

# Agenda

## Planning Committee

Date: **Wednesday 29 November 2023**

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Time: **6.00 pm**

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Place: **Council Chamber**

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For any further information please contact:

**Democratic Services**

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

0115 901 3844

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# Planning Committee

## Membership

**Chair** Councillor Roy Allan

**Vice-Chair** Councillor Paul Wilkinson

Councillor Sandra Barnes  
Councillor Stuart Bestwick  
Councillor David Ellis  
Councillor Andrew Ellwood  
Councillor Helen Greensmith  
Councillor Ron McCrossen  
Councillor Lynda Pearson  
Councillor Catherine Pope  
Councillor Grahame Pope  
Councillor Sam Smith  
Councillor Ruth Strong  
Councillor Jane Walker  
Councillor Henry Wheeler  
Councillor Russell Whiting

### **WEBCASTING NOTICE**

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### **Responsibilities of the Planning Committee:**

- 1) To examine and investigate any proposals for development within or outside the Borough which affect the growth prosperity and wellbeing of the Borough and to consult on any action considered necessary.
- 2) Power to fix fees and charges in relation to the remit of the Committee.
- 3) Power to appoint delegates to conferences and to approve Member training in relation to the remit of the Committee.
- 4) To respond to consultative documents received by the Council and falling within the remit of the Committee.

- 5) Power to institute enforcement and legal proceedings in connection with any offences under any powers delegated to this Committee.
- 6) Power to determine applications for planning permission.
- 7) Power to determine applications to develop land without compliance with conditions previously attached.
- 8) Power to grant planning permission for development already carried out.
- 9) Power to decline to determine applications for planning permission.
- 10) Duties relating to the making of determinations of planning applications.
- 11) Power to determine applications for planning permission made to the Council.
- 12) Power to make determinations, give approvals and agree matters relating to the exercise of development rights.
- 13) Power to enter into agreements regulating the use or development of land.
- 14) Power to issue a certificate of existing or proposed lawful use or development.
- 15) Power to serve a completion notice.
- 16) Power to grant consent for the display of advertisements.
- 17) Power to authorise entry onto land pursuant to Section 196A of the Town and Country Planning Act 1990.
- 18) Power to require the discontinuance of a use of land.
- 19) Power to serve a contravention notice, breach of condition notice or stop notice.
- 20) Power to issue an enforcement notice.
- 21) Power to apply for an injunction restraining a breach of planning control.
- 22) Power to require proper maintenance of land pursuant to Section 215(1) of the Town and Country Planning Act 1990.
- 23) Power to determine applications for listed buildings consent.
- 24) Power to serve a building preservation notice
- 25) Power to acquire a listed building in need of repair and to serve a repairs notice.
- 26) Power to apply for an injunction in relation to a listed building.
- 27) Power to execute urgent works to a listed building.
- 28) Power to create, extinguish, stop up or divert footpaths or bridle ways after consultation, where appropriate, with the relevant Parish Council.
- 29) Power to make a rail crossing diversion or extinguishment order.
- 30) To exercise the Council's powers relating to the preservation of trees contained within the Town and Country Planning Act 1990.
- 31) To exercise the Council's powers with regard to the Hedgerows Regulations 1997.
- 32) Power to make, amend, revoke or re-enact byelaws within the remit of the Committee

## **AGENDA**

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1. **Apologies for Absence and Substitutions**
2. **To approve, as a correct record, the minutes of the meeting held on 18 October 2023** 5 - 23  
**Planning Committee Protocol**
3. **Declaration of Interests**
4. **Application no. 2023/0468 - Land At Chase Farm (Former Gedling Colliery), Adjacent to Arnold Lane and Land Off Lambley Lane, Gedling** 29 - 65
5. **Application no. 2023/0435 - Land North of Magenta Way, Stoke Bardolph** 67 - 85
6. **Application no. 2023/0501 - 47 Main Street, Burton Joyce** 87 - 92
7. **Update regarding the review of the Planning Code of Practice for Councillors in Dealing with Planning Applications and the Planning Committee Protocol** 93 - 95
8. **Five Year Housing Land Supply Assessment 2023** 97 - 140
9. **Future Planning Applications** 141
10. **Action Sheets - Planning Delegation Panel** 143 - 152
11. **Any other items which the Chair considers urgent.**

## **MINUTES PLANNING COMMITTEE**

**Wednesday 18 October 2023**

Councillor Roy Allan (Chair)

In Attendance: Councillor Paul Wilkinson Councillor Lynda Pearson  
Councillor Stuart Bestwick Councillor Catherine Pope  
Councillor David Ellis Councillor Grahame Pope  
Councillor Rachael Ellis Councillor Sam Smith  
Councillor Andrew Ellwood Councillor Ruth Strong  
Councillor Des Gibbons Councillor Jane Walker  
Councillor Helen Greensmith Councillor Henry Wheeler  
Councillor Ron McCrossen

Absent: Councillor Sandra Barnes

Officers in Attendance: M Avery, N Bryan, C Goodall, C Miles, N Osei and L Sturgess

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

Apologies for absence were received from Councillor Barnes. Councillor Rachael Ellis attended as substitute.

### **35 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 6 SEPTEMBER 2023**

#### **RESOLVED:**

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

### **36 DECLARATION OF INTERESTS**

The Chair declared a collective non-pecuniary interest on behalf of all committee members in item 5 on the agenda as Gedling Borough Council owned part of the application site and in item 6 on the agenda as Gedling Borough Council were the applicant.

### **37 APPLICATION NO. 2022/0501 - LAND OFF HAYDEN LANE, LINBY**

Full planning permission for 131 dwellings with access from Delia Avenue and Dorothy Avenue.

Sian Burrows, a local resident, spoke against the application.

Robbie Locke, Head of Planning & Strategic Land at Cora, the applicant, spoke in support of the application.

The Principal Planning Officer informed members that since the publication of the agenda a letter had been received which raised no new issues to those contained within the report. He then went on to introduce the report.

**RESOLVED:**

To GRANT PLANNING PERMISSION: Subject to the owner entering into a planning obligation secured through a s106 legal agreement with the Borough Council as the Local Planning Authority and the County Council to secure affordable housing, and developer contributions as outlined above; 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 The development authorised by this permission shall be carried out in complete accordance with the approved drawings and specification listed below:  
Site Location Plan, Scale 1:2500, Plan Ref: 3710-01  
Location Plan, Submitted 14th April 2022  
Planning Layout, Scale 1:500, Plan Ref: HUCK-SK-001-O  
Planning Layout, Submitted 5<sup>th</sup> October 2023  
Design and Access Statement, Submitted 14th April 2022  
House Type B1 Plans and Elevations, Scale 1:100, Plan Ref: 3710 45 House Type B1, Submitted 30th November 2022  
House Type P Plans and Elevations, Scale 1:100, Plan Ref: 3710 46 House Type P, Submitted 30th November 2022  
House Type Q Plans and Elevations, Scale 1:100, Plan Ref: 3710 47 House Type Q, Submitted 30th November 2022  
House Type R Plans and Elevations, Scale 1:100, Plan Ref: 3710 48 House Type R, Submitted 30th November 2022  
House Type A Plans and Elevations Scale 1:100, Plan Ref: 3710 30 House Type A, Submitted 14th April 2022  
House Type B Plans and Elevations Scale 1:100, Plan Ref: 3710 31 House Type B, Submitted 14th April 2022  
House Type C Plans and Elevations, Scale 1:100, Plan Ref: 3710 32 House Type C, Submitted 14th April 2022  
House Type D Plans and Elevations, Scale 1:100, Plan Ref: 3710 33 House Type D, Submitted 14th April 2022  
House Type E Plans and Elevations, Scale 1:100, Plan Ref: 3710 34 House Type E, Submitted 14th April 2022  
House Type F Plans and Elevations, Scale 1:100, Plan Ref: 3710 35 House Type F, Submitted 14th April 2022

House Type H Plans and Elevations, Scale 1:100, Plan Ref: 3710 37 House Type H, Submitted 14th April 2022  
House Type I Plans and Elevations, Scale 1:100, Plan Ref: 3710 38 House Type I, Submitted 14th April 2022  
House Type J Plans and Elevations, Scale 1:100, Plan Ref: 3710 39 House Type J, Submitted 14th April 2022  
House Type L Plans and Elevations, Scale 1:100, Plan Ref: 3710 41 House Type L, Submitted 14th April 2022  
House Type M Plans and Elevations, Scale 1:100, Plan Ref: 3710 42 House Type M, Submitted 14th April 2022  
House Type O Plans and Elevations, Scale 1:100, Plan Ref: 3710 44 House Type O, Submitted 14th April 2022,  
House Type Chawton, Submitted 6<sup>th</sup> October 2023 Plan Ref: 1142,  
House Type Kingston 1192 Submitted 6<sup>th</sup> October 2023,  
Double Garage Plans and Elevations, Scale 1:100, Plan Ref: 3710-50  
Double Garage, Submitted 4th May 2022 Single Garage Plans and Elevations, Scale 1:100, Plan Ref: 3710-51  
Single Garage Submitted 4th May 2022 Open Space Plan, Scale 1:500,  
Plan Ref: HUCK-PL-002 D Open Space Plan, Submitted 6th September 2023  
Site Access Plan, Scale 1:500, Plan Ref: 19000-HUCK-5-100-B  
Site Access Plan, Submitted 30th September 2023  
Refuse Vehicle Tracking, Scale 1:500, Plan Ref: 19000-HUCK-5-615-F Refuse Vehicle Tracking, Submitted 30th August 2023  
Delivery Vehicle Tracking, Scale 1:500, Plan Ref: 19000-HUCK-5-616 Delivery Vehicle Tracking, Submitted 5th May 2023  
Levels and Drainage Strategy, Scale 1:500, Plan Ref: 19000-HUCK-5-SK001-D Levels and Drainage Strategy, Submitted 16th June 2023  
Surface Water Flood Routing Plan, Scale 1:500, Plan Ref: 19000-HUCK-5-SK005-B Surface Water Routing Plan, Submitted 16th June 2023  
Car Parking Plan, Scale 1:500, Plan Ref: HUCK-PL-004-D Car Parking, Submitted 9th May 2023  
Arboricultural Impact Assessment, Doc Ref: BG21.281.1. Land off Hayden Lane, Hucknall, Rev 5, Submitted 17th February 2023  
Ecological Impact Assessment, Doc Ref: BG21.281 Hayden Lane, Hucknall, Rev 2, Submitted April 2022  
Biodiversity Impact Assessment, Doc Ref: BG21.281.4 Hayden Lane, Hucknall, Rev 3, Submitted April 2022  
Landscape Masterplan, Doc Ref: BG21.281 Hayden Lane, Hucknall, Landscaping Masterplan Rev 2, Submitted November 2022  
Landscape and Visual Impact Assessment, Doc Ref: BG21.281.3 Hayden Lane, Hucknall, Submitted April 2022  
Archaeology Desk Based Assessment and Heritage Report, Doc Ref: BG21.281.4 Hayden Lane, Hucknall, Submitted April 2022

Transport Assessment, Doc Ref: 19000 Hucknall, Submitted 8th June 2022

Green Travel Plan Doc Ref: 19000 Hucknall, Submitted April 2022

- 3 No building shall be erected until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
- 4 No development shall take place until details of all materials to be used for hard surfaced areas within the site including roads, footpaths, recreation areas, and car parking areas have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the details so approved.
- 5 Occupation of any proposed dwellings shall not take place until such time as the site access arrangement as shown on drawing number 19000-HUCK-5-100 Revision B has been provided.
- 6 Occupation of the proposed dwellings shall not take place until their respective driveway has been surfaced in a bound material (not loose gravel) for a minimum distance of 5.0 metres behind the highway boundary, and which shall be constructed with provision to prevent the discharge of surface water from the driveway to the public highway. The bound material and the provision to prevent the discharge of surface water to the public highway shall be retained for the lifetime of the development.
- 7 Prior to the commencement of the development hereby approved, a Construction Management Plan (CMP) shall be submitted to and approved by the Local Planning Authority. The CMP shall provide details of, but not limited to, the following: a) Details of noise, dust and vibration suppression b) Details of any compound and welfare areas to include their location and appearance, heights of any cabins to be sited, and details of any associated external lighting. c) Details of on-site materials storage areas d) Details of on-site construction parking and manoeuvring area, including loading and unloading of plant and materials e) Details of any crusher to be used on site f) Details of any piling which is required g) Details of reasonable avoidance measures (RAMs) in respect of protected species h) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate i) Details of wheel washing facilities during construction j) A scheme for recycling/disposing of waste resulting from demolition and construction works. k) Details of the routing of deliveries and construction vehicles to site and



any temporary access points. l) Details of any hoarding to be erected. The development shall be carried out in accordance with the approved details for its entire construction phase.

- 8 Development shall not commence until a programme of archaeological work including a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:
  1. The programme and methodology of site investigation and recording
  2. The programme for post investigation assessment
  3. Provision to be made for analysis of the site investigation and recording
  4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
  5. Provision to be made for archive deposition of the analysis and records of the site investigation
  6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation. Thereafter, the development shall only commence in accordance with the Written Scheme of Investigation as approved.
  
- 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 Land at Hayden Lane, Hucknall, Nottingham: Revision A, November 2022, Woods Hardwick., has been submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority. The scheme shall be implemented in accordance with the approved details prior to completion of the development. The scheme to be submitted shall:
  - Demonstrate that the development will use SuDS throughout the site as a primary means of surface water management and that design is in accordance with CIRIA C753 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.
  - No surcharge shown in a 1 in 1 year;
  - No flooding shown in a 1 in 30 year.;
  - 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.

- 10 All construction and/or demolition works on the site and all deliveries of construction materials to the site must only take place between the following hours: 0700 and 1900 on Mondays to Fridays (inclusive), and; 0800 and 1700 on Saturdays. There shall be no construction, demolition or associated deliveries whatsoever on the site on Sundays or on Bank or Public Holidays.
- 11 The development hereby permitted must not be occupied or first brought into use until full details and timings of the biodiversity enhancements and protection measures as set out in the submitted Ecological Impact Assessment, Doc Ref: BG21.281 Hayden Lane, Hucknall, Rev 2, Submitted April 2022 and Biodiversity Impact Assessment, Doc Ref: BG21.281.4 Hayden Lane, Hucknall, Rev 3, Submitted April 2022 have been submitted to and approved by the Local Planning Authority. Thereafter, the approved biodiversity improvements must be retained and be appropriately maintained on the site throughout the lifetime of the development.
- 12 Notwithstanding the details contained within the landscape proposals contain on plan reference: Landscape Masterplan, Doc Ref: BG21.281, the development hereby permitted must not be occupied or first brought into use until a further details of the Landscaping Scheme, have been submitted to and approved in writing by the Local Planning Authority. They shall include: a. details of all hard and soft landscaping features to be used and include the following: b. Detailed plans showing the location of all new trees and shrubs to be planted, including the number and/or spacing of shrubs in each shrub bed or hedgerow. c. A schedule of the new trees and shrubs (using their botanical/latin names) to be planted including their size at planting (height or spread for shrubs, height or trunk girth for trees); d. Plans showing the proposed finished land levels/contours of landscaped areas; e. Details of all proposed hard surfaces areas, retaining structures, steps, means of enclosure, surface finishes and any other hard landscaping features; f. Details of the protection measures to be used of any existing landscape features to be retained. The approved Landscaping Scheme must be carried out and completed in accordance with the approved details no later than

during the first planting season (October - March) following either the substantial completion of the development hereby permitted or it being first brought into use, whichever is sooner. If, within a period of 5 years of from the date of planting, any tree or shrub planted as part of the approved Landscaping Scheme is removed, uprooted, destroyed, dies or become diseased or damaged then another tree or shrub of the same species and size as that originally planted must be planted in the same place during the next planting season following its removal. Once provided all hard landscaping works shall thereafter be permanently retained throughout the lifetime of the development.

- 13 No development shall take place above damp proof course level until detailed drawings including materials, design, and heights of all boundaries treatments have been submitted to and approved by the Local Planning Authority. No dwelling shall be occupied until such time as all boundary treatments are in place, which shall remain for the lifetime of the development.
- 14 From the date of first occupation every dwelling built on the site shall be provided with access to electric vehicle (EV) charge point(s) in line with Part S of the Building Regulations. 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.
- 15 The development hereby permitted must not be commenced until the tree protection measures as set out in the submitted Arboricultural Impact Assessment, Doc Ref: BG21.281.1 have been implemented in accordance with those approved details. Thereafter, all works to existing trees hereby given consent must be carried out in accordance with British Standard BS 3998:2010 Tree work - Recommendations. The approved tree protection measures must remain in place on the site throughout the construction of the development hereby permitted. No materials, supplies, plant, machinery, soil heaps, changes in ground levels or construction activities are permitted within the protected area(s) without the written agreement of Local Planning Authority.
- 16 In the event that contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the Local Planning Authority and once the Local Planning Authority has identified the part of the site affected by the unexpected contamination development must be halted on that part of the site. An assessment must be undertaken in accordance with the requirements of the Local Planning Authority, and where remediation is necessary a remediation scheme, together with a timetable for its implementation and verification

reporting, must be submitted to and approved in writing by the Local Planning Authority.

