling Country Park	£100,000	18/19
Changing Room Facilities at Lambley Lane	£40,000	18/19
Green Lung Corridor	£50,000	19/20
Arnold Marketplace Development	£43,000	19/20
Footpath Extension at Willow Park	£25,000	20/21
Internal works and alterations at Netherfield Forum Children, Young People and Families Hub	£55,760	20/21

At the end of the financial year 2021/22 a total of £174,300 in CIL Receipts were retained by Gedling Borough Council for allocation towards the funding of future nominated projects. Below is a brief description of the latest projects which were granted awards through the Non-Parish Neighbourhood portion of the CIL:

Footpath Extension at Willow Park

In 2022 £25,000 was awarded to the creation of a new surfaced path extension linking Willow Lane via Willow Park with Jessop's Lane to create an accessible and usable 'green walking route' for local residents to enjoy.

The new footpath extension will allow safe access into and out of the existing green space for all users. It will be DDA compliant, 1.2m wide to allow accommodation for wheelchair users and pushchairs, and be constructed of a non-slip surface.

Works were completed in August 2022. Following construction of the extension to the footpath the project will be maintained and managed by Gedling Borough Council's Parks and Street Care Team.

Internal works and alterations at Netherfield Forum Children, Young People and Families Hub

In 2022 a total of £55,760 was awarded towards the redevelopment of the Netherfield Forum Children, Young People and Families Hub which has recently relocated to 2A Forester Street, Netherfield, formerly Trentside Medical Centre.

The award of CIL in this instance will enable the internal renovation of the building to ensure a safe usable space suitable for the needs of the charity and local residents.

Construction works are currently underway and being inspected by Gedling Borough Councils Building Control Team. Work is expected to be complete by the end of 2022.

2.2.3 CIL Administration Portion

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

To date a total of £266,109 has been collected towards covering the costs of operating the CIL within Gedling Borough Council. Table 8 below shows a breakdown of the annual receipts collected towards this portion of the CIL.

Table 8. Administration CIL Collected (to the nearest £)	
Year	Income
2015/16	£0
2016/17	£2,106
2017/18	£20,861
2018/19	£33,134
2019/20	£21,176
2020/21	£28,085
2021/22	£160,747
Total	£266,109

3 SECTION 106 OBLIGATIONS

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

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

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

3.1 New Section 106 Agreements Signed

During the financial year 2021/22 there have been a total of 11 new planning permissions granted for larger developments which were subject to Section 106 Agreements. Table 9 below provides a list of these developments.

Table 9. List of New Section 106 Agreements 2021/22 (to the nearest £)		
App Ref	Location	Breakdown of Obligations
2018/0360	Land South Of Main Street Calverton Nottinghamshire	Local Employment and Skills Plan. 20% Affordable Housing (70% Affordable Rent and 30% Shared Ownership). Open Space Scheme (Off-site £184,558 Capital and £77,113 Maintenance Contribution). Primary Healthcare £42,606 Contribution. Monitoring Fee £2,205.
2020/0545, 2020/1255	Land at Chase Farm (former	No new obligations. Purpose of DoV is to tie new permissions to original agreement.

Table 9. List of New Section 106 Agreements 2021/22 (to the nearest £)

and 2020/0667 (Deed of Variation)	Gedling Colliery), Adjacent to Arnold Lane and Lambley Lane, Gedling, Nottingham	
2020/0258	Land North of Papplewick Lane, Linby, Nottinghamshire	Affordable Housing Contribution £164,092. Open Space Scheme. Monitoring Fee £945.
2018/0817	Car Park North Green Calverton Nottinghamshire	Local Employment and Skills Plan. Affordable Housing provision of 4 dwellings or Off-Site Contribution of £10,617. Open Space Contribution of £10,617. Monitoring Fee £630.
2020/1108	Land East of 16 Kighill Lane, Ravenshead, Nottinghamshire	Open Space Capital Contribution of £26,486.46 and Maintenance Contribution of £11,138.40. Monitoring Fee £315.
2020/1281 (Deed of Variation)	Land at Teal Close, Burton Joyce	No new obligations. Purpose of DoV to vary mortgagee clauses for 18 units of Affordable Housing.
2020/0238	Land at Ashdale, Nottingham Road, Burton Joyce, Nottinghamshire	Local Employment and Skills Plan. Open Space Capital Contribution of £38,710 and Maintenance Contribution of £16,279.
2020/0954	The Phoenix	Local Employment and Skills Plan.

Table 9. List of New Section 106 Agreements 2021/22 (to the nearest £)

	Shelford Road Gedling Nottinghamshire NG4 4HU	Subject to re-assessment of Viability for Affordable Housing, Education and Primary Healthcare. Monitoring Fee £630.
2020/1054	Land At Rolleston Drive Arnold Nottinghamshire	Local Employment and Skills Plan. 100% Affordable Housing provision – 85 Affordable Rent and 46 Shared Ownership. Open Spaces Scheme and Open Space Off-Site Contribution of £194,111. Bus Stop Enhancement Contribution £25,000. Primary Healthcare Contribution £70,986. Monitoring Fee £1,260.
2020/0050	Top Wighay Farm, Wighay Road, Linby, Nottinghamshire	Local Employment and Skills Plan. 17.64% Affordable Housing provision within each phase of the development – tenure split 70% Affordable Rent and 30% Shared Ownership. Open Spaces Scheme in relation to each phase of development. Primary School Contribution £4,750,000 and School Land Transfer.

Table 9. List of New Section 106 Agreements 2021/22 (to the nearest £)

		Bus Stop Enhancement Contribution £500,000. Toucan Crossing Contribution £500,000. Cycle Way Contribution £150,000. Travel Plan Monitoring Fee £2,500. Primary Healthcare Contribution £436,209. Monitoring Fee £5,040.
2021/0737	96 Plains Road Mapperley Nottingham NG3 5RH	Open Space Off-Site Contribution of £17,636. Monitoring Fee £315.

A copy of each Section 106 Agreement and other public documents relevant to each Planning Application can be viewed electronically on the planning portal at <https://pawam.gedling.gov.uk/online-applications/>.

3.2 Section 106 Capital Contributions Overview

A total of £857,204 was received in Section 106 Contributions during the financial year 2021/22.

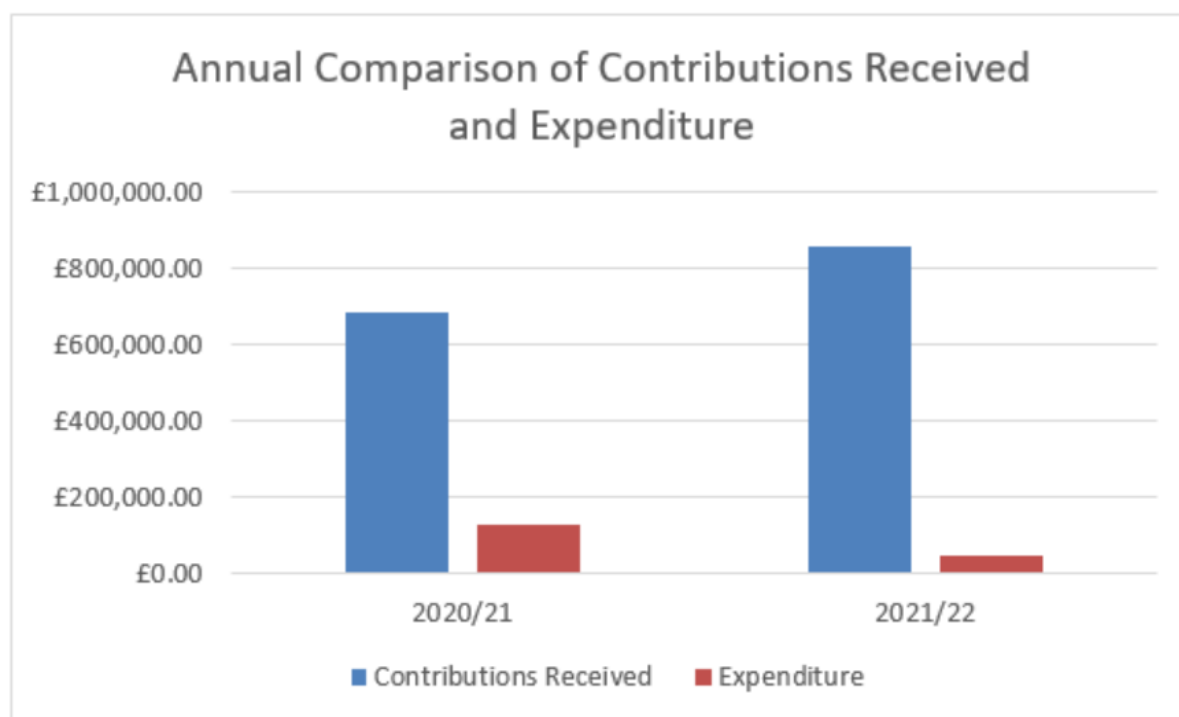
Table 10 provides a breakdown of the total contributions received from S106 Contributions and the amount of Expenditure over the last financial year.

Table 10. Overview of S106 Contributions 2021/212 (to the nearest £)

Contributions Received		Expenditure	
Capital	Revenue	Capital	Revenue
£781,671	£75,533	£13,825	£29,729

This figure represents yet another increase in the total amount of financial contributions collected during the last fiscal year, up from £683,027 Capital and £43,232 Revenue collected during 20/21. These contributions will be used to mitigate the impacts of the relevant developments, in accordance with the terms and obligations of the relevant Section 106 Agreements.

Figure 3. Annual Comparison of S106 Income and Expenditure



3.3 Capital Contributions retained at end of Financial Year 2021/22

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

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

Table 11 below details the Capital Contributions which have been retained at the end of the financial year 2021/22. These monies have yet to be allocated to a specific scheme or project.

Table 11. Capital Contributions held at 31st March 2022 (to the nearest £)

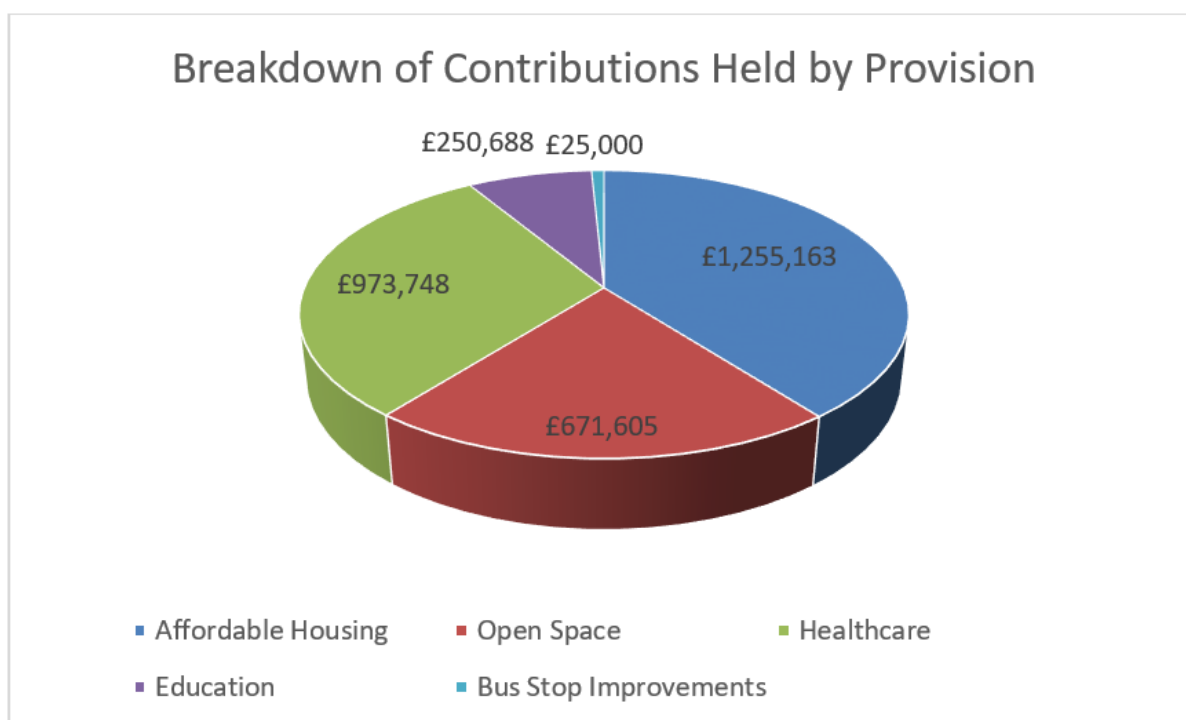
Site	Application Reference	S106 Received	Contributions Held	Provision	Deadline to for expenditure
Spring Lane	2007/0748	2014	£24,924	Affordable Housing	2024
			£11,863	Open Space	
Land Between Main St and Hollinwood	2012/0941	2019	£99,536	Open Space	2029
Land at Wighay Road	2014/0950	2016	£94,822	Open Space	2026
			£560,567	Affordable Housing	
			£21,741	Healthcare	
Land at Stockings Farm	2010/0437	2016	£435,232	Healthcare	2026
Bradstone Drive, off Spring Lane	2014/0740	2017	£23,903	Healthcare	2027
Land North of Papplewick Lane, Linby	2013/1406	2017	£37,346	Healthcare	2027
			£215,568	Affordable Housing	2028
		2020	£454,104	Affordable Housing	2030
			£81,739	Healthcare	2030
Land Off Cavendish Road	2014/0559	2017	£35,243	Open Space	2027

Land at Teal Close, Netherfield	2013/0546	2019	£111,237	Healthcare	2029
Land West of Westhouse Farm	2014/0238	2019	£27,818	Healthcare	2029
		2021	£164,831	Open Space	2031
		2021	£54,939	Open Space	2031
Land west of Beeston Close, Bestwood	2017/0194	2020	£36,826	Open Space	2030
Bradstone Drive, off Spring Lane	2014/0740	2020	£22,692	Healthcare	2030
Land to the West of Mapperley Plain	2019/0213	2020	£44,434	Healthcare	2030
Rolleston Drive	2020/1054	2021	£250,688	Education	2031
			£25,000	Bus Stop	2031
			£35,493	Healthcare	2031
96 Plans Road Mapperley	2021/0737	2021	£17,636	Open Space	2031
Park Road	2018/0607	2021	£17,500	Open Space	2031
			£18,836	Open Space	2031
			£98,372	Healthcare	2031
Mill Field Close, Burton Joyce	2015/0424	2021	£49,352	Open Space	2031

84-86 Chapel Lane, Ravenshead	2019/0770	2021	£30,359	Open Space	2031
Dark Lane	2017/1263	2021	£39,862	Open Space	2031
			£18,713	Healthcare	2031
Glebe Farm	2014/0475	2021	£15,028	Healthcare	2031
Total			£3,176,204		

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

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



It should be noted that during the financial year 2021/22 Gedling Borough Council collected financial contributions, as part of Section 106 Agreements, towards the provision of both Education and Bus Stop Improvements. Whilst it is typically the responsibility of Nottinghamshire County Council to collect contributions regarding Education and Highways Improvements, in each of the relevant cases above, the

County Council were the applicants for planning permission and as such were unable to collect the monies from themselves. Gedling Borough Council will release the monies in accordance with the terms and obligations of the relevant Section 106 Agreements.

3.4 Section 106 Capital and Revenue Expenditure

In 2021/22 Section 106 Contributions totalling £13,825 were spent on infrastructure projects across the borough. Table 12 indicates which developments the contributions were drawn down from and what projects they were allocated to.

Table 12. Capital Contributions expended during 2021/22 (to the nearest £)				
Site	Application Reference	S106 Contribution Received	Amount Spent	Provision/Project Funded
Spring Lane, Mapperley	2007/0748	2014	£5,100	Sand Martin Bank and Bird Hide, Gedling Country Park
Spring Lane, Mapperley	2007/0748	2014	£8,725	Lambley Lane Changing Rooms & Pitch Renovation
Total			£13,825	

As well as the collection and expenditure of capital contributions, it is not uncommon for Section 106 Agreements to require the payment of revenue contributions towards the ongoing maintenance of infrastructure which is provided. These payments are typically agreed for a period of 10 years. The majority of revenue contributions which are collected by Gedling Borough Council relate primarily to ongoing maintenance works on Open Spaces sites that the Council have adopted. Table 13 below sets out revenue contributions which have been collected by the Local Authority and the developments they have been spent on thus far.

Table 13. Revenue Contributions Received (to the nearest £)

Site	Date Received	Balance at 1 st April 2021	Annual Payment 2021/22	Remaining Balance at 31 st March 2022
Spring Lane	2006	£2,844	£569	£1,707
Park Road, Bestwood	2006	£17,880	£0	£17,880
Edison Way, Arnold	2007	£10,425	£5,213	£0
Downham Close, Arnold	2008	£4,126	£825	£2,476
Brooklands Drive	2008	£2,864	£1,418	£0
Arnold View Primary School	2009	£14,847	£2,474	£9,898
Burton Road, Gedling	2009	£3,819	£763	£2,292
188-194 Mapperley Plains	2016	£11,421	£1,904	£7,614
333-339 Mapperley Plains	2016	£14,453	£2,409	£9,635
Spring Lane	2017	£77,403	£11,057	£55,288
Land at Teal	2018	£2,550	£0.00	£2,550

Close, Netherfield				
Howbeck Road	2020	£30,956	£3,096	£24,764
Total		£193,588	£29,729	£134,104

3.5 Section 106 Monitoring Fees

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

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

During the financial year 2021/22 Gedling Borough Council completed a total of 8 Section 106 Agreements which include the provision of a Monitoring Fees in accordance with the above policy. A list of these developments and the relevant monitoring fees, including monitoring fees which have been sought in relation to pre-existing agreements, are detailed below. Upon receipt of the monitoring fee the relevant records will be removed from the table.

Table 14. Section 106 Agreements with Monitoring Fees (to the nearest £)			
Site	Date S106 Signed	Value of Monitoring Fee	Status
Land On Flatts Lane, Calverton, Nottinghamshire	03.03.2020	£2,835	Payment Due
Land at Orchard Close, Burton Joyce, Nottinghamshire	26.03.2020	£2,520	Not Commenced

Land at Brookfields Garden Centre, Mapperley Plains, Nottingham, NG3 5RW	26.03.2020	£2,205	Not Commenced
Land at Chase Farm, Mapperley Plains, Mapperley, Nottingham	09.07.2020	£1,890	Not Commenced
Land at the end of Linden Grove, Gedling, Nottingham	28.01.2021	£2,520	Received
Land South Of Main Street, Calverton, Nottinghamshire	07.04.2021	£2,205	Not Commenced
Land East of 16 Kighill Lane, Ravenshead, Nottinghamshire	22.04.2021	£315	Payment Due
Car Park, North Green, Calverton, Nottinghamshire	11.06.2021	£630	Not Commenced
The Phoenix, Shelford Road, Gedling, Nottinghamshire, NG4 4HU	07.07.2021	£630	Received
Land At Rolleston Drive, Arnold, Nottinghamshire	31.08.2021	£1,260	Received
Land North of Papplewick Lane, Linby, Nottinghamshire	02.12.2021	£945	Received
96 Plains Road, Mapperley, Nottingham, NG3 5RH	20.10.2021	£315	Received
Top Wighay Farm, Wighay Road, Linby, Nottinghamshire	25.03.2022	£5,040	Not Commenced
Total		£23,310	

3.6 Non-Monetary Contributions

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

Table 15 details developments approved during the reporting year which include a provision to provide Affordable Housing on site.

Table 15. Provision of Affordable Housing 2021/22			
Site Address	Application Reference	Date S106 Signed	Affordable Housing Obligation
Land South Of Main Street Calverton Nottinghamshire	2018/0360	07.04.2021	20% Affordable Housing (70% Affordable Rent and 30% Shared Ownership).
Car Park North Green Calverton Nottinghamshire	2018/0817	11.06.2021	Affordable Housing provision of 4 dwellings or Off-Site Contribution of £10,617.00.
Land At Rolleston Drive Arnold Nottinghamshire	2020/1054	31.08.2021	100% Affordable Housing provision – 85 Affordable Rent and 46 Shared Ownership.
Top Wighay Farm, Wighay Road, Linby, Nottinghamshire	2020/0050	25.03.2022	17.64% Affordable Housing provision within each phase of the development – tenure split 70% Affordable Rent and 30% Shared Ownership.

Where appropriate, Section 106 Agreements also create opportunities to work with developers to ensure that, as well as providing a safe and attractive place to live for local residents to live, developments can provide a chance to support and improve the lives of our local residents by agreeing Employment and Skills Plans, also known as Local Labour Agreements. Through these Employment and Skills Plans it is possible to increase work place opportunities for local residents and involve our younger communities to increase skill sets and education.

Of the Section 106 Agreements completed in 2021/22, six included a requirement to submit an Employment and Skills Plan to the Local Planning Authority for signing off. Table 16 details the developments which require such obligations.

Table 16. Employment and Skills Plans Agreed 2021/22

Site	Date S106 Signed
Land South Of, Main Street, Calverton, Nottinghamshire	07.04.2021
Car Park, North Green, Calverton, Nottinghamshire	11.06.2021
The Phoenix, Shelford Road, Gedling, Nottinghamshire, NG4 4HU	07/07/2021
Land at Ashdale, Nottingham Road, Burton Joyce, Nottinghamshire	03/08/2021
Land At Rolleston Drive, Arnold, Nottinghamshire	31/08/2021
Top Wighay Farm, Wighay Road, Linby, Nottinghamshire	25/03/2022

3.7 Monies Borrowed

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

4 GOING FORWARD – PLANNED EXPENDITURE

In accordance with the latest amendments to the CIL Regulations, the IFS outlines the future priorities in terms of expenditure over the next reporting period (2022/23).

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

Contributions generated through Section 106 Agreements must be spent in accordance with the terms set out within each Agreement (as negotiated during the planning application process). These terms will often have several trigger points, such as number of residential units occupied, which will cause the payment to become due. In this way, funding obtained through Section 106 agreements are heavily reliant upon the phasing and delivery of development and can vary greatly on a site by site basis, making it difficult to accurately forecast future income.

4.1 Strategic CIL

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

Gedling Borough Council have committed to allocate a total of £4.48 million towards the Gedling Access Road. At the end of the financial year 2021/22 £4,097,740 has been collected through the Strategic portion of the CIL. It is expected that the remaining £382,260 will be collected during the next financial year 2022/23 and that the GAR payment can be made to the County Council, following the completion of a transfer agreement. .

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

4.2 Neighbourhood Portion CIL

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

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

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

In accordance with the CIL Regulations and Gedling Borough Councils CIL Guidance Note, an assessment of all the projects nominated throughout the year will commence in October. A Local Infrastructure Schedule (LIS) will be published along with a comprehensive project assessment for review prior to CIL Non-Parish Funding awards being granted. Following the publication of the LIS and project assessment a public consultation will be undertaken and a final report identifying which if any projects have been successful. If no projects are nominated or deemed appropriate the Neighbourhood CIL will be carried over to the next financial year.

Examples of types of Infrastructure which may be appropriate include:

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

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

4.3 Section 106 Contributions

The Gedling 2022/23 capital programme sets out the future spending priorities of Gedling Borough Council. Currently three infrastructure projects totalling £71,800 have been identified in the next financial year. The projects which have been identified so far as suitable for Section 106 funding are detailed in table 17 below.

Table 17. Section 106 Contributions 2022/23 Allocations

Open Spaces
Sand Martin Bank & Bird Hide at Gedling Country Park £13,700 from Spring Lane 2007/0748 Contributions.
Lambley Lane Changing Rooms & Pitch Renovation £21,300 from Land Off Cavendish Road 2014/0559 Contributions.
Bestwood Country Park Car Park extension £36,800 from Land west of Beeston Close 2017/0194 Contributions.
Affordable Housing
No funding committed for 22/23 to date.
Healthcare
No funding committed for 22/23 to date.
Education
Education Contributions are requested and secured by Nottinghamshire County Council. The County Council are required to draft their own Infrastructure Funding Statement reporting on financial contributions received through S106 Agreements. A copy of this document will be available for viewing on Nottinghamshire County Councils website.