### **Reasons**

- 1 To comply with the requirements of Section 91(1) of the Town and Country Planning Act 1990 (as amended).
- 2 To define the permission and for the avoidance of doubt.
- 3 To ensure the appearance of the development is satisfactory having regard to policies ASC10 and LPD26.
- 4 To ensure the appearance of the development is satisfactory having regard to policies ASC10 and LPD26.
- 5 In the interest of highway safety.
- 6 In the interest of highway safety.
- 7 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.
- 8 To protect and record any potential heritage remains having regard to Policy LPD 30 - Archaeology of the adopted Local Plan.
- 9 A detailed surface water management plan is required to ensure that the development is in accordance with NPPF and local planning policies. It should be ensured that all major developments have sufficient surface water management, are not at increased risk of flooding and do not increase flood risk off-site.
- 10 To ensure that the occupiers of neighbouring properties are not adversely affected by unacceptable noise pollution from the development hereby permitted, and to comply with policies ASC10 and LPD26.
- 11 To ensure the development contributes to the enhancement of biodiversity on the site having regard to Policy 18 - Protecting and Enhancing Biodiversity of the adopted Local Plan and Chapter 15 (Conserving and enhancing the natural environment) of the National Planning Policy Framework (July 2021).
- 12 To ensure the development creates a visually attractive environment and to safeguard against significant adverse effects

on the landscape character of the area having regard to Policy LDP19 - Landscape Character and Visual Impact.

- 13 To define the permission, to protect neighbouring amenity and to comply with policies ASC10 and LPD26.
- 14 To ensure the development is constructed in an appropriate sustainable manner which takes into consideration air quality within the Borough, and takes into consideration the National Planning Policy Framework and policy LPD11 of the Councils Local Plan.
- 15 To ensure the adequate protection of the existing trees and hedgerows on the site during the construction of the development having regard to having regard to Policy LDP19 - Landscape Character and Visual Impact of the adopted Local Plan and Chapter 15 (Conserving and Enhancing the Natural Environment) of the National Planning Policy Framework (July 2021).
- 16 To ensure the development is safe and suitable for use.

### **Reasons for Decision**

The principle of the development accords with the objectives of national and local planning policies, in particular as the site is a housing allocation in the adopted Local Planning Document. It is considered that the proposed 164 dwellings could be accommodated on the site in a manner that would not cause undue harm to visual and residential amenity, highway safety and ecological interests or would cause flood risk concerns. It is therefore considered that the granting of planning permission would fully accord with the objectives of the relevant planning policies set out in the National Planning Policy Framework, Aligned Core Strategy, Local Planning Document and Supplementary Planning Documents.

### **Notes to Applicant**

1. 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.
2. The applicant should note that notwithstanding any planning permission that if any highway forming part of the development is

to be adopted by the Highways Authority, then the new roads and any highway drainage will be required to comply with the Nottinghamshire County Council's current highway design guidance and specification for roadworks. The Advanced Payments Code in the Highways Act 1980 applies and under section 219 of the Act payment will be required from the owner of the land fronting a private street on which a new building is to be erected. The developer should contact the Highway Authority with regard to compliance with the Code, or alternatively to the issue of a Section 38 Agreement and bond under the Highways Act 1980. A Section 38 Agreement can take some time to complete. Therefore, it is recommended that the developer contact the Highway Authority as early as possible. It is strongly recommended that the developer contact the Highway Authority at an early stage to clarify the codes etc. with which compliance will be required in the particular circumstance, and it is essential that design calculations and detailed construction drawings for the proposed works are submitted to and approved by the County Council (or District Council) in writing before any work commences on site. Correspondence with the Highway Authority should be addressed to: [hdc.south@nottscc.gov.uk](mailto:hdc.south@nottscc.gov.uk) It is an offence under S148 and S151 of the Highways Act 1980 to deposit mud on the public highway and as such you should undertake every effort to prevent it occurring.

3. Please note that should protected species be found on site during the development there would be a requirement to seek the advice of a suitably qualified ecologist and comply with the Wildlife and Countryside Act.
4. 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).
5. The applicant is advised that all planning permissions granted on or after 16th October 2015 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website. The proposed development has been

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

6. It is an offence under S148 and S151 of the Highways Act 1980 to deposit mud on the public highway and as such you should undertake every effort to prevent it occurring.
7. The applicant is reminded that this permission is also subject to another planning application in respect of the access arrangement within the administrative area of Ashfield District Council (Ref: V/2022/00350). The applicant should also note that there are planning obligation made under the provisions of Section 106 of the Town and Country Planning Act 1990 (as amended) the purpose of which is to exercise controls to secure the proper planning of the area. The planning obligation runs with the land and not with any person or company having an interest therein.

**38 APPLICATION NO. 2023/0508 - 53 FRONT STREET, ARNOLD**

Variation of conditions 2 (approved plans) and 3 (materials) of planning permission 2021/0936 (Proposed refurbishment and conversion of existing storage unit associated with retail premises to provide residential accommodation).

The Principal Planning Officer introduced the report.

**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 15<sup>th</sup> March 2026.

2. This permission shall be carried out in accordance with the details on the submitted application form and the following list of approved drawings:-
  - Side Elevations - 0326 - 21-11 - PL2;
  - Front and Rear Elevations - 0326 - 21-10 - PL2;
  - Ground and First Floor GA Plan - 0326 - 08-00 - PL1;
  - Second Floor and Roof GA Plan - 0326 - 08-01 - PL1;
  - Site Plan - 0326 - 08-00 - PL1; and
  - Location Plan - 0326 - 01-00 - PL1.
3. The development hereby approved shall only be carried out using the external materials set out in this application.
4. The external materials used in the infilling of any openings of the building shall match those of the existing building as closely as possible.
5. Apartment A and Apartment B of the development hereby approved shall not be occupied until the ground floor windows on the north elevation have been installed with privacy glazing and the ground floor window on the south elevation has been installed to a minimum of Pilkington Level 4 and secured as non-opening. These shall be retained as such thereafter.
6. Apartment C of the development hereby approved shall not be occupied until the windows to the east elevation and the first floor windows to the south elevation have been fitted with obscured glazing to a minimum of Pilkington Level 4 and are secured as non-opening. These shall be retained as such thereafter.
7. Apartment D of the development hereby approved shall not be occupied until the first floor windows to the east elevation and second floor windows on the south elevation have been fitted with obscured glazing to a minimum of Pilkington Level 4 are secured as non-opening. These shall be retained as such thereafter.
8. No part of the development hereby approved shall be occupied until a sound insulation scheme has been submitted to and approved in writing by the Local Planning Authority. The sound insulation scheme shall include the specification and acoustic data sheets for glazed areas of the development and any complementary acoustical ventilation scheme and be designed to achieve internal noise levels not exceeding 30dB LAeq(1 hour)



and not exceeding NR 25 in bedrooms for any hour between 23.00 and 07.00.

9. Prior to the first occupation of the building hereby permitted precise details of the bin store shall be submitted to and approved in writing by the Local Planning Authority. The bin store shall be implemented and made available for use in accordance with the approved details prior to first occupation of the building and shall be retained and maintained for the lifetime of the development.
10. No part of the development shall be occupied until the cycle racks shown on drg. no. Proposed Site Plan drg. no. Site Plan - 0326 - 08-00 - PL1, have been installed. These shall be retained and maintained for the lifetime of the development.

### **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 terms of the permission.
3. To ensure a satisfactory form of development and the interest of visual amenity in accordance with Policy LPD 32.
4. To ensure a satisfactory form of development in the interest of visual amenity.
5. To ensure a satisfactory development and to safeguard neighbouring amenity.
6. To ensure a satisfactory development and to safeguard neighbouring amenity.
7. To ensure a satisfactory development and to safeguard neighbouring amenity.
8. To ensure a satisfactory development and to safeguard amenity.
9. To ensure a satisfactory form of development and the interest of visual amenity.
10. To ensure a satisfactory form of development.

Construction of four new industrial units.

The Principal Planning Officer introduced the report.

**RESOLVED:**

To Grant Full 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 read in accordance with the application form and following list of approved drawings:

4376 A100 P5 - Proposed site plan 4376 A101 P2 - site block plan

4376 A200 P3 - Proposed GA plan - All units

4376 A201 P3 - Proposed GA plan - units 9 and 10

4376 A202 P3 - Proposed GA plan - units 11 and 12

4376 A205 P4 - Proposed roof plan - All units

4376 A300 P3 - Elevations - all units

4376 A301 P3 - Elevations - proposed units 9 & 10

4376 A302 P3 - Elevations - proposed units 11 & 12

3468-E-6000 - proposed external lighting layout

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

- 3 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. All works on site shall be undertaken in accordance with the approved CEMP.
- 4 Prior to the commencement of development an assessment of the nature and extent of any potential contamination shall be submitted to and approved in writing by the Local Planning Authority (site characterisation). 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. 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.

- 5 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.
- 6 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.
- 7 The additional units hereby approved shall not be brought into use until the parking, turning and servicing areas are surfaced in a bound material with the parking bays clearly delineated in accordance with drawing number 4376 A100 P5. The parking, turning and servicing areas shall be maintained in the bound material for the life of the development and shall not be used for any purpose other than the parking, turning and loading and unloading of vehicles.
- 8 Prior to occupation of any part of the development hereby approved the 2 electric charging points and bike rack, as identified on drawing 4376 A100 P5, shall be installed and be fully operational and thereafter be maintained as such for the lifetime of the development.
- 9 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 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.

- 10 The units shall be used for Class E (G) (i)(ii) and (iii) purposes only and no other uses within the Town and Country Planning (Use Classes) Order 1987 (as amended).

### **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 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.
4. To ensure the development is safe and suitable for use, thereby taking into consideration paragraph 121 of the National Planning Policy Framework and policy LPD7 of the Councils Local Plan.
5. To ensure the development is safe and suitable for use, thereby taking into consideration paragraph 121 of the National Planning Policy Framework and policy LPD7 of the Councils Local Plan.
6. To ensure the development is safe and suitable for use, thereby taking into consideration paragraph 121 of the National Planning Policy Framework and policy LPD7 of the Councils Local Plan.
7. To ensure that adequate off-street parking provision is made to reduce the possibilities of the proposed development leading to on-street parking in the area and to comply with policy LPD57.
8. To ensure the development is constructed in an appropriate sustainable manner which takes into consideration air quality with in the Borough, and takes into consideration the National Planning Policy Framework and policy LPD11 of the Councils Local Plan.
9. To ensure that the character of the area is respected and the loss of existing trees is mitigated and to comply with policy LPD19.
10. To ensure that possible impacts with regard to highway and parking matters are appropriately assessed and to comply with policies LPD57 and LPD61.

## Reasons for Decision

The principle of development is supported in that it falls within the built form of Calverton on a site allocated for employment uses. The development would extend the employment uses on the site, enhancing the local economy. Furthermore, the scale, layout and design of the built form would respect the character of the area and not have a detrimental impact on the amenity of adjacent land uses. Furthermore, highway safety would not be compromised with adequate parking spaces provided too. The application is, therefore, deemed to comply with policies A, 4 and 10 the Aligned Core Strategy; policies LPD11, LPD19, LPD32, LPD44, LPD46, LPD57 and LPD61 of the Local Planning Document; policies G4 BE2 and BE4 of the Calverton Neighbourhood Plan; Parking Provision for Residential and Non-Residential Developments Supplementary Planning Document (2022); and Low Carbon Planning Guidance for Gedling Borough (May 2021) and guidance within the NPPF.

## Informatives

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.

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

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## **REVIEW OF THE PLANNING CODE OF PRACTICE FOR COUNCILLORS IN DEALING WITH PLANNING APPLICATIONS AND THE PLANNING COMMITTEE PROTOCOL**

The Head of Development and Place introduced a report seeking approval to establish a working group to support the review of the Council's Planning Code of Practice for Councillors in Dealing with Planning Applications and the Planning Committee Protocol.

**RESOLVED:**

1. To establish a cross-party working group of up to 6 Members, drawn from the Planning Committee, to facilitate a review of the Council's Planning Code of Practice for Councillors in Dealing with Planning Applications and the Planning Committee Protocol; and
2. That the Chairman of the Planning Committee will determine the membership and provide the details to the Head of Development and Place.

**41 APPEAL DECISION REF:APP/N3020/W/23/3315686 - 34 MAIN STREET, CALVERTON**

Proposed demolition of existing dwelling and erection of 3 retail units at ground floor with 8 apartments over.

**RESOLVED:**

To note the information.

**42 APPEAL DECISION REF: APP/N3020/W/23/3317847 - 135 MAIN STREET, CALVERTON**

Full planning application for the erection of two single storey dwellings with private access driveway and the conversion of the former smithy to a separate, stand-alone studio workshop falling within planning use class E (commercial, service and business use).

**RESOLVED:**

To note the information.

**43 FUTURE PLANNING APPLICATIONS**

**RESOLVED:**

To note the information.

**44 DELEGATION PANEL ACTION SHEETS**

**RESOLVED:**

To note the information.

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

None.

The meeting finished at 6.50 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 2023/0468**

1:9,000      Planning Reference:      2023/0468  
Land at Chase Farm (Former Gedling Colliery) adjacent to Arnold Lane and Lambley Lane Gedling

NOTE This map is provided only for purposes of site location and should not be read as an up to date representation of the area around the site.  
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**Gedling**   Serving People. Improving Lives      Date: 24/08/2023



**Report to Planning Committee**

**Application Number:** 2023/0468

**Location:** Land At Chase Farm (Former Gedling Colliery),  
Adjacent To Arnold Lane And Land Off Lambley Lane  
Gedling

**Proposal:** Modification of the Fourth Schedule of the Section 106  
Agreement at Chase Farm (2015/1376) in respect of  
the Primary School Contribution and Primary School  
Site.

**Applicant:** Nottinghamshire County Council

**Agent:**

**Case Officer:** Lewis Widdowson

This application, to modify a section 106 agreement, was originally deferred by the Planning Committee on the 6<sup>th</sup> September 2023 to allow the applicant the opportunity to obtain further information in relation to the points raised within the objections received and inform the decision on the application.

*Following deferral, the applicant has submitted additional supporting documents in the form of a Nottinghamshire County Council (NCC) Further Statement dated Oct 23, Appendix 4 – Statement from Department of Education and Appendix 5 – Statement from Redhill Academy Trust.*

*The NCC statement provides additional information on forecast housing growth within the locality of the Chase Farm development, taking into account potential development sites including Sherwood E-ACT Academy, Primary School Land at Chase Farm, and Land at Mapperley Plains. These sites are anticipated to generate 201 additional dwellings if brought forward, which would require an additional 42 Primary Pupil Places. NCC remain satisfied that these additional places could be incorporated and provided for in the existing surplus demonstrated within the Carlton Primary Planning Area Average Five Year Projections. All additional supporting documentation has been made publicly available as part of the application.*

*Revisions and/or additions which have been made to the original Committee Report below, taking into consideration the additional supporting documents are highlighted in italics.*

## **1. Site Description**

- 1.1 The application site, known as Chase Farm, is located within the main built-up area of the settlement of Gedling, to the north of Arnold Lane and south of the newly constructed Colliery Way, the A6211.
- 1.2 The site comprises of a residential development with outline planning permission granted for up to 1,050 dwellings, a local centre with retail units and health centre, and new primary school. Approval of reserved matters has been granted for 970 dwellings and the local centre. The development is significantly advanced with approximately 400 completed/occupied dwellings at this time.
- 1.3 There are significant differences in ground level across the site with the north and north-western parts of the site being higher than the land to the southeast.
- 1.4 The gross site area is 33.12 hectares. The site shares its northern boundary with Colliery Way and Gedling Country Park but is otherwise surrounded by the urbanised areas of Gedling and Mapperley.

## **2. Relevant Planning History.**

- 2.1 The below planning history outlines that for the entire allocated site since permission was granted in 2017.
- 2.2 On the 3<sup>rd</sup> March 2017 conditional planning permission was granted for the “Demolition of existing structures and phased development of 1,050 dwellings, local centre with retail units and health centre, and new primary school. Full planning permission for phase 1 to comprise the erection of 506 no. dwellings (2, 3, 4 and 5 bedroom houses and flats), vehicular access from Arnold Lane, internal roads and all associated infrastructure. Outline planning permission for subsequent phases, all matters reserved except for indicative access to the sites from phase 1, and future accesses from Gedling Access Road.” app ref: 2015/1376.
- 2.3 In September 2017 a Non Material Amendment was granted for Plots 218 – 228 substituting brickwork and plots 38 – 47 window alterations. Ref: 2017/0927NMA
- 2.4 In September 2017 a Non Material Amendment was granted for changes to external elevations of plots 112, 114 and 156. Ref: 2017/0928NMA.
- 2.5 In December 2018 planning permission was granted for the ‘Re-design of the balancing pond’ (ref: 2018/0813)
- 2.6 In January 2019 full planning permission was granted to replace plots 01, 02, 03, 169, 170 and 171 with alternative house types (ref: 2017/1018).
- 2.7 In January 2019 full planning permission was granted for the repositioning of plots 5, 6 & 7(rotation through 90 degrees) (ref: 2017/1076).
- 2.8 In January 2019 full planning permission was granted for the re-elevation of 71 no. plots (ref: 2018/0392).
- 2.9 In January 2019 full planning permission was granted for the substitution of house types in respect to 30 plots (329 – 358) with amended house types and layouts, (ref: 2018/0684).

- 2.10 In August 2020 full planning permission was granted for the substitution of the house type to plot 329, (reference 2019/0586).
- 2.11 In August 2020 full planning permission was granted for a 3 plot re-plan of plots 229, 230 and 231 (reference 2019/0304).
- 2.12 In August 2020 full planning permission was granted for replacement house types of 204 dwellings (ref: 2019/0759).
- 2.13 In August 2019 full planning permission was granted for 'construction of an access junction off the Gedling Access Road' (ref: 2019/0500).
- 2.14 In June 2020 a resolution to grant permission to (2019/0696) 'remove condition 2 of planning permission 2015/1376 to remove the construction cap of 315 dwellings and to allow building within Phase 1B prior to the completion of the Gedling Access Road' was agreed. The decision notice was issued on the 20<sup>th</sup> August 2020.
- 2.15 In September 2020 a resolution to grant planning permission for the 're-design of the landscaping for the Urban Square' was approved (2020/0545), subject to a deed of variation to the Section 106 legal agreement. The decision notice was issued on the 21<sup>st</sup> December 2021.
- 2.16 In October 2020 a resolution to grant planning permission for the erection of 31 dwellings (2020/0667) was approved subject to a deed of variation to the Section 106 legal agreement. The approval for a re-plan of a similar scheme for the erection of 29 dwellings approved under reference 2018/0684. The decision notice was issued on the 21<sup>st</sup> December 2021.
- 2.17 In March 2022, Reserved Matters planning permission for access, appearance, landscaping, layout and scale for the construction of 433 dwelling was granted at planning committee under the reference 2021/1294.
- 2.18 Gedling Borough Council, Nottinghamshire County Council, Keepmoat Homes and Homes England entered into a legal agreement dated 3<sup>rd</sup> March 2017 pursuant to Section 106 of the Town and Country Planning Act 1990 to secure planning obligations in relation to the hybrid planning application reference 2015/1376 (the 'Original Section 106 Agreement'). The Original Section 106 Agreement secured planning obligations relating to Affordable Housing, Air Quality, Open Space, Primary Healthcare, Education and Transport.
- 2.19 All parties subsequently entered into a variation of the Original Section 106 Agreement dated 7<sup>th</sup> January 2019 ('First Variation') to amend the definition of "Development" to include reference to "Ancillary Applications" which means the following planning permissions; 2017/1018, 2017/1076, 2017/1275, 2018/0249, 2018/0392 and 2018/0684.
- 2.20 A second variation of the Original Section 106 Agreement was entered into on the 17<sup>th</sup> August 2020 ('Second Variation') to amend the definition of "Ancillary Applications" to include reference to the following permissions; 2019/0304, 2019/0586, 2019/0759, 2018/0249, and 2019/0696.
- 2.21 The parties entered into another variation of the Original Section 106 Agreement on the 17<sup>th</sup> December 2021 ('Third Variation') to amend the



definition of “Ancillary Applications” to include reference to the following permissions; 2020/1255, 2020/0667, and 2020/0545.

### **3. Background**

- 3.1 The Original Section 106 Agreement between Gedling Borough Council, Homes and Communities Agency (the ‘Owner’), Nottinghamshire County Council (‘the County Council’) and Keepmoat Homes Limited (the ‘Developer’) was completed on the 3<sup>rd</sup> of March 2017, the provisions of which remain in force, albeit with variations, as detailed above.
- 3.2 Part 1 of the Fourth Schedule of the Original Section 106 Agreement details a planning obligation for the Owner to transfer the Primary School Site, as defined within the terms of the Original Section 106 Agreement, to the County Council or its nominee and outlines the requirement for the Owner to pay a financial contribution of £3,600,000 (index linked) to the County Council in prescribed instalments (the ‘Primary School Contribution’). Part 1 also confirms that the County Council covenants with the Owner and Developer to only apply the Primary School Contribution for the provision of an on-site primary school or for extending and/or improving Stanhope Primary School or such other school or schools in the vicinity of the site.
- 3.3 Part 2 of the Fourth Schedule details the provisions relating specifically to the transfer of part of the site for the delivery of a primary school, including how the costs of such a transfer shall be apportioned and what state the site should be in at the time of transfer.
- 3.4 *This application was first considered by Planning Committee on Wednesday the 6<sup>th</sup> September 2023. Members resolved to defer the application to allow time for additional information to be provided following objections which were raised during the initial consultation period.*
- 3.5 *Subsequently, additional supporting documents have been provided by the applicant. These have been made publicly available and subject to a further re-consultation.*

### **4. Proposal**

- 4.1 This application has been submitted by Nottinghamshire County Council “The County Council” as they seek to remove the planning obligation for the developer to provide the primary school site (1.2ha), as detailed within the Fourth Schedule of the Original Section 106 Agreement, and to modify the terms of the Primary School Contribution of £3,600,000 (index linked) to enable it to be repurposed to permit expenditure on expanding secondary school capacity within the vicinity of the development and a new pedestrian crossing on Arnold Lane.
- 4.2 The County Council have submitted a planning statement as part of the application which sets out the justification for seeking to modify the Original Section 106 Agreement.

### **5. Consultations**

- 5.1 Consultation has been undertaken on the proposed modifications with site notices displayed around the application site and a press notice.

- 5.2 Nottinghamshire County Council (Highways Authority) - It is understood the modification to the S.106 agreement will facilitate educational provision at other nearby facilities in view of the standalone school at Chase Farm no longer being progressed. There are opportunities to provide a pedestrian crossing on Arnold Lane that will accommodate the additional pupil patronage from the western side of the site, with monies of c. £100k being made available to ensure delivery.
- 5.3 Keepmoat Homes – Keepmoat express their disappointment that the school site will no longer be delivered on site at Chase Farm. The preference would be to see the site utilised for its original intention to serve the residents of Chase Farm by creating a community with local services within walking distance of their homes rather than a reliance on cars.
- 5.4 Homes England – No comment. Representation has been provided by Keepmoat Homes.
- 5.5 In total 11 representations have been received following the public consultation. Of these, 10 representations have been received from members of the public in support of the application. A summary of the main comments raised in support of the application are as follows:
- Increase in local pupils has resulted in a need to develop existing secondary provision to Redhill Academy Trust, including the provision of green space and redevelopment of existing spaces to meet with place pressure.
  - Expansion to Carlton Academy is sorely needed due to ever-expanding and over-subscribed schools. The current site is already stretched to its limits with lack of classrooms and unfit facilities.
- 5.6 One representation was received from Councillor Jenny Hollingsworth objecting to the proposed modifications. The main points raised are summarised below:
- The County Council confirmed that the development of 1050 dwellings would yield sufficient pupils to sustain a single form entry primary school. Houses on the development known as Chase Farm were marketed for sale with a Primary School as part and parcel of the development. New homeowners are now bitterly disappointed that the County Council are proposing their children go to another school some distance away.
  - The proposal suggests that Stanhope, Haddon and Phoenix Infant Schools are within an acceptable and safe walking distance from Chase Farm. These schools may fall within a 20-minute walk of the development but are not considered to be acceptable alternatives given the busy roads pupils must cross. These are not considered to be safe or convenient in accordance with the Aligned Core Strategy 2014.
  - The lack of a safe and convenient route encourages car usage which defeats the objectives of the emerging Greater Nottingham Strategic Plan and leads to congestion around schools and increases air pollution.
  - Page 4, para 4.7 of the County Councils planning statement suggests possibility for a further pedestrian crossing to serve the west of the development to reduce walking distances however there appears insufficient space to install a footpath and even if this could be achieved could be years away.

- A search of the school catchment areas for Chase Farm shows Lambley Primary School and All Hallows School and does not mention Stanhope, Phoenix and Haddon. Children from Chase Farm already attend Lambley Primary School which is definitely not within a 20-minute walk. Rivendell has also been suggested but again is not suitable in terms of convince or safety.
- Finally, a new school at the heart of the development is fundamental to establishing a sense of place and encourage community cohesion. A school encourages community engagement in extra curricula activities such as a PTA, organising/supporting school events and school governorship. It also helps promote friendship bonds between local residents.

5.7 *One representation was received from Councillor Michael Payne objecting to the proposed modifications along with a petition signed by 121 people. The main points raised are summarised below:*

- *Nottinghamshire County Council should keep their promise to fund and build a new primary school for Chase Farm / Park View estate in Gedling.*
- *Local families should not be paying the price for lack of planning at Nottinghamshire County Council to deal with pressure on pupil place provision in Gedling.*
- *Many families sold houses on Chase Farm on the clear understanding a new primary school would be built on the estate. Breaking this promise would be utterly unacceptable and place further pressure on existing primary schools across Gedling.*
- *Other schools proposed by Nottinghamshire County Council are not within the catchment area or are not within a suitable distance for use by residents of Chase Farm.*
- *Nottinghamshire County Council was warned about a shortfall in secondary school places in the Gedling Borough area back in 2019 by then MP Vernon Coaker and local residents.*
- *Nottinghamshire County Council has chosen to invest in additional primary school provision in other areas of Nottinghamshire even where there is a projected 'surplus' of places.*
- *Circa 900 secondary school places lost when the Department for Education closed the former Gedling School/Sherwood E-ACT Academy site in 2016, placing further pressure on secondary school places across communities within Gedling.*
- *Nottinghamshire County Council should find alternative ways of funding the much-needed expansion of Carlton Academy including; lobbying central government; reviewing the current basic needs allocation within the County Council; consider the use of one-off reserves held by Nottinghamshire County Council; and capital receipts from Nottinghamshire County Council which have yet to be allocated to specific projects.*

5.8 *A 14 day re-consultation with all relevant stakeholders has been undertaken and site notices were readvertised in and around the application site to notify local residents of the latest supporting documents.*

5.9 One additional representation was received as a result of the 14 day re-consultation. The main points raised in this letter of support are detailed below:

- The Carlton Academy is a highly successful, oversubscribed secondary school which OFSTED graded as "good". The School is part of a highly successful local Multi-Academy Trust, which provides a high standard of education to over 4500 students in the Borough.
- The Redhill Trust has invested over £1m in site developments in the last four years. In 2019, The Carlton Academy raised its PAN to 230 to accommodate the rising number of catchment families supported by a £3m investment from Nottinghamshire County Council in line with expansion of housing on the former Gedling Colliery site at Chase Farm.
- In 2022 a further 30 children were admitted, taking the total up to 260, on the caveat of further investment. No additional capital has been provided. In 2023 the Carlton Academy again agreed to admit 260 students due to catchment demand however it is not possible to admit additional students beyond the current PAN total of 230 without significant capital investment.

## 6. Planning Considerations

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) requires that 'if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise'.

6.2 Where an application is made to modify a planning obligation under s106A(3) of the Town and Country Planning Act 1990 (as amended) (the 'Act'), the test set out in s106A(6)(c) of the Act is "if the obligation continues to serve a useful purpose, but would serve that purpose equally well if it had effect subject to the modifications specified in the application, that it shall have effect subject to those modifications.

6.3 In considering an application to modify a planning obligation courts have held that the correct approach was that four essential questions need to be considered (as originally set out in *R (The Garden and Leisure Group Ltd) v North Somerset Council* [2003] EWHC 1605 (Admin)):

I. What is the current obligation?

II. What purpose does it fulfil?

III. Is it a useful purpose?

IV. If so, would the obligation serve that purpose equally well if it was subject to the proposed modifications?

6.4 Whether the expression "a useful purpose" should be read as a "useful planning purpose" has been the subject of differing opinions in the Courts but this has been settled in the Mansfield case I mentioned (*R (Mansfield District Council) v Secretary of State for Housing, Communities and Local Government* [2018] EWHC 1794 (Admin)). The High Court found that the inspector had failed to identify the useful purpose that the planning obligation served and to consider whether that purpose remained extant and that this was an error of law, not a

*matter of planning judgment. The Court confirmed that the question to be addressed is whether the obligation served any useful purpose, not any useful planning purpose. Therefore, public interest purposes that an obligation may serve can constitute a useful purpose under the above test.*

6.5 *In terms of discharge of the planning obligation the test in terms of whether the planning obligation serves a useful purpose would need to be applied. In the Mansfield case the judge made it clear that when considering discharge of the obligation the critical element in relation to the 'useful purpose' question is whether the obligation serves some useful function, the absence of which makes the maintenance of the obligation pointless. Members should consider whether the transfer of the primary school site would serve a useful purpose and if not then the obligation should be discharged.*

## **7. Development Plan Policies**

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

7.1.1 Sets out the national objectives for delivering sustainable development. Section 8 (Promoting healthy and safe communities) is of particular relevance. Section 9 (Promoting sustainable transport) is also relevant.

### **7.2 Gedling Borough Council Aligned Core Strategy Part 1 Local Plan (2014)**

#### **7.2.1 Policy 12: Local Services and Healthy Lifestyles sets out that, *inter alia*:-**

1. New, extended or improved community facilities will be supported where they meet a local need.
2. Community facilities should:
  - b) be in locations accessible by a range of sustainable transport modes suitable to the scale and function of the facility

#### **7.2.2 Policy 14: Managing Travel Demand**

1. The need to travel, especially by private car, will be reduced by securing new developments of appropriate scale in the most accessible locations, in combination with the delivery of sustainable transport networks to serve these developments.

#### **7.2.3 Policy 18: Infrastructure sets out that:-**

2. Contributions will be sought from development proposals which give rise to the need for new infrastructure.

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

1. All development will be expected to:
  - a) meet the reasonable cost of new infrastructure required as a consequence of the proposal;

b) where appropriate, contribute to the delivery of necessary infrastructure to enable the cumulative impacts of developments to be managed, including identified transport infrastructure requirements; and

c) provide for the future maintenance of facilities provided as a result of the development.

### **7.3 Local Planning Document Part 2 Local Plan (2018)**

- Policy LPD 35 Safe, Accessible and Inclusive Development
- Policy LPD 58 Cycle Routes, Recreational Routes and Public Rights of Way
- Policy LPD 61 Highway Safety

### **7.4 Other Guidance**

#### **7.4.1 Nottinghamshire County Council – Developer Contributions Strategy (2021)**

This is a Nottinghamshire County Council document which describes its aim as being to provide a fair, consistent, and transparent basis for the negotiation of planning contributions for those matters that affect the services provided by the County Council.

## **8. Planning Considerations**

8.1 Section 106A(1)(a) of the Town and Country Planning Act 1990 sets out that a planning obligation may be modified or discharged by agreement between the local planning authority and entity against whom the obligation is enforceable, in this case this would be both Homes England and Keepmoat.

8.2 Part 1 of the Fourth Schedule of the Original Section 106 Agreement contains an obligation for the owner of the site to transfer the Primary School Site to the County Council or its nominee and to undertake works to service the site and make it suitable for the construction of a primary school and to pay the Primary School Contribution in accordance with the provisions of this Schedule.

8.3 Primary School is a defined term within the agreement which “means a single form entry primary school to be constructed on the Primary School Site”.

8.4 The Primary School Site is similarly a defined term within the agreement which “means the 1.2 hectares of land shown for identification purposes only coloured light blue on the Parameters Plan to be transferred as a fully serviced site up to the boundary of the land in accordance with the provisions of the Fourth Schedule for the construction of the Primary School to serve the Development”.

8.5 The Primary School Contribution is defined within the Original Section 106 Agreement as “the sum of £3,600,000.00 (Three Million Six Hundred Thousand Pounds) index linked to the [County Council] BCIS Index”.

8.6 Paragraph 9. of Part 1 of the Fourth Schedule stipulates that:-

“The County Council covenants with the Owner and the Developer only to apply the Primary School Contribution for the provision of the Primary School or for expenditure on the Primary School or for extending and/or improving Stanhope

Primary School or such other school or schools in the vicinity of the Site able to accommodate the increases in primary pupil numbers arising from the development”.

- 8.7 The purpose of this obligation, as set out in the Officers Recommendation Report taken to Planning Committee on the 18<sup>th</sup> May 2016, was to mitigate, in collaboration with potential future CIL receipts, the additional demand placed on educational facilities created by new residents of the Chase Farm development. Without this obligation it was at the time forecast that the additional demand would result in there being a shortfall in the capacity of both primary and secondary facilities within the locality.
- 8.8 The modifications proposed by this application would remove the obligation for the owner of the site to transfer the Primary School Site and would result in the Primary Education Contribution being re-allocated to allow the County Council to apply the contribution towards expanding Secondary School capacity within the vicinity of the development and to form a pedestrian crossing on Arnold Lane to facilitate improved accessibility and connectivity for residents of the Chase development to existing Primary School Facilities.
- 8.9 The County Council, as the Local Education Authority, has provided a Planning Statement as part of the application to vary the Section 106 Agreement. The Planning Statement provides The County Councils justification for the proposed modification as well as the evidence base used in determining the lack of need for additional Primary School Facilities within the locality.
- 8.10 The County Council have demonstrated that, since the original consultation comments were made in 2016 in relation to education requirements in the pupil planning place area which informed the Original Section 106 Agreement, demand for school places across Nottinghamshire has evolved and that the number of pupils currently on-roll at primary schools has gradually reduced largely due to falling birth rates.

## **9. Primary Education**

- 9.1 The Planning Statement goes on to explain in para. 4.3 that the County Council have also supported the delivery of a new one form entry primary school at Land at Teal Close (Rivendell Academy), which had increased the supply of places within the pupil planning area and will prevent pupils that are residents at Teal Close from needing to seek alternative school places within the Carlton Planning Area thus releasing additional capacity to support the Chase Farm development.
- 9.2 The Planning Statement provides data relating to the number of places, either a surplus or deficit, that schools within a certain planning area are expected to have across a 5 year period, see extract below (table 2). In total demand for an additional 105 pupils will be generated as a result of the Chase Farm Development which is accounted for in the forecast capacity. This demand is calculated from the number of dwellings projected to be completed during the 5 year projection period. The total of 105 places needed has already been allocated to Haddon Primary and Nursery School as can be seen in the ‘commitments’ column of Table 2 below. The latest 5 year projection for the Carlton Planning Area shows a capacity surplus of +257 places across 16 different schools. Of these schools, Haddon Primary and Nursery School,

Stanhope Primary School and Phoenix Infant School are the three which The County Council suggest are viable alternatives within suitable distance for the Chase Farm development.