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

5 Infrastructure List

Table 18. The Infrastructure List

Community Infrastructure Levy	
Construction of Gedling Access Road to facilitate Gedling Colliery / Chase Farm development.	To be funded through Strategic portion of CIL Receipts collected.
Secondary School Contributions at Gedling Colliery / Chase Farm and Top Wighay Farm developments.	To be funded through Strategic portion of CIL Receipts collected.

Table 18. The Infrastructure List

Gedling Colliery Country Park Visitors Centre	To be funded through Strategic portion of CIL Receipts collected.
Annual assessment of suitable Infrastructure projects identified in accordance with Regulation 59F of the Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019.	To be funded through the Neighbourhood portion of CIL Receipts collected.
Section 106 Contributions	
Provision of Affordable Housing Units either on-site or through capital contributions.	To be secured through Section 106 Obligations.
Provision of Open Spaces including new infrastructure and improvements to existing sites.	To be secured through Section 106 Obligations.
Provision for Primary Healthcare including new infrastructure and improvements of existing surgeries.	To be secured through Section 106 Obligations.
Any other future infrastructure which is deemed necessary, in accordance with the Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019	To be secured through Section 106 Obligations.

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

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



Report to Planning Committee

Subject: Authority Monitoring Report April 2021 – March 2022

Date: 11th January 2023

Author: Planning Policy Manager

Purpose

To note the Gedling Borough Council Authority Monitoring Report April 2021 – March 2022.

Recommendation(s)

THAT Planning Committee:

- 1) **Notes the Gedling Borough Council Authority Monitoring Report April 2021 - March 2022 attached at Appendix A.**

1 Background

- 1.1 The Authority Monitoring Report is prepared annually and the updated version covers the period 1 April 2021 to 31 March 2022.
- 1.2 The National Planning Practice Guidance states that local planning authorities must publish information at least annually that shows progress with Local Plan preparation, reports any activity relating to the duty to co-operate and shows how the implementation of policies in the Local Plan is progressing.
- 1.3 The updated Authority Monitoring Report is attached as **Appendix A**.
- 1.4 Key updates in Gedling Borough in 2021/22 include:-

Local Plan Delivery and Monitoring

- 1.5 All policies of the Aligned Core Strategy (Part 1 Local Plan) and the Local Planning Document (Part 2 Local Plan) are being implemented

and monitored through this Authority Monitoring Report to inform future plan preparation.

- 1.6 Progress has been made on the preparation of the Greater Nottingham Strategic Plan (GNSP) in conjunction Nottingham City, Broxtowe and Rushcliffe Councils. A report elsewhere on the agenda seeks approval to issue the GNSP Preferred Approach document for a period of consultation prior to consultation on a full draft Strategic Plan in 2023. A joint evidence base is being prepared also in conjunction with Ashfield District Council and Erewash Borough Council, where appropriate. Once adopted, the GNSP will supersede the Aligned Core Strategy (Part 1 Local Plan).
- 1.7 The Council continues to fulfill the Duty to Co-operate with neighboring authorities as set out in Section 3 of the Authority Monitoring Report.
- 1.8 The Housing Delivery Action Plan analyses delivery of the Council's housing requirement and identifies the measures the Council intends to undertake to increase/maintain delivery of new housing in Gedling Borough.

Neighbourhood Plans

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

Supplementary Planning Documents and Guidance

- 1.10 In February 2022, the Council adopted the Parking Provision for Residential and Non-Residential Developments SPD which replaced the previous Parking Provision for Residential Developments SPD (May 2012). Outside the monitoring period, the Council has published two statements: Position Statement on Green Belt Policies LPD 13 and LPD 14 of the Local Planning Document in February 2022; and the Interim Planning Policy Statement: First Homes in October 2022.

Monitoring Local Plan Policies

- 1.11 Section 5 of the AMR monitors the implementation of the Local Plan against the monitoring indicators set out in the policies of the Greater Nottingham Aligned Core Strategy and the Gedling Borough Local Planning Document. The Local Plan was underpinned by a Sustainability Appraisal Monitoring Framework which included further

monitoring indicators. The majority of the Authority Monitoring Report therefore contains detailed monitoring information covering the following planning topics:-

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

2 Proposal

- 2.1 It is proposed that Planning Committee note the attached Authority Monitoring Report April 2021 - March 2022.

3 Legal Implications

- 3.1 Regulation 34 of the Town and Country Planning (Local Planning)(England) Regulations 2012 require local planning authorities to produce a monitoring report.

4 Equalities Implications

- 4.1 An Equalities Impact Assessment has already been undertaken on the council's policies through the assessment of the adopted version of the Local Plan. The Authority Monitoring Report monitors the effectiveness of these policies.

5 Carbon Reduction/Environmental Sustainability Implications

- 5.1 The document monitors policies of the Local Plan which will help to protect the environment and respond to climate change.

6 Appendices

- 6.1 **Appendix A:** Authority Monitoring Report April 2021 - March 2022

7 Background Papers

None

Authority Monitoring Report

April 2021 – March 2022

Published December 2022

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1. Introduction

- 1.1. The Authority Monitoring Report is based upon the monitoring period **1 April 2021 to 31 March 2022**.
- 1.2. The Authority Monitoring Report is required under Regulation 34 of The Town and Country Planning (Local Planning) (England) Regulations 2012. Regulation 34 can be viewed on the following website
<https://www.legislation.gov.uk/uksi/2012/767/regulation/34/made>.
- 1.3. The National Planning Practice Guidance states that local planning authorities must publish information at least annually that shows progress with Local Plan preparation, reports any activity relating to the duty to cooperate and shows how the implementation of policies in the Local Plan is progressing.
- 1.4. All of the monitoring indicators included in this report and their origins are set out in **Appendix 1**.

2. Development Plan Documents

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

Local Plan

Greater Nottingham Aligned Core Strategy (Part 1 Local Plan)

- 2.2. The Aligned Core Strategy was adopted in September 2014 and was prepared in conjunction with Nottingham City Council and Broxtowe Borough Council and in close co-operation with Erewash Borough Council and Rushcliffe Borough Council. In 2015, the Councils won the 'Plan of the Year' award by the Royal Town Planning Institute in recognition of their joint working. The document sets out the strategic policy direction for future development in Gedling Borough. The Aligned Core Strategy is available on the Council's web page www.gedling.gov.uk/acs.
- 2.3. See 'Local Development Scheme' below for further information regarding progress on the Greater Nottingham Strategic Plan which, when adopted, will replace the Aligned Core Strategy.

Gedling Borough Local Planning Document (Part 2 Local Plan)

- 2.4. The Local Planning Document was adopted in July 2018 and superseded the Gedling Borough Replacement Local Plan (2005). The document sets out policies for the assessment of planning applications and site specific policies and allocations for new housing, employment, retail, community facilities, recreation and open space, nature conservation and other land uses. The Local Planning Document is available on the Council's web page www.gedling.gov.uk/lpd.

Supplementary Planning Documents and Guidance

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

Development brief SPDs/informal guidance

- Willow Farm Development Brief informal guidance (December 2019)

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

Topic based SPDs/guidance

- Parking Provision for Residential and Non-Residential Developments SPD (February 2022)
- Low Carbon Planning Guidance for Gedling Borough (May 2021)
- Air Quality and Emissions Mitigation Guidance (2019)
- Planning Obligations Protocol (guidance) (June 2014)
- Affordable Housing SPD (December 2009)
- Open Space Provision for New Housing Development SPG (guidance) (November 2001)

Statements

- Interim Planning Policy Statement: First Homes (October 2022)
- Position Statement on Green Belt Policies LPD 13 and LPD 14 of the Local Planning Document (February 2022)

- 2.6. During the monitoring period the Council adopted the Parking Provision for Residential and Non-Residential Developments SPD which replaced the previous Parking Provision for Residential Developments SPD (May 2012) and published the Position Statement on Green Belt Policies LPD 13 and LPD 14 of the Local Planning Document. Outside the monitoring period, the Council has published the Interim Planning Policy Statement: First Homes in October 2022.

Neighbourhood Planning

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

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

- Papplewick Neighbourhood Plan. Approved by referendum on 5 July 2018 (91.34% 'YES' vote) and 'made' on 6 September 2018.

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

Statement of Community Involvement

2.9. The Statement of Community Involvement sets out the Council's approach towards community consultation on planning applications and emerging planning policy documents. The document was last updated in September 2019 and is available on the Council's web page www.gedling.gov.uk/resident/planningandbuildingcontrol/planningpolicy/consultations.

Local Development Scheme

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

Table 1: Local Development Scheme timetable

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

2.11. It was not possible to meet the timetable for the 'Consultation on Growth Options' in September 2019 due to unanticipated delays in the Part 2 Local Plan examinations for Broxtowe Borough, Nottingham City and Rushcliffe Borough Councils. Events elsewhere in the country (the Inspectors for the West of England Plan recommended it be withdrawn from examination) highlighted the importance of ensuring the early part of plan making is thoroughly evidence based, and that the Regulation 18 consultation (options) is open and transparent, with a clear audit trail of how the preferred growth strategy has been arrived at. Restrictions on working practices affecting both

the participating councils and consultants undertaking evidence work as a result of the covid-19 pandemic also contributed to delays.

- 2.12. Consultation on the Greater Nottingham Strategic Plan Growth Options document took place between 6 July and 14 September 2020 and the consultation was subsequently reopened between 10 February 2021 and 24 March 2021 to reflect that some comments made during the initial consultation period had been blocked by security software and not received.
- 2.13. The uncertainties around the Government's planning reforms and need to take on board the recently published Integrated Rail Strategy in November 2021 led to some delay to the preparation of the Greater Nottingham Strategic Plan.
- 2.14. Subject to the approval of Broxtowe Borough, Gedling Borough, Nottingham City and Rushcliffe Borough Councils, consultation on the Greater Nottingham Strategic Plan Preferred Approach document is expected to take place in December 2022. The Preferred Approach consultation seeks views on the proposed strategy and vision, the approach to housing and employment provision and the proposed strategic sites.
- 2.15. It is anticipated that a draft Greater Nottingham Strategic Plan will be published for public consultation in 2023.

3. Duty to Co-operate

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

Local Planning Authorities

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

- The Council is preparing the joint Greater Nottingham Strategic Plan with Broxtowe Borough, Nottingham City and Rushcliffe Borough Councils. Consultation was undertaken on the Greater Nottingham Strategic Plan Growth Options document between July and September 2020 and between February and March 2021, which comprises the first formal stage of plan preparation. Consultation on the Greater Nottingham Strategic Plan Preferred Approach document is expected to take place in December 2022 and it is anticipated that a draft Greater Nottingham Strategic Plan will be published for public consultation in 2023. The Strategic Plan, when adopted, will replace the Councils' Part 1 Local Plans. A joint evidence base is being prepared, some elements in conjunction with other Nottinghamshire authorities including Ashfield District and Erewash Borough Councils.
- The Part 1 Local Plan Aligned Core Strategies (2014) were adopted in partnership with Broxtowe Borough and Nottingham City Councils, with Erewash and Rushcliffe Borough Councils adopting their own Core Strategies but ensuring a high degree of alignment between the Part 1 Local Plans.
- The Planning Obligations Protocol (2014) sets out how cross boundary impacts will be addressed through Section 106 contributions and/or Community Infrastructure Levy.
- The Inspector's Report on the Gedling Borough Council Local Planning Document (Part 2 Local Plan) (2018) confirmed that the legal requirements of the Duty to Co-operate had been met.
- The Council has worked with the Greater Nottingham authorities to prepare a joint statement of common ground, in accordance with paragraph 27 of the National Planning Policy Framework 2021. This was submitted to the Ministry of Housing, Communities and Local Government in late 2018 and a response is still awaited.
- The Greater Nottingham authorities facilitated a housing delivery workshop to consider barriers to the delivery of housing in the light of a significant stock of planning permissions for housing led development. Following this workshop, a development protocol, building on good practice already taking place across Greater Nottingham providers to deliver high quality, sustainable development was endorsed by Joint Planning Advisory Board and will be adopted and implemented by the partner Councils. Subsequent housing delivery workshops have been facilitated to consider barriers to housing delivery and to explore how to raise the environmental sustainability standard of housing developments.

- The Greater Nottingham Authorities have prepared the joint Strategic Housing Land Availability Assessment (SHLAA) methodology report to facilitate consistency across this area of work.

Statutory Consultees

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

4. Demographics of Gedling Borough

4.1. This section is informed by the 2011 Census and the 2021 Census which provides demographic information about Gedling's population. The census is updated every 10 years. The first results from the 2021 Census were released in June 2022 and other datasets are due to be released in late 2022 and from early 2023. Information on the 2011 Census is available on the following website www.ons.gov.uk/census/2011census and further information on the 2021 Census, including the timeline for future census releases, is available at the following website pages www.ons.gov.uk/census and www.ons.gov.uk/census/aboutcensus/releaseplans.

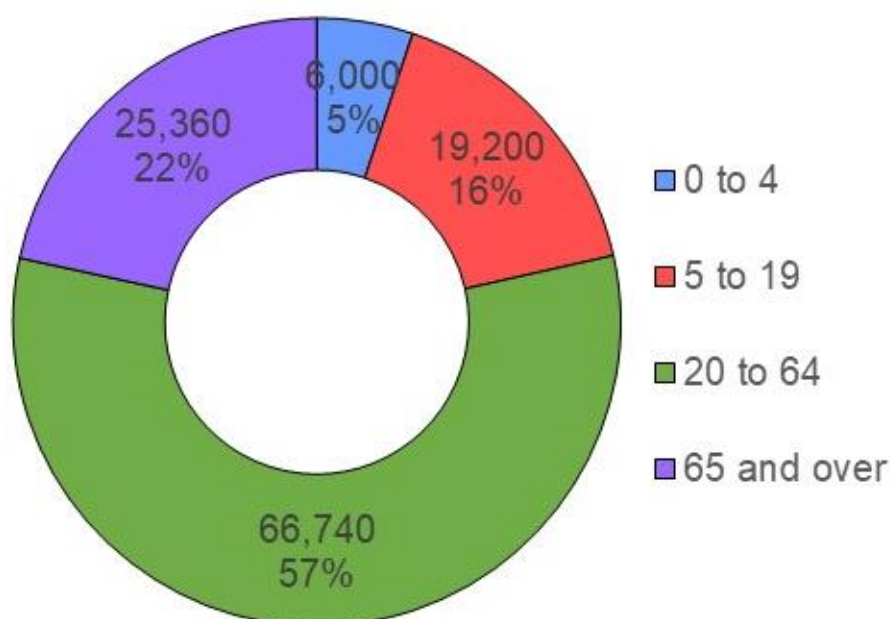
4.2. The government also publishes population mid-estimates annually.

Population

4.3. Key statistics about Gedling Borough's population are:-

- The population from the 2021 Census was 117,300 which is an increase of 3.3% (3,757) since 2011 when it was 113,543.
- According to latest 2018 based projections, the population of Gedling Borough is predicted to increase to 125,200 by 2030 and 130,100 by 2040.
- The gender split is 48.5% male (56,900) and 51.5% female (60,400).
- Since 2011, Gedling has seen a 3% increase in children aged under 15, a -1% decrease in adults aged 15 to 64 and a 20 % increase in those aged 65 and over.

Chart 1: Gedling Borough population by age (2021 Census)



Deprivation

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

Ethnicity

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

Table 2: Ethnic demographic information

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

5. Monitoring Local Plan Policies

Overview and Interpretation

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

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

- 5.3. The monitoring indicators are split into the following planning topics:-
- Climate change, flood risk and water management
 - Environmental protection
 - Green Belt
 - Natural environment
 - Open space and recreational facilities
 - Historic environment
 - Design
 - Homes
 - Retail and community facilities
 - Transport
 - Infrastructure and developer contributions
- 5.4. Reporting for each monitoring indicator will depend on the type of information available. Generally, information is recorded with reference to the **monitoring period** (1 April 2021 to 31 March 2022) and the **base period** (since 1 April 2011 which is the start of the plan period for the Local Plan). Where information for the indicators have not been reported the reasons for this are explained.

Climate Change, Flood Risk and Water Management

Energy and climate change

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

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

- Tables 3, 4, 5, 6 and 7 provide a list of planning permission granted for types of renewable energy schemes since 2011.
- Table 8 shows that between 2011 and 2020, there was a decrease in average domestic electricity and gas use, a decrease in average industrial/commercial electric use and an increase in average industrial/commercial gas use.
- Table 9 shows that between 2011 and 2020, there was a decrease in energy consumption deriving from coal, manufactured fuels, petroleum and electricity and an increase in energy consumption deriving from gas and biofuels.
- Table 10 shows that between 2011 and 2020, the total carbon dioxide emissions per capita has reduced from 4.6 to 3.3 tonnes of carbon dioxide.

Table 3: Planning permissions granted for wind turbine schemes since 2011

Ref	Description	Date granted
2010/0025	Erect wind turbine on 18 metre steel mast, 13 metre diameter. St Georges Hill Cottage, Georges Lane, Calverton.	21 May 2010
2010/0244	Erection of two wind turbines at Woodborough Park, Foxwood Lane.	19 August 2010
2011/0523	Single wind turbine with a generating capacity of 330 kW in Woodborough.	20 April 2016
2012/0840	Single wind turbine with generating capacity of 0.1mw at Burntstump landfill site in Calverton.	21 December 2012
2012/1472	Single wind turbine with a generating capacity of 2.5mw at Severn Trent Water site in Stoke Bardolph.	26 September 2013
2014/0556	Single wind turbine with a generating capacity of 0.5mw at Barracks Farm in Papplewick.	1 December 2014
2014/1168	Single wind turbine with a generating capacity of 1.5mw at Newstead and Annesley Country Park.	18 July 2016
2016/0571	Wind turbine with a maximum height of 100m, associated infrastructure to include building and crane hardstanding in Newstead And Annesley Country Park.	18 July 2016

Table 4: Planning permissions granted for solar power schemes since 2011

Ref	Description	Date granted
2011/0191	Extension including siting of PV Solar Panels at 282 Longdale Lane in Ravenshead.	19 April 2011

2011/0981	New entrance porch extension. First Floor extension to accommodate new staircase, new roof tiles throughout, new solar PV roof tiles, new retrofit photovoltaic solar modules system on roof. Insulated render system applied to external rendered walls, internal alterations, Woodborough Mill, Epperstone By Pass.	11 October 2011
2011/1102	Installation of solar array on existing flat roof on side of property, 48 Salcombe Drive Redhill.	24 November 2011
2011/1117	The proposal is for the installation of a ground mounted system of 16 Sharp 245Wp solar panels.	29 December 2011
2011/1144	Installation of ground based solar PV system.	28 November 2011
2011/1430	Installation of 80 solar photovoltaic arrays over two flat roofs of the Kestrel Business Centre building, Kestrel Business Centre, Road No 2 Colwick.	15 February 2012
2012/0049	The installation of solar photovoltaic panels to parts of 5 roofs on the site, for the microgeneration of electricity using an inverter, Nottinghamshire Fire And Rescue Headquarters Bestwood Lodge Drive.	20 February 2012
2012/0068	Erect two storey front extension, single storey extension to rear and side and solar panels to rear roof, 281 Main Street Calverton.	22 March 2012
2012/0121	Solar PVs installed at Council assets – Civic Centre, Jubilee House, the Depot and Richard Herrod Centre.	27 February 2012
2012/0439	Retention of Photovoltaic Solar Panels, Village Hall, Lingwood Lane.	25 September 2012
2012/1335	Solar Photovoltaic Farm on part of the former Gedling Colliery site.	23 October 2013
2014/0633	Solar photovoltaic (PV) farm with an installed electricity generation capacity of 5.5 MWp (p-peak production) generating approximately 5,000,000 kWh of electricity per annum, on part of the former Gedling Colliery site.	8 September 2014
2014/0596	Installation of Solar PV panels to front and rear roof slopes of commercial building at 10 Chapel Lane Arnold.	10 July 2014
2015/0058	To install wind and solar powered lights on the multi use games area (MUGA) at Newstead, Multi Use Games Area Tilford Road Newstead Nottinghamshire.	3 Jul 2015
2015/0352	A 100kW Solar PV array at Little Tithe Farm, Blidworth Lane	8 Jul 2015
2015/0862	Erection of a 4MW PV Solar Farm and associated infrastructure in Calverton	25 Aug 2016

2015/1079	Variation of condition 2 to allow for the siting of an additional 46 solar panels within the existing site area (REF 2015/0352), Little Tithe Farm, Blidworth Lane, Calverton.	24 November 2015
2016/0266	Erection of a timber summer house. Installation of solar heating at Hall Mews 5 Hall Lane Papplewick.	1 June 2016
2016/0740	Retention of Solar Panels, Foxhills Foxwood Lane Woodborough .	21 April 2017
2016/1140	Installing a solar panel array at 322 Spring Lane Lambley .	22 December 2016
2018/0193	A Ground Mounted Solar PV Array at Calverton Fish Farm, Moor Lane.	22 May 2018
2019/0907	Up to 10 solar panels mounted on a freestanding aluminium and wooden adjustable stand at 5 Douglas Crescent Carlton.	13 December 2019
2021/0110	Single storey extension to existing banqueting hall and solar panels to existing roof slope in Goosedale Farm Goosedale Lane.	11 May 2021
2022/0430	To fit solar panels to the pitched roof (south and east), as well as a south facing flat roof, 65 Nottingham Road, Ravenshead.	30 June 2022

Table 5: Planning permissions granted for biofuel schemes since 2011

Ref	Description	Date granted
2010/0332	Chimney for biomass boiler at Calverton Fish Farm	7 July 2010
2014/1376	Timber constructed heat cabin to house two biomass boilers, thermal store and pellet store at Sherwood Lodge Police Headquarters.	16 March 2015
2015/0004	Biomass boilers at Sherwood Lodge Police Headquarters.	28 April 2015
2018/0111	Biomass boilers to provide up to 120kW energy at Charnwood Court Nursing Home.	24 April 2018
2019/0989	Installation of biomass boiler in Dorket Head Farm, 431 Calverton Road, Arnold.	6 January 2020

Table 6: Planning permissions granted for heat pump schemes since 2011

Ref	Description	Date granted
2011/0930	Retain installation of air source heat pump, Elysium, Newstead Abbey Park.	14 October 2011
2013/0246	Installation of an air source heat pump (Danfoss AT6), 428 Carlton Hill, Carlton.	08 April 2013
2015/0599	Installation of 2 no. 9kW Air Source Heat Pumps, 1-3 Stokers Cottages, Rigg Lane, Papplewick.	4 September 2015
2016/0788	Associated landscaping and external works; new paths; foul and surface water drainage provision; site lighting; external air source heat pump	16 December 2016

	condenser compound, Gedling Country Park Spring Lane.	
2020/0027	Installation of a Stiebel Eltron WPL25 12kW air source heat pump, 32 Rowan Avenue, Ravenshead.	24 February 2020
2020/0828	Variation of condition 2 (approved drawings) of permission 2017/0157 for the inclusion of air source heat pumps to be positioned on external elevation of the building, Site of 72 To 74 Westdale Lane East Gedling.	2 November 2020

Table 7: Planning permissions granted for renewable solid fuel schemes since 2011

Ref	Description	Date granted
2011/0401	Diversification of a farming business to include the production of renewable solid fuel by the processing of wood at Silverland Farm in Ravenshead.	21 July 2011

Table 8: Average electricity and gas use (mean consumption) per meter in kilowatt hours (kWh)

	Electricity use per meter: domestic users	Electricity use per meter: non-domestic users	Gas use per meter: domestic users	Gas use per meter: non-domestic users
2011	3,986	61,662	15,529	880,835
2020	3,768	47,082	15,001	1,088,947

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

Table 9: Energy consumption by type in tonnes of oil equivalent (ktoe)

	Coal	Manufactured fuels	Petroleum products	Gas	Electricity	Bioenergy & wastes
2011	0.9	4.3	37.8	90.6	30.9	1.7
2020	0.5	2.3	33.5	99.0	28.8	3.7

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

Table 10: Carbon dioxide emissions estimates: industry, commercial, domestic and transport sectors (tonnes of CO2 per capita)

	Industry	Commercial	Domestic	Transport	Total (t CO2) per capita
2011	90.4	54.9	240.0	114.0	4.6
2020	75.5	30.1	174.4	93.6	3.3

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

Flooding and water quality

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

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

- Zero planning permissions have been granted contrary to Environment Agency or Local Lead Flood Authority advice (including advice on flood risk, water quality and aquifers) since 2011. The information is available on the following website www.gov.uk/government/publications/environment-agency-objections-to-planning-on-the-basis-of-flood-risk. Where objections from statutory bodies are received the Council takes due regard and technical matters would be satisfied by a planning condition upon granting permission.
- Table 11 shows that there has been an increase of 32.36 hectares of land and 589 houses within Flood Zones 2 or 3 between 2011 and 2022.
- All new buildings granted planning permission since 2011 have either incorporated Sustainable Drainage Systems or a condition was attached to the decision requiring details for the disposal of surface water to be approved before commencement of the development in accordance with the Council's standard approach, to ensure that any flooding risks are fully mitigated.

Table 11: Area and households within Flood Zones 2 and 3

Year	Area in Flood Zones 2 or 3	Number of households in Flood Zones 2 or 3	Number of households in Flood Zone 2	Number of households in Flood Zone 3
2011	1,189.47 ha	4,600	N/A	N/A
2012	1,233.00 ha	5,154	N/A	N/A
2013	1,233.00 ha	5,154	N/A	N/A
2014	1,233.00 ha	5,154	N/A	N/A
2015	1,233.00 ha	5,154	N/A	N/A
2016	1,233.00 ha	5,154	N/A	N/A
2017	1,180.83 ha	5,495	2,104	3,391
2018	1,206.00 ha	N/A	N/A	N/A
2019	1,232.00 ha	5,033	1,352	3,681
2020	1,211.70 ha	5,007	1,325	3,682
2021	1,221.83 ha	5,263	1,789	3,474
2022	1,221.83 ha	5,189	1,842	3,347

N/A = data not available

Waste management facilities

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

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

- Table 12 shows that eight new waste management facilities have been granted planning permission by Nottinghamshire County Council as waste authority since 2011. There are two new waste facilities granted planning permission in the Borough during the monitoring period.

Table 12: Planning permissions granted for waste management facilities since 2011

Ref	Description	Date granted
2011/0548 NCC	Change of use of land and buildings for a waste management facility to handle wastes including metals, end of life vehicles and their associated parts including plastics & waste electrical components, aggregates and non-hazardous wastes at Private Road No 2, Colwick Industrial Estate.	9 November 2011
2011/1167 NCC	Change of use to allow for the construction and operation of a Roadsweeper Waste Reception Bay. R C Tuxford Exports, Hollinwood Lane, Calverton	13 January 2012
2013/0890 NCC	Development of an anaerobic digestion facility. This is understood to be operational but may not be working at full capacity. Private Road No.4, Colwick Industrial Estate	13 November 2013
2017/0962 NCC	Change of use of land to accommodate a small sewage pumping station. Land to the north of Stoke Lane, Stoke Bardolph	15 September 2017
2019/0017 NCC	Change of use of existing buildings from waste water transfer station and B1, B2 and B8 to plastic recycling. Private Road No 2, Colwick Industrial Estate	21 January 2020
2019/1089 NCC	Application for habitat enhancement and provision of open space through sustainable use of material arising from the construction of the Gedling Access Road. Land off Arnold Lane, Gedling	22 January 2020
2021/0599 NCC	Retrospective planning application to retain:- - Unit 1: Parts and storage racking to rear of main site office; Increased refuse derived fuel (RDF) Area; Bays in aggregate area; Storage bays in wood recycling yard; SRF refinement plant; Scrap metal storage area and associated works. - Unit 2 : External storage area of baled sorted waste; Storage bays adjacent bale storage area;	30 June 2021

Ref	Description	Date granted
	Storage bays to rear of processing shed & Mobile glass cleaner and associated works. Enviro Building, Private Road No 4, Colwick Industrial Estate, Colwick	
2021/0648 NCC	Development of a waste management facility comprising a waste transfer station incorporating refuse derived fuel (RDF) production associated works. Land off Private Road No. 3, Colwick Industrial Estate, Nottingham, Colwick	14 September 2021

Environmental Protection

Environmental consultees

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

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

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

Air quality management

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

Monitoring Indicators: LPD Policy 11 & SA 8, 9

- There is one Air Quality Management Area in Gedling Borough. The A60 Mansfield Road from its junction with Oxclose Lane and Cross Street south to its junction with Egerton Road in Woodthorpe was designated in April 2011 and an Air Quality Action Plan adopted in 2012 and revised/updated in 2019.
- The Department for Environment, Food & Rural Affairs expects local planning authorities to work towards reducing emissions and/or concentrations of PM2.5 (fine particulate matter) regardless of levels. There is clear evidence that PM2.5 has a significant impact on human health, including premature mortality, allergic reactions, and cardiovascular diseases even at very low levels.
- In 2019 the Council updated the 'Air Quality and Emissions Mitigation: Guidance for Developers', which sets out borough-wide measures to help reduce vehicle emissions occurring as a result of development and construction emissions during development. The document is incorporated into Policy LPD 11 of the Part 2 Local Plan.
- The Council's Scientific Officer is consulted on planning applications where issues of air quality and emissions mitigation arise, and provides

technical comments in relation to interpreting the Air Quality and Emissions Mitigation guidance. It is generally the approach that conditions where appropriate, or otherwise advisory notes, are attached to planning decisions where these are requested. The guidance is given weight under Policy LPD 11. Zero planning permissions have been granted where an objection has been raised by the Council's Scientific Officer.

Green Belt

Green Belt land

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

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

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

Table 13: Planning permissions granted for development in the Green Belt with an increase in floor space being over 50% since the adoption of the Local Planning Document

Ref	Summary of reason for approval	Date granted
2018/0569	Extension 104% over original floor space. Very Special Circumstances demonstrated.	15 August 2018
2020/0889	Extension over 50% of original floor space. Very Special Circumstances demonstrated.	8 December 2020
2021/0110	Extension over 50% of original floor space. Very Special Circumstances demonstrated due to economic benefits relating to Goosedale Farm.	11 May 2021
2020/1177	Extension 255% over original floor space. Very Special Circumstances demonstrated due to economic benefits relating to Goosedale Farm.	6 July 2021
2021/0929	Extension 67% over original floor space. Very special circumstances demonstrated that would outweigh the limited harm identified.	24 September 2021

Safeguarded land

5.11. Appendix 1 sets out that the Council will monitor the status of safeguarded land and why any planning permissions have been granted.

Monitoring Indicators: ACS Policy 3

- The planning status of each safeguarded land site is set out in Table 14.

Table 14: Planning status of safeguarded land

Site	Planning status
Top Wighay Farm, Hucknall	Safeguarded for future development in the Part 2 Local Plan.
Oxton Road/ Flatts Lane, Calverton	Safeguarded for future development in the Part 2 Local Plan.
Moor Road, Bestwood Village	Safeguarded for future development in the Part 2 Local Plan.
Mapperley Golf Course	Safeguarded (Protected) from future development in the Part 2 Local Plan.
Lodge Farm Lane, Arnold	Safeguarded (Protected) from future development in the Part 2 Local Plan.
Glebe Farm, Gedling Colliery	Safeguarded (Protected) from future development in the Part 2 Local Plan.
Spring Lane, Lambley	Safeguarded (Protected) from future development in the Part 2 Local Plan.

Natural Environment

Nationally and internationally designated site and species

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

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

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

Locally Designated Sites

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

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

- Table 15 shows there are five Local Nature Reserves in Gedling Borough all of which have a management plan in place. The Hobbucks Management plan recently expired and is being updated.
- Tables 16 and 17 set out the number and area of Local Wildlife Sites in Gedling Borough and the number of those under positive management using Single Data List Indicator 160. Information on Local Wildlife Sites and Local Geological Sites is provided by the Nottinghamshire Biological and Geological Records Centre. Although Table 16 indicates that there has been a slight reduction in the number of Local Wildlife Sites, the total area remains mostly unchanged. In 2022, four sites were removed. These are; Thieves Wood, Harlow Wood, Newstead Robin Hood Line, and Annesley Forest. These changes and some mapping revisions have resulted in a very small reduction in site area.
- Table 18 sets out the number and area of Local Geological Sites, which were first identified in 2018.

Table 15: Local nature reserves

Site	Designated	Area (ha)	Management
Gedling House Woods	1992	4.79 ha	Friends of Gedling House Woods
Gedling House Meadow	2007	5.93 ha	Friends of Gedling House Woods
Netherfield Lagoons	2007	51.01 ha	Gedling Conservation Trust
The Hobbucks	2015	9.79 ha	Gedling Borough Council/ Friends of the Hobbucks
Gedling Country Park	2018	106.77 ha	Gedling Borough Council supported by Friends of Gedling Country Park

Table 16: Local wildlife sites

Year	Total sites	Area (ha)
Spring 2011	80	1,198.06 ha
Spring 2012	85	1,227.27 ha
Spring 2013	83	1,227.48 ha
Spring 2014	88	1,232.09 ha
Spring 2015	83	1,250.53 ha
Spring 2016	82	1,250.53 ha
Spring 2017	83	1,268.12 ha
Spring 2018	87	1,272.56 ha
Spring 2019	86	1,275.37 ha
Spring 2020	85	1,284.45 ha
Spring 2021	82	1,250.80 ha
Spring 2022	78	1,249.95 ha

Table 17: Local wildlife sites under positive management

Year	Total sites	Sites under positive management	Percentage under positive management
2011/12	68	24	35.3%
2016/17	79	22	27.8%
2018/19	79	23	29.1%
2019/20	85	N/A	N/A
2020/21	82	N/A	N/A
2021/22	78	N/A	N/A

Table 18: Local geological sites

Year	Total sites	Area (ha)
2018	5	20.68 ha

Woodland and Ancient Woodland

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

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

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

Open Space and Recreational Facilities

Open space

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

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

- The Part 2 Local Plan includes Policy LPD 20 and Policy LPD 21 which seek to protect existing green infrastructure and provide new green infrastructure (10% on sites 0.4 hectares and above).
- Table 19 shows the area of open space in the Borough by type, as recorded by the Council's Parks and Street Care team. It is noted that there may be some overlap between the categories. The 2018 figure equates to the area of open spaces shown on the Local Planning Document Policies Map.
- Table 20 shows the amount of greenfield land lost to new large development for housing (10 dwellings or more) and other uses. For information, land is considered 'lost' upon commencement of development.
- New open spaces committed from s106 agreements during 2021/22 are set out in Table 21. The total figure for s106 contributions was £576,649.18 with further contributions potentially due subject to the approval of open spaces schemes.
- Table 22 shows that there are 29 Local Green Spaces in Gedling Borough, which are designated through the adoption of a Development Plan including the Part 2 Local Plan and Neighbourhood Plans. There has been no net loss of designated Local Green Spaces since they were designated. It should be noted that Local Green Spaces in Burton Joyce were designated in the Part 2 Local Plan and not in the Neighbourhood Plan.

Table 19: Area of open space by type and net change

Type of Open Space	Area in LPD (2018)	Net change since 2018
Allotments	24.41 ha	N/A
Amenity greenspaces	112.83 ha	N/A
Cemeteries	26.39 ha	N/A
Green corridors	0.99 ha	N/A
Natural and semi natural urban green	107.4 ha	N/A
Outdoor sports facility	348.24 ha	N/A
Parks and gardens	446.01 ha	N/A

Type of Open Space	Area in LPD (2018)	Net change since 2018
Play areas/young people	22.09 ha	N/A
Recreation ground/sport	10.18 ha	N/A

N/A = data not available

Table 20: Amount of greenfield land (ha) lost to new large development since 2011

Year	Site Name	Type	Area lost
2011/12	147 homes on Ashwater Drive allocation site (allocated in 2005 Local Plan).	Residential	4.58 ha
2012/13	49 homes on Howbeck Road allocation site (allocated in 2005 Local Plan).	Residential	1.50 ha
2012/13	113 homes on Main Street and Hollinwood Lane, Calverton (designated safeguarded land).	Residential	3.76 ha
2013/14	18 homes on Park Road in Bestwood Village.	Residential	0.29 ha
2014/15	38 homes on part of the Top Wighay Farm strategic site.	Residential	1.47 ha
2015/16	No loss.		
2016/17	150 homes on Spring Lane allocation site (H6).	Residential	9.88 ha
2017/18	237 homes on North of Papplewick Lane strategic site.	Residential	7.87 ha
2018/19	No loss.		
2019/20	199 homes (phase 1) on part of the Teal Close strategic site.	Residential	4.80 ha
2019/20	66-bedroom care home on the Teal Close strategic site.	Residential care home	0.44 ha
2020/21	164 homes on part of the Howbeck Road/ Mapperley Plains allocation site (H7).	Residential	7.69 ha
2020/21	14 homes on Wood Lane allocation site (allocated in 2005 Local Plan).	Residential	0.72 ha
2020/21	14 homes on Mill Field Close allocation site (H20) in Burton Joyce.	Residential	0.75 ha
2021/22	Additional 18 homes on North of Papplewick Lane strategic site.	Residential	0.91 ha
2021/22	353 homes (phase 2) on part of the Teal Close strategic site.	Residential	11.32 ha
2021/22	Unit 1 and 14 trade counter units on part of the Teal Close strategic site.	Employment	3.4 ha
2021/22	101 homes on part of the Westhouse Farm allocation site (H12) in Bestwood Village.	Residential	3.29 ha
2021/22	351 homes on Park Road allocation site (H16) in Calverton.	Residential	13. 6 ha

Table 21: Open spaces contributions 2021/22

Ref	Site name	Breakdown of Obligations	Maintenance Contribution	Capital Contribution
2018/0360	Land South Of Main Street, Calverton	Open spaces scheme to be submitted and approved by the Council. Off-site contribution due if under provision deliverable on site.	£184,557.90 (RPI Index Linked)	£77,113.00 (RPI Index Linked)
2020/0258	Land North of Papplewick Lane, Linby	Open spaces scheme to be submitted and approved by the Borough Council.	N/A	N/A
2018/0817	Car Park North Green, Calverton	Open space off site contribution in lieu of on-site provision.	£10,617.00 (RPI Index Linked). Subject to re-assessment of viability.	N/A. Subject to re-assessment of viability.
2020/1108	Land East of 16 Kighill Lane, Ravenshead	Open space off site contribution in lieu of on-site provision.	£26,486.46 (RPI Index Linked)	£11,138.40 (RPI Index Linked)
2020/0238	Land at Ashdale, Nottingham Road, Burton Joyce	Open space off site contribution in lieu of on-site provision.	£38,710.98 (RPI Index Linked)	£16,279.20 (RPI Index Linked)
2020/1054	Land At Rolleston Drive, Arnold	Open space off site contribution in lieu of on-site provision.	£133,431.36 (RPI Index Linked)	£60,679.20 (RPI Index Linked)
2020/0050	Top Wighay Farm, Wighay Road, Linby	Open spaces scheme to be submitted and approved by the Borough Council in relation to each phase of the development.	N/A	N/A
2021/0737	96 Plains Road, Mapperley	Open space off site contribution in lieu of on-site provision.	£17,635.68 (RPI Index Linked).	N/A

Table 22: Local Green Spaces in the Borough

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

Recreational open space and facilities

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

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

- Table 23 shows there are five Green Flag awarded parks in Gedling Borough – Arnot Hill Park, Gedling Country Park, Burton Road Jubilee Park, Bestwood Country Park and for the first time Breck Hill Park in 2022.
- There are five Country Parks in Gedling Borough – Bestwood Country Park; Burntstump Country Park; Gedling Country Park; Newstead and Annesley Country Park and Newstead Abbey. No changes in designation have taken place during the monitoring period.
- No planning permissions for new tourist accommodation were granted during the monitoring period as shown in Table 20.

Table 23: Green Flag awarded to open spaces since 2011

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

Open Space	Award	Management
Bestwood Country Park	Since 2020	Green Flag awarded summer 2020. The park is owned by Gedling Borough Council and Nottinghamshire County Council. The Council have the maintenance responsibilities for all of the park through a collaborative agreement with County. The Friends of Bestwood Country Park also assist with the development and management with frequent volunteering conservation activities.
Breck Hill Park	First award 2022	Managed by the Council and supported by the Friends of Breck Hill Park. Refurbishment of the playground completed in February 2021.

Table 24: New tourist accommodation granted permission since the adoption of the Local Planning Document

Ref	Site name	Accommodation Type	Date granted	Status
2018/0174	272 Longdale Lane, Ravenshead	Change of use to 3 holiday apartments	27 April 2018	Built in 2019.
2018/0115	Lakeside, Mansfield Road, Bestwood	Proposed hotel	7 December 2018	Lapsed permission i.e. not built.
2019/0177	Fairview Farm, Ravenshead	Construct 3 holiday lets	23 April 2019	Unimplemented.

Historic Environment

Heritage assets

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

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

- The number of designated and non-designated heritage assets by type in Gedling Borough are:-
 - 195 Listed Buildings (6 Grade I, 15 Grade II* and 174 Grade II).
 - Nine Scheduled Monuments.
 - Four Registered Parks and Gardens.
 - Six Conservation Areas.
 - 144 non-designated heritage assets.
- Further information on Listed Buildings, Scheduled Monuments and Registered Parks and Gardens are available on Historic England's national heritage list website <https://historicengland.org.uk/listing/the-list>. Recent Listed Building entries are reported on the Council's web page www.gedling.gov.uk/heritage-assets.
- The area of each Registered Park and Garden in Gedling Borough is:-
 - Bestwood Pumping Station – 2.35 hectares
 - Newstead Abbey – 287.33 hectares
 - Papplewick Hall – 46.33 hectares
 - Papplewick Pumping Station – 2.75 hectares
- Appraisals have been adopted for each of the six Conservation Areas which are available on the Council's website www.gedling.gov.uk/conservation-areas. An appraisal for Linby Conservation Area has been reviewed and adopted in November 2021. Work to consider the designation of a new Conservation Area in Gedling is underway. The area currently covered by each Conservation Area is:-
 - Bestwood Village – 15.71 hectares
 - Calverton – 14.25 hectares
 - Lambley – 24.62 hectares
 - Linby – 25.54 hectares
 - Papplewick – 55.70 hectares
 - Woodborough – 45.43 hectares
- Table 25 shows that there are three out of 214 (1.4%) designated heritage assets at risk in Gedling Borough and the information is provided in the Heritage at Risk Midlands Register 2021 by Historic England

(<https://historicengland.org.uk/advice/heritage-at-risk>). The Council has not identified non-designated heritage assets at risk.

- The Council adopted 'Non Designated Heritage Assets: Selection Criteria' in January 2019 in order to progress the implementation of Policy LPD 31 of the Part 2 Local Plan. The Council has reviewed non-designated heritage assets using the selection criteria document since 2020 and the latest local heritage list was published in March 2022. Further information is available on the Council's web page www.gedling.gov.uk/heritage-assets.

Table 25: Designated heritage assets at risk by type

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

Planning applications in historic environment

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

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

- Zero planning applications were approved against Historic England advice in the monitoring period.
- Zero section 106 obligations entered into related to the management and conservation of heritage assets in the monitoring period.

Design

New development

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

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

- The density of new homes delivered on large sites (50 or more dwellings in the urban area and 10 or more dwelling in the rural area) is shown in Tables 26, 27 and 28. The density policy in the Part 2 Local Plan provides the target of no new development of less than 30 dwellings per hectare with the exception of no new development of less than 20 dwellings per hectare in Burton Joyce, Lambley, Ravenshead and Woodborough, no new development of less than 25 dwellings per hectare in Bestwood Village, Calverton and Newstead and locations where there is convincing evidence of a need for a different figure.
- Table 29 shows that since 1 April 2011, 12% of new homes were constructed on residential garden land.
- The Part 2 Local Plan does not include indicators that monitor the improvement of the standard of design given that there is no framework in place to assess standard of design. The Part 1 Local Plan includes Policy 10 (Design and Enhancing Local Identity) and the Part 2 Local Plan includes Policy LPD 32 (Amenity) and Policy LPD 35 (Safe, Accessible and Inclusive Development), all of which are taken into consideration when determining planning applications.
- Following the submission of an expression of interest for the National Model Design Code: Phase 2 pilots the Council were in receipt of a grant award from the Department for Levelling Up, Housing and Communities in March 2022 to produce a design guide to steer new development in the Borough. The information is available on the following website <https://www.gov.uk/government/news/communities-empowered-to-shape-design-of-neighbourhoods>.

Table 26: Density of new homes completed on sites of 50 dwellings or more in the urban area (policy requirement is 30 dwellings per hectare (dph)) since 2011

	Number of dwellings at up to 29 dph	Number of dwellings at 30 dph and over
2011/12	0	55
2012/13	0	158
2013/14	0	177
2014/15	0	136
2015/16	0	52
2016/17	0	27
2017/18	0	89

	Number of dwellings at up to 29 dph	Number of dwellings at 30 dph and over
2018/19	0	163
2019/20	0	250
2020/21	0	130
2021/22	0	262

Table 27: Density of new homes completed on sites of 10 dwellings or more in Burton Joyce, Lambley, Ravenshead and Woodborough (policy requirement is 20 dwellings per hectare (dph)) since 2011

	Number of dwellings at up to 19 dph	Number of dwellings at 20 dph and over
2011/12	0	33
2012/13	0	13
2013/14	0	0
2014/15	0	1
2015/16	0	0
2016/17	1	12
2017/18	0	0
2018/19	1	0
2019/20	0	0
2020/21	0	2
2021/22	0	6

Table 28: Density of new homes completed on sites of 10 dwellings or more in Bestwood Village, Calverton and Newstead (policy requirement is 25 dwellings per hectare (dph)) since 2011

	Number of dwellings at up to 24 dph	Number of dwellings at 25 dph and over
2011/12	0	46
2012/13	3	0
2013/14	2	6
2014/15	4	77
2015/16	2	55
2016/17	0	9
2017/18	3	11
2018/19	0	15
2019/20	0	4
2020/21	0	6
2021/22	0	14

Table 29: New homes completed on residential garden land since 2011

Year	Total (net) completions	Number of completions on garden land	Percentage (%)
2011/12	275	59	21%
2012/13	227	32	14%
2013/14	321	35	11%
2014/15	311	30	10%

Year	Total (net) completions	Number of completions on garden land	Percentage (%)
2015/16	174	36	21%
2016/17	198	40	20%
2017/18	237	26	11%
2018/19	286	29	10%
2019/20	360	21	6%
2020/21	310	27	9%
2021/22	357	34	10%
TOTAL	3,056	369	12%

Homes

Housing delivery

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

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

- The Part 1 Local Plan was adopted in September 2014 and sets the housing requirement. The Part 2 Local Plan was adopted in July 2018 and includes housing allocations in line with the objectives of the Part 1 Local Plan.
- The Department for Levelling Up, Housing and Communities published the results of the Housing Delivery Test for 2021 on 14 January 2022. The 2021 result for Gedling Borough Council is 85% and is based on the three year period 1 April 2018 to 31 March 2021. This is an improved performance in comparison with 68% with the previous Housing Delivery Test result for 2020. 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 and a buffer of 20% to its five year housing land supply is now no longer required.
- The Council's Housing Delivery Action Plan has been updated and published in July 2022. The Action Plan is available on the following Council's web page www.gedling.gov.uk/resident/planningandbuildingcontrol/planningpolicy/monitoringreports. As well as including a detailed analysis of the key reasons for the under delivery of the Council's housing requirement the Action Plan identifies the measures the Council intends to undertake to increase/maintain delivery of new housing in Gedling Borough. Many of the actions identified in the previous Housing Delivery Action Plan have already been implemented and a number of actions are ongoing.
- The Council's Five Year Housing Land Supply Assessment 2022 published in October 2022 considers the Borough's supply of housing against the housing target (based on the annual local housing need calculated using the standard method because the housing requirement set out in the Part 1 Local Plan is now out of date). Gedling Borough Council has a 7.25 year supply. The direct web link to the latest five year housing land supply assessment is www.gedling.gov.uk/5yhs.
- The Council updates its Brownfield Land Register annually in accordance with the Housing and Planning Act 2015. The latest Brownfield Land Register is available on the Council's web page www.gedling.gov.uk/shlaa.