- 9.3 *The County Council, following the deferral of the application by Gedling Borough Councils Planning Committee on the 6th September 2023, have provided further supporting documents for consideration, dated the 13th October 2023 to help inform the decision of the application. The additional statement from NCC reiterates the County Council's previous position that there is a forecast surplus of Primary School Places within the locality and furthermore that, whilst not currently included in the County Council's pupil projection calculations, any additional demand for places generated by new development during or after the pupil projection period could be met by the forecast surplus capacity.*
- 9.4 *The NCC statement provides additional information on forecast housing growth within the locality of the Chase Farm development, taking into account potential development sites including Sherwood E-ACT Academy, Primary School Land at Chase Farm, and Land at Mapperley Plains. These sites are anticipated to generate 201 additional dwellings if brought forward, which would require an additional 42 Primary Pupil Places. In addition to these new development sites, 346 dwellings at Chase Farm are expected to be completed outside of the 5 year projection period, these additional dwellings would result in further demand of 73 more pupil places within the Carlton Planning Area once delivered. Therefore, in total 115 places (42 from new development sites and 73 from dwellings at Chase Farm completed outside the 5 year projection) would need to be provided for within the three most suitable schools that Nottinghamshire County Council refer to. Table 2 below, provided by Nottinghamshire County Council as part of their original supporting information, outlines that there is a forecast surplus of 257 places across the Carlton Planning Area. In relation to the three closest schools to Chase Farm, Haddon Primary and Nursery School, Stanhope Primary and Nursery School and Phoenix Infant and Nursery School, a cumulative surplus of 121 exists.*
- 9.5 *It is therefore accepted, based on the evidence provided, that the three closest schools to Chase Farm, as suggested by Nottinghamshire County Council are capable of meeting the additional demand generated by the Chase Farm development and other potential development sites at Sherwood E-ACT Academy, Primary School Land at Chase Farm, and Land at Mapperley Plains. Haddon Primary and Nursery School, Stanhope Primary School and Phoenix Infant School, have a cumulative surplus of 121 spaces between them, which could accommodate the additional demand arising from the prospective sites (42 pupils) and the residual development at Chase Farm (73 pupils). The County Council has confirmed that, in any case, the level of additional demand (115 places) would not be sufficient to sustain a new one form entry primary school. The -51 deficit presented at Haddon Primary and Nursery School is due to the allocation of the demand from the committed Chase Farm dwellings. This deficit has already been taken into account when calculating the final surplus for the three schools once all remaining additional demand for places have been added.*



Planning area	DfE no.	School	LA / academy	District	Net Capacity	Average 5 Year Projection	Pupils from housing commitments, 5 yrs	Surplus / Deficit Places
Carlton	3018	All Hallows C of E Primary School	LA	GEDLING	150	203	3	-56
Carlton	2699	Burton Joyce Primary School	Academy	GEDLING	315	286	27	+2
Carlton	2227	Carlton Infant Academy	Academy	GEDLING	200	155	7	+38
Carlton	2226	Carlton Junior Academy	Academy	GEDLING	240	220	9	+11
Carlton	2024	Haddon Primary and Nursery School	Academy	GEDLING	210	156	105	-51
Carlton	2033	Netherfield Primary School	Academy	GEDLING	420	344	101	-25
Carlton	2234	Parkdale Primary School	Academy	GEDLING	420	409	7	+4
Carlton	2239	Phoenix Infant and Nursery	LA	GEDLING	180	118	1	+61
Carlton	2236	Porchester Junior School	Academy	GEDLING	180	172	3	+5
Carlton	2238	Priory Junior School	LA	GEDLING	233	225	1	+7
Carlton	2044	Rivendell Primary	Academy	GEDLING	210	71	0	+139
Carlton	3690	Sacred Heart Catholic Academy	Academy	GEDLING	210	212	0	-2
Carlton	3352	St John's C of E Primary School	LA	GEDLING	110	197	0	+13
Carlton	2237	Standhill Infant School	LA	GEDLING	135	131	1	+3
Carlton	2911	Stanhope Primary and Nursery	LA	GEDLING	417	305	1	+111
Carlton	2244	Willow Farm Primary School	Academy	GEDLING	210	211	2	-3
Carlton	1008	PLANNING AREA TOTAL			3940	3415	268	+257

9.6

Table 2. Carlton Primary Planning Area Average Five Year Projection School. Extract from the Planning Statement received on the 7<sup>th</sup> June 2023.

- 9.7 The comments received in response to the proposal are noted, however, whilst it is accepted that some of the schools that the County Council propose as alternatives would have a commute involving several hills, topography is not a specific consideration within ACS12. The policy outlines that households should have access to services and facilities within 30 minutes travel time and the proposal is therefore deemed to comply with this policy.
- 9.8 The County Council go on to state that to provide an additional Primary School at the Chase Farm development would in fact undermine existing schools within the locality and have a detrimental impact on their future viability.
- 9.9 Taking the above into account, it is considered that the County Council have provided sufficient evidence to demonstrate that a surplus capacity already exists within existing schools which can support the needs of the additional pupils expected from the development at Chase Farm.
- 9.10 It is acknowledged that the catchment primary schools for the site are currently Lambley Primary School and All Hallows Church of England Primary School. The County Council's School Admissions Team has advised that they are currently reviewing the catchment area for Chase Farm and will be working with maintained schools, within walking distance from the development, with a view to consulting on amendments to catchment areas later this year. They further advise that any proposed changes will form part of the statutory consultation for the 2025-2026 admission year. Admissions arrangements (including catchment areas) of academies are the responsibility of the Multi Academy Trust and the County Council have confirmed they will consult with local academies throughout the review.

## 10. Secondary Education

- 10.1 The recommendation report taken to Planning Committee on the 18<sup>th</sup> May 2016, in relation to the original application 2015/1376, detailed that the proposed development would be expected to generate an additional 168 secondary school places. At the time it was considered that this additional demand could be mitigated through Gedling Borough Councils CIL receipts and as such a separate obligation seeking a Secondary Education Contribution was not included in the Original Section 106 Agreement.

- 10.2 Secondary School Contributions to Chase Farm are included on the Local Infrastructure Schedule as one of the potential items for funding through the Community Infrastructure Levy (CIL). Until the end of 2022 the strategic element of CIL receipts was allocated to the Gedling Access Road (GAR) / Colliery Way which has now been completed. No decision has yet been made by the Council about the future project prioritisation. This will be addressed through the CIL review which has been temporarily paused, pending the confirmation and subsequent implementation of planning reforms. In addition, the CIL Receipts are heavily dependent upon the commencement of development and as such cannot be accurately forecast.
- 10.3 Nottinghamshire County Councils Developer Contributions Strategy sets out the formula used to calculate developer contributions, see Table 1 - Page 16. The formula sets out that the cost per place for the expansion of Secondary Schools is £26,254 per place. As a result, the proportionate requirement for this development would be £4,410,672 (168 x £26,254). The above figures are based on the development creating an additional 1,050 dwellings as approved in the Outline Application. As previously discussed, Reserved Matters has been approved for up to 940 dwellings. Therefore, the most recent figure, in terms of demand for additional Second School Places created by the development would be 150.4 (based on 16 places per 100 dwellings). This would subsequently result in a proportionate requirement of £3,948,601.60.
- 10.4 Para. 4.1 of the Planning Statement advises that the County Council have identified a shortfall of Secondary School places within the locality and at the Carlton Academy which is the catchment school for the Chase Farm development. Table 3. (see extract below) details the expected projections in relation to secondary school places for the period 2022/23 to 2031/32. Overall, there is an expected deficit of -503 places within the Carlton Planning Area.

DfE No	School Name	District	Planning area	PAN	Net cap	Proj Year	School years							Whole school projection	
							7	8	9	10	11	12	13	TOTAL	surplus / deficit places
	Planning area summary	Gedling	Carlton	470	2903	2022-23	605	547	554	529	522	241	241	3239	-336
	Planning area summary	Gedling	Carlton	470	2903	2023-24	567	613	552	555	531	268	239	3325	-422
	Planning area summary	Gedling	Carlton	470	2903	2024-25	565	573	618	551	555	276	261	3399	-496
	Planning area summary	Gedling	Carlton	470	2903	2025-26	555	569	575	624	550	288	267	3428	-525
	Planning area summary	Gedling	Carlton	470	2903	2026-27	605	561	573	575	630	287	279	3510	-607
	Planning area summary	Gedling	Carlton	470	2903	2027-28	593	610	564	571	573	316	278	3505	-602
	Planning area summary	Gedling	Carlton	470	2903	2028-29	564	598	612	561	570	297	308	3510	-607
	Planning area summary	Gedling	Carlton	470	2903	2029-30	569	568	599	610	561	296	288	3491	-588
	Planning area summary	Gedling	Carlton	470	2903	2030-31	573	570	567	595	607	289	284	3485	-582
	Planning area summary	Gedling	Carlton	470	2903	2031-32	531	572	566	560	589	312	276	3406	-503

Table 3. Carlton Secondary Planning Area projections 2022/23 to 2031/32. Extract from the Planning Statement received on the 7<sup>th</sup> June 2023.

- 10.5 The County Council have already funded a 300-place expansion of the Carlton Academy, however there would remain a shortfall for secondary school places across the planning area for the ten-year forecast period. The County Council have committed to the funding of an additional 450 place expansion to Carlton-le-Willows Academy which is expected to complete in September 2023 but this again is not expected to meet the demand from 2024-25 onwards. As such, the Redhill Academy Trust are proposing a further 150 place expansion of the Carlton Academy which is dependent on external funding being made available. This project is anticipated to cost approx. £6,000,000.

- 10.6 The County Council advise that if additional resources are not obtained to provide additional funding for the development of the Carlton Academy, then it is expected that residents of the Chase Farm development would have to travel to secondary schools outside of the catchment area, which would involve unsustainable travel patterns. The County Council are therefore applying to modify the terms of the Primary School Contribution, secured through the Original Section 106 Agreement, to enable the funding to be used facilitate the expansion of Carlton Academy.
- 10.7 *Following the 14-day reconsultation, a further statement by the Redhill Academy Trust has been provided which details the existing expansions and required developments at the Carlton Academy or order to meet the Trusts future published admission number (PAN) of 260. The Redhill Trust have stipulated that in order to admit more than the current PAN of 230, significant capital investment must be made to increase capacity at the Carlton Academy.*
- 10.8 *Whilst the objections raised in relation to other school sites proposed by the County Council and the previous comments made by a former MP in relation to a shortfall in secondary places are noted, they are not deemed a material planning consideration in the determination of this application. Similarly, the availability of alternative sources of funding available to the County Council cannot be given weight when determining this application.*

## **11. Department for Education**

- 11.1 *The County Council, following the deferral of the application by Gedling Borough Councils Planning Committee on the 6th September 2023, have provided further supporting documents for consideration, dated the 13th October 2023 to help inform the decision of the application. The additional statement from the NCC reiterates the County Councils previous position that there is a surplus of Primary School Places within the locality and furthermore that, whilst not currently included in the County Councils calculations for available places, any additional demand for places generated by new development in the short-term future could likely be met by the existing surplus.*
- 11.2 *The applicant has also contacted the Department of Education for comments in relation to whether a new school could be approved at the site under the current protocol. The DfE have responded and state the following;- "Local authorities have a statutory duty (section 14 of the Education Act 1996) to ensure there are sufficient school places in their area. Where they identify the need for a new school, section 6A of the Education and Inspections Act 2006, requires them to first seek proposals for a new free school (academy). The final decision does however rest with the Secretary of State (normally delegated to the relevant Regional Director) regarding with whom they will enter into a funding agreement. The Regional Director will therefore consider all of the evidence provided as well as any other relevant matters of which he or she is aware before making a decision regarding the sponsor. In making decisions around the need for a presumption school, LAs need to balance their duty to provide sufficient school places with ensuring there is not an over-supply of places, which could make existing schools unviable".*

## **12. Other Matters**

- 12.1 The Ward Councillor, in their response to the consultation, raised concerns that the current obligations contained within the Original Section 106 Agreement are fundamental to establishing a sense of place and encouraging community cohesion within the development. Whilst these comments are fully understood, the evidence provided by the County Council demonstrates that, at this time, there is not a local need for a new Primary School or additional capacity within the vicinity.
- 12.2 As the Local Education Authority for Gedling Borough Council, it is the County Councils responsibility, under the Education Act 1996, to ensure that sufficient school places for children of all ages is provided within the Borough. The County Council produce projections of pupil demand on an annual basis based on catchment areas which are known as Planning Areas. These projections are used to inform the County Councils decisions as to where and when additional capacity needs to be provided.
- 12.3 The County Council adopted their Developer Contributions Strategy in December 2021. This document provides a framework to secure all necessary infrastructure to support sustainable growth in Nottinghamshire. The Developer Contributions Strategy sets out the County Councils approach to planning obligations secured through Section 106 Agreements and more specifically Education Infrastructure. Section 4, Para. 4.27 of the Developer Contribution Strategy details that “the delivery of a new school will be achieved through the free school presumption process, which aims to appoint a multi-academy trust to run the school. This approach requires the approval of the Regional Schools Commissioner acting on behalf of the Secretary of State.”
- 12.4 The County Council have also confirmed that the decision to commission a new school development is subject to the County Council’s own decision-making process which would be made by its Cabinet Member for Children and Young People and must be carried out in accordance with the County Councils constitution. In light of the new evidence provided, the County Council as Local Education Authority has concluded that a new primary school is not necessary and cannot be justified in this instance.
- 12.5 The proposed amendments include the provision of a new pedestrian crossing across Arnold Lane to improve connectivity and access to education facilities within the locality of the development and a financial contribution to enable these highway works to form part of the education contribution being reallocated. Para. 49 of the Department of Education’s – ‘Securing developer contributions for education (2023)’ outlines that it is possible to seek developer contributions towards the cost of offsite works that are required to deliver a new school or school expansion associated with housing development, such as traffic management measures, school streets, better streets for cycling, walking and people, to promote active travel. As such it is considered that the financial contribution towards the new pedestrian crossing could be considered a contribution towards off-site works required to deliver a school expansion associated with the housing development and within the scope of a developer contribution for education. The application is also deemed to comply with policies ACS14, LPD35, LPD58, and LPD61.
- 12.6 The new signalised crossing is proposed approx. 50m to the north of the junction between Arnold Lane / Linsdale Gardens. This crossing would adjoin a public footpath which has been approved as part of the approved plans for

phase 2 of the Chase Farm Development (application reference. 2021/1294) to provide greater connectivity for residents travelling to Stanhope Primary School. The County Council, in its capacity as the Highways Authority, have been consulted and have raised no objections to the proposals. It is therefore considered that the proposed location of the pedestrian crossing would be acceptable in principle and would improve the connectivity of phase 2 of the development to existing primary school facilities in the locality. The application would therefore be compliant with ACS18 and ACS19.

- 12.7 Having regards to the above, it is considered that the modifications to the Original Section 106 Agreement, as proposed by this application, would continue to serve the purposes of the original obligation by mitigating the impacts of the additional demand on both primary and secondary educational facilities. Primary facilities would benefit through the provision of a new pedestrian crossing, which would improve connectivity from the development to existing primary school facilities. In addition, the re-allocation of the financial contribution would provide a secure means of funding to expand existing Secondary School facilities.

### **13. Conclusion**

- 13.1 It is considered that the County Council, in their capacity as Local Education Authority, have provided sufficient evidence to demonstrate that the development of a new Primary School at the site known as Chase Farm is no longer required. Instead, a deficit in Secondary School places is forecast within the next 10 years. As such the County Council contend that the local need, as prescribed within the local policy framework, is now for additional capacity in relation to Secondary School places.
- 13.2 It is considered that the proposal to expand the Carlton Academy, given this school is within the catchment of the Chase Farm development, would not alter the policy compliant position as set out in the Original Section 106 Agreement with regards to meeting the local needs test.
- 13.3 In light of the proposed modifications to the financial contribution as set out within this report, it is considered that to retain the obligation for the Owner/s to suitably prepare and transfer the Primary School Site to the County Council would serve no useful purpose. The County Council have suitably demonstrated that there is no longer a demand for a new primary school in this location.
- 13.4 Whilst it is accepted that infrastructure, in this case the provision of a new Primary School situated within the centre of the development, helps contribute to a sustainable development and promotes a strong sense of place, the evidence submitted by the County Council provides justification for the proposed amendments and the discharging of the obligations contained within Part 1, Schedule 4 of the Original Section 106 Agreement.
- 13.5 *The additional supporting documents have been noted and do not alter the original officer recommendation that the proposed modifications are acceptable and would still serve a useful purpose equally well in accordance with the terms of the original section 106 agreement.*

- 13.6 It is therefore considered that the proposed modifications and discharge, as noted in the proposal section of this report, are acceptable. There are no other material planning considerations or implications that would arise as a result of this proposed modification and discharge of the relevant planning obligations.
- 13.7 As a result, the application is deemed to comply with policies LPD35, LPD58, and LPD61 of the Local Planning Document; policies A, 12, 14, 18 and 19 of the Aligned Core Strategy and guidance within the NPPF.
- 14. Recommendation:** Subject to the agreement of Nottinghamshire County Council, the Owner and the Developer, to enter into a deed of variation to discharge the obligation for the owner to provide the primary school site, and to modify the terms of the Primary School Contribution to enable it to be re-allocated to permit expenditure on expanding secondary school capacity within the vicinity of the development and towards the pedestrian crossing on Arnold Lane.
- 15. Appendices**
- 14.1 Appendix 1. Nottinghamshire County Council Planning Statement
- 14.2 Appendix 2. NCC Objection Response to Application 2023/0468
- 14.3 *Appendix 3. Nottinghamshire County Council Further Statement Oct 23*
- 14.4 *Appendix 4. Further Statement – Department for Education*
- 14.5 *Appendix 5. Further Statement – Redhill Academy Trust*

Nottinghamshire County Council

Application to Modify the S106 Agreement Pursuant to  
the Outline Planning Permission 2015/1376

Land at Chase Farm (Former Gedling Colliery),  
Adjacent to Arnold Lane and Land Off Lambley Lane  
Gedling Nottinghamshire

Planning Statement  
Submitted June 2023





## 1. Introduction

- 1.1 Nottinghamshire County Council is applying to modify the Section 106 Agreement associated with the residential development at Land at Chase Farm (Former Gedling Colliery). It is seeking to remove the obligation for the housing developer to provide a serviced site for a primary school and to vary the terms of the primary school contribution such that it can be used towards the expansion of secondary education provision, which is necessary to support the development. This statement supports the application by providing the background and justification for the proposed modification.
- 1.2 The following sections provide the background and history in relation to the planning obligation, followed by an explanation for the proposed modification. The County Council contends that a new primary school is not required for the development to be acceptable in planning terms and that further investment into secondary school provision within the vicinity of the site is essential to mitigate the long term impact of the development on education infrastructure.

## 2. Background

- 2.1 Nottinghamshire County Council is the Local Education Authority for Gedling Borough and is responsible under the Education Act 1996 for ensuring a sufficiency of school places for all children of statutory school age who are resident within the Borough and whose parents want them to be educated in a state funded school. The County Council is required to produce projections of pupil demand on an annual basis based on groupings of schools and their catchment areas, known as planning areas. Planning area projections inform decisions on where and when additional places need to be provided, either through delivery of new schools or expansion of existing schools.
- 2.2 As part of this duty, the County Council will make representations to the Local Planning Authority in relation to planning proposals setting out whether developer contributions are required to mitigate the pupil demand from new housing developments on education infrastructure. The County Council seeks developer contributions in accordance with its Developer Contributions Strategy 2021 and guidance from the Department for Education 2019<sup>1</sup>, utilising both planning obligations secured through Section 106 Agreements and the Community Infrastructure Levy (CIL), where applicable.
- 2.3 In 2016, the County Council responded to a consultation from Gedling Borough Council in relation to the outline application for a phased development of up to 1050 dwellings at Land at Chase Farm. The County Council advised that a planning obligation should be secured for the delivery a single form entry primary school and that contributions would be required through the Borough Council CIL in order to mitigate the impact of the development on secondary education facilities.
- 2.4 The County Council subsequently entered into a Section 106 Agreement which secured a primary school contribution of £3,600,000 (index linked) and a serviced primary school site of 1.2 hectares from the housing developer to facilitate the construction of a primary school to serve the development. The delivery of additional secondary school places was intended to be funded through the Borough Council CIL, as set out in its former Regulation 123 List, now Infrastructure Funding Statement.

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<sup>1</sup> *Securing Developer Contributions for Education 2019*



### 3. Planning History

- 3.1 Gedling Borough Council, Nottinghamshire County Council, Keepmoat Homes and Homes England (the Parties) entered into a Deed under Section of the 106 of the Town and Country Planning Act 1990 dated 3rd March 2017 in relation to the hybrid planning permission issued by the Borough Council under reference 2015/1376 (the Original Section 106 Agreement): A phased development of 1,050 dwellings, local centre with retail units and health centre, and new primary school. Full planning permission for phase 1 to comprise the erection of 506 no. dwellings (2, 3, 4 and 5 bedroom houses and flats), vehicular access from Arnold Lane, internal roads, and all associated infrastructure. Outline planning permission for subsequent phases, all matters reserved except for indicative access to the sites from Phase 1, and future accesses from Gedling Access Road.
- 3.2 The Parties subsequently entered into a variation of the Original Section 106 Agreement dated 7 January 2019 (First Variation) to amend the definition of "Development" to include reference to "Ancillary Applications" which means the following applications for full planning permission: 2017/1018 for the replacement of plots 1,2,3,169,170 and 171, 2017/1076 for the repositioning of plots 5, 6 and 7, 2017/1275 for the re-elevation of 110 plots, 2018/0249 for the replan of plot 14, 2018/0392 for the re-elevation of 71 plots, and 2018/0684 for the replan of 30 units.
- 3.3 The Parties subsequently entered into a second variation to the Original Section 106 Agreement dated 17 August 2020 (Second Variation) to amend the definition of "Ancillary Applications" to include reference to the following planning permissions: 2019/0304 for the re-plan of plots 229, 230 and 231, 2019/0586 in respect to plot 329, 2019/0759 in respect to alteration of house types, and 2019/0696 to vary condition 2 of the original planning permission (phasing plan).
- 3.4 The Parties subsequently entered into a variation of the Original Section 106 Agreement dated 17 December 2021 (Third Variation) to amend the definition of "Ancillary Applications" to include reference to the following planning permissions: 2020/1255 for a balancing lagoon and outline permission for local shops, access and parking, 2020/0667 for the erection of 31 dwellings, and 2020/0545 for redesign and landscaping for the Urban Square.

### 4. The Proposal

- 4.1 The County Council is applying to remove the obligation for the developer to provide the primary school site (1.2ha) and to modify the terms of the primary school contribution (£3.6m (index linked)) to enable it to be used towards expanding secondary school capacity within the vicinity of the development. This statement sets out the County Council's justification for seeking to modify the S106 Agreement and comments on the implications of not providing a primary school at Land at Chase Farm.

#### Primary Education

- 4.2 The County Council produced an Education Statement in April 2016 following consultation on the proposals for Land at Chase Farm, which confirmed that the development of 1050 dwellings would yield sufficient pupils to sustain a single form entry primary school and that there was no available capacity forecasted in local schools that could accommodate the growth in pupil population. On this basis, the County Council advised that a new primary school should be provided onsite.

4.3 Since this time, the demand for school places across Nottinghamshire has evolved and the number of pupils on-roll at primary school has gradually reduced largely due to falling birth rates which has been reflected nationwide. Moreover, the County Council has supported the delivery of a new one form entry primary school at Land at Teal Close (Rivendell Academy), which has increased the supply of places within the planning area and will prevent pupils that are resident at Land at Teal Close from needing to seek a school place at existing schools in the Carlton Planning Area, thereby releasing additional capacity to support the demand from Chase Farm.

4.4 The latest pupil projection data which was submitted to and approved by the Department for Education (DfE) in October 2022 indicates that there will be a surplus of places at schools within the Carlton Planning Area over the next five years. Table 1 shows that there is forecast to be approx. 300 primary school places available across the planning area during each academic year. The projected demand is inclusive of the demand for school places anticipated from the housing at Chase Farm during the projection period (which equates to 704 of the 1050 dwellings permitted).

Table 1 – Carlton Primary Planning Area projections 2022/23 to 2026/27

School Name	Planning Area	PAN			Net ca	Proj Yea	School years						Whole school projection	
		FA	IJ				R	1	2	3	4	5	6	TOT
Planning area summary	Carlton	615	120	4000	2022-23	501	512	535	550	502	523	533	3656	+344
Planning area summary	Carlton	615	120	4000	2023-24	523	503	520	539	555	515	532	3687	+313
Planning area summary	Carlton	615	120	4000	2024-25	499	524	507	522	538	567	521	3678	+322
Planning area summary	Carlton	615	120	4000	2025-26	505	499	528	526	521	549	574	3702	+298
Planning area summary	Carlton	615	120	4000	2026-27	513	507	505	545	528	534	556	3688	+312

4.5 It is recognised that housing developments should provide for safe and convenient cycling and walking routes to education facilities, in accordance with the Aligned Core Strategy 2014, and the ambitions of the emerging Greater Nottingham Strategic Plan, which places emphasis on the principles of the “20 minute neighbourhood” where communities can access their everyday needs with a short 20-minute walk (equating to approximately one mile). There are three primary schools within a one mile walking distance of the centre of Chase Farm (Poole Avenue), including Stanhope Primary School (0.7 miles), Phoenix Infant School (0.9 miles), and Haddon Primary School (1.0 miles). The number of places forecast to be available at each of these schools is shown in Table 2.

4.6 In Table 2, the pupil demand arising from Chase Farm (105 pupils) has been attributed to Haddon Primary School, which consequently displays a deficit of places. However, it is unlikely that all pupils would attend the same school. There is forecast to be sufficient capacity at Stanhope Primary School (+111) and Phoenix Infant School (+61) to offset the undersupply at Haddon Primary School (-51). The closest school to the development, Stanhope Primary School, is a 16 minute walk from centre of Chase Farm (Poole Avenue) and has the second largest forecast surplus capacity within the planning area, sufficient to accommodate the growth in pupil population.

4.7 A new pedestrian crossing close to the junction of the spine road into Chase Farm has been installed which will provide safe passage across Arnold Lane (A6211), thus ensuring that these local schools will be accessible via a safe walking route. There may be scope to install a further pedestrian crossing to serve the west of the development to further reduce walking distances, especially to Stanhope Primary School. It is estimated that the cost of installing a signalled crossing

would be £100,000, plus the cost of an associated footway from the site entrance along Arnold Lane. It is proposed that this cost could be deducted from the value of the education contribution as part of the proposed modification agreement.

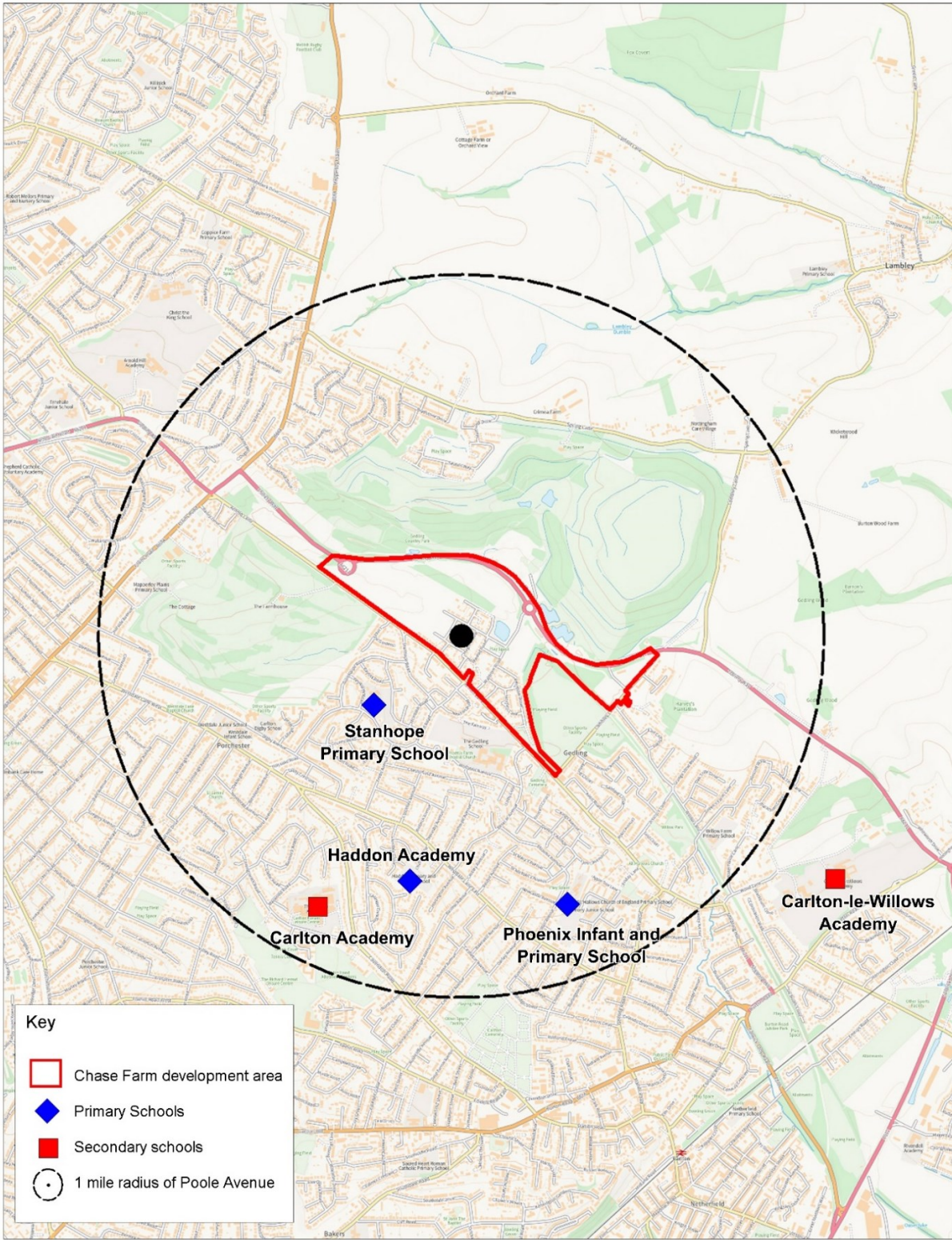
4.8 The County Council does not consider that the sustainability of the development at Land at Chase Farm will be undermined by the absence of a primary school onsite, or that it will conflict with the requirements of the Aligned Core Strategy or emerging Greater Nottingham Strategic Plan. The school site was reserved only on the basis that there were forecast to be insufficient school places within the locality at the time that the Aligned Core Strategy was adopted (2014) and planning application determined (2016). This was in accordance with Policy 12: Local Services and Healthy Lifestyles of the Aligned Core Strategy which supports new, extended or improved community facilities *where they meet a local need*. Given the proximity of the local schools and their projected surplus capacity, the provision of a new school onsite is not considered to be necessary to meet local need. Therefore, proceeding with the development without a new primary school would continue to accord with Policy 12 of the Aligned Core Strategy. The County Council considers that the decision to proceed with the development of a new school should be based on latest evidence of local need and the provision of a school within the site is not integral to the functionality of the development.

Table 2 – Carlton Primary Planning Area Average Five Year Projection by School

Planning area	DfE no.	School	LA / academy	District	Net Capacity	Average 5 Year Projection	Pupils from housing commitments, 5 yrs	Surplus / Deficit Places
Carlton	3018	All Hallows C of E Primary School	LA	GEDLING	150	203	3	-56
Carlton	2699	Burton Joyce Primary School	Academy	GEDLING	315	286	27	+2
Carlton	2227	Carlton Infant Academy	Academy	GEDLING	200	155	7	+38
Carlton	2226	Carlton Junior Academy	Academy	GEDLING	240	220	9	+11
Carlton	2024	Haddon Primary and Nursery School	Academy	GEDLING	210	156	105	-51
Carlton	2033	Netherfield Primary School	Academy	GEDLING	420	344	101	-25
Carlton	2234	Parkdale Primary School	Academy	GEDLING	420	409	7	+4
Carlton	2239	Phoenix Infant and Nursery	LA	GEDLING	180	118	1	+61
Carlton	2236	Porchester Junior School	Academy	GEDLING	180	172	3	+5
Carlton	2238	Priory Junior School	LA	GEDLING	233	225	1	+7
Carlton	2044	Rivendell Primary	Academy	GEDLING	210	71	0	+139
Carlton	3690	Sacred Heart Catholic Academy	Academy	GEDLING	210	212	0	-2
Carlton	3352	St John's C of E Primary School	LA	GEDLING	210	197	0	+13
Carlton	2237	Standhill Infant School	LA	GEDLING	135	131	1	+3
Carlton	2911	Stanhope Primary and Nursery	LA	GEDLING	417	305	1	+111
Carlton	2244	Willow Farm Primary School	Academy	GEDLING	210	211	2	-3
Carlton	1008	PLANNING AREA TOTAL		GEDLING	3940	3415	268	+257

4.9 The development of a new primary school in this locality would have a detrimental impact on the viability of the existing schools, which are projected to admit below their capacity. If the demand from Chase Farm (105 pupils) was removed from the projection data in Table 2, there would be a forecast surplus of 54 places at Haddon Primary School, as well as the surplus of 111 places at Stanhope Primary School and 61 places at Phoenix Infant School, which would remain intact. The County Council cannot undermine the sustainability of existing schools and any proposal to develop a new school would be susceptible to resistance from local schools and potentially the DfE.





**Key**

- Chase Farm development area
- ◆ Primary Schools
- Secondary schools
- 1 mile radius of Poole Avenue

**Nottinghamshire  
County Council**

Chase Farm, Gedling, 'Primary and Secondary Schools'

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Scale 1:25,000  
Produced by: JW  
Date: JUN 2023

## Secondary Education

- 4.10 The County Council's Education Statement of April 2016 identified an insufficiency of secondary school places at the catchment school, the Carlton Academy. Since this time, the County Council has funded a 300-place expansion of the Carlton Academy, which was completed in 2020, but there remains a forecast deficit of secondary school places across the planning area over the ten year forecast period, including at both the Carlton Academy and Carlton-le-Willows Academy.
- 4.11 The County Council is committed to funding the expansion of Carlton-le-Willows Academy by 450 places, which is expected to complete in time for September 2023. This additional capacity will temporarily remove the deficit of school places within the planning area during the 2023-24 academic year but would be insufficient to meet the shortfall from 2024-25 onwards, which is forecast to exceed 450 places (see Table 3). To address the residual deficit in places, the Redhill Academy Trust is proposing to expand the Carlton Academy by a further 150 places. However, this is dependent on external funding being made available. The project is anticipated to cost £6m.