- Table 30 sets out the housing requirement for the plan period and the number of new homes built since 2011.
- Table 31 sets out progress made with the strategic sites in the Aligned Core Strategy and the housing sites allocated in the Local Planning Document.
- Table 32 sets out the number of housing completions since 2011 on allocated, unallocated and safeguarded land sites. Allocated sites are those that are allocated for residential development in the Local Plan. Unallocated sites are those that are not allocated in the Local Plan, otherwise known as “windfall sites”. Safeguarded land is protected from development during the plan period in order to meet longer term development needs.
- Table 33 sets out the number of new home completions on previously developed land or ‘brownfield’ land since 2011.
- The Chase Farm/Gedling Colliery site is a strategic allocation in the Part 1 Local Plan and was subsequently allocated for housing and employment in the Part 2 Local Plan. A Supplementary Planning Document for the site was approved in 2008. Tables 31 and 40 set out progress made on the residential and employment allocations of this site.

Table 30: Housing requirement and completions (net) during the plan period

Locality area	Aligned Core Strategy housing requirement 2011-2028	Local Planning Document 2011-2028	Completions 2011-2022
Urban area (Arnold and Carlton) including Teal Close and Gedling Colliery/Chase Farm sites	4,045	4,890	2,316
Around Hucknall including North of Papplewick Lane and Top Wighay Farm	Approx 1,300 homes including up to 300 homes on North of Papplewick Lane and 1,000 homes on Top Wighay Farm	1,265 homes	210 (172 on North of Papplewick Lane and 38 on Top Wighay Farm)
Key settlement for growth - Bestwood Village	Up to 560 homes	540 homes	98
Key settlement for growth - Calverton	Up to 1,055 homes	820 homes	206
Key settlement for growth - Ravenshead	Up to 330 homes	300 homes	123
Other villages (listed below)	Up to 260 homes	170 homes including 80 homes in Burton Joyce and 50 homes	

Locality area	Aligned Core Strategy housing requirement 2011-2028	Local Planning Document 2011-2028	Completions 2011-2022
		in Woodborough	
• Burton Joyce		80 homes	35
• Lambley			29
• Linby			5
• Newstead			9
• Papplewick			2
• Stoke Bardolph			0
• Woodborough		50 homes	23
Total			3,056

Table 31: Progress made on strategic sites and allocated housing sites

Site	Progress and planning status
Teal Close	Allocated for 830 homes. Site has outline planning permission for residential development, employment uses and other uses (2013/0546). First housing phase of 199 homes is currently under construction (2017/0800). Second housing phase of 353 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 dwellings have been built. 184 homes on phase 1 (15 plots remaining) and 44 homes on phase 2 (309 plots remaining) have been built.
North of Papplewick Lane	Allocated for up to 300 homes. The site is currently under construction for 255 homes including an additional 18 homes (2017/0201 and 2020/0258). As at 31 March 2022, 172 homes have been built.
Top Wighay Farm	Allocated for 845 homes. Part of site for 38 homes (2014/0950) is built. Outline planning permission for mixed-use development comprising 805 homes (2020/0050) granted in March 2022.
(H1) Rolleston Drive	Allocated for 140 homes. The site is currently under construction for 131 factory-built affordable homes (2020/1054).
(H2) Brookfields Garden Centre	Allocated for 90 homes. A combined development brief for three sites (H2, H7 and H8) to the north east of Arnold adopted in January 2019. Outline planning permission for up to 32 homes on part of the site (to the rear of Brookfields Garden Centre) (2017/0155) granted in March 2020.
(H3) Willow Farm	Allocated for 110 homes. Development brief (informal guidance) adopted in February 2020. Full planning application for 24 houses on part of the site (2021/1398)

	was submitted in December 2021 and is to be referred to Planning Committee in November 2022.
(H4) Linden Grove	Allocated for 115 homes. Site is currently under construction for 120 homes (2021/0694).
(H5) Lodge Farm Lane	Allocated for 150 homes. Resolution to grant outline planning application for up to 148 homes (2018/0347) in August 2019 subject to the signing of the s106.
(H6) Spring Lane	Allocated for 150 homes. Site completed in April 2019.
(H7) Howbeck Road/ Mapperley Plains	Allocated for 205 homes. A combined development brief for three sites (H2, H7 and H8) to the north east of Arnold adopted in January 2019. The majority of the site is currently under construction for 164 homes (2019/0213). As at 31 March 2022, 24 homes have been built.
(H8) Killisick Lane	Allocated for 230 homes. A combined development brief for three sites (H2, H7 and H8) to the north east of Arnold adopted in January 2019. The Local Planning Document includes a phasing policy to ensure that development of the site follows the extraction and progressive restoration of the adjoining quarry. 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	Allocated for 1,050 homes (updating the strategic location made in the Aligned Core Strategy). Development brief adopted in June 2008. 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.
(X1) Daybrook Laundry	Allocated for 50 homes.
(X2) Land West of A60 A	Allocated for 70 homes. Site is currently under construction for 72 homes (2016/0854).
(X3) Land West of A60 B	Allocated for 150 homes. Full planning application for 157 homes was submitted in January 2021 and pending consideration (2021/0072).
(H10) Hayden Lane	Allocated for 120 homes. Full planning application for 135 homes was submitted in April 2022 and pending consideration (2022/0501).
(H11) The Sycamores, Bestwood Village	Allocated for 25 homes. The site is currently under construction for 11 homes (2018/0650 and 2019/0678).

(H12) Westhouse Farm, Bestwood Village	Allocated for 210 homes. Part of the site is currently under construction for 101 homes (2018/0823). As at 31 March 2022, 12 homes have been built.
(H13) Bestwood Business Park, Bestwood Village	Allocated for 220 homes. Outline planning permission for up to 220 homes (2014/0214) lapsed in March 2018.
(H14) Dark Lane, Calverton	Allocated for 70 homes. The site is currently under construction for 57 homes (2017/1263).
(H15) Main Street, Calverton	Allocated for 75 homes. Outline planning permission for up to 79 homes (2018/0360) granted in April 2021.
(H16) Park Road, Calverton	Allocated for 390 homes. Majority of the site is currently under construction for 351 homes (2020/0020). As at 31 March 2022, 1 dwelling has been built. Reserved matters for a re-plan of 2020/0020 which includes additional 12 homes taking the total number of units to 363 (2022/0584) granted in October 2022. Full planning permission for 20 bungalows on the remainder of the site (the car park at North Green) (2018/0817) granted in August 2021
(X4) Flatts Lane, Calverton	Allocated for 60 homes. The site is currently under construction for 82 homes (2020/0822).
(H17) Longdale Lane A, Ravenshead	Allocated for 30 homes.
(H18) Longdale Lane B, Ravenshead	Allocated for 30 homes. Resolution to grant outline planning application for up to 31 homes (2014/0273) in August 2018 subject to the signing of the s106. Referred back to Planning Committee in October 2022 to agree amendments to the planning obligations and conditions to facilitate custom/self-build developments.
(H19) Longdale Lane C, Ravenshead	Allocated for 70 homes. Reserved matters for 47 homes (2017/1164) granted in December 2019.
(X5) Kighill Lane A, Ravenshead	Allocated for 20 homes. Being delivered as three separate sites:- <ul style="list-style-type: none"> • The west part of the allocation site (land of 22 Kighill Lane) for six homes was completed in April 2022 (2020/0741). As at 31 March 2022, five dwellings have been built and the remaining sixth plot was built in April 2022. • For the middle part of the allocation site, a new dwelling 16 Kighill Lane was built in August 2019 (2018/1004). • For the east part of the allocation site (land adjacent to 16 Kighill Lane), outline planning application for up to seven homes (2020/1108) granted in May 2021.
(X6) Kighill Lane B, Ravenshead	Allocated for 30 homes. Full application for 11 homes on part of the allocation site was submitted in March 2022 and pending consideration (2022/0250).
(H20) Mill Field Close, Burton Joyce	Allocated for 20 homes. Site completed in March 2022
(H21) Orchard Close, Burton Joyce	Allocated for 15 homes. Reserved matters for 14 homes (2021/0301) granted in August 2021.

(H22) Station Road, Newstead	Allocated for 40 homes. Allocated in the Local Planning Document but not included in housing supply due to uncertainty over delivery, in part due to difficulties regarding access. The public house on site was demolished in early 2018.
(H23) Ash Grove, Woodborough	Allocated for 10 homes. Reserved matters for 12 homes (2007/0831) granted in November 2007. Plot 1 (3 Ash Close) was built in May 2018 (2016/0888). Full planning permission for a dwelling on plot 2 (adjacent to 3 Ash Grove) (2019/1147) granted in March 2020.
(H24) Broad Close, Woodborough	Allocated for 15 homes. Two full planning applications. Resolution to grant full planning application for three detached houses on part of the allocation site 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 to be accessed off Broad Close (2019/1080) was submitted in November 2019 and pending consideration.

Table 32: New homes (net) built on allocated, non-allocated and safeguarded sites since 2011

	Completions	Allocated (%)	Unallocated (%)	Safeguarded (%)
2011/12	275	134 (49%)	141 (51%)	0 (0%)
2012/13	227	170 (75%)	57 (25%)	0 (0%)
2013/14	321	195 (61%)	120 (37%)	6 (2%)
2014/15	311	154 (50%)	98 (32%)	59 (19%)
2015/16	174	48 (28%)	78 (45%)	48 (28%)
2016/17	198	63 (32%)	135 (68%)	0 (0%)
2017/18	237	91 (38%)	146 (62%)	0 (0%)
2018/19	286	163 (57%)	123 (43%)	0 (0%)
2019/20	360	251 (70%)	109 (30%)	0 (0%)
2020/21	310	196 (63%)	114 (37%)	0 (0%)
2021/22	357	235 (66%)	122 (34%)	0 (0%)
TOTAL	3,056	1,700 (56%)	1,243 (41%)	113 (4%)

Table 33: New homes built on previously developed land (PDL or brownfield land) (gross) since 2011

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

	New build	Conversions	Changes of use	Total	All completions	PDL %
2020/21	40	7	45	92	322	29%
2021/22	63	1	28	92	369	25%

Housing delivery by type

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

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

- Policy LPD 36 of the Part 2 Local Plan sets out affordable housing requirements of 10%, 20% or 30% dependent on sub-market location. Table 34 shows the overall percentage of housing completions that are affordable, the number of which are social, intermediate and affordable
- Chart 2 shows the types of homes (flat/house) and bedroom size of homes completed since 2011.
- The density of housing completions is set out in Table 26, 27 and 28 above.
- Table 35 shows the specialist accommodation granted permission or built since 2011.
- The Council applies Policy LPD 41 of the Part 2 Local Plan where it is relevant to do so in determining planning applications on live work units.
- The Council maintains a joint self-build and custom housebuilding register with Broxtowe Borough, Erewash Borough, Nottingham City and Rushcliffe Borough Councils. Information on the register is available on the following Council's web page www.gedling.gov.uk/selfbuild. Information from the register has been used to support the determination of planning applications and will inform the implementation of Policy LPD 42 of the Part 2 Local Plan. Table 36 provides the number of entries added to Gedling's register for each base period. The register did not have a local connection test when it was set up in 2016. The register was revisited in 2018 and the revised registration form which now includes local connection criteria was launched on 31 October 2018. As a result of this review the number of entries on the register is split between part 1 and part 2 of the register.
- Table 37 provides the number of suitable self-build and custom build plots for each base period.
- The Council introduced a self-build matchmaker service in June 2021 which aims to match landowners who are considering selling their land with people who want to build their own home within Gedling Borough. Information on the matchmaker service is available on the Council's web page www.gedling.gov.uk/selfbuild.

Table 34: Percentage of affordable homes delivered since 2011

Year	Net completions	Affordable homes type delivered	Total affordable
2011/12	275	Social rent: 42 Intermediate: 12 Affordable rent: n/a	54 (20%)
2012/13	227	Social rent: 7 Intermediate: 12 Affordable rent: 17	36 (16%)
2013/14	321	Social rent: 7 Intermediate: 21 Affordable rent: 28	56 (17%)
2014/15	311	Social/affordable rent: 23 Intermediate: 15	38 (12%)
2015/16	174	Social/affordable rent: 12 Intermediate: 6	18 (10%)
2016/17	198	Social rent: 28 Intermediate: 11	39 (20%)
2017/18	237	Social rent: 28 Intermediate: 24	52 (22%)
2018/19	286	Social rent: 22 Intermediate: 28	50 (17%)
2019/20	360	Social/affordable rent: 11 Intermediate: 8	19 (5%)
2020/21	310	Social/affordable rent: 24 Intermediate: 7	31 (10%)
2021/22	357	Social/affordable rent: 29 Shared ownership: 8	37 (10%)

Chart 2: Type and size of housing completions since 2011

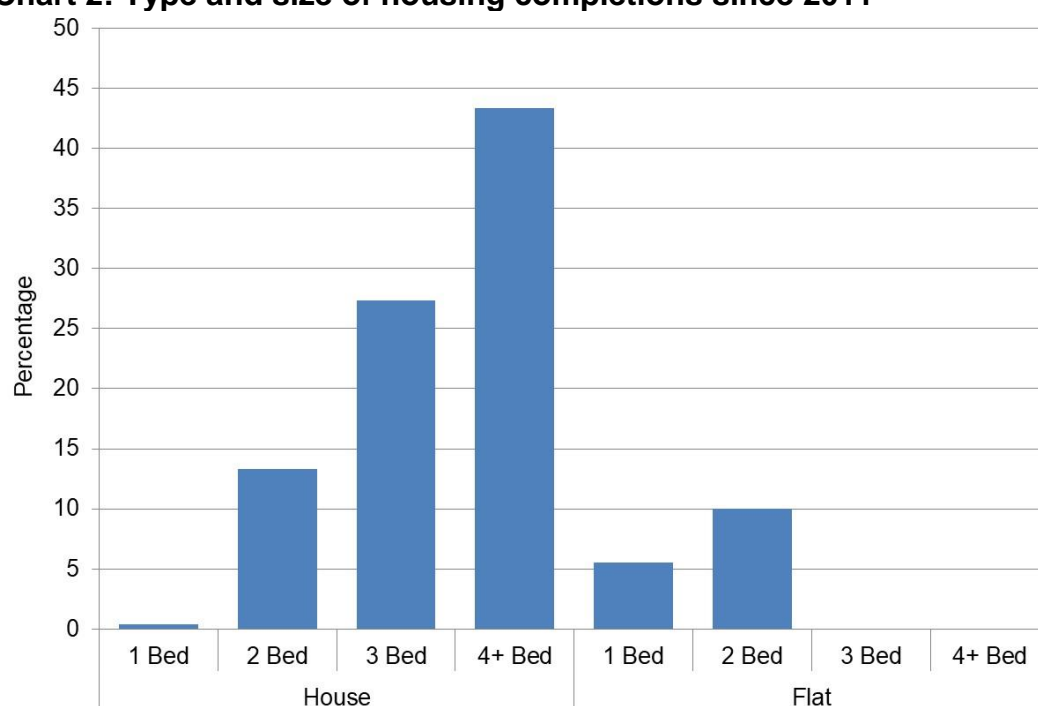


Table 35: Specialist accommodation granted permission or built since 2011

Ref	Site name	Type	Proposal and number of bedrooms	Date granted	Status
2010/1118	The Maid Marian (Coppice Road), Arnold	Elderly	New development. 64 beds.	31 March 2011	Built June 2012.
2011/0223	Mansfield Road (738), Woodthorpe	Dementia care	New development. 31 beds.	21 April 2011	Built April 2012.
2012/0618	Grey Goose, Gedling	Elderly	New development. 52 beds.	26 July 2012	Built Nov 2013.
2014/0033	St Andrews House, Mapperley	Elderly	Conversion of sheltered housing to apartments. 32 beds.	9 May 2014	Built May 2015.
2015/1268	Braywood Gardens (Millbrook Drive), Carlton	Elderly	Extension of care home. +12 beds.	23 December 2015	Built June 2016.
2017/0614	Moriah House, Carlton	Elderly	Extension of care home. +16 beds.	11 July 2017	Built November 2018.
2018/0318	Eden Lodge, Bestwood Village	Elderly	Demolish and replace existing care home. 64 beds.	6 September 2018	Lapsed.
2019/1191	Teal Close, Netherfield (Rivendell View)	Elderly	New development. 66 beds.	11 March 2020	Built March 2021.
2020/0880	Ernehale Lodge, Arnold	Elderly	Extension of care home. +7 beds	2 December 2020	Not implemented.
2021/0968	30 Church Street Arnold	Children's home	Change of use from dwelling house to care home. 3 beds.	26 October 2021.	Not implemented.
2021/0847	7 Dawlish Court Mapperley	Children's home	Change of use from dwelling house to care home. 4 beds.	17 September 2021.	Not implemented.
2021/0484	274 Porchester Road, Mapperley	Children's home	Change of use from dwelling house to care home. 6 beds.	21 June 2021.	Not implemented.

Ref	Site name	Type	Proposal and number of bedrooms	Date granted	Status
2021/0674	26 Breck Hill Road, Woodthorpe	Children's home	Change of use from dwelling house to care home. 3 beds.	24 September 2021.	Not implemented.
2021/1138	160 Mapperley Plains, Mapperley	Children's home	Change of use from dwelling house to care home. 3 beds.	19 November 2021.	Not implemented.

Table 36: Number of entries added to Gedling's self-build register for each base period (31 October to 30 October)

Base period	Number of entries in total	Number of entries on Part 1	Number of entries on Part 2
Base period 1: 1 April 2016 to 30 Oct 2016	20	N/A	N/A
Base period 2: 31 Oct 2016 to 30 Oct 2017	47	N/A	N/A
Base period 3: 31 Oct 2017 to 30 Oct 2018	35	N/A	N/A
Base period 4: 31 Oct 2018 to 30 Oct 2019	31	19	12
Base period 5: 31 Oct 2019 to 30 Oct 2020	28	19	9
Base period 6: 31 Oct 2020 to 30 Oct 2021	46	33	13
Base period 7: 31 Oct 2021 to 30 Oct 2022	42	26	16

N/A = not applicable

Table 37: Number of planning permission for serviced plots suitable for self and custom build granted for each base period (31 October to 30 October)

	Number of plots suitable
Base period 1: 1 April 2016 to 30 Oct 2016	11
Base period 2: 31 Oct 2016 to 30 Oct 2017	22
Base period 3: 31 Oct 2017 to 30 Oct 2018	31
Base period 4: 31 Oct 2018 to 30 Oct 2019	12
Base period 5: 31 Oct 2019 to 30 Oct 2020	17
Base period 6: 31 Oct 2020 to 30 Oct 2021	14

	Number of plots suitable
Base period 7: 31 Oct 2021 to 30 Oct 2022	11

Accessibility of homes

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

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

- The percentage of households within 800 metres/10 minutes' walk of a bus stop with an hourly or better daytime bus service (weekdays 0600-1800) in Gedling Borough is 94%. By comparison the percentage of such households within 400 metres/ 5 minutes' walk is 74%. The number of total households with access to public transport is not available. The information is based on data collated in February 2022 by Nottinghamshire County Council Performance, Intelligence and Policy.

Empty homes, homelessness and house prices

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

Monitoring Indicators: ACS SA 1 / LPD SA 1

- The number of empty homes (those that are unoccupied for council tax purposes) by ownership type is set out in Table 38. The Council has taken measures to reduce empty homes including reducing the council tax discount that empty homes can benefit from, charging a council tax 100% premium on properties that have been empty for two to five years and a 200% premium on properties empty for over five years, operating a service to help owners of empty properties to find investors and employing an Empty Homes Officer.
- The Council takes a proactive approach to bringing empty homes in the Borough back into use. An Empty Homes officer has been in post since June 2017. Chart 3 shows the number of homes brought back into use each year since March 2011.
- The number of homelessness acceptances is set out in Table 39. The Council prevents homelessness in the majority of cases by advocating on behalf of tenants; mediating between young people and their parents; and assisting people to find private or social rented housing. The significant rise in acceptances from 2018/19 reflects changes brought about by the Homelessness Reduction Act 2017.
- Population by group is set out in the demographics section in this report.
- Chart 4 shows the average house prices for all property types (detached, semi-detached, terraced and flats) from March 2011 to March 2022.

Information on average house prices are available on the following website
<https://landregistry.data.gov.uk/app/ukhpi>.

Table 38: Number of empty homes (unoccupied for Council Tax purposes) since 2013

	Private	Local authority	Registered social housing	Total
2013	1,735	3	31	1,769
2014	1,431	3	53	1,487
2015	1,490	0	34	1,524
2016	1,268	1	122	1,391
2017	1,372	2	108	1,482
2018	1,595	2	86	1,683
2019	1,391	5	99	1,495
2020	1,464	6	80	1,550
2021	1,252	5	68	1,325
2022	1,295	8	59	1,362

Chart 3: Empty homes brought back into use since 2011

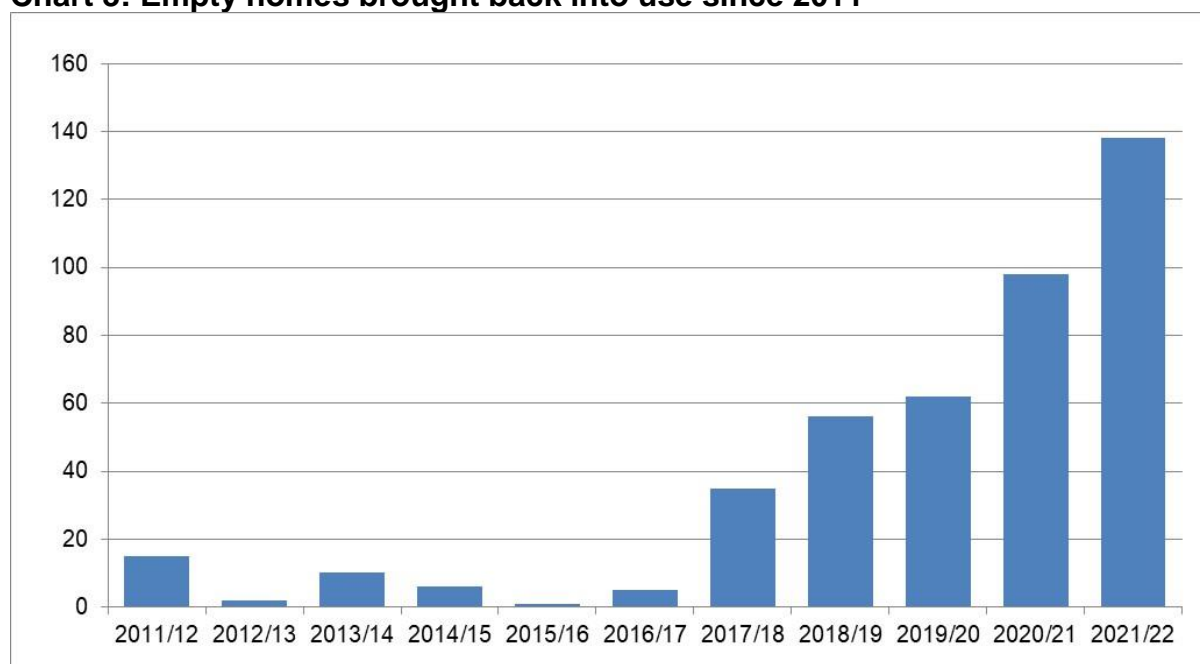


Table 39: Number of homelessness acceptances since 2012

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

Year	Number of homelessness acceptances
2021/22	268

Chart 4: Average house prices since 2011



Gypsy and travellers pitches

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

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

- The 2016 Gypsy and Traveller Accommodation Assessment indicated that there was a requirement for three additional pitches in Gedling Borough between 2014 and 2029 and the Part 2 Local Plan therefore sets out that a site for three pitches would be identified in the built up area of Gedling Borough.
- No pitches have been granted planning permission or delivered in Gedling Borough since April 2011. The Greater Nottingham and Ashfield Council Gypsy and Traveller Accommodation Assessment (March 2021) confirmed the need for one additional pitch for gypsy and traveller accommodation and eight plots for travelling showpeople up to 2038. The Greater Nottingham authorities will continue to work together on this strategic issue, including through the preparation of the Greater Nottingham Strategic Plan, and the extent of existing and new provision of pitches and plots will be kept under review as will the potential need for stopping places.

Employment

Employment delivery

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

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

- The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as Use Classes. For any planning applications submitted the Use Classes will be used to determine it. The Use Classes were last updated on 1 September 2020 and the new Class E introduced uses previously defined in the revoked Classes covering employment uses B1. The existing uses B2 and B8 remain unchanged.
- Table 40 shows the progress made on employment allocations in the Part 2 Local Plan.
- Table 41 sets out the available supply of employment land on non-allocated sites with planning permission.

Table 40: Progress made on allocated employment sites

Allocated Site	Progress and planning status
Teal Close	Allocated site for 7 hectares. The Employment Land Needs Study (2021) recalculates the site area as 8.6 hectares gross and 6.45 hectares net. Outline planning permission (2013/0546) granted in June 2014. Reserved matters (2019/0614) in relation to part of the employment area – unit 1 and trade park – was granted in November 2019. The trade park element is 4,905 sq. m of B8 and unit 1 is 2782.4 sq. m for B1, B2 and B8 uses. Permission built in September 2021. Reserved matters (2019/0615) for six employment units within the remainder of the employment area for B1, B2 and B8 uses comprising 10,312 sq. m granted in June 2021. Permission built in September 2022 (outside the monitoring period).
Top Wighay Farm	Allocated site for 8.5 hectares. The Employment Land Needs Study (2021) recalculates the site area as 8.55 hectares gross and 6.5 hectares net based on outline planning permission 2020/0050 for mixed-use development including land for employment purposes (up to 49,500 m ² of B1 and B8 uses) granted in March 2022. The office B1a element is 8,000 sq. m. Planning application for office building use for 3,412 sq. m (on a site area of 5.7 ha) class E (g)(i) within part of the employment allocation (7/2022/0050NCC) granted by Nottinghamshire County Council in July 2022 (outside the monitoring period). The site area includes access roads, landscaping and surface water drainage. The site for the office building is estimated to be 1.3 ha and therefore if implemented the residual employment land allocation is around 5.2 ha.

Allocated Site	Progress and planning status
Gedling Colliery/Chase Farm	Allocated site for 5 hectares. The Employment Land Needs Study (2021) recalculates the site area as 4.12 hectares gross and 2.45 hectares net. Outline planning permission for a mix of employment units, pub/restaurant and a drive through unit (2017/1571) granted in July 2020.
Hillcrest Park	Allocated site for 1 hectare.

Table 41: Available supply of employment land on non-allocated sites with planning permission (above 1 ha site area or 1,000 square meters floor space)

Ref	Site	Use class	Proposal	Date granted
2020/0873	Colwick Industrial Estate (Midland Catering, Road No 5)	E(g), B2 and B8	Full permission for demolition of existing two industrial units and erection of 18 units in 3 blocks. 170 sq. m to be replaced with erection of 18 B1, B2 and B8 units comprising 1,251 sq. m (a net gain of 1,081 sq. m).	15 January 2021
2021/0982	Colwick Business Park (Unit 16)	B2	Full permission for part demolition of existing commercial property and erection of building for general industrial. Net gain 294 sq. m.	7 October 2021
2021/1080	Colwick Industrial Estate (Land south of Colwick Loop Road and Road No 3)	B8	Full permission for erection of a building for use as a builders' merchant. Net gain 1,470 sq. m.	28 February 2022

Employment development

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

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

- There has been no net new office development during the monitoring period (over 1,000 square metres floor space or 1 hectare site size) as shown in Table 42.
- There has been a net gain of 160 sq. m new industrial and warehouse units (over 1,000 square metres floor space or 1 hectare site size) during the monitoring period as shown in Table 42. This relates to a loss of 6,717 sq. m industrial and warehouse units due to work starting on the housing allocation site H1 Rolleston Drive (2020/1054) and a new development of 6,877 sq. m industrial and warehouse units for phase 2 at the strategic site Teal Close which includes unit 1 comprising 2,782 sq. m of industrial and warehousing uses B2 and B8 and 14 trade counter units comprising 4,095 sq. m of B8 built in September 2021 (2019/0614).
- Table 43 sets out the area of employment land (above 0.1 hectares) lost to residential or other uses. During the monitoring period, a total of 5.32 ha was lost to due to work starting on four sites including two housing allocations in the Part 2 Local Plan (Old Manor Farm, Lowdham Lane, Woodborough (2020/0528), Cornhill Road (50), Carlton (2021/1432), site H1 Rolleston Drive (2020/1054) and site X2 Land West of A60 A (2016/0854).
- One planning permission for the erection of a replacement stable and machinery building at Cottage Farm, Catfoot Lane, Lambley (2021/0906) was granted in accordance with Policy LPD 47 of the Part 2 Local Plan during the monitoring period.
- Table 44 provides a list of developments in Gedling Borough which included local labour agreement. The impact of the covid-19 pandemic and the need for greater efficiency has led the Council to review its approach to the future delivery of local labour agreements and the monitoring of existing ones in place. The outcome of this review will be reported in the next authority monitoring report 2022/23. The covid-19 pandemic and public health restrictions have curtailed the monitoring of the local labour agreements in place due to temporary site closures and lockdown restrictions. Consequently, detailed monitoring of local labour agreements has not taken place during 2020/21 and Table 38 reports on the number of local labour agreements in place. It is intended that more detail will be provided in future authority monitoring reports.

Table 42: Gain and loss of office and industrial and warehouse floor space since 2011

Year	Office floor space B1(a) and E(g)(i)	Industrial and warehouse floor space B1(b), B1(c), E(g)(ii), E(g)(iii), B2 and B8
2011/12	0 sq. m	-2,760 sq. m
2012/13	0 sq. m	-1,320 sq. m
2013/14	0 sq. m	0 sq. m
2014/15	0 sq. m	-2,760 sq. m
2015/16	0 sq. m	0 sq. m
2016/17	0 sq. m	-880 sq. m
2017/18	9,630 sq. m	7,800 sq. m
2018/19	0 sq. m	0 sq. m

Year	Office floor space B1(a) and E(g)(i)	Industrial and warehouse floor space B1(b), B1(c), E(g)(ii), E(g)(iii), B2 and B8
2019/20	-193 sq. m	0 sq. m
2020/21	-109 sq. m	3,200 sq. m
2021/22	-3,707 sq. m	160 sq. m
Total	5,621 sq. m	3,440 sq. m

Threshold: Gain is above 1 ha site area or 1,000 square metres floor space. Loss is amount of whole floor space lost to residential or retail development for sites over 0.1 hectares.

Table 43: Area of employment land (above 0.1 hectares and development commenced) lost to residential or other uses since 2011

Year	Losses in employment or regeneration area	Amount lost to residential development only
2011/12	0 ha	0.69 ha
2012/13	0.33 ha	0.33 ha
2013/14	0 ha	0 ha
2014/15	1.40 ha	0 ha
2015/16	0 ha	0 ha
2016/17	0 ha	0.22 ha
2017/18	0 ha	0 ha
2018/19	0 ha	0 ha
2019/20	0 ha	0.10 ha
2020/21	0 ha	0.32 ha
2021/22	0 ha	5.32 ha
Total	1.73 ha	6.98 ha

Table 44: Local Labour Agreements secured

Ref	Site	Proposal	Agreement
2016/0854	Metallifactory Ltd	Erection of 72 dwellings	Local Labour Agreement
2018/0577	Wood Lane	Residential development of 14 houses	Local Labour Agreement
2018/0549	Carlton Police Station	Conversion of former police station into 42 apartments	Employment and Skills Plan
2018/0607	Land North West, Park Road, Calverton	Residential development of up to 365 dwellings	Employment and Skills Plan
2018/1143	Land on Flatts Lane, Calverton	Erection of up to 84 dwellings	Employment and Skills Plan
2018/1034	Land Off Orchard Close, Burton Joyce	Erection of up to 15 dwellings	Employment and Skills Plan
2017/0155	Brookfields Garden Centre	Erection of up to 32 dwellings	Employment and Skills Plan
2019/0213	Land to the West Mapperley Plains	Erection of 164 dwellings	Local Labour Agreement

Ref	Site	Proposal	Agreement
2019/1186	Linden Grove, Gedling	Residential development for up to 120 dwellings	Local Labour Agreement
2017/1263	Dark Lane, Calverton	Erection of 57 dwellings	Local Labour Agreement
2019/1031	Earl of Chesterfield, Carlton Hill	Erection of 23 sheltered accommodation flats with one office	Local Labour Agreement
2020/0050	Top Wighay Farm	Mixed-use development comprising 805 homes, land for employment purposes, a Local Centre and a 1.5 form entry Primary School	Employment and Skills Plan
2020/1054	Land at Rolleston Drive, Arnold	Residential development for 140 dwellings	Employment and Skills Plan
2020/0954	The Phoenix, Shelford Road, Gedling	Construction of 26 self-contained flats	Employment and Skills Plan
2018/0817	Car Park, North Green , Calverton	Erect 20 No. single storey bungalows	Employment and Skills Plan
2018/0360	Land south of Main Street, Calverton	Residential development for up to 79 dwellings	Employment and Skills Plan

Employment profile

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

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

- Employment profile information is from the Office for National Statistics. A profile report for Gedling Borough is available on the following website <https://www.nomisweb.co.uk/reports/lmp/la/1946157165/report.aspx>.
- 82.7% of the working age population of Gedling Borough are qualified to NVQ2 or above. Table 45 shows a breakdown of qualifications by type.
- Table 46 shows the overall number of employee jobs in Gedling Borough.
- The employment and unemployment rate in Gedling Borough is set out in Table 47.
- The employment profile of Gedling Borough residents is shown in Table 48.
- The weekly earnings for full-time workers is shown in Table 40. Whilst wages have risen since 2011 the gap in pay between male and female full time employees has widened.

Table 45: Qualifications of Gedling Borough working age residents by type (January 2021 to December 2021)

Individual Levels	Number of residents	Percentage (%)
NVQ4 and above	25,300	35.0%
NVQ3 and above	41,700	57.7%
NVQ2 and above	59,800	82.7%
NVQ1 and above	66,600	92.0%
Other qualifications	N/A	N/A
No qualifications	4,000	5.6%

Table 46: Employee jobs in Gedling Borough (excluding farm-based agriculture, self-employed, government-supported trainees and HM forces) (2011 and 2021)

Year	(Full-time employee jobs)	(Part-time employee jobs)	Total employee jobs
2011	17,000	12,000	29,000
2021	20,000	12,000	32,000

Table 47: Number of working age people (16+) in employment, self-employed and unemployed in Gedling Borough (2010/11 and 2020/21)

Year	People in employment (including self-employed)	Self-employed	Unemployed
April 2010 – March 2011	56,300 (74.1%)	6,100 (7.0%)	3,700 (6.2%)
April 2021 – March 2022	56,300 (74.8%)	6,200 (7.9%)	2,300 (3.9%)

Table 48: Employment profile of Gedling Borough by occupation (working age) (2010/11 and 2020/21)

Employment Group	April 2010 – March 2011	April 2020 – March 2021
Managers, directors and senior officials	12.4%	11.1%
Professional occupations	17.6%	30.3%
Associate professional and technical	8.8%	17.5%
Administrative and secretarial	14.1%	7.3%
Skilled trades occupations	11.3%	8.4%
Caring, leisure and other service occupations	11.2%	6.8%
Sales and customer services occupations	8.0%	7.9%
Process plant and machine operatives	6.7%	3.5
Elementary occupations	9.9%	4.2

Table 49: Earnings by residence (gross weekly pay) (2011 and 2021)

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

Retail and Community Facilities

Retail monitoring

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

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

- The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as Use Classes. For any planning applications submitted the Use Classes will be used to determine it. The Use Classes were last updated on 1 September 2020 and the new Class E introduced uses previously defined in the revoked Classes covering retail uses A1, A2, A3 with other retail uses A4 and A5 being under sui generis.
- Retail need has been established in the 'Broxtowe, Gedling, Nottingham City and Rushcliffe Retail Study (2015)' and the findings of which for Gedling Borough are summarised in Table 50.
- Table 51 shows that the health and diversity of Arnold town centre and local centres is monitored by measuring the percentages of uses of ground floor frontages. The target percentages are set out in Policy LPD 50 of the Part 2 Local Plan.
- Vacancies within Arnold town centre and local centres between 2011 and 2020 are also shown in Table 52.
- No new office floor space (over 1,000 sq. m floor space or 1 hectare site size) has been completed in Arnold town centre during the monitoring period.
- No planning permissions were granted for new retail development (over 1,000 sq. m floor space or 1 hectare site size) within town and local centres during the monitoring period.
- During the monitoring period, two new local centres on the strategic sites Teal Close and Gedling Colliery/Chase Farm were approved. Reserved matters for a local centre comprising a public house, commercial/retail terrace and children's day nursery (2019/0613) granted in May 2021. Hybrid application for a balancing lagoon (full application) and outline permission for local shops at the Gedling Colliery/Chase Farm site (2020/1255) was granted in December 2021. When implemented, the two centres will be added to Tables 51 and 52 in future authority monitoring reports.
- The amount of retail floor space approved and built outside of defined centres is set out in Table 53. During the monitoring period, two permissions were granted for a new supermarket at Teal Close strategic site and demolition of commercial buildings and the erection of 15 artisan outlets and play barn at Timmermans Garden Centre in Woodborough. A

new Sainsbury's supermarket was built on the land south of Colwick Loop Road.

- Policy LPD 51 of the Part 2 Local Plan has been used to justify planning permissions for change of use of upper floors to retail uses and other uses. During the monitoring period no permissions were granted for the use of a first floor roof area for retail uses and other uses as shown in Table 54.
- Zero applications for A1 uses above 500 sq. m, and therefore requiring a Retail Impact Assessment under Policy LPD 52 of the Part 2 Local Plan, were determined by the Council during the monitoring period.

Table 50: Additional convenience and comparison goods retail floor space required

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

Table 51: Percentage of frontage by uses of ground floor units within town and local centres (March 2022)

Shopping Centre	Shops	Financial and professional services	Café or restaurant	Pub or drinking establishment	Take away	Other non-retail uses
Arnold Town Centre (Primary Area)	69%	16%	5%	9%	2%	9%
Arnold Town Centre (Secondary Area)	38%	9%	3%	10%	10%	30%
Burton Joyce Local Centre	31%	11%	4%	0%	9%	45%
Calverton Local Centre	37%	0%	9%	0%	12%	42%
Carlton Hill Local Centre	50%	5%	7%	4%	9%	23%
Carlton Square Local Centre	68%	0%	4%	0%	7%	22%

Shopping Centre	Shops	Financial and professional services	Café or restaurant	Pub or drinking establishment	Take away	Other non-retail uses
Gedling Village Local Centre	38%	9%	8%	7%	11%	27%
Mapperley Plains Local Centre	54%	12%	12%	7%	6%	9%
Netherfield Local Centre	43%	4%	5%	3%	5%	41%
Ravenshead Local Centre	50%	19%	5%	0%	6%	21%

Table 52: Percentage of vacancies of ground floor units within local centres (July 2020)

Shopping Centre	August/September 2011	March 2022
Arnold Town Centre (Primary Area)	9%	9%
Arnold Town Centre (Secondary Area)	6%	7%
Burton Joyce Local Centre	0%	0%
Calverton Local Centre	5%	0%
Carlton Hill Local Centre	9%	6%
Carlton Square Local Centre	24%	8%
Gedling Village Local Centre	5%	4%
Mapperley Plains Local Centre	3%	9%
Netherfield Local Centre	13%	12%
Ravenshead Local Centre	0%	0%

Table 53: Retail and other town centre use developments permitted and built outside of town and local centres (over 1,000 sq. m floor space or 1 hectare site size) since 2011

Ref	Site	Proposal	Date granted	Status
2011/0887	Victoria Retail Park (Unit 1)	Unit 1 demolished and re-developed for three new retail units.	3 November 2011	Built.
2012/1031	Victoria Park	Demolition of Unit 1 and redevelopment for three retail units.	5 December 2018	Built in May 2014.
2013/0497	Land South of Colwick Loop Road	A4 public house and A3 restaurant or A5 hot food takeaway.	12 December 2013	Lapsed.
2013/0500	Land South of Colwick Loop Road	Hybrid application for full permission for A1 retail, petrol filling station and outline permission for	30 January 2014	A1 retail store (Sainsbury's) built in November 2021.

Ref	Site	Proposal	Date granted	Status
		B1/B2/B8 employment uses.		
2013/1518	The White Hart	Former public house demolished and redeveloped for a new retail food store.	15 May 2014	Built.
2016/0808	Former B&Q, 786 Mansfield Road	Installation of a mezzanine floor to add 1,115 sq. m of A1 retail floor space within an existing retail building.	22 September 2016	Implemented December 2016.
2020/1292	Teal Close	New retail store. Total 1,818 sq. m.	21 May 2021	Not implemented.
2020/1174	Timmermans Garden Centre, Woodborough	Demolition of commercial buildings and the erection of 15 artisan outlets and play barn. Net gain 175 sq. m.	3 June 2021	Not implemented.

Table 54: Permissions for change of use of upper floors to retail uses and other uses since the adoption of the Local Planning Document

Ref	Site	Proposal	Date granted
2018/0625	347 Carlton Hill, Carlton	Redevelopment of existing shop and 3 flats on first and second floors.	31 August 2018
2018/0901	938 942 Woodborough Road	Change use of first floor to A3 use.	04 December 2018
2019/0145	1A Standhill Road, Carlton	Change of use of part of first floor to barbers A1 use.	13 March 2019
2019/0002	28 Victoria Road, Netherfield	Change of use of first floor to form 5 No. flats (C3 use) including first floor side extension, loft conversion and external alterations.	29 March 2019
2019/0457	388 Carlton Hill, Carlton	Change of use of first and second floor to residential.	19 July 2019
2020/0037	53A Main Street Burton Joyce	Retrospective change of use from estate agency office to osteopathic clinic.	04 March 2020
2021/0145	41A Plains Road	Change of use of first floor from A2 (Use Class E, since 1st September 2020) to aesthetics clinic	8 April 2021

Ref	Site	Proposal	Date granted
		and training (Sui Generis).	
2021/0997 PN	116 St Austell Drive	Change of use of upper floors to residential.	8 October 2021
2021/0682	2A Mayfield Road	Erection of first floor over existing retail unit to also be used as Use Class E (Commercial, Service and Business class).	27 August 2021
2021/0227	43B Plains Road	Change of use from accountant office (B1) to training centre (D1).	25 May 2021

Community facilities

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

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

- Table 55 records the number of local facilities within Gedling Borough which include the following:-
 - 14 community centres – seven council operated (The Brickyard, Burton Road, Killisick, Pond Hills Lane, Westdale Lane, Eagles Nest and Haywood Road). Information on the council operated community centres is available on the following website www.gedling.gov.uk/resident/community/communitycentres. There are also other community centres not operated by the Council for example Bestwood Village Community Centre, Colwick Community Centre, Netherfield St Georges Centre and Newstead Centre. Note the table does not include private sector community centres in the Borough.
 - 14 GP practices. Information is available on the following website <https://www.bestcarecompare.com>.
 - Six leisure centres – five council operated (Arnold, Redhill, Carlton Forum, Calverton and Richard Herrod) and one operated by Ravenshead Parish Council. Information on the council operated leisure centres is available on the following website www.gedling.gov.uk/leisure/ourcentres. Note the table does not include private sector leisure facilities in the Borough.
 - Two accredited museums (Papplewick Pumping Station and Newstead Abbey). Unaccredited museums include Bestwood Winding Engine House; Burton Joyce Centre for Local History and

Calverton Folk Museum. Information is available on the following website <https://finds.org.uk/contacts/accreditedmuseums>.

- Nine libraries. Information is available on the following website www.inspireculture.org.uk/reading-information/find-a-library.
- No major sporting facilities have been developed in Gedling Borough since 1 April 2011.

Table 55: Number of local facilities

	Community centres	GP practices	Leisure centres	Museums	Libraries
Arnold and Carlton	11	11	4	0	6
Bestwood Village	1	0	0	0	0
Calverton	1	1	1	0	1
Ravenshead	0	0	1	0	1
Burton Joyce	0	2	0	0	1
Lambley	0	0	0	0	0
Linby	1	0	0	0	0
Papplewick	0	0	0	1	0
Newstead	0	0	0	1	0
Stoke Bardolph	0	0	0	0	0
Woodborough	0	0	0	0	0
Total	14	14	6	2	9

Community information

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

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

- Life expectancy within the Borough is set out in Table 56. The information is available at the following website <https://www.ons.gov.uk/peoplepopulationandcommunity/healthandsocialcare/healthandlifeexpectancies/datasets/lifeexpectancyestimatesallagesuk>.
- Residents' participation in sport in Gedling Borough is set out in Table 57 and Table 58. The data in Table 57 comes from the Active People Survey which ran from 2005 to 2016 and has now been superseded by the Active Lives Survey. The data in Table 58 comes from the Active Lives Survey and available at the following website <https://activelives.sportengland.org>.
- Table 59 shows the number of crimes in Gedling Borough has risen since 2015 and provided by Nottinghamshire Police.

Table 56: Life expectancy

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

Table 57: Adult (16+) participation in 3 x 30 minute sessions of moderate intensity activity per week

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

Table 58: Adult (16+) level of activity per week (not including gardening)

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

Table 59: Number of crimes by type

	All crime	Burglary of a dwelling	Criminal damage	Robbery	Violence against the person
2015/16	3,663	Not available	680	40	1,132
2018/19	6,539	389	789	67	2,138
2019/20	6,584	370	822	62	2,265
2020/21	5,794	233	700	46	2,156
2021/22	6,117	Not available	712	53	2,191

Transport

Parking and transport schemes

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

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

- Policy LPD 57 of the Part 2 Local Plan and the Parking Provision for Residential and Non-Residential Developments SPD (2022) set out parking standards for developments in Gedling Borough. Conformity with Policy LPD 57 is a planning consideration for all proposals in Gedling Borough.
- Zero planning permissions for major development have been granted contrary to advice from the Highways Authority since 2011. Where objections from statutory bodies are received the Council takes due regard and technical matters would be satisfied by a planning condition upon granting permission.
- Zero park and ride facilities have been granted during the monitoring period.
- Progress made on the delivery of transport schemes promoted in Policy 15 of the Part 1 Local Plan and Policy LPD 60 of the Part 2 Local Plan is set out in Table 60.
- One travel plan in the Borough was approved by Nottinghamshire County Council Highways during the monitoring period. This relates to the planning permission for residential development on the housing allocation site H1 Rolleston Drive (2020/1054).