*Table 3 - Carlton Secondary Planning Area projections 2022/23 to 2031/32*

DfE No	School Name	District	Planning area	PAN	Net cap	Proj Year	School years							Whole school projection	
							7	8	9	10	11	12	13	TOTAL	surplus / deficit places
	Planning area summary	Gedling	Carlton	470	2903	2022-23	605	547	554	529	522	241	241	3239	-336
	Planning area summary	Gedling	Carlton	470	2903	2023-24	567	613	552	555	531	268	239	3325	-422
	Planning area summary	Gedling	Carlton	470	2903	2024-25	565	573	618	551	555	276	261	3399	-496
	Planning area summary	Gedling	Carlton	470	2903	2025-26	555	569	575	624	550	288	267	3428	-525
	Planning area summary	Gedling	Carlton	470	2903	2026-27	605	561	573	575	630	287	279	3510	-607
	Planning area summary	Gedling	Carlton	470	2903	2027-28	593	610	564	571	573	316	278	3505	-602
	Planning area summary	Gedling	Carlton	470	2903	2028-29	564	598	612	561	570	297	308	3510	-607
	Planning area summary	Gedling	Carlton	470	2903	2029-30	569	568	599	610	561	296	288	3491	-588
	Planning area summary	Gedling	Carlton	470	2903	2030-31	573	570	567	595	607	289	284	3485	-582
	Planning area summary	Gedling	Carlton	470	2903	2031-32	531	572	566	560	589	312	276	3406	-503

- 4.12 Due to the prioritisation of the Gedling Access Road (GAR), the County Council has been unable to secure any funding from the Gedling CIL for the Carlton Academy. The Borough Council has ringfenced the CIL until £4.48m is collected for the GAR and, as of the end of March 2022, the proceeds collected totalled approximately £4m<sup>2</sup>. This means there is no excess CIL available to support a secondary school expansion at this time. The future availability of secondary school places to support the growth in pupil population associated with Chase Farm is therefore in doubt.
- 4.13 The Carlton Academy is a 1.3 mile walk from the centre of Chase Farm (Poole Ave) and therefore within a sustainable walking distance. Carlton-le-Willows Academy is the next closest school to the development and a 1.5 mile walk from the site centre. Should the expansion of Carlton Academy not be secured then secondary aged pupils at Chase Farm would likely need to travel to secondary schools outside of the planning area, which would involve unsustainable travel patterns.

<sup>2</sup> Gedling Borough Council Infrastructure Funding Statement 2021-22

## 5. Conclusion

- 5.1 Nottinghamshire County Council is applying to modify the terms of the primary school contribution secured through the S106 Agreement to enable the funding to be used towards the expansion of secondary school capacity within the vicinity of the development. Since the time that the outline planning application was submitted, the demand for school places has evolved and the latest pupil forecasts indicate that there will be sufficient places at the closest primary schools to the development to accommodate the demand arising from the new housing over the next five years. As such, there is no justification for using developer funding or other public funds to build a new school which is not necessary, and which could undermine the viability of existing schools.
- 5.2 There is a forecast deficit of secondary school places within walking distance of Chase Farm, which cannot be rectified through the expansion programme at Carlton-le-Willows Academy. There is no current prospect of the County Council securing any funding towards secondary education provision through the Borough Council CIL due to the prioritisation of other infrastructure which has supported the development. Therefore, the County Council is proposing to amend the planning obligation to facilitate the expansion of Carlton Academy. Carlton Academy is the catchment school for Chase Farm and its expansion would directly benefit the residents of the new housing by ensuring there are sufficient school places within an acceptable walking distance. Failure to secure this modification will place further strain on secondary school places, resulting in a development which is not appropriately mitigated, and will place further pressure on the CIL which is already overcommitted.





## **NCC RESPONSE - OBJECTION TO APPLICATION 2023/0468**

The letter received from the ward member (dated 24/07/23) is objecting to the County Council's decision not to commission a new primary school on the Chase Farm Development. It does not object to the proposal to vary the Section 106 Agreement to enable the primary education contribution - which would otherwise remain unused - to be spent on secondary school provision. The County Council has concluded that there is no justification for building a new school in this location and is under no obligation under the S106 Agreement to commission the delivery of a new school.

**A decision to refuse the application to modify the S106 Agreement would not result in a new primary school being delivered.** If an alternative use for the education contribution cannot be agreed, then it is likely that the funding would have to be returned to the housing developer and the additional places required at secondary level could not be delivered. This would result in a development that is not appropriately mitigated because secondary school pupils who are resident at Chase Farm would need to travel further than their catchment school to obtain a place.

It is acknowledged that the catchment primary schools for the site are currently Lambley Primary School and All Hallows Church of England Primary School. The County Council's School Admissions Team is currently reviewing the catchment area for Chase Farm and will be working with maintained schools, within walking distance from the development, with a view to consulting on amendments to catchment areas later this year. Any proposed changes will form part of the statutory consultation for the 2025-2026 admission year. Admissions arrangements (including catchment areas) of academies are the responsibility of the Multi Academy Trust. The County Council will consult with local academies throughout the review.

As set out in the planning statement, there is a forecast sufficiency of primary school places at schools within a one mile walk of Chase Farm. Current admissions data shows that pupils who are already living on the Chase Farm development have applied for and been offered places at numerous schools and academies in the local area.

The concerns regarding the accessibility of these nearest schools are noted, but no evidence is available to suggest that the walking routes would be unsafe. As outlined in the planning statement, existing residents would have safe passage across Arnold Lane using the signalised pedestrian crossing close to Waldrom Road. The approved plans for the second phase of the development (ref. 2021/1294) includes a pedestrian connection to Arnold Lane, slightly offset from the entrance to Linsdale Gardens. It is proposed that an additional pedestrian crossing is installed in this location to provide connectivity to the established footpath on the opposite side of Arnold Lane, to assist residents travelling to Stanhope Primary School. Please see plan overleaf.

Residents travelling to Phoenix Infant School and Haddon Primary School would travel via Basecar Avenue which is a traffic calmed street due to the presence of speed bumps. There is an operational school crossing patrol on Westdale Lane and, on the approach to Haddon Close, there is a footway build-out to aid pedestrians accessing Haddon Primary School. Although this crossing is not controlled with signals, there have been no reported collisions at this location in the last 23 year period.

The County Council contends that the development is connected to existing primary schools via direct and safe walking routes, which are within the statutory walking distance required by its Home to School Transport Policy. Therefore, it is not considered that the proposal would contravene Policy LPD 35 of the Gedling Local Plan - Safe, Accessible and Inclusive Development. The expansion of Carlton Academy would ensure there is a sufficiency of secondary school places within a reasonable walking distance of the development, which are accessible via direct and safe walking routes, thereby supporting the principles of Policy LPD 35.

Proposed location for additional signalised crossing to serve phase two:





## **Modification of the Section 106 Agreement at Chase Farm (2023/0468)**

### **Further Statement of Nottinghamshire County Council - October 2023**

Nottinghamshire County Council has applied to vary the planning obligation related to education facilities generated by the development of Chase Farm, Gedling, in order to enable developer contributions to support secondary education facilities.

This further statement seeks to respond to the issues raised by Councillors on Gedling Borough Council's Planning Committee at its meeting of 6 September 2023.

This statement focusses on:

- forecast housing growth within Carlton and the impact of additional housing on the need for a new primary school at the Chase Farm development,
- the role of the DfE and the advice that it has given regarding the decision to commission a new school presumption,
- the project for which developer funding is being sought to expand secondary education facilities at Carlton Academy.

#### **1. Housing Growth**

The pupil projection data which is produced by the County Council is inclusive of demand for school places which are anticipated to arise from new housing development during the projection period, 2022/23-2026/27.

The demand which is included in the dataset is based upon those sites which are identified as housing commitments by the Borough Council in its Housing Land Supply.

The average five-year projection presented in Table 2 of the County Council's Planning Statement (reproduced below) is inclusive of the remainder of the housing, which is planned at the site "Land at Chase Farm", with the exception of 346 dwellings which are planned to be built after the projection period (2026/27+).

The number of pupils anticipated to arise from these residual dwellings (i.e., 73 pupils) will be accommodated within local schools, assuming forecast trends continue, and would not be sufficient to sustain a new one form entry primary school.

Table 2 – Carlton Primary Planning Area Average Five Year Projection by School

Planning area	DFE no.	School	LA / academy	District	Net Capacity	Average 5 Year Projection	Pupils from housing commitments, 5 yrs	Surplus / Deficit Places
Carlton	3018	All Hallows C of E Primary School	LA	GEDLING	150	203	3	-56
Carlton	2699	Burton Joyce Primary School	Academy	GEDLING	315	286	27	+2
Carlton	2227	Carlton Infant Academy	Academy	GEDLING	200	155	7	+38
Carlton	2226	Carlton Junior Academy	Academy	GEDLING	240	220	9	+11
Carlton	2024	Haddon Primary and Nursery School	Academy	GEDLING	210	156	105	-51
Carlton	2033	Netherfield Primary School	Academy	GEDLING	420	344	101	-25
Carlton	2234	Parkdale Primary School	Academy	GEDLING	420	409	7	+4
Carlton	2239	Phoenix Infant and Nursery	LA	GEDLING	180	118	1	+61
Carlton	2236	Porchester Junior School	Academy	GEDLING	180	172	3	+5
Carlton	2238	Priory Junior School	LA	GEDLING	233	225	1	+7
Carlton	2044	Rivendell Primary	Academy	GEDLING	210	71	0	+139
Carlton	3690	Sacred Heart Catholic Academy	Academy	GEDLING	210	212	0	-2
Carlton	3352	St John's C of E Primary School	LA	GEDLING	210	197	0	+13
Carlton	2237	Standhill Infant School	LA	GEDLING	135	131	1	+3
Carlton	2911	Stanhope Primary and Nursery	LA	GEDLING	417	305	1	+111
Carlton	2244	Willow Farm Primary School	Academy	GEDLING	210	211	2	-3
Carlton	1008	PLANNING AREA TOTAL		GEDLING	3940	3415	268	+257

It is acknowledged that further sites may come forward for development within the pupil planning area which may increase demand for school places during the projection period.

The additional sites which have been identified by the Borough Council as being potentially developable include: the site of the former Sherwood E-ACT Academy, the site which was reserved for a primary school at Chase Farm, and Land at Mapperley Plains which has conditional permission, subject to completion of a S106 Agreement (2019/0764). The anticipated number of dwellings and associated pupil projection for each site is detailed below.

Potential Housing Developments	Anticipated Dwellings	Primary Pupils
Sherwood E-ACT Academy	125	26
Primary School Land at Chase Farm	30	6
Land at Mapperley Plains	46	10
<b>Total</b>	<b>201</b>	<b>42</b>

Collectively, the additional sites would yield 42 primary pupils which could be accommodated within the forecast surplus capacity identified in the County Council's Planning Statement.

Furthermore, it is clear from the surplus number of places which are forecast at the present time, as detailed in the table above, that there is scope to accommodate the demand from many more dwellings within the Carlton primary planning area, should there be an indication that demand could rise further as a result of the Borough Council's forthcoming Strategic Housing Land Availability Assessment and revised Five Year Housing Supply Statements to be published later in October.

## 2. Department for Education

The County Council's Planning Statement states that the County Council cannot undermine the sustainability of existing schools and any proposal to develop a new school would be susceptible to resistance from local schools and potentially the Department for Education (DfE).

The Borough Council has asked for evidence from the Department for Education that a new primary school would not be supported in circumstances where there is a sufficiency of school places.

The County Council has contacted the DfE in response to the Borough Council's request. The DfE has confirmed (Appendix 1) that authority to establish a new primary school belongs to the Secretary of State (in practice the DfE Regional Director), rather than the County Council, but is based on forecast need being established and a "free school presumption" process being initiated by the Local Authority. This is when the local authority based on evidence of need, begins a consultation on proposals for a new school and seeks an Academy Trust Sponsor to manage the proposed school.

In making decisions regarding the need for a new school, the County Council should balance its duty to provide sufficient school places with ensuring there is not an over-supply of places, which could make existing schools unviable. A pre-requisite for approval of a new school is a free school presumption process as described above. In accordance with the advice given, the County Council is not able to commission a new presumption process for a primary school at Chase Farm, as it is considered that this would endanger the viability of other schools.

In response to the recent enquiry the DfE has written (emphasis added) :

*"Local authorities have a statutory duty (section 14 of the Education Act 1996) to ensure there are sufficient school places in their area. Where they identify the need for a new school, section 6A of the Education and Inspections Act 2006, requires them to first seek proposals for a new free school (academy). The final decision does however rest with the Secretary of State (normally delegated to the relevant Regional Director) regarding with whom they will enter into a funding agreement. The Regional Director will therefore consider all of the evidence provided as well as any other relevant matters of which he or she is aware before making a decision regarding the sponsor. **In making decisions around the need for a presumption school, local authorities need to balance their duty to provide sufficient school places with ensuring there is not an over-supply of places, which could make existing schools unviable**" - Pupil Place Planning Advisor East Midlands, Department for Education*

The annual forecast of pupil places across the planning area was presented in Table 1 of the County Council's Planning Statement and confirms an over-supply of places each year. This information has been shared with the Pupil Place Planning Advisor at the DfE whose response is set out in Appendix 1.

Table 1 – Carlton Primary Planning Area projections 2022/23 to 2026/27

School Name	Planning Area	PAN			Net ca	Proj Yea	School years						Whole school projection	
		FZ	IJ				R	1	2	3	4	5	6	TOT
Planning area summary	Carlton	615	120	4000	2022-23	501	512	535	550	502	523	533	3656	+344
Planning area summary	Carlton	615	120	4000	2023-24	523	503	520	539	555	515	532	3687	+313
Planning area summary	Carlton	615	120	4000	2024-25	499	524	507	522	538	567	521	3678	+322
Planning area summary	Carlton	615	120	4000	2025-26	505	499	528	526	521	549	574	3702	+298
Planning area summary	Carlton	615	120	4000	2026-27	513	507	505	545	528	534	556	3688	+312

### 3. Secondary Education

The County Council maintains that its proposal to modify the S106 Agreement would preserve the planning obligation and enable developer funding to continue to be invested into local education infrastructure within Carlton.

In light of the circumstances described above, there is no prospect of the County Council being able to use the developer funding to deliver a primary school and therefore it can no longer serve a useful purpose in this regard.

However, it can continue to serve a useful purpose by being used to expand the provision of secondary education places. The County Council supported the Carlton Academy to deliver 300 additional places in 2020 and is presently working with Carlton-le-Willows to deliver another 450 places by 2024. The proposed expansion of the Carlton Academy is additional to these projects and would enable the school to admit a further 150 pupils. The Carlton Academy has designed a scheme and is wishing to commence as soon as practically possible but can only do so with the assurance that the funding from Land at Chase Farm is available.

A letter has been submitted to Gedling BC officers from the Regional Director of the Redhill Trust who manage Carlton Academy in support of this application and is also appended to this submission as Appendix 2.

### 4. Conclusion

It is hoped that this submission covers the substantive outstanding issues raised by the Gedling PC Planning Committee members at the September Committee meeting and that officers will continue to recommend approval of the application to vary the terms of the Chase Farm S106 obligation to enable developer contributions to support secondary education provision serving the development.

## APPENDIX ONE

### EMAIL FROM DEPARTMENT FOR EDUCATION

**From:** DEMUNSTER, Anke <[Anke.DEMUNSTER@education.gov.uk](mailto:Anke.DEMUNSTER@education.gov.uk)>

**Sent:** 04 October 2023 15:23

**To:** Mike Sharpe <[mike.sharpe@nottscc.gov.uk](mailto:mike.sharpe@nottscc.gov.uk)>; CROMBIE, Ian <[lan.CROMBIE@education.gov.uk](mailto:lan.CROMBIE@education.gov.uk)>

**Subject:** RE: New school required by a District Council (s106 agreement)

**CAUTION: This email was sent by an external email address. Please do not click on any links or download any attachments unless you know it originates from a trusted source.**

Good afternoon Mike,

I hope you are well and many thanks for flagging this.

As you will be aware, local authorities have a statutory duty (section 14 of the Education Act 1996) to ensure there are sufficient school places in their area. Where they identify the need for a new school, section 6A of the Education and Inspections Act 2006, requires them to first seek proposals for a new free school (academy). The final decision does however rest with the Secretary of State (normally delegated to the relevant Regional Director) regarding with whom they will enter into a funding agreement. The Regional Director will therefore consider all of the evidence provided as well as any other relevant matters of which he or she is aware before making a decision regarding the sponsor. In making decisions around the need for a presumption school, LAs need to balance their duty to provide sufficient school places with ensuring there is not an over-supply of places, which could make existing schools unviable.

Please keep in touch regarding how your conversations and plans progress.