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

Transport Scheme	Type	Progress
A60 Larch Farm Crossroads Improvements	Road	The improvement scheme was completed on 20 September 2019.
A60 Leapool to Sherwood Express Busway	Road	The scheme was awarded funding from the Transforming Cities Fund in March 2020 and is currently under investigation.
Gedling Access Road	Road	The Gedling Access Road project commenced construction in January 2020. The new road A6211 Colliery Way opened to traffic on 22 March 2022. The final phase of construction works at Arnold Lane was completed on 15 July 2022 (outside the monitoring period).
A612 Daleside Road Improvement	Road	Nottingham City Council completed their works on their highway network. No works planned for this

Transport Scheme	Type	Progress
(bus priority linked to City Southern Growth Corridor)		section as part of County Council's Transforming Cities programme.
A612 Colwick Loop Road (bus priority linked to City Southern Growth Corridor)	Road	The scheme was awarded funding from the Transforming Cities Fund which was granted funding approval in March 2020. The County Council have advised that the scheme is currently under investigation.
South Notts Rail Network (Netherfield to Gedling route)	Rail	The County Council is currently safeguarding a scheme for possible construction during the third Local Transport Plan for Nottinghamshire 2011-2026 (LTP3). This scheme does not however feature in the current LTP3 implementation programme.
Minerals Railway "Robin Hood Line" (near Bestwood Village) to Calverton	Rail	The County Council has acquired the former railway line for a possible multi user trail i.e. cycling and walking. The scheme is not however included in a construction programme and is being considered for future implementation within the Local Transport Plan period up to 2026.
Fourth Trent Crossing	Road	No safeguarded scheme at this location.

Transport usage

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

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

- The latest traffic growth in Gedling Borough by cars and cycling is shown in Table 61 and provided by Nottinghamshire County Council Highways. Data for the number of individual journeys is not available. The year 2020 saw a decrease in car traffic and a huge increase of 'leisure counters' during the first lockdown during the covid-19 pandemic, i.e. sites with higher number of cyclists at the weekend than on a weekday, which has influenced the data for 2020.
- Table 62 provides estimated railway station usage in Gedling Borough which shows reduced station usage due to the covid-19 pandemic during 2020/21. The information is available at the following website <https://dataportal.orr.gov.uk/statistics/usage/estimates-of-station-usage>.
- The main mode of public transport in Gedling Borough is buses. Table 63 sets out the number of bus boardings registered for each service operator. (Data should be treated as indicative as recording depends on the operator).

- In 2011, the proportion of residents who travel to work by bus (9.2%), was lower than 2001 (15%). However, the 2011 level remains approximately twice the county and national average according to the 2011 Census.
- The percentage of households within 800 metres/10 minutes' walk of a bus stop with an hourly or better daytime bus service (weekdays 0600-1800) in Gedling Borough is 94%. The information is based on February 2022 provided from Nottinghamshire County Council Performance, Intelligence and Policy.

Table 61: Percentage (compared to 2010 baseline) of cycling and car traffic growth in Gedling Borough since 2010

	Car traffic (%)	Cycling (%)
2010	0.0%	0.0%
2011	-0.2%	7.6%
2012	-2.8%	-0.2%
2013	-0.8%	5.8%
2014	3.2%	11.2%
2015	2.5%	13.1%
2016	2.8%	11.9%
2017	4.1%	8.4%
2018	3.1%	12.3%
2019	3.7%	4.4%
2020	-15.4%	45.7%
2021	-6.4%	18.3%

Table 62: Estimates of station usage (entries and exits) at railway stations since 2011

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

Table 63: Bus boardings in Gedling Borough by operator

Bus Operator	Bus boardings 2020/21
Nottingham City Transport	3,993,342
Trent Barton	312,126
Stagecoach East Midlands	78,034
Nottinghamshire County Council Fleet Service	3,597
Ravenhead Community Transport	1,464

Infrastructure and Developer Contributions

Infrastructure delivery

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

Monitoring Indicators: ACS Policy 18

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

Community Infrastructure Levy (CIL) and Section 106 contributions

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

Monitoring Indicators: ACS Policy 19

- The Council adopted the CIL charging schedule on 16 October 2015. The CIL charging schedule is based on a £/sq. m calculation based on the use and location of proposed development.
- The Infrastructure Funding Statement published December 2022 identifies the Council's priorities for future CIL funding. These include the Gedling Access Road, Gedling Country Park Visitor Centre, secondary school contributions related to the Gedling Colliery/Chase Farm and the Top Wighay Farm strategic sites and Gedling Colliery Country Park Visitor Centre. The Infrastructure Funding Statement is available on the Council's website www.gedling.gov.uk/cil. Table 64 sets out the key figures relating to CIL receipts.
- The Council annually reports its Section 106 contributions via the Infrastructure Funding Statement and full details are available on the Council's website www.gedling.gov.uk/cil. Table 65 sets out the key figures relating to Section 106 contributions.

Table 64: Summary of Community Infrastructure Levy contributions

Cumulative CIL position from 16 October 2015 to 31 March 2022	Amount (£)
Total CIL receipts	£5,322,174.50
Total receipts retained as at 31 March 2022	£4,272,038.77

Table 65: Summary of Section 106 contributions

Section 106 position as of 31 March 2022	Capital amount (£)	Revenue amount (£)
Contributions received in 2021/22	£781,671	£75,533
Contributions spent on projects in 2021/22	£13,825	£29,729
Total contributions remaining	£3,176,204	£134,104

Appendix 1 – Monitoring Indicators

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

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

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

Climate Change, Flood Risk and Water Management

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

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

Environmental Protection

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

Green Belt

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

Natural Environment

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

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

Open Space and Recreational Facilities

Indicator	Target	ACS/ LPD Policy or SA Framework
To be set locally (GI assets)	Increase the percentage of population with access to GI assets.	ACS16
Net change in certain types of open space/ area of new open space	No net loss	ACSSA6; ACSSA7 LPD20 LPDSA2; LPDSA6; LPDSA7

Indicator	Target	ACS/ LPD Policy or SA Framework
Amount of greenfield land lost to housing and other uses / Greenfield loss of new development (ha) in line with the ACS	No target	ACSSA6; ACSSA7 LPDSA6; LPDSA7
Open space managed to green flag award standard	Increase in quality of open spaces	ACS16 ACSSA3
New open space committed from s106 agreements	Increase in open space	LPD21
Number of s106 contributions related to open space	Increase quality of open spaces	ACS16
Net change in local green space	No net loss	LPD22 LPDSA2; LPDSA6; LPDSA7
Number of planning permissions for new tourist accommodation	No target	LPD24
Net change in country parks	No target	LPDSA2; LPDSA6; LPDSA7

Historic Environment

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

Indicator	Target	ACS/ LPD Policy or SA Framework
gardens and scheduled monuments) on Heritage at Risk Register		LPD26; LPD27; LPD28; LPD29; LPD30 LPDSA3
No of s106 obligations to manage and conserve heritage assets	Increase	LPD26
Number of Locally Important Heritage Assets	No loss	LPD31 LPDSA3
Number and percentage of Locally Important Heritage Assets at risk	Zero	LPD31 LPDSA3

Design

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

Homes

Indicator	Target	ACS/ LPD Policy or SA Framework
Progress on the delivery of the sites allocated (housing)	All sites delivered by 2028. Plus LPD64 only = (The Council will closely monitor	LPD64; LPD65; LPD66; LPD67; LPD68; LPD69; LPD70

Indicator	Target	ACS/ LPD Policy or SA Framework
	progress on all allocated sites to identify any significant slippage or risk of no delivery and should this occur the Council will consider whether this warrants an early review of the Local Plan)	
Net additional homes	7,250 in Gedling	ACS2
Council supply of ready to develop housing sites	5 year (with additional buffer of 5% or 20% as appropriate) supply of deliverable housing sites	ACS2
Planning permissions of strategic allocations	5 year (with additional buffer of 5% or 20% as appropriate) supply of deliverable housing sites	ACS2
Preparation of part 2 Local Plans to meet objective of the Aligned Core Strategies	5 year (with additional buffer of 5% or 20% as appropriate) supply of deliverable housing sites	ACS2
Progress towards an allocation in part 2 Local Plans of Supplementary Planning Document	Delivery of Gedling Colliery/ Chase Farm	ACS7
Completion of site (Gedling Colliery) or certain elements of it (e.g. sq. m of offices developed)	Delivery of Gedling Colliery/ Chase Farm	ACS7
Number of affordable housing delivered and commuted sums	1,450 affordable provision	LPD36
Affordable housing completions by Social Rent, Intermediate Housing, Affordable Rent	Provision of affordable housing – 1,450 in Gedling	ACS8
Type, size and tenure of new housing development/ completions	LPD = No target. ACS = Maintain an appropriate mix of house type, size and tenure	ACS8 LPD37

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

Indicator	Target	ACS/ LPD Policy or SA Framework
Number of homelessness acceptances	No target	ASCSA1 LPDSA1

Employment

Indicator	Target	ACS/ LPD Policy or SA Framework
Progress on the delivery of the sites allocated (employment)	All sites delivered by 2028.	LPD71
Planning permissions (strategic sites)	Delivery of strategic sites in the Aligned Core Strategy	ACS4
Supply of employment land – by type	No target	LPDSA13; LPDSA14; LPDSA15
Overall number of jobs in the plan area	Strengthen and diversify the economy and create 27,900 new jobs (Greater Nottingham)	ACS4
Net addition in new office floor space	Develop 23,000 sq m of office space in Gedling Borough	ACS4 LPDSA13; LPDSA14; LPDSA15
Available supply and net change in supply of industrial and warehouse	Maintain a minimum amount of industrial and warehouse supply of 33.5 hectares (Greater Nottingham)	ACS4
Net addition in new industrial and warehouse development	Develop 10 hectares in Gedling Borough	ACS4 LPDSA13; LPDSA14; LPDSA15
% of the working age population with NVQ level 2 or above / skills level of the working age population/ qualifications by type	Improve skill levels of the working age population	ACS4 ACSSA12; ACSSA13; ACSSA14 LPDSA13; LPDSA14; LPDSA15
Area of employment land lost to residential and other uses above (0.1 ha threshold)	No target	ACSSA12; ACSSA13; ACSSA14 LPD44 LPDSA13; LPDSA14; LPDSA15
New industrial and warehouse floor space taken up on non-allocated sites over 1,000 sq m or 1 hectare threshold	No target	LPD45

Indicator	Target	ACS/ LPD Policy or SA Framework
Number of planning permissions granted for rural employment/business development	No target	LPD47
Percentage of developments over 10 or more dwellings, 0.5 ha of employment land or those creating more than 15 jobs securing Local Labour Agreement	No target	LPD48
Employment supply	No target	LPDSA13; LPDSA14; LPDSA15
Employment and unemployment rate	No target	ACSSA12; ACSSA13; ACSSA14 LPDSA13; LPDSA14; LPDSA15
Earnings – by type	No target	ACSSA12; ACSSA13; ACSSA14
Employment profile – by type	No target	ACSSA12; ACSSA13; ACSSA14
Area of new floor space and land by type and location	No target	ACSSA12; ACSSA13; ACSSA14
Type and area of employment land availability (ha)	No target	ACSSA12; ACSSA13; ACSSA14

Retail and Community Facilities

Indicator	Target	ACS/ LPD Policy or SA Framework
Planning permissions for retail and other town centre use development	Maintain or improve the vitality and viability of the centres within the plan area	ACS6 LPDSA13; LPDSA14; LPDSA15
New retail development	No target	LPDSA13; LPDSA14; LPDSA15
Assessment retail need (from Needs Study)	Maintain or improve the vitality and viability of the centres within the plan area	ACS6
Centre health checks	Maintain or improve the vitality and viability of the centres within the plan area	ACS6
Amount of new B1 office floor space created in town centres	Maintain or improve the vitality and viability of the centres within the plan area	ACS6

Indicator	Target	ACS/ LPD Policy or SA Framework
Amount of retail floor space approved outside of defined centres	Maintain or improve the vitality and viability of the centres within the plan area	ACS6
Percentage of frontages for individual uses/ diversity of uses in centres	No target	LPD50 LPDSA13; LPDSA14; LPDSA15
Proportion of vacant units	No target	LPDSA13; LPDSA14; LPDSA15
Number of planning permissions granted (upper floors)	None	LPD51
Number of planning applications for A1 uses 500 sq metres or more with an Impact Assessment	100%	LPD52
Life expectancy at birth	Improvements in health	ACS12 ACSSA2
Number of major sporting facilities developed	Increase in provision of major sporting facilities	ACS13
Residents participation in sport	No target	ACSSA2
Crime – by type	No target	ACSSA4 LPDSA4
Number of community centres, GP practices, health facilities, leisure centres, museums and libraries	No target	ACSSA2; ACSSA5; ACSSA3 LPDSA2; LPDSA5

Transport

Indicator	Target	ACS/ LPD Policy or SA Framework
Percentage of planning permissions in accordance with the policy	No target	LPD57
Number of park and ride facilities granted	No target	LPD59
Progress on the delivery of transport schemes promoted in the policy (LPD60)	All schemes delivered by 2028. In particular, the Council will closely monitor progress on the Gedling Access Road to identify any significant slippage	LPD60

Indicator	Target	ACS/ LPD Policy or SA Framework
	or risk of no delivery and a decision made as to whether this warrants an early review of the Local Plan by December 2018.	
Number of major planning applications approved against Highway advice on road safety matters	Zero	LPD61
Proportion of households with hourly or better daytime bus service to town, district or city centre	Increase modal shift towards public transport, walking and cycling	ACS14 ACSSA11
Number of public transport trips	Increase modal shift towards public transport, walking and cycling	ACS14 ACSSA11
Plan area wide traffic growth	Increase modal shift towards public transport, walking and cycling	ACS14 ACSSA11 LPDSA12
Number of cycling trips	Increase modal shift towards public transport, walking and cycling	ACS14 ACSSA11 LPDSA12
Number of travel plans agreed	Increase in the number of developments supported by travel plans	ACS14
Railway station usage	No target	ACSSA11
Travel to work	No target	LPDSA12
Implementation of individual schemes as in the Infrastructure Delivery Plan (ACS 15)	Delivery of projects promoted in the policy (Gedling Access Road in Gedling)	ACS15

Infrastructure and Developer Contributions

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

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

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Report to Planning Committee

Subject: Houses in Multiple Occupation (HMOs) in the Netherfield Ward

Date: 11 January 2023

Author: Head of Development and Place

Wards Affected:

Netherfield

Purpose:

To note the latest position on the suitability of implementing an Article 4 direction, to introduce a requirement for planning permission to change from a C3 Dwellinghouse (family dwelling) to a C4 HMO (3-6 unrelated people who share facilities) in the Netherfield Ward.

Key Decision: No

Recommendation(s)

THAT Planning Committee:

- 1) Notes that there is currently insufficient evidence to demonstrate that an Article 4 direction or any other measure is necessary to protect local amenity or the well-being of the Netherfield Ward.**
- 2) Notes that the overall number of HMOs in the Netherfield Ward will be monitored and a further update report will be submitted to Cabinet within 12 months.**

1 Background

- 1.1 On 20 April 2022 the Council resolved to refer the principle of making of an Article 4 Direction to remove permitted development rights for change of use from Use Class C3 (dwelling house) to Use Class C4 (house in multiple occupation) covering the Netherfield area, to Cabinet. The Council also called upon the government to reverse the legislation it introduced in September 2010 that removed a requirement for planning permission for HMOs, and resolved to write to local members of parliament accordingly.
- 1.2 Permitted development rights are a national grant of planning permission which allow certain building works and changes of use to be carried out without having to make a planning application.

1.3 Appendices 1 and 2 were considered by Cabinet on 16 June 2022. Cllr Payne proposed an amended recommendation, seconded by Cllr Hollingsworth which was carried. This is detailed below:

- 1) Share residents' concerns about a potential increase in the number of HMOs in the Netherfield Ward, notes actions already taken by the Council to implement HMO Licensing across the borough and introduce Selective Licensing in Netherfield in 2018.
- 2) Endorse the Leader of the Council writing to government calling for a reversal of legislation introduced in October 2010 which removed the requirement for planning permission for HMOs and opened up the risk of proliferation of HMOs without adequate input from local communities; and
- 3) Requests officers to report back to Cabinet within six months with a further update to allow Cabinet to further consider and determine if there is sufficient evidence to demonstrate an Article 4 Direction and/or other measures local amenity or well-being of the Netherfield ward

1.4 The Leader and Deputy Leader of the Council have now written to government calling for a reversal of legislation introduced in 2010 which removed the requirement for planning permission for HMOs and opened up the risk of proliferation of HMOs without adequate input from local communities.

1.5 An Article 4 direction is a direction made under Article 4 of the Town and Country Planning (General Permitted Development) (England) Order 2015, which enables the Secretary of State or the local planning authority to withdrawn specific permitted development rights across a defined area. The National Planning Policy Framework (NPPF) advises that the use of Article 4 directions to remove national permitted development rights should be limited to situations where an Article 4 direction is necessary to protect local amenity or the well-being of the area and in all cases, be based on robust evidence, and apply to the smallest geographical area possible.

2 Proposal

2.1 An updated analysis of the suitability of implementing an Article 4 direction is attached at Appendix 3 of the report and was considered by Cabinet on 08 December 2022. The report considers the current evidence available to the Council including the following:

- An assessment of planning applications proposing 7 bedroom HMOs at 56 Meadow Road, 45 Ashwell Street, 112 Victoria Road and 49 Chandos Street. The applications have been determined to be compliant with the NPPF, Greater Nottingham Aligned Core Strategy (Part 1 Local Plan), Local Planning Document and the Parking Provision for Residential Developments – Supplementary Planning Document.

- Concerns raised at a residents meeting held on 03 March 2022 at St Georges Church, Victoria Road Netherfield. None of the concerns either singularly or in combination would merit suitable justification to progress an Article 4 direction.
- A written submission by Tom Randall MP received by the Leader of Gedling Borough Council on 20 April 2022 detailing the results of a survey undertaken by the MP and a County Councillor. The data indicates that the respondents have concerns about HMOs, and whilst these may be valid concerns, this does not demonstrate that an Article 4 direction is justified.
- An analysis of applications made by Landlords for a HMO Licence under the Housing Act 2004. In Netherfield, licences have been granted at 5 properties. The number is one higher than reported previously as a licence issued in 2018 to a property with a Carlton address is actually within the Netherfield Ward. The Council has received HMO license applications for 3 further properties which are still being processed. No licence application has been made for 49 Chandos Street as it is not occupied by 5 people.
- Number of smaller HMOs. The report previously considered by Cabinet on 16 June 2022 stated the precise number of smaller HMOs accommodating 3 or 4 unrelated individuals sharing was unknown but understood to be low. An analysis of applications made under the Netherfield Selective Licensing Area has since identified that there are 3 properties, each with 3 occupants.
- Comments from the Community Protection Manager. Their comments confirm that antisocial behaviour levels reported to the Council in respect of known HMOs in Netherfield remain low and the position is unchanged since June 2022.

2.2 There are 2915 residential properties within the ward of Netherfield. An assessment of the composition of the housing stock in Netherfield concludes that only 0.31% (9 properties) is comprised of HMOs with capacity to accommodate 5 or more unrelated individuals and 0.1% (3 properties) is comprised of HMOs accommodating 3 unrelated individuals. The total number of HMOs in the ward of Netherfield is **12** and **0.41%** of the housing stock is comprised of HMOs. The HMOs are distributed across the ward with the exception of 2 on Chandos Street and at the current time, there does not appear to be an over concentration on one particular locality. The distribution of existing HMOs in the Netherfield Ward is shown at Appendix 4.

2.3 The overall conclusion of the assessment having regard to the requirements set out in the NPPF and the PPG is that there is still currently insufficient evidence to demonstrate that an Article 4 direction is necessary to protect local amenity or the well-being of the Netherfield ward. The situation should however

be monitored to ensure that a proliferation of HMOs does not emerge, in any particular locality or the Netherfield ward as a whole which might then justify further that consideration of an Article 4 direction is required. No other measures are therefore required to protect the amenity or well-being of the Netherfield ward.

3 Financial Implications

- 3.1 There are no direct financial implications arising from the recommendations in this report.

4 Legal Implications

- 4.1 The statutory power and policy requirements in relation to the making of Article 4 directions are set out in section 2 at appendix 3. The making of such a direction without the necessary justification and evidence as specified in the NPPF could result in the order being challenged. The withdrawal of development rights by an Article 4 direction may give rise to liability to compensate where permission is sought and refused.

5 Equalities Implications

- 5.1 There are no direct equalities implications arising from this report.

6 Carbon Reduction/Environmental Sustainability Implications

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

7 Appendices

- 7.1 Appendix 1 - Article 4 Directions and the suitability of implementation in the Netherfield Ward to introduce a requirement for planning permission to change from a C3 Dwellinghouse (family dwelling) to a C4 HMO (3-6 unrelated people who share facilities)
- 7.2 Appendix 2 – Submission from Tom Randall MP
- 7.3 Appendix 3 – **Updated Assessment:** Article 4 Directions and the suitability of implementation in the Netherfield Ward to introduce a requirement for planning permission to change from a C3 Dwellinghouse (family dwelling) to a C4 HMO (3-6 unrelated people who share facilities).
- 7.4 Appendix 4 – Distribution of existing HMOs in the Netherfield Ward.

8 Background Papers

- 8.1 National Planning Policy Framework (2021) [National Planning Policy Framework \(publishing.service.gov.uk\)](https://www.gov.uk/publishing.service.gov.uk)
- 8.2 Planning Practice Guidance [Planning practice guidance - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/planning-practice-guidance)
- 8.3 Adopted Local Plan and Policy Documents [Adopted local plan and policy documents - Gedling Borough Council](#)

- 8.4 The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) [The Town and Country Planning \(General Permitted Development\) \(England\) Order 2015 \(legislation.gov.uk\)](#)

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Appendix 1

Article 4 Directions and the suitability of implementation in the Netherfield Ward to introduce a requirement for planning permission to change from a C3 Dwellinghouse (family dwelling) to a C4 HMO (3-6 unrelated people who share facilities)

1.0 Background

- 1.1 In April 2010, changes were made to planning regulations involving the introduction of a new C4 HMO Use Class (applicable to residential properties occupied by between 3 and 6 unrelated people who share facilities). Prior to this, there had been no distinction in planning terms between such properties and those occupied as a family home. The April 2010 changes also introduced a requirement for planning permission to be obtained for a material change of use from a C3 Dwellinghouse (family dwelling) to a C4 HMO (3-6 unrelated people who share facilities). The result of this was that, it became possible to assess the merits of individual proposals against local plan policies and any other material considerations such as traffic impacts and antisocial behaviour. Planning permission could either be granted with conditions or refused.
- 1.2 The changes were welcomed by many local authorities, particularly those with high student populations where there is often a significant demand for HMOs.
- 1.3 In June 2010, the coalition government announced its intention to introduce further amendments to the regulations governing HMOs that would introduce a permitted development right to change the use of a C3 Dwellinghouse to a C4 HMO thereby removing the newly introduced requirement to obtain planning permission for this change of use. The changes were subsequently implemented and took effect in October 2010.
- 1.4 Local Planning Authorities wishing to reinstate this requirement would then be required to implement provisions under Article 4 of The Town and Country Planning (General Permitted Development) (England) Order 2015 ("the GDPO"). This article allows Local Planning Authorities to withdraw "permitted development" rights for specified development which would otherwise be permitted where it considers it is expedient that the development should not be carried out unless permission is granted for it on an application.

2.0 The Use of Article 4 Directions

- 2.1 The National Planning Policy Framework (NPPF) at paragraph 53 advises that the use of Article 4 directions to remove national permitted development rights should be limited to situations where an Article 4 direction is necessary to protect local amenity or the well-being of the area and in all cases, be based on robust evidence, and apply to the smallest geographical area possible. The advice is reaffirmed in the Planning Practice Guidance (PPG) at Paragraph 038,

Revision date 20 08 2021. Local Planning Authorities can therefore only make article 4 direction where it can justify both its purpose and extent. Use of article 4 directions should be limited to situations where it is necessary to protect the local amenity or wellbeing of the area and the Local Planning Authority should clearly identify the potential harm the direction is intended to address.