Best,



Department  
for Education

**Anke De Munster | Pupil Place Planning Advisor East Midlands**

East Midlands Regions Group

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**By Email:** [mike.avery@gedling.gov.uk](mailto:mike.avery@gedling.gov.uk); [Lewis.Widdowson@gedling.gov.uk](mailto:Lewis.Widdowson@gedling.gov.uk)

13 October 2023

Dear Mr Avery

### **The Carlton Academy, expansion of school places in Gedling**

The Carlton Academy is a highly successful, oversubscribed secondary school which OFSTED graded as 'good' in 2013, 2017 and 2022. The school is used as a model of sustained improvement from a previously inadequate provision by the DfE and supports schools both within our Trust and within the region. Outcomes have risen year on year in both Year 11 and sixth form. The school is part of a highly successful local Multi Academy Trust, which provides a high standard of education to over 4500 students in the borough.

The Redhill Trust has invested over £1m in site developments in the last four years, with the refurbishment of ten science labs, ICT rooms and existing dining spaces being completed. In addition to this, the school secured private investment in the large all-weather sports facilities opposite Carlton Forum in 2020. This saw the complete refurbishment of the facility, which is now fully booked and used by the community every day, with a long-term sustainable future. The school is a community-based school and is very proud of what it has achieved for children and their families.

In 2019, The Carlton Academy raised its PAN to 230 to accommodate the rising number of catchment families, this was supported by an investment of £3m from Nottinghamshire County Council in line with expansion of housing on the former Gedling colliery site at Chase Farm. This investment saw an excellent value for money

project delivered which included 10 classrooms, drama studio, two changing rooms, sixth form study space and a staff work base,

It was made very clear both to and with the local authority, that any further expansion would require much greater investment in infrastructure and site enhancement, specifically in respect of:

- Social space development – there is no grass play space on site and a very limited hard-court space which is now at end of life. This area requires reconfiguration to provide safe play and social space to accommodate the number of children on site.
- Technology workshops require rebuilding due to being too small and very outdated and need top-down refurbishment and reconfiguration.
- Expansion of catering and main hall facilities due to the significant rise in numbers.
- Additional changing and teaching facilities for PE curriculum.
- A further increase of twelve classrooms for due to rising numbers.

In 2022 we admitted a further 30 (260) children at the request of the Local Authority due to place demand, this was agreed to with the caveat of further investment on the site. No additional capital has been provided. In 2023, we again agreed to admit 260 students due to catchment demand and wish to continue to do this in support of our catchment, including those families now living on the Chase Farm estate. However, it is not possible to admit the additional students beyond our current PAN of 230 without significant capital investment to enhance and expand our school site. This is the case both due to there being a shortfall in teaching rooms, limited practical facilities and unreasonable and what could easily be unsafe dining and social spaces due to overcrowding.

Without further investment, it is simply not possible to continue this growth as facilities will not support the safe and effective education of young people on this site as it stands. We have been working with architects CPMG and project managers at Pulse Consulting to undertake a scoping exercise of costs to deliver this change on the school site and provide a sustainable increase in admission numbers at The Carlton Academy. Our initial costs are projected to be circa £7.5m and a build time of 18-20 months. We are very keen to begin this work as soon as possible in order to meet the rising demand and continue to deliver a high standard of education to families in Gedling. We have had initial conversations with Gedling Borough Council in respect of reconfiguration of the rear of the school site to enable a building to be constructed on and beyond the line of the current derelict squash courts and there this was received very positively as a concept that regenerates this space, provides additional parking for the school and leisure centre as well as opening up a space for any further expansion in years to come.

We are very happy to offer a site visit and can also share site development plans once they have been updated, which we are hoping will be by 18th October, having had further meetings with architects this week. We therefore strongly support the



application by the County Council for developer funding secured and obtained in respect of education provision arising from the Chase Farm development to be varied to enable the funding to be applied to support expansion of secondary education provision to serve the development,

Thank you for your consideration.

Yours sincerely

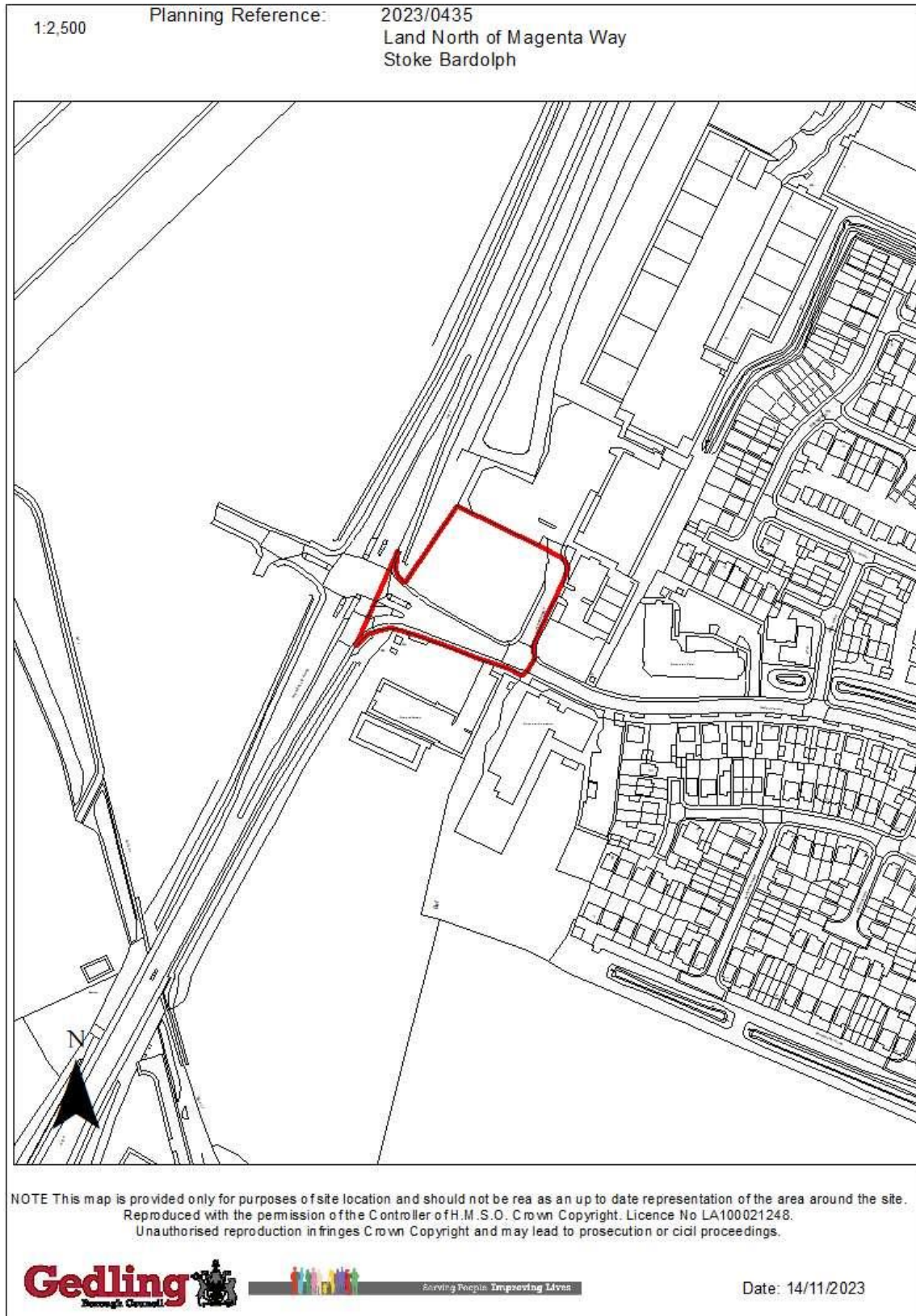
A handwritten signature in black ink, appearing to read 'R. Pierpoint'.

**Richard Pierpoint**  
**Regional Director**  
**Redhill Academy Trust**

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**Planning Report for 2023/0435**



**Report to Planning Committee**

<b>Application Number:</b>	<b>2023/0435</b>
<b>Location:</b>	<b>Land North of Magenta Way, Stoke Bardolph</b>
<b>Proposal:</b>	<b>Erection of a drive thru restaurant, with associated access, car parking, drainage and landscaping.</b>
<b>Applicant:</b>	<b>A.C Llyod Holdings Limited</b>
<b>Agent:</b>	<b>Pegasus Planning Group</b>
<b>Case Officer:</b>	<b>Craig Miles</b>

**The application has been referred to Planning Committee by the Planning Delegation Panel to allow matters relating to the potential impact on highways, public health, air quality and how the proposed development respects the character of the area to be considered.**

**1.0 Site Description**

- 1.1 The applicant site is a vacant area of land to the north of Magenta Way and to the east of the A616, Colwick Loop Road. The application site covers an area of some 0.5 hectares and is flat and devoid of any significant features.
- 1.2 The site forms part of the wider Teal Close Strategic Urban Extension development site that was granted outline planning permission for residential development (up to 830 units), employment uses (Use Classes B1/B2/B8), a local centre (Use Classes A1-A5 and D1), primary school, hotel (Use Class C1), care home (Use Class C2), playing pitches and changing facilities, public open space, allotments, structural landscaping, access arrangements and an ecology park, and demolition of existing structures in June 2014 (Ref: 2013/0546).
- 1.3 A subsequent reserved matters application was granted in May 2021 for the local centre site consisting of a public house, commercial/retail terrace and children's day nursery (Ref: 2019/0613). The retail terrace which formed part of the reserved matters has been constructed and the consent remains extant. The children's day nursery and public house have not been constructed and it is the area consented for the public house that is subject of this application.
- 1.4 To the north of the site is an Aldi food store which was previously approved in May 2021 (Ref: 2020/1292) that has also been constructed and is occupied immediately adjacent to the application site. To the south (on the opposite side of Magenta Way) is Rivendale Flying High Academy Primary School and its associated playing fields.

1.5 There are no heritage assets on or close to the site.

## **2.0 Relevant Planning History**

- 2.1 2013/0546 - Outline planning application comprising residential development (up to 830 units), employment uses (Use Classes B1/B2/B8), a community hub (Use Classes A1-A5 and D1), primary school, hotel (Use Class C1), care home (Use Class C2), playing pitches and changing facilities, public open space, allotments, structural landscaping, access arrangements and an ecology park, and demolition of existing structures is approved and subject to a S106 agreement.
- 2.2 2017/0999 - Variation of Conditions 32, 33 & 35 and removal of Condition 34 attached to outline planning application No. 2013/0546 comprising residential development (up to 830 units), employment uses (use classes B1, B2, B8) a community hub (use classes A1-A5 and D1) primary school, hotel (use class C1), care home (use class C2) playing pitches and changing facilities, public open space, allotments, structural landscaping, access arrangements and an ecology park, and demolition of existing structures. Approved 28th February 2018.
- 2.3 2017/0800 - Reserved Matters Application for the erection of 199 dwellings (C3), including 2017/0800 10 affordable units, and the associated infrastructure including landscaping, community uses/changing rooms (D2), playing pitches, a NEAP and public open space and an ecological park. Approved 2nd March 2018.
- 2.4 2018/0951 - Variation of conditions 32 (highway works), 33 (highway works) & 35 (footway/cycleway works) on outline planning permission reference 2017/0999 – Pending consideration.
- 2.5 2018/1189NMA - Non Material Amendment - amendment to the wording of Condition 10 (flood risk measures) on outline planning permission reference 2017/0999. – Approved.
- 2.6 2019/0060NMA - Non Material Amendment to reserved matters approval 2017/0800 - mid-terraced Yarm house type replaced with Bickleigh house type and end terrace Bickleigh house type replaced with Yarm house type, changes to feature plots and amendments to road layouts – Approved.
- 2.7 2019/0208NMA - Non Material Amendment - amendment to the wording of Condition 10 (flood risk measures) on outline planning permission reference 2017/0999 – Pending consideration.
- 2.8 2019/0131 - Reserved matters application for the erection of a 1-form entry primary school with a 26 place nursery with associated external play areas, car parking and associated landscaping and infrastructure pursuant to outline planning permission 2017/0999 – Approved 8th April 2020.
- 2.9 2019/0374 - Variation of Conditions 2 (approved plans), 7 (parameters plan written statement), 10 (flood risk), 28 (highway works), 30 (highway works), 31 (highway works), 32 (highway works), 33 (highway works) and 35

(footway/cycleway) on planning permission reference 2017/0999 – Pending consideration.

- 2.10 2019/0529 - Formation of access and enabling works including drainage and earthworks in relation to the local centre and employment uses – Granted Permission 18th September 2019.
- 2.11 2019/0614 - Approval of reserved matters in relation to appearance, landscaping, layout and scale of the trade park and unit 1 of the employment area pursuant to outline planning permission 2017/0999 – Granted Planning Permission 8th November 2019.
- 2.12 2019/0615 - Approval of reserved matters in relation to appearance, landscaping, layout and scale for the development of the employment area (6no. employment units) pursuant to outline planning permission 2017/0999 – Pending consideration.
- 2.13 2019/1191 – Three Storey Sixty Six Bedroom Residential Care Home for Older People (Use Class C2) with associated access, parking and landscaping. Granted Planning Permission 11th March 2020.
- 2.14 2019/0152 - Reserved matters application for the erection of 353no. dwellings (C3), including 18 affordable units, and the associated infrastructure including landscaping and public open space pursuant to outline planning permission 2017/0999. (Phase 2) – Approved 22nd June 2020.
- 2.15 2019/0560 - Reserved matters application for the erection of 277no. dwellings (C3), including 13 affordable units, and the associated infrastructure including landscaping and public open space pursuant to outline planning permission 2017/0999. (Phase 3) – Approved June 2022.
- 2.16 2020/1292 - Erection of a retail store (Class E) with associated car parking, landscaping and other infrastructure – Approved May 2021.
- 2.17 2021/1008DOC - Discharge of condition C11 (Flood Resilience Measures), Condition 16 (Surface Water Drainage), Condition 17 (Foul Drainage), Condition 18 (Contamination), Condition 19 (Verification), Condition 21 (lighting) and Condition 36 (Local Labour Agreement) of planning permission 2017/0999. Approved 4<sup>th</sup> January 2022

### **3.0 Proposed Development**

- 3.1 Full planning permission is sought for an alternative form of development, in place of the previously consented public house.
- 3.2 This full application seeks consent for a drive thru restaurant with associated access, car parking, drainage and landscaping. The proposed drive would have a gross internal area of 253m<sup>2</sup> and it is proposed to be occupied by a Popeyes Louisiana Chicken franchise, although any permission would not be tied to the specific operator.

- 3.3 The proposed drive thru would be located on the west part of the site, with the proposed car park located in the eastern part of the site.
- 3.4 The restaurant building itself would be single storey and measures some 6.8m in height to the ridge. The building is of a modern and contemporary architectural design featuring areas of timber cladding, white brick and grey cladding. A blue canopy would wrap around the building to provide shelter for visitors.
- 3.5 The main entrance to the proposed restaurant building would be on the northern elevation and would comprise of floor to ceiling glazing along the frontage of the building. A separate takeaway collection window would also be located on the northern elevation separated from the main elevation by a timber cladded feature. The floor to ceiling glazing would wrap around the corner of the building providing an active elevation to the eastern elevation, this elevation also features timber cladding along with white brickwork to break the massing of the building. The western elevation would include two glazed drive thru bays, along with timber cladding, white brickwork and grey cladding. The elevation is stepped to provide interest and break the massing of the building. The south elevation features corner, and high-level timber cladding.
- 3.6 Access into the site would be via a new bell mouth junction positioned on the western side of the existing local centre access road which connects into Magenta Way to the south. The proposed bell mouth connects into the existing footpaths either side of the site, providing pedestrian access to Magenta Way and the Aldi development to the north, alongside the existing retail terrace to the east. A drive thru lane is proposed around the rear of the proposed restaurant building.
- 3.7 In terms of car parking, 27 off-street spaces would be provided within the site that would include two Electrical Vehicle spaces. Two additional disabled spaces and four kerb side waste collection spaces would also be provided, located alongside the east elevation. A cycle shelter would be provided outside of the main entrance of the proposed building. Motorcycle spaces would also be provided within the site.
- 3.8 Plant and extraction equipment would be positioned on the roof of the proposed building, but behind a small parapet to ensure so that they are not visible in public views. Lighting columns are proposed within the site so that the car parking, drive thru and other external areas are lit at night.
- 3.9 New landscape planting is proposed around the perimeter of the site in the form of planting of a species-rich native species hedgerow along the boundaries of the development, ornamental shrub planting and a small number of urban trees. This would be separated from the public road by a low timber knee rail fence.
- 3.10 The applicant confirms that the proposed signage would be subject to a separate advertisement consent application.
- 3.11 The application is supported by:

- Design and Access Statement

- Retail Sequential Assessment
- Transport Assessment and Travel Plan
- Flood Risk and Drainage Strategy
- Noise Impact Assessment
- Air Quality Assessment
- Preliminary Ecological Appraisal and BNG assessment
- Soft Landscaping Plan

#### **4.0 Consultations**

- 4.1 Nottinghamshire County Council Highway Authority – Having considered the Transportation Statement submitted with the application, they have no objection to the proposals as the level of car parking is sufficient and includes cycle, motorcycle parking and servicing spaces. They also confirm that the swept path analysis for larger vehicles delivering goods is acceptable. They state that a Traffic Regulation Order is being made on Magenta Way to control parking in the vicinity of the access/school. In respect of the submitted Travel Plan, they recommend that further changes are required, but, if necessary, a condition could require a new Travel Plan to be submitted and approved prior to occupation.
- 4.2 Nottinghamshire County Council Local Lead Flood Authority – No objection.
- 4.3 Environment Agency – Confirm that they have reviewed additional submitted documents and consider that it satisfactorily addresses earlier concerns. They do not object to the proposals and acknowledge that the development is not located within flood zone 3b. They recommend conditions to ensure that the development complies with the submitted Flood Risk Assessment and the finished floor levels are set no lower than 20.96m above AOD.
- 4.4 Gedling Borough Council Scientific Officer (Air Quality and Contamination) – Notes the applicant's statement that remediation has been undertaken in accordance with a previous permission and has no objection subject to conditions requiring a verification statement being provided. Advises that having considered the air quality assessment the provision of Electric Vehicle charging points and a Construction Environment Management Plan would be required as recommended within the document.
- 4.5 Gedling Borough Council Tree Officer - No objections subject to a condition requiring that the maintenance aftercare for trees should be a minimum of 3 years from completion of development works and not only 12 months.
- 4.6 Gedling Borough Council Parks and Street Care – No comments.
- 4.7 Nottingham Wildlife Trust - No comments.
- 4.8 Nottinghamshire Police Designing Out Crime Officer – Does not object to the application but suggests that there should be plan in place for the security of the premises during construction and that development should be undertaken following the principles of Secure by Design.