- 2.2 An article 4 direction does not prevent development but means that an application for planning permission must be made prior to any development taking place. If a Local Planning Authority makes an article 4 direction it can be liable to pay compensation to those whose development rights have been withdrawn.
- 2.3 Two types of article 4 direction can remove permitted rights to change from a C3 Dwellinghouse to a C4 HMO. Firstly, an article 4 direction may take effect immediately but this must be confirmed by the local planning authority following consultation within six months or it will lapse. Secondly, a non-immediate article 4 direction may be made which results in development rights being withdrawn only upon confirmation of the direction following local consultation. The Secretary of State has the power to cancel any direction.
- 2.4 The legal requirement for a non-immediate direction is that the local planning authority considers it is expedient that the development should not be carried out unless permission is granted for it on an application. For an immediate direction the local planning authority must also consider that the development to which the direction relates would be prejudicial to the proper planning of their area or constitute a threat to the amenities of their area. Local authorities can elect to make a non-immediate direction in instances where it would be legally possible to make an immediate direction. The immediacy of the threat and compensation liability may be considerations in determining which to use.
- 2.5 A direction coming into effect immediately would have the clear advantage of straight away requiring a C4 HMOs to require planning permission. However, it would also expose the Council to potentially very high levels of compensation liability in cases where applications submitted within the first 12 months of the removal of the permitted development rights were refused or granted subject to conditions, such compensation being based, in part, on the difference in property values arising from the Council's decision.
- 2.6 A non-immediate direction with a prior notice period of 12 months would avoid compensation liability and also allow the results of local consultation to be taken into account in advance of the Council deciding to confirm the direction removing permitted development rights.
- 2.7 As detailed above, any article 4 direction must be evidenced based to comply with the requirements of the NPPF and the PPG and applied in a measured and targeted way.

3.0 Current Evidence

3.0 Recent Planning Applications

3.1 Over the past 5 years, there have been 3 determined applications for planning permission in Netherfield to change the use of a property from a dwelling to a HMO proposing the occupation of the property by more than 6 unrelated people sharing basic amenities.

3.2 These applications are detailed below:

2020/0484

56 Meadow Road, Netherfield

Single storey extension to rear elevation and change of use from C3 to sui-generis, 6 bedrooms, 7 occupants House in Multiple Occupation

The proposal was refused planning permission contrary to officer recommendation. A revised scheme was subsequently implemented under permitted development comprising 6 bedrooms.

2020/0630

45 Ashwell Street, Netherfield

Change of use from C3 dwellinghouse to seven bedroom (Sui Generis) HMO including loft dormer extension.

The proposal was refused planning permission by the Borough Council, contrary to officer recommendation. An appeal was subsequently made by the applicant to the Planning Inspectorate. The appeal was allowed and permission was granted.

2020/0789

112 Victoria Road, Netherfield

Proposed change of use from existing residential apartments C3 to a large HMO sui generis

The proposal was granted planning permission under delegated authority, following consultation with the Planning Delegation Panel.

3.3 The three determined applications were each considered in light of the relevant policies contained within the NPPF, Greater Nottingham Aligned Core Strategy (Part 1 Local Plan), Local Planning Document and the Parking Provision for Residential Developments – Supplementary Planning Document.

3.4 The principle of the proposed use, impact upon residential amenity, highway safety, flood risk and other issues were fully considered by officers in each report and no conflict was found with any of the Councils adopted planning policies or national policies.

- 3.5 In relation to highway safety, advice was sought from the Highways Authority prior to determining each application and no objections were received. There is no evidenced highway safety risk identified by the Highway Authority which would indicate that existing and proposed HMOs in the Netherfield ward would result in undue highway safety issues. Dwellings in this locality are situated in close proximity to the Netherfield designated shopping area where there are a number of amenities, shops etc. which are within walking distance and the wider area is well served by public transport.
- 3.6 There are no highway safety grounds identified through the determination of recent planning applications which would support an Article 4 direction.
- 3.7 The analysis of planning applications over the past five years indicates that HMOs requiring planning permission are in full conformity with national and local planning policies and no harm has been identified by officers or the Planning Inspectorate.
- 3.8 There is also 1 pending application detailed below:
2022/0153
49 Chandos Street, Netherfield
Proposed change of use from dwelling (C3) to 7 bedroom HMO including rear dormer loft conversion
- 3.9 This application will be assessed against the same national and local policies.
- 4.0 Residents Meeting
- 4.1 A residents meeting was held at 7pm on 03 March 2022 at the St Georges Church, Victoria Road, Netherfield. The meeting was arranged and chaired by a local resident, and the purpose was to discuss the pending planning application at Chandos Street (detailed above) and HMOs/Article 4 directions more generally. The meeting was attended by approximately 50 residents.
- 4.2 The key concerns raised are detailed below and each concern is assessed in relation to the relevant planning considerations, which have been established through appeal decisions and case law.
- Loss of private rented accommodation

Comment: HMOs have the potential to increase the level of private rented accommodation and diversify the stock of private rented accommodation.
 - Loss of family homes

Comment: There has undoubtedly been a loss of some larger properties which are suitable for families. Planning permission has however been granted for 830 new homes at Teal Close and there have already been a significant number of completions. There is also a resolution to grant

planning permission for the redevelopment of the Kendon Packaging site and other housing is anticipated to be delivered in the wider area.

- Waste bins on pavements

Comment: it is accepted that (larger) HMOs have the potential to generate more litter but there is no evidence to suggest that this is causing an undue problem or that it cannot be managed.

- Drainage and water supply

Comment: There is no evidence to suggest that HMOs are causing problems with drainage or the supply of water.

- Impact upon property values

Comment: This is not a material planning consideration.

- Loss of community cohesion

Comment: The numbers are low and there is no evidence that there is a significant concentration of HMOs or grouping on any particular street.

- Highway safety concerns

Comment: As detailed above, no concerns have been raised by the Highway Authority.

- Loss of car parking

Comment: As above.

- No demand for further HMOs as some of the rooms within the recently converted accommodation have not been let.

Comment: If there is an over-supply to meet demand, this is likely to reduce the number of future HMOs coming forward in Netherfield. The demand for a particular housing product cannot usually be given significant weight in the overall planning balance when determining a policy compliant application for planning permission.

- Some of the rooms are being advertised at £700 per calendar month

Comment: This is not a planning consideration and rents will be determined by the market.

- Insufficient school places in the Netherfield area.

Comment: A new primary school has been constructed at Teal Close, with the first intake of students expected in September 2022.

- An Article 4 direction should be implemented to deter investors from targeting properties in Netherfield.

Comment: This is no justification for an Article 4 direction.

4.3 From a planning perspective, none of the concerns either singularly or in combination would merit suitable justification to progress an Article 4 direction. No subsequent submissions have been made by residents in support of the concerns following the meeting, with the exception of further objections to planning application 2022/0153.

5.0 Submission from Tom Randall MP

5.1 A written submission was however received by the Leader of Gedling Borough Council on 20 April 2022, detailing the results of a survey undertaken by the MP and a County Councillor. It is stated that there were 111 respondents. A copy of this submission is contained in appendix 2.

5.2 The following data is included in the covering letter:

- Of those surveyed, 93% said they would like to see Gedling Borough Council introduce an Article 4 direction in Netherfield.
- 40% said that an increase in HMOs in Netherfield is removing family homes off the market and resulting in the community not knowing their neighbours
- 68% said an increase in HMOs is adding to issues around lack of on street-street parking.

5.3 Appended to the covering letter is are the survey questions:

- How does the increase in HMOs in Netherfield affect you?
- Are you aware of any HMOs in Netherfield?
- Have HMOs always been in the area?
- How do you feel about an increase in HMOs in Netherfield?
- Gedling Borough Council could introduce an Article 4 direction that will require property owners to apply for planning permission should they wish to convert their property into a HMO. Would you like to see this introduced in Netherfield?

5.4 No details have been provided in relation to how the data was collected or the overall number of residents/properties surveyed. It would however appear to be primary data collected in the local area which reflects the views of the respondents. The data indicates that the respondents have concerns about HMOs, but it does not demonstrate any demonstrable harm which needs to be addressed by implementing an Article 4 direction.

6.0 Applications made by Landlords for a Licence under the Housing Act 2004.

6.1 From the 01 October 2018 the Government has extended the scope of mandatory HMO Licensing throughout England. All HMOs in the Gedling

Borough with 5 or more tenants who do not form a single household require a licence under the Housing Act 2004 and any licences granted include conditions relating to mandatory national minimum sleeping room sizes and waste disposal requirements.

- 6.2 In Netherfield, there has been 1 licence granted at 1A Meadow Road. The Council has received HMO license applications for 6 further properties which are still being processed:

46 Chandos Street

5 Matlock Street

56 Meadow Road

112 Victoria Road

72-76 Station Road

45 Ashwell Street

The Council has a 12 month timescale for issuing HMO licences. The licence holders have met their legal duty when submitting the application.

- 6.3 The number of smaller HMOs accommodating 3 or 4 or unrelated individuals sharing is unknown but in the opinion of our Environmental Heath team who deal with the Selective Licensing applications for all rented properties in Netherfield, the number of 3 and 4 person HMOs is considered to be low.

7.0 Antisocial Behaviour

- 7.1 The Community Protection Manager has advised that between all of the known HMOs in Netherfield, antisocial behaviour levels reported to the Council have been very low or non-existent so far. The bulk of complaints are generated by renovation works needed to convert the properties into HMOs, but typically no diary sheets were ever returned and builders generally worked between reasonable hours so no further action could be taken anyway. Additionally, there seems to be a running theme of complaints about the state of bins which can and has led to pest control complaints and concerns about residents parking, as the streets that HMOs are typically on are terraced with no driveways. The car parking concerns have not however generated any objections from the highways authority on safety grounds. In relation to noise, litter and antisocial behaviour, these matters can be controlled through other legislation and do not require an Article 4 direction.

8.0 Composition of the Netherfield Housing Stock

- 8.1 There are **2915** residential properties within the ward of Netherfield and evidence available to the Council indicates that there are 7 confirmed HMOs providing accommodation for 5 or more unrelated individuals. There is a further property which could deliver a HMO, subject to planning/licensing approval. Therefore, currently **0.24%** of the housing stock in Netherfield is comprised of

HMOs accommodating 5 or more unrelated individuals and this could rise to **0.27%**. Furthermore, the existing HMOs appear to be distributed across the ward and at the current time there does not appear to be an over concentration in one particular locality.

9.0 Conclusion

- 9.1 The private rented sector is an important part of our housing market and HMOs form a vital part of this sector, often providing cheaper accommodation for people whose housing options are limited. The available information demonstrates that HMOs in Netherfield are distributed across the ward and comprise a low percentage of the overall number of residential properties.
- 9.2 Having regard to the requirements set out in the NPPF and the PPG, in my view there is currently insufficient evidence to demonstrate that an Article 4 direction is necessary to protect local amenity or the well-being of the Netherfield ward. The situation should however be monitored to ensure that a proliferation of HMOs does not emerge in any particular locality or the Netherfield ward as a whole.



HOUSE OF COMMONS

LONDON SW1A 0AA

Cllr John Clarke
Leader, Gedling Borough Council
Civic Centre
Arnot Hill Park
Arnold
Nottingham
NG5 6LU

20th April 2022

Dear Councillor Clarke,

HOUSES OF MULTIPLE OCCUPANCY (HMOs) IN NETHERFIELD

Thank you for letter dated 12th April 2022 in response to my letter dated 3rd March 2022 for an Article 4 Direction in Netherfield.

Since I wrote to you with that request, Netherfield's County Councillor, Mike Adams, and I surveyed Netherfield residents to evaluate how prevalent HMOs have become and how they are affecting the community. There were 111 respondents. I attach at Appendix 1 the results of that survey (note that some answers might have more than 111 responses as residents have chosen multiple options).

Of those surveyed, 93% said they would like to see Gedling Borough Council introduce an Article 4 Direction in Netherfield. 40% told us that an increase in HMOs in Netherfield is removing family homes off the market and resulting in the community not knowing their neighbours. 68% of those surveyed said an increase in HMOs is adding to the issues around lack of on-street parking.

As I originally wrote, most HMOs in Netherfield have been created by developers simply applying for a change of use from Class C3 single dwelling to a Class C4 HMO shared by up to six unrelated residents. This change is not subject to the usual full planning permission process, meaning Netherfield residents are not able to comment in support or object to the plans for individual property conversions and Gedling Borough Council's Planning Committee do not get to debate them.

As we have discussed, the Government has introduced powers to enable councils to activate an Article 4 Direction which requires property owners to apply for planning permission should they wish to convert a property into a HMO. The City of Nottingham and the Borough of Broxtowe have introduced an Article 4 Direction. I understand that Cllr Mike Adams will be tabling a motion during this evening's Full Council meeting of Gedling Borough Council, requesting that the Cabinet you lead introduces an Article 4 Direction in Netherfield.



HOUSE OF COMMONS

LONDON SW1A 0AA

On behalf of Netherfield residents, I ask that you support this motion to enable the community of Netherfield to take back control of their neighbourhoods and help them continue to improve and I hope that this piece of work has been useful in helping to make a decision.

With best wishes,

A handwritten signature in black ink, appearing to read 'Tom', with a long diagonal line above it.

TOM RANDALL, MP
MEMBER OF PARLIAMENT FOR GEDLING

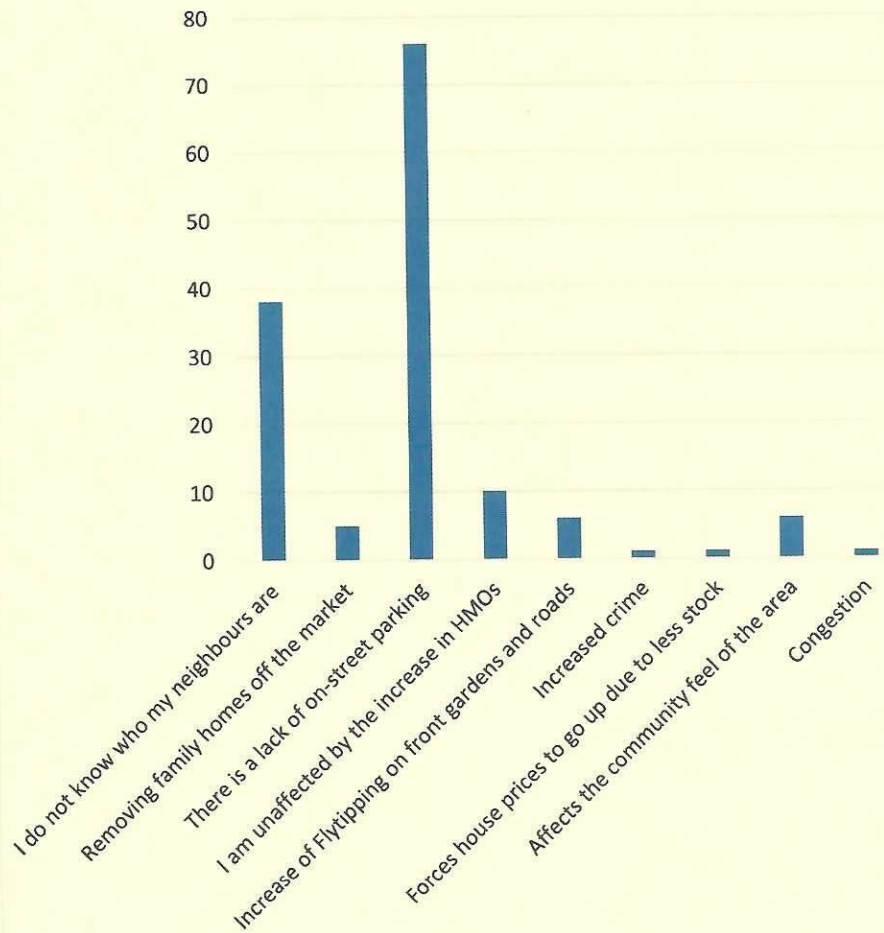


HOUSE OF COMMONS

LONDON SW1A 0AA

APPENDIX 1

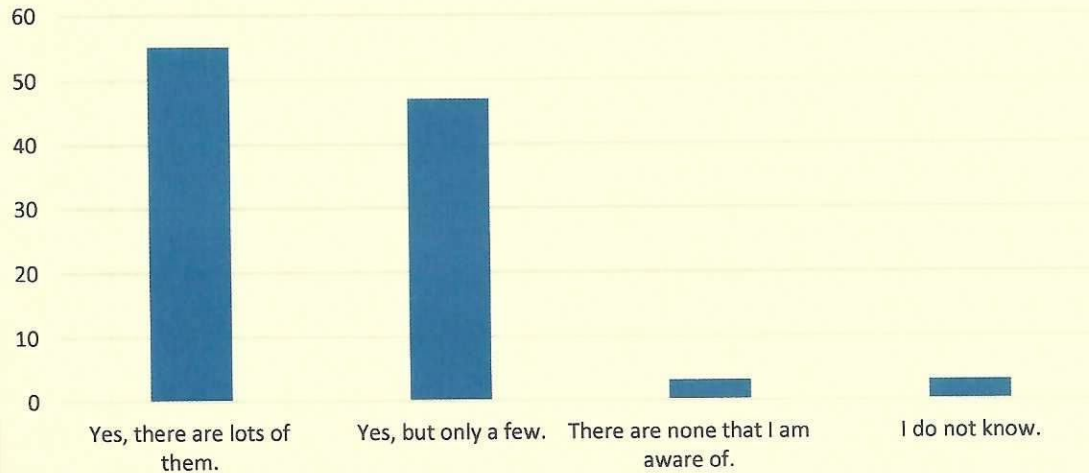
How does the increase in HMOs in Netherfield affect you?



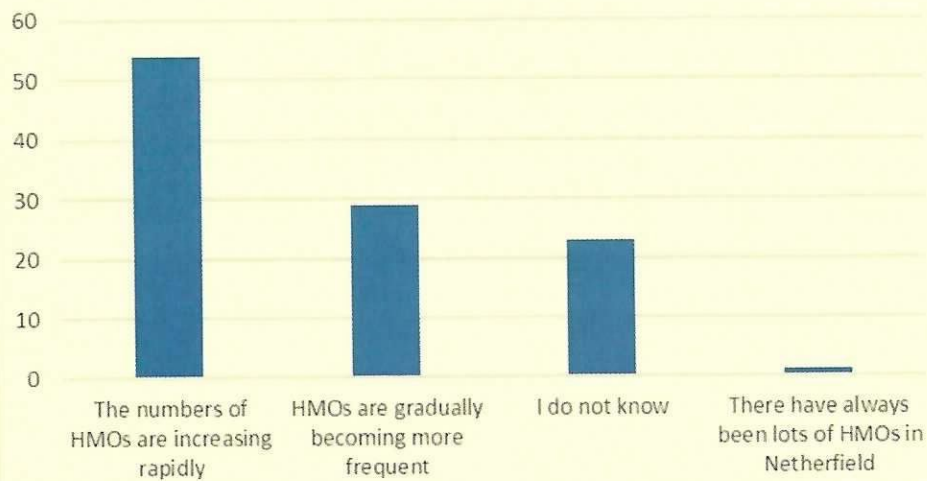


HOUSE OF COMMONS
LONDON SW1A 0AA

Are you aware of any HMOs in Netherfield?



Have HMOs always been in the area?

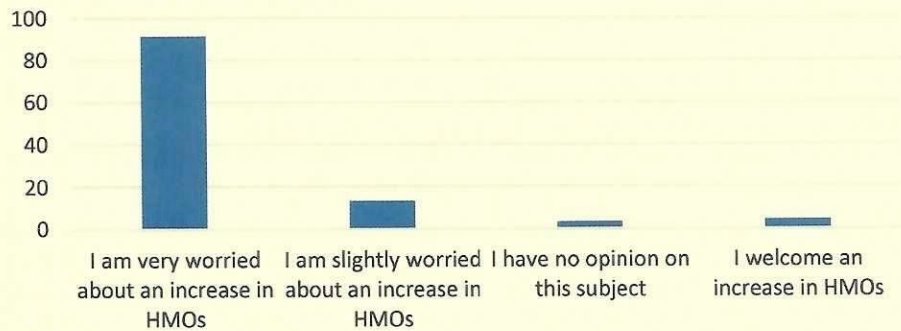




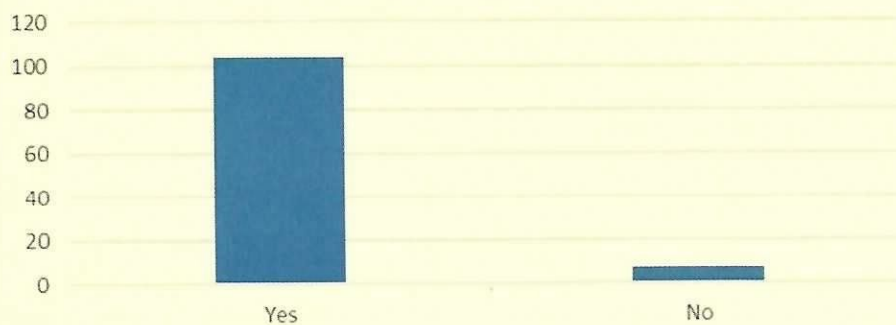
HOUSE OF COMMONS

LONDON SW1A 0AA

**How do you feel about an increase in HMOs in
Netherfield?**



**Gedling Borough Council could introduce an
'Article 4 Direction' that will require property
owners to apply for planning permission should
they wish to convert a property into a HMO.
Would you like to see this introduced in
Netherfield?**



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Appendix 3 – Updated Evidence

Article 4 Directions and the suitability of implementation in the Netherfield Ward to introduce a requirement for planning permission to change from a C3 Dwellinghouse (family dwelling) to a C4 HMO (3-6 unrelated people who share facilities)

1.0 Background

- 1.1 In April 2010, changes were made to planning regulations involving the introduction of a new C4 HMO Use Class (applicable to residential properties occupied by between 3 and 6 unrelated people who share facilities). Prior to this, there had been no distinction in planning terms between such properties and those occupied as a family home. The April 2010 changes also introduced a requirement for planning permission to be obtained for a material change of use from a C3 Dwellinghouse (family dwelling) to a C4 HMO (3-6 unrelated people who share facilities). The result of this was that, it became possible to assess the merits of individual proposals against local plan policies and any other material considerations such as traffic impacts and antisocial behaviour. Planning permission could either be granted with conditions or refused.
- 1.2 The changes were welcomed by many local authorities, particularly those with high student populations where there is often a significant demand for HMOs.
- 1.3 In June 2010, the coalition government announced its intention to introduce further amendments to the regulations governing HMOs that would introduce a permitted development right to change the use of a C3 Dwellinghouse to a C4 HMO thereby removing the newly introduced requirement to obtain planning permission for this change of use. The changes were subsequently implemented and took effect in October 2010.
- 1.4 Local Planning Authorities wishing to reinstate this requirement would then be required to implement provisions under Article 4 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (“the GDPO”). This article allows Local Planning Authorities to withdraw “permitted development” rights for specified development which would otherwise be permitted where it considers it is expedient that the development should not be carried out unless permission is granted for it on an application.

2.0 The Use of Article 4 Directions

- 2.1 The National Planning Policy Framework (NPPF) at paragraph 53 advises that the use of Article 4 directions to remove national permitted development rights should be limited to situations where an Article 4 direction is necessary to protect local amenity or the well-being of the area and in all cases, be based on robust evidence, and apply to the smallest geographical area possible. The advice is reaffirmed in the Planning Practice Guidance (PPG) at Paragraph 038,

Revision date 20 08 2021. Local Planning Authorities can therefore only make article 4 direction where it can justify both its purpose and extent. Use of article 4 directions should be limited to situations where it is necessary to protect the local amenity or wellbeing of the area and the Local Planning Authority should clearly identify the potential harm the direction is intended to address.