4.9 Members of the Public - A press notice was published, site notices were displayed, and neighbour notification letters were posted. In total 48 letters of objections were received which were made on the following grounds:

- The development would lead to noise and disturbance to nearby residents;
- It would have harmful impact on road safety;
- It would encourage anti-social behaviour;
- The proposed drive thru would limit access to the adjacent housing estate at busy times;
- It should be located elsewhere;
- It would be located close to a primary school;
- There is no capacity within the local road network;
- There is no demand for such a facility as there are other outlets at Netherfield Retail Park;
- Potential for queuing traffic onto the public road;
- It would have an adverse impact on health;
- Harmful odours would affect local residents;
- It may affect heritage assets;
- It would create drainage problems; and
- It would lead to littering that would harm amenity

## **5.0 Relevant Planning Policy**

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.'

### Development Plan Policies

5.2 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:

- LPD 3 – Managing Flood Risk
- LPD 4 – Surface Water Management – sets out the approach to surface water management.
- LPD 7 – Contaminated Land – sets out the approach to land that is potentially contaminated.
- LPD 10 – Pollution – sets out the criteria that a development will need to meet with respect of pollution
- LPD 11 - Air Quality - states that planning permission will not be granted for development that has the potential to adversely impact upon air quality unless measures to mitigate or offset have been incorporated.
- LPD 32 – Amenity – planning permission will be granted for proposals that do not have a significant adverse impact on the amenity of nearby residents or occupiers.
- LPD 57 – Parking Standards - sets out the parking requirements for non-residential small shops and supermarkets below 3,000 m<sup>2</sup>. Appendix D Parking Provision – Non-Residential Development.

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

5.3 The Aligned Core Strategy was Adopted in September 2014, the following policies are considered most pertinent to the determination of the application; Policy A – Presumption in Favour of Sustainable Development; Policy 1 – Climate Change - Parts 1, 2 and 3 set out sustainability criteria; Part 6 that deals with flood risk; and Policy 10: Design and Enhancing Local Identity – that sets out the criteria that development will need to meet with respect to design considerations.

5.4 With respect of the National Planning Policy Framework 2023 (the NPPF), the following chapters are considered to be most pertinent to the determination of the application; Section 2 – Achieving sustainable development - Para 11 – presumption in favour of sustainable development; Section 4 – Decision-making - Paragraph 47 of the NPPF states that planning law requires applications for planning permission be determined in accordance with the Development Plan, unless material considerations indicate otherwise; Section 6 – Building a Strong, competitive economy - Paragraph 80 states planning decisions should help create conditions in which businesses can invest, expand and adapt; Section 8 – Promoting healthy and safe communities Paragraph 91 - Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling; Section 9 – Promoting sustainable transport; Section 12 – Achieving well-designed places. Paragraph 130 states that permission should be refused for development of poor design; Section 14 – Meeting the challenge of climate change, flooding and coastal change - Paragraph 163 - states a site-specific flood risk assessment is required. The applicant has submitted a flood risk assessment; Section 15 – Conserving and enhancing the natural environment - Paragraph 170. Planning policies and decisions should contribute to and enhance the natural and local environment.

5.5 Other policy guidance of note includes: ‘Parking Provision for Residential and Non-Residential Developments Supplementary Planning Document’ (2022).

## **6.0 Planning Considerations**

### Principle of Development

6.1 The Teal Close urban extension is identified in the ACS within Appendix A – Strategic Site Schedules and Plans and specifies that the Local Centre should be up to 2,800 m<sup>2</sup> and should comprise of a variety of commercial uses. This

criterion was translated into the conditions of planning permission 2013/0546 (as varied by 2017/0999).

- 6.2 The proposed drive thru restaurant (albeit a *sui generis* use) broadly falls within the (now replaced) Use Classes permitted by the ACS within Appendix A – Strategic Site Schedules and Plans which included A5 - hot food takeaways and A3 - Restaurants.
- 6.3 In relation to the restriction of the total amount of floor area for local centre uses to a maximum of 2,800m<sup>2</sup> it should be noted that the overall gross internal area of the proposed drive thru restaurant is much smaller than the consented public house. The consented and extant permission for the public house on the site would have a gross internal floor area of 752.5 m<sup>2</sup> and the proposed drive thru restaurant would have a gross internal area of 253m<sup>2</sup>.
- 6.4 In addition, it should be noted that the previous consent for a public house contained plans for hot food to be served within it.
- 6.5 The applicant has also submitted a “Drive Thru Sequential Assessment” outlining the reasons for why this site has been selected in lieu of others, however having regard to the requirements set out in the NPPF there is only a requirement to undertake a sequential assessment where the site is outside any defined town or local centre and it is above 2,500m<sup>2</sup>. In this instance, the wider approved masterplan for the area and extant planning permission includes a new local centre, and nevertheless the proposals do not exceed the impact assessment threshold of 2,500m<sup>2</sup> being only 253m<sup>2</sup>. The store size is also below the identified threshold of 500m<sup>2</sup> in policy LPD52. The adopted development plan actively allows for the proposed use and permission has already been granted for a larger public house (including restaurant).
- 6.6 In these circumstances, the principle of development is therefore considered acceptable given the planning history of the site as well as the overall intention for the site set out in within Appendix A – Strategic Site Schedules and Plans of the ACS.

### Design and Layout

- 6.7 The proposed drive through building would be of an individual and modern architectural design primarily based on the applicant’s company branding. It would be single storey in height up to a maximum height of 6.85m and would be viewed in the context of the much larger commercial units and supermarket located to the rear (north). This accords with the heights set out in the parameters plan approved by planning permission 2017/099 which specifies that the local centre buildings should not be no more than two storey and not exceed 9 metres in height.
- 6.8 The nearest existing residential properties are located to the north-east (Planning Permission 2019/0152) a significant distance away from the proposed restaurant building and as such there would be no significant impact on the amenity of neighbouring occupiers from the development from loss of light or by having an overbearing impact.

- 6.9 It is considered that the proposed restaurant building would be proportionate to the size of the site, and that there would be sufficient space within the site for pedestrians and vehicles to move around the site and exit safely.
- 6.10 In terms of materials and architectural features, it is stated within the submitted design and access statement that *“the main body of the building will be white brick slips which is complimented by dark timber effect aluminium cladding. Microrib cladding of a contrasting mid grey encloses the service areas of the building. Full height glazing is provided to the main entrance and restaurant area which fronts the access and greets customers as they enter the site. The doors and windows will be in a dark grey polyester powder coated finish. All associated flashings will match the adjacent cladding and window colours.”* The applicant also states that the *“proposed building elevations reflects the palette of materials used in the construction of the adjacent retail terrace together with the adjacent Aldi to ensure a coherent character across the local centre site.”*
- 6.11 In these circumstances, it is considered that the overall design of the building compliments the local centre proposals submitted and granted approval in reserved matters application 2019/0613 and is considered to enhance the character and visual amenity of the local area. Therefore, the proposals consist of a high-quality design and is in compliance with the NPPF, ACS Policy 10, LPD57 and LPD61 and Appendix D of the LPD.

#### Highway Matters

- 6.12 Access to the application site and that of the wider Teal Close development is established by the grant of outline planning permission 2017/0999. This would be from Magenta Way via the new signalised junction with the Colwick Loop Road.
- 6.13 It should be noted that the outline planning application and associated transport assessment modelled the trip generation and highway impact of the whole development, including a food store together with a 150-bed hotel that is no longer proposed. It should also be acknowledged that previous (extant) permission remains in place for a public house / restaurant with associated parking and new access.
- 6.14 The application has been submitted with a Transport Assessment which states in terms of vehicle movements that: *“The assessment of the proposed development is based on a realistic comparison between the proposed fast-food restaurant and the permitted pub, alongside the baseline position of the cumulative residual traffic inherent from the approved Aldi development within the Local Centre envisaged under the outline permission. The proposed development represents a scenario in which the total development related vehicle movements are fewer than those associated with the Local Centre envisaged under the outline planning permission.”*
- 6.15 It highlights that the proposed drive-thru restaurant would be a substitute for the public house which forms part of the extant Local Centre permission, and that the Local Centre would now comprise of development that would be under the floor area permitted in the original outline permission once the proposed development is included.

- 6.16 In terms of its location, the site is accessible by a choice of travel modes that would help in reducing reliance on the private car, consistent with national and local planning policy. A draft travel plan has been submitted that outlines measures to reduce car use.
- 6.17 As previously stated, 27 spaces would be provided within the site that would include two Electrical Vehicle spaces. Two additional disabled spaces and four kerb side waste collection spaces would also be provided, located alongside the east elevation. A cycle shelter would be provided outside of the main entrance of the proposed building. Motorcycle spaces would also be provided within the site.
- 6.18 The Highway Authority confirm that it has been demonstrated that the service arrangements will be able to accommodate delivery traffic and that the proposed development accords with local car and cycle parking standards. They do not object to the proposals on the basis that conditions are in place to ensure all car parking spaces are in place prior to occupation and that an updated travel plan, including clarification on monitoring and evaluation, be provided.
- 6.19 Whilst noting the concerns of the members of the public in relation to the access and its proximity to the junction and new school to the south it is considered that the access is acceptable. Magenta Way is a new access road designed to serve the development. Each proposal has not been assessed in isolation. During the consideration of the adjacent school application full consideration of the local centre was considered.
- 6.20 The NPPF is very clear in relation to advice when considering highway matters. At para 109 it states: "*Development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe*".
- 6.21 The Highway Authority has confirmed that the proposal is acceptable and has raised no objection subject to conditions ensuring the parking, turning and servicing areas are available and retained for the life of the development. As such it is considered that there is no justification to refuse planning permission on highway grounds.
- 6.22 In relation to the above matters, it is considered that the scheme would be acceptable from a highway perspective and complies with policies LPD 57, LPD 61 and the relevant guidance contained within Section 9 of the NPPF.

### Residential Amenity

- 6.23 It should be noted that the application site forms part of a defined local centre and wider commercial area where it is expected that levels of noise and disturbance would be higher than purely a residential area.
- 6.24 The application site is a significant distance away from the nearest residential property as approved by reserved matters application 2019/0152 to the east. The nearest property being some 70m away and forming Rivendell View Care

Home. It is situated behind (east) of the consented nursery building. On the south side of Magenta Way some 90m from the application site is the beginning of the wider housing development forming Bardolph View.

- 6.25 The building would be orientated with the front elevation facing north and east towards the parking area. Taking the above matters into account this separation is of sufficient distance to ensure no significant overshadowing/overlooking would occur.
- 6.26 In terms of potential disturbance as a result of noise, the applicant has submitted a noise assessment in support of the application. It considered the potential noise as a result of noise from mechanical equipment (i.e., plant and machinery), noise from car parking activity, noise from drive thru activity, and noise from delivery activity. The assessment concludes that the impact from car parking activity; the noise from drive thru activities; and by deliveries would all be below the WHO Guideline Values and therefore no mitigation would be required. It therefore accepted that the anticipated noise impact from the proposed development would not adversely harm the amenity of local residents.
- 6.27 A lighting design risk assessment has also been submitted to consider light pollution. It concludes that the effect on sensitive receptors would be mitigated through the use of low light pollution fittings which would retain light spill to within the development area and therefore limit glare discomfort on neighbouring receptors. These matters can be controlled by condition.
- 6.28 Subject to these conditions and taking the above matters into account, the proposals would not result in any significant noise disturbance and is considered to accord with LPD 32.

#### Landscaping

- 6.29 Whilst accepting that there is limited opportunity for landscaping as a large proportion of the site would be hard surfaced to provide appropriate parking, turning and servicing provision, the perimeters of the site would mostly be softened with a hedge and tree planting adjacent to the boundary of the site. These measures would help to limit noise emissions and views of parts of the site (such as the car parking area). The Tree Officer does not object to these proposals on the basis that there is a condition in place requiring that the maintenance aftercare for new trees should be a minimum of 3 years from completion of development works rather than for only 12 months.
- 6.30 Subject to this a planning condition, the proposal therefore complies with the objectives of the NPPF and ACS Policy 10.

#### Flood Risk and drainage

- 6.31 The site is located within Flood Zones 2 and 3. The submitted flood risk assessment correctly identifies the food store as a less vulnerable use and as per guidance prescribes a minimum floor level of 20.66m above ordnance datum. This would ensure that the proposal would not be at risk from flooding.

- 6.32 This has been confirmed by the comments of the Environment Agency and will be secured by an appropriately worded condition.
- 6.34 Drainage for the site would feed into the approved drainage strategy for the wider Teal Close development. Specifically, the drainage swale and piped network to the north of the site.
- 6.35 As such the proposed development is not considered to be at risk from flooding and would not result in increased flood risk elsewhere. The proposal is considered to accord with LPD4.

### Ecology

- 6.36 Submitted in support of the application is an ecological appraisal that concludes that the proposed development would be unlikely to have any adverse effect on any statutory international or national nature conservation designation, nor would it have an adverse effect on any non-statutory designations.
- 6.37 The desk study did not reveal any existing records from within the past decade directly associated with the site but indicated the presence of a range of protected and notable species that have been recorded in the wider area in the past decade.
- 6.38 The habitat survey determined that the site was formed of existing roads (Magenta Way and the access into the adjacent Aldi store) and an area bounded by a close-spaced wooden board fence around the main development area. It states that “the fenced off area has previously been prepared for development as part of the wider Teal Park development and is formed by a gravelly substrate with the early stages of development of ephemeral/short perennial vegetation with much bare ground. Bunds along the south, east and north boundaries tend to have more advanced development of vegetation, formed by typical pioneer species. The habitats are considered to be of low nature conservation value.”
- 6.39 The survey confirms that “no evidence of the presence of protected or notable species was recorded during the habitat survey and the habitats were not considered to be suitable to support such species.”
- 6.40 By way of enhancement, it is stated that the proposed soft landscaping scheme includes “the planting of a species-rich native species hedgerow along the west boundary of the development, ornamental shrub planting and a small number of urban trees. These features will provide foraging and nesting habitat for the local urban bird assemblage and will be of value to invertebrates and a considered to be an enhancement to the bare ground which forms a significant part of the site.”
- 6.41 In these circumstances it is considered that the proposals meet the requirements set out in LDP - Policy 18.

### Air Quality

- 6.42 An air quality assessment has been submitted in support of the application. This considers air quality matters arising during the construction phase including construction activities on the site and construction vehicle movements to and from the site.
- 6.43 Additionally, a travel plan has been submitted which promotes and encourages sustainable travel options. It should also be noted that the proposal includes two electric charging points.
- 6.44 These elements have been assessed by our Scientific Officer who has raised no objection to the scheme subject to a number of conditions in relation to Electric Vehicle charging points and a Construction Emission Management Plan.
- 6.45 Taking into account the above matters it is considered that the scheme would comply with policy LPD 11 and with Policy 1 of the ACS.

#### Other Matters

- 6.46 The proposed development would create up to 30 full-time equivalent jobs. As such the Borough Council will seek a Local Labour Agreement. This will ensure that local people benefit from the proposed development either through: Enabling local people to access on-site training, development and employment opportunities in the construction of the development; or enabling local people to access the jobs created by the end use of the development, working with the provider and local partners to try and ensure local recruitment and retention of staff. This can be secured through an appropriately worded condition. As such the proposal is considered to accord with policy LPD48.
- 6.47 The proposals would not prohibit the development of the adjacent nursery site where an extant permission remains in place (Ref: 2019/0613).
- 6.49 The applicant has not provided a waste management plan to explain how waste would be stored or collected. Most of the objections to the application raise concerns about litter as a result of the development in the vicinity of the site, which could affect amenity. Therefore, a planning condition requiring the submission, approval and implementation of a waste management plan is recommended.
- 6.50 A Site Assessment consideration contamination has been submitted. The applicant notes that the site has already been remediated through the approval of a condition associated with the former consent for the approved public house (Ref: 2019/0613). The council's Scientific Officer notes that remediation has been undertaken in accordance with a previous permission and has no objections, subject to conditions requiring a verification statement being provided. Subject to this condition, it is considered that matters relating to contamination have been addressed and accords with LPD 7 – Contaminated Land.
- 6.51 Issues relating to anti-social behaviour and the nature of the food that is served relate to the operation and management of the drive-thru restaurant rather than any specific planning requirement. There are no local planning