- 2.2 An article 4 direction does not prevent development but means that an application for planning permission must be made prior to any development taking place. If a Local Planning Authority makes an article 4 direction it can be liable to pay compensation to those whose development rights have been withdrawn.
- 2.3 Two types of article 4 direction can remove permitted rights to change from a C3 Dwellinghouse to a C4 HMO. Firstly, an article 4 direction may take effect immediately but this must be confirmed by the local planning authority following consultation within six months or it will lapse. Secondly, a non-immediate article 4 direction may be made which results in development rights being withdrawn only upon confirmation of the direction following local consultation. The Secretary of State has the power to cancel any direction.
- 2.4 The legal requirement for a non-immediate direction is that the local planning authority considers it is expedient that the development should not be carried out unless permission is granted for it on an application. For an immediate direction the local planning authority must also consider that the development to which the direction relates would be prejudicial to the proper planning of their area or constitute a threat to the amenities of their area. Local authorities can elect to make a non-immediate direction in instances where it would be legally possible to make an immediate direction. The immediacy of the threat and compensation liability may be considerations in determining which to use.
- 2.5 A direction coming into effect immediately would have the clear advantage of straight away requiring a C4 HMOs to require planning permission. However, it would also expose the Council to potentially very high levels of compensation liability in cases where applications submitted within the first 12 months of the removal of the permitted development rights were refused or granted subject to conditions, such compensation being based, in part, on the difference in property values arising from the Council's decision.
- 2.6 A non-immediate direction with a prior notice period of 12 months would avoid compensation liability and also allow the results of local consultation to be taken into account in advance of the Council deciding to confirm the direction removing permitted development rights.
- 2.7 As detailed above, any article 4 direction must be evidenced based to comply with the requirements of the NPPF and the PPG and applied in a measured and targeted way.

3.0 Current Evidence

3.0 Recent Planning Applications

3.1 Over the past 5 years, there have been 4 determined applications for planning permission in Netherfield to change the use of a property from a dwelling to a HMO proposing the occupation of the property by more than 6 unrelated people sharing basic amenities.

3.2 These applications are detailed below:

2020/0484

56 Meadow Road, Netherfield

Single storey extension to rear elevation and change of use from C3 to sui-generis, 6 bedrooms, 7 occupants House in Multiple Occupation

The proposal was refused planning permission contrary to officer recommendation. A revised scheme was subsequently implemented under permitted development comprising 6 bedrooms.

2020/0630

45 Ashwell Street, Netherfield

Change of use from C3 dwellinghouse to seven bedroom (Sui Generis) HMO including loft dormer extension.

The proposal was refused planning permission by the Borough Council, contrary to officer recommendation. An appeal was subsequently made by the applicant to the Planning Inspectorate. The appeal was allowed and permission was granted.

2020/0789

112 Victoria Road, Netherfield

Proposed change of use from existing residential apartments C3 to a large HMO sui generis

The proposal was granted planning permission under delegated authority, following consultation with the Planning Delegation Panel.

2022/0153

49 Chandos Street, Netherfield

Proposed change of use from dwelling (C3) to 7 bedroom HMO including rear dormer loft conversion

The proposal was granted Planning permission following referral to Planning Committee.

3.3 The four determined applications were each considered in light of the relevant policies contained within the NPPF, Greater Nottingham Aligned Core Strategy

(Part 1 Local Plan), Local Planning Document and the Parking Provision for Residential Developments – Supplementary Planning Document.

- 3.4 The principle of the proposed use, impact upon residential amenity, highway safety, flood risk and other issues were fully considered by officers in each report and no conflict was found with any of the Councils adopted planning policies or national policies.
- 3.5 In relation to highway safety, advice was sought from the Highways Authority prior to determining each application and no objections were received. There is no evidenced highway safety risk identified by the Highway Authority which would indicate that existing and proposed HMOs in the Netherfield ward would result in undue highway safety issues. Dwellings in this locality are situated in close proximity to the Netherfield designated shopping area where there are a number of amenities, shops etc. which are within walking distance and the wider area is well served by public transport.
- 3.6 There are no highway safety grounds identified through the determination of recent planning applications which would support an Article 4 direction.
- 3.7 The analysis of planning applications over the past five years indicates that HMOs requiring planning permission are in full conformity with national and local planning policies and no harm has been identified by officers or the Planning Inspectorate.

4.0 Residents Meeting

- 4.1 A residents meeting was held at 7pm on 03 March 2022 at the St Georges Church, Victoria Road, Netherfield. The meeting was arranged and chaired by a local resident, and the purpose was to discuss a pending planning application at Chandos Street (which has now been determined and detailed above) and HMOs/Article 4 directions more generally. The meeting was attended by approximately 50 residents.
- 4.2 The key concerns raised are detailed below and each concern is assessed in relation to the relevant planning considerations, which have been established through appeal decisions and case law.

- Loss of private rented accommodation

Comment: HMOs have the potential to increase the level of private rented accommodation and diversify the stock of private rented accommodation.

- Loss of family homes

Comment: There has undoubtedly been a loss of some larger properties which are suitable for families. Planning permission has however been granted for 830 new homes at Teal Close and there have already been a significant number of completions. There is also a resolution to grant

planning permission for the redevelopment of the Kendon Packaging site and other housing is anticipated to be delivered in the wider area.

- Waste bins on pavements

Comment: it is accepted that (larger) HMOs have the potential to generate more litter but there is no evidence to suggest that this is causing an undue problem or that it cannot be managed.

- Drainage and water supply

Comment: There is no evidence to suggest that HMOs are causing problems with drainage or the supply of water.

- Impact upon property values

Comment: This is not a material planning consideration.

- Loss of community cohesion

Comment: The numbers are low and there is no evidence that there is a significant concentration of HMOs or grouping on any particular street.

- Highway safety concerns

Comment: As detailed above, no concerns have been raised by the Highway Authority.

- Loss of car parking

Comment: As above.

- No demand for further HMOs as some of the rooms within the recently converted accommodation have not been let.

Comment: If there is an over-supply to meet demand, this is likely to reduce the number of future HMOs coming forward in Netherfield. The demand for a particular housing product cannot usually be given significant weight in the overall planning balance when determining a policy compliant application for planning permission.

- Some of the rooms are being advertised at £700 per calendar month

Comment: This is not a planning consideration and rents will be determined by the market.

- Insufficient school places in the Netherfield area.

Comment: A new primary school has been constructed at Teal Close, with the first intake of students expected in September 2022.

- An Article 4 direction should be implemented to deter investors from targeting properties in Netherfield.

Comment: This is no justification for an Article 4 direction.

4.3 From a planning perspective, none of the concerns either singularly or in combination would merit suitable justification to progress an Article 4 direction. No subsequent submissions have been made by residents in support of the concerns following the meeting, with the exception of further objections to planning application 2022/0153, which has now been determined.

5.0 Submission from Tom Randall MP

5.1 A written submission was however received by the Leader of Gedling Borough Council on 20 April 2022, detailing the results of a survey undertaken by the MP and a County Councillor. It is stated that there were 111 respondents. A copy of this submission is contained in appendix 2.

5.2 The following data is included in the covering letter:

- Of those surveyed, 93% said they would like to see Gedling Borough Council introduce an Article 4 direction in Netherfield.
- 40% said that an increase in HMOs in Netherfield is removing family homes off the market and resulting in the community not knowing their neighbours
- 68% said an increase in HMOs is adding to issues around lack of on street-street parking.

5.3 Appended to the covering letter is are the survey questions:

- How does the increase in HMOs in Netherfield affect you?
- Are you aware of any HMOs in Netherfield?
- Have HMOs always been in the area?
- How do you feel about an increase in HMOs in Netherfield?
- Gedling Borough Council could introduce an Article 4 direction that will require property owners to apply for planning permission should they wish to convert their property into a HMO. Would you like to see this introduced in Netherfield?

5.4 No details have been provided in relation to how the data was collected or the overall number of residents/properties surveyed. It would however appear to be primary data collected in the local area which reflects the views of the respondents. The data indicates that the respondents have concerns about HMOs, but it does not demonstrate any demonstrable harm which needs to be addressed by implementing an Article 4 direction or any other measures.

6.0 Applications made by Landlords for a Licence under the Housing Act 2004.

6.1 From the 01 October 2018 the Government has extended the scope of mandatory HMO Licensing throughout England. All HMOs in the Gedling

Borough with 5 or more tenants who do not form a single household require a licence under the Housing Act 2004 and any licences granted include conditions relating to mandatory national minimum sleeping room sizes and waste disposal requirements.

- 6.2 In Netherfield, there have been licences granted at 1A Meadow Road, 46 Chandos Street, 5 Matlock Street, and 72-74 Station Road. A mandatory licence has also been granted for 1-3 Conway Road for a long established HMO permitted to accommodate 15 persons. This was not previously identified as the licence address states Carlton, but the site is actually in the Netherfield Ward.

The Council has received HMO license applications for 3 further properties which are still being processed:

56 Meadow Road

112 Victoria Road

45 Ashwell Street

The Council has a 12 month timescale for issuing HMO licences. The licence holders have met their legal duty when submitting the application.

No application has been made for 49 Chandos Street as it is not currently occupied by 5 or more individuals.

Applications made under the Netherfield Selective Licensing Area

- 7.1 An analysis of Selective Licensed HMOs has identified that there are 3 small HMOs each accommodating 3 unrelated individuals sharing. The addresses of these properties are 48 Forester Street, 37 Curzon Street and 7A Victoria Road.

8.0 Antisocial Behaviour

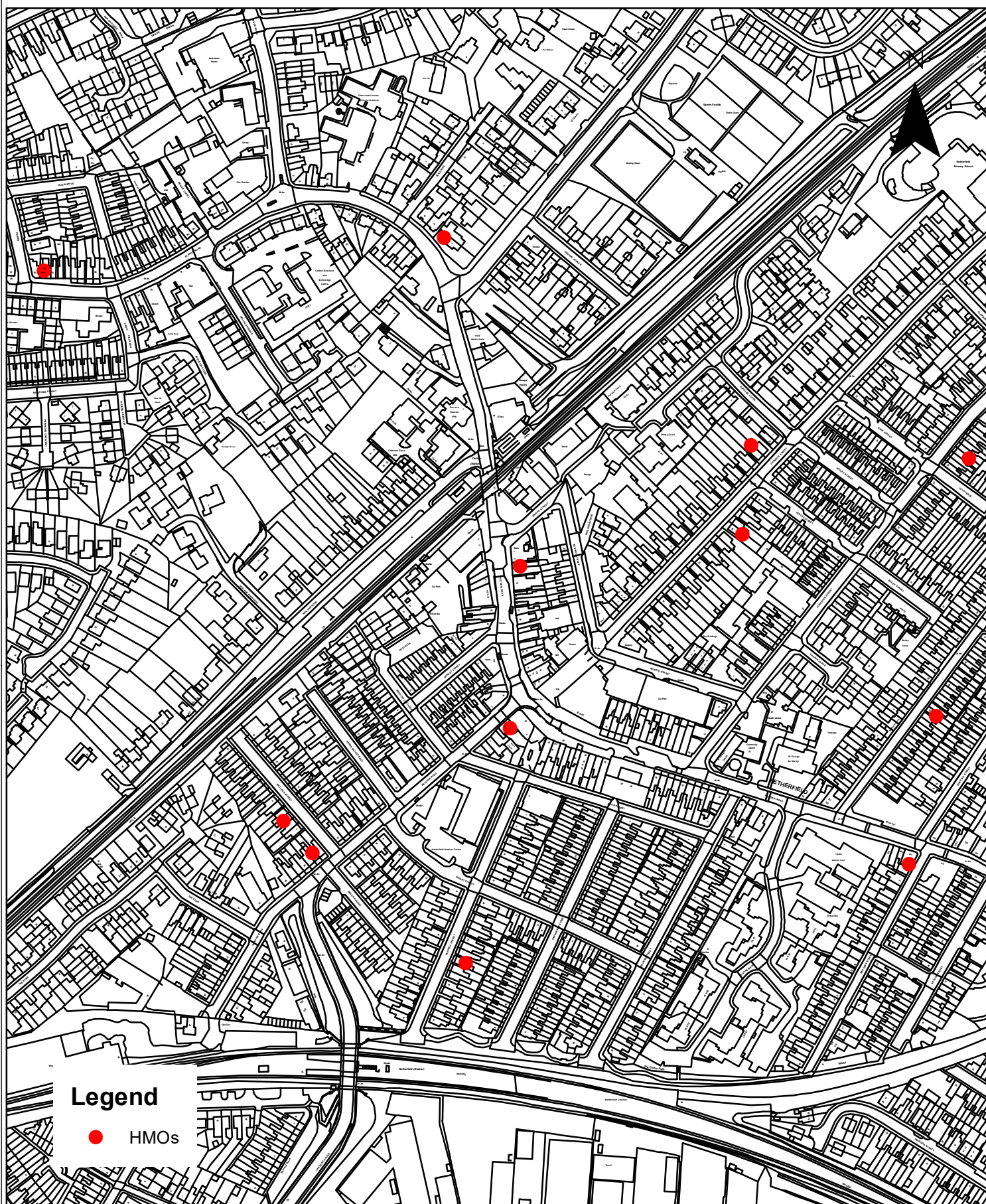
- 8.1 The Community Protection Manager has advised that between all of the known HMOs in Netherfield, antisocial behaviour levels reported to the Council have been very low or non-existent so far and their position remains unchanged since being consulted in May 2022. The bulk of complaints are generated by renovation works needed to convert the properties into HMOs, but typically no diary sheets were ever returned and builders generally worked between reasonable hours so no further action could be taken anyway. Additionally, there seems to be a running theme of complaints about the state of bins which can and has led to pest control complaints and concerns about residents parking, as the streets that HMOs are typically on are terraced with no driveways. The car parking concerns have not however generated any objections from the highways authority on safety grounds. In relation to noise, litter and antisocial behaviour, these matters can be controlled through other legislation and do not require an Article 4 direction.

9.0 Composition of the Netherfield Housing Stock

- 9.1 There are **2915** residential properties within the ward of Netherfield and evidence available to the Council indicates that there are 9 confirmed HMOs providing accommodation for 5 or more unrelated individuals. There are 3 smaller HMOs providing accommodation for 3 unrelated individuals. The total number of HMOs is 12. Therefore, **0.41%** of the housing stock in Netherfield is comprised of HMOs. Furthermore, the existing HMOs appear to be distributed across the ward and at the current time, there does not appear to be an over concentration in one particular locality. The distribution is shown at Appendix 4.

10.0 Conclusion

- 10.1 The private rented sector is an important part of our housing market and HMOs form a vital part of this sector, often providing cheaper accommodation for people whose housing options are limited. The available information demonstrates that HMOs in Netherfield are distributed across the ward and comprise a low percentage of the overall number of residential properties.
- 10.2 Having regard to the requirements set out in the NPPF and the PPG, in my view there is currently insufficient evidence to demonstrate that an Article 4 direction is necessary to protect local amenity or the well-being of the Netherfield Ward. The situation should however be monitored to ensure that a proliferation of HMOs does not emerge in any particular locality or the Netherfield ward as a whole.



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Report to Planning Committee

Subject: Future Planning Applications

Date: 30/12/2022

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

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

<u>App No</u>	<u>Address</u>	<u>Proposal</u>	<u>Possible Date</u>
2021/0934	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

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 - 25th November 2022

2021/1335

Land to the rear of 106 Bridle Road, Burton Joyce
Erection of a stable block for private use.

The proposed development would be an appropriate use in the green belt and not have a detrimental impact on the openness of the Green Belt; nor be detrimental to highway safety or residential amenity.

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

Decision: Grant permission subject to conditions.

2022/0313

Land off Bridle Road, Burton Joyce, Nottingham
Application for the change of use from grazing land to form dog walking exercise area

The proposed development would be a change of use that would not have a detrimental impact on the openness of the Green Belt; nor be detrimental to highway safety or residential amenity.

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

Decision: Grant permission subject to conditions.

2022/0761

Old Manor Farm, Lowdham Lane, Woodborough
Proposed residential redevelopment of former farm complex - comprising the replacement of an existing dwelling, non-traditional former agricultural buildings and caravan storage building with 4 self-build dwellings and 1 agricultural workers dwelling

The proposed development would result in in-appropriate development that would be detrimental to the openness of the Green Belt and be out of character with the area.

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

Decision: Refuse permission.

2022/0944

27 Forester Street, Netherfield, Nottinghamshire

Change of use from B2 (General Industry) to a flexible use of B2 (General Industry) and Sui Generis (dog day care) under Class V of the General Permitted Development Order 2015.

Decision: The Panel recommended that the application be referred to Planning Committee to fully consider highway matters and impact residential amenity of neighbouring occupiers.

2022/1010

15 Kenrick Street, Netherfield, Nottinghamshire

Application for the conversion and partial demolition of old cinema and demolition of 15 Kenrick Street for residential development comprising 8 dwellings.

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.

2022/1120

160 Mansfield Lane, Calverton, Nottinghamshire

Change of use from C3 (dwellinghouse) to C2 (small-scale children's home) and associated works including conversion of flat roof to gable; demolition of the existing single storey garage; erection of ancillary home-office pod and relocation of the existing vehicular access gate to also include works to the boundary wall.

The proposed development would respect the character of the area, residential amenity and highway safety. Furthermore, the site would have good access to services and not lead to an over concentration of such uses.

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

Decision: Grant permission subject to conditions.

2022/1125

90 Somersby Road, Woodthorpe, Nottinghamshire

Proposed front porch extension, internal alterations and a loft conversion including increase in ridge height, rear dormers, pitched roof over existing two storey side extension and front gable extension to roof.

The proposed development would have a significant detrimental impact on the amenity of a neighbouring property.

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

Decision: Refuse permission.

25th November 2022

Video Conference Call Meeting

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

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

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ACTION SHEET PLANNING DELEGATION PANEL 2nd December 2022

2022/0031

225 Longdale Lane Ravenshead NG15 9AH

Conversion of existing garage/store building to residential dwelling including extensions

The proposed development would constitute appropriate development in the Green Belt, and would be in keeping with the character of the area and would have no significant impact on the residential 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.

2022/0296

226 Main Road Ravenshead Nottinghamshire

Proposed residential development with shared private drive and off road parking.

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.

2022/0597

12 Parry Way Arnold Nottinghamshire

Install conservatory/porch to the front of the property

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

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

Decision: Refuse Planning Permission.

2022/0671

58 Ernest Road Carlton Nottinghamshire

Erection of two detached dwellings (outline application with layout, scale and access being considered).

The proposed development would have an undue impact on the character and appearance of the area due to its backland form.

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

Decision: Refuse Planning Permission.

2022/0769

14 Pateley Road Woodthorpe Nottinghamshire

Two storey side extension and single storey rear extension

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

2022/0860

135A Cavendish Road Carlton Nottinghamshire

Front extension, side dormer, hip to gable extension to the rear, cream render to external walls, slate roof tiles and erection of detached garage

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

2022/1017

28 Mapperley Orchard Arnold Nottingham

Retention of small extension to existing garden room

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.

2022/1032

24 Longdale Lane Ravenshead Nottinghamshire

Demolition of existing garage and construction of new garage and erection of fencing

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

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

Decision: Grant Planning Permission subject to Conditions.

2022/1133

28 Church Lane Linby Nottingham

Existing driveway wall to be raised in height by approx 475mm to a maximum height of 1675mm and removal of conifer hedge. This is a re-submission of 2022/0758

The proposal would represent inappropriate development, which is by definition, harmful to the Green Belt and there are no very special circumstances that would outweigh this harm.

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

Decision: Refuse Planning Permission.

2022/1173

16 Taylors Croft Woodborough Nottinghamshire

Removal of external store door and replaced with brickwork. Addition of three rooflights to the main entrance porch.

Withdrawn from the Agenda.

2022/1174

16 Taylors Croft Woodborough Nottinghamshire

Listed Building Consent for alterations to the ground floor internal layout, including structural supports. Removal of external store door and replaced with brickwork. Addition of three rooflights to the main entrance porch.

Withdrawn from the Agenda.

2022/1212

34 Marlborough Road Woodthorpe Nottinghamshire

Construct two new 4 bedroom detached houses and one new 3 bed detached bungalow

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

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

Decision: Refuse Planning Permission.

Video Conference Call Meeting

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

Kevin Cartwright – Principal Planning Officer

2nd December 2022

ACTION SHEET PLANNING DELEGATION PANEL 9th December 2022

2022/0306

Land Off Teal Close Netherfield

Fascias on north, south and west facades of the Storage Giant building and one freestanding totem sign at the site entrance.

The proposed signage would have no undue impact on visual amenity and public/highway safety.

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

Decision: Grant Advertisement Consent.

2022/0779

Cobblestone Lodge Lamins Lane Bestwood

8KW solar panels system in the rear garden

The proposed development comprises inappropriate development in the Green Belt. Very special circumstances have been demonstrated in relation to wider environmental benefits of renewable energy generation that outweigh the limited harm to the openness of the Green Belt.

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

Decision: Grant Planning Permission subject to Conditions.

2022/1113

Teal Park Cyan Close Stoke Bardolph

Advertisement 1: Internally Illuminated freestanding estate tenant directory sign.

Advertisement 2: Freestanding estate way-finding sign

The proposed development would have no undue impact on visual amenity and public/highway safety.

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

Decision: Grant Advertisement Consent.

2022/1123

15 Paddock Close Calverton Nottinghamshire

New single storey garage, with new boundary wall and gates.

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

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

Decision: Refuse Planning Permission.

2022/1129

2 Haywood Road Mapperley Nottinghamshire

Outline application for the erection of a 3-bedroom detached dwelling

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

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

Decision: Refuse Planning Permission.

2022/1216

105 Main Street Woodborough Nottinghamshire

First floor extension

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

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

Decision: Grant Planning Permission subject to Conditions.

Video Conference Call Meeting

Cllr John Truscott

Cllr Marje Palling

Cllr David Ellis

Cllr John Parr

Cllr Paul Wilkinson

Cllr Meredith Lawrence

Kevin Cartwright – Principal Planning Officer

9th December 2022

ACTION SHEET PLANNING DELEGATION PANEL - 16th December 2022

2021/1144

8 Stoke Lane, Stoke Bardolph, Nottingham

Erection of 2.5 storey house

The proposed development would be inappropriate development within the Green Belt. Furthermore, the proposal would be out of character with the area, be harmful to residential amenity and insufficient information has been submitted in respect of highway matters.

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

Decision: Refuse permission.

2022/0438

I M O Carwash, 331 Mapperley Plains, Arnold

The development of 3 single storey retail shops (All Class E) with associated car parking to replace the existing IMO carwash

The proposed development would respect the character of the area and residential amenity. Highway safety would be respected and adequate parking provided; the adjacent shopping area of Mapperley would not be detrimentally impacted.

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

Decision: Grant permission subject to conditions.

2022/0870

89 Sheepwalk Lane, Ravenshead, Nottinghamshire

Development of one detached dwelling

The proposed development would have a detrimental impact on the character of the area given the siting of the dwelling, as well as have a poor level of amenity for future occupiers.

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

Decision: Refuse permission.

2022/0902

2 Lee Road, Burton Joyce, Nottinghamshire

Alteration to roof; enlarged vehicle access and altered boundary fencing.

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.

2022/0962

4 Leen Close, Bestwood, Nottingham

Proposed extensions and porch

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.

2022/0975

1 Moss Close, Bestwood, Nottinghamshire

Change of use from Dwelling House C3 to a 3 bedroom Residential Institution (C2) including garage conversion into habitable room.

Noting the additional comments received the proposed development would respect the character of the area, residential amenity, highway safety and not lead to an over concentration of such uses.

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

Decision: Grant permission subject to conditions.

2022/1217

8 South View Road, Carlton, Nottinghamshire

Single storey side 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.

2022/1223
167 Main Street, Woodborough, Nottinghamshire
Single storey rear extension

The proposed development would respect the character of the host dwelling and wider Conservation Area, as well as residential amenity.

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

Decision: Grant permission subject to conditions.

2022/1248
87 Weaverthorpe Road, Woodthorpe, Nottinghamshire
Resubmission of refused application 2021/0854: - Proposed part demolition to host building single storey structure and erection of new dwelling in garden

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

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

Decision: Refuse permission.

16th December 2022

Video Conference Call Meeting

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

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

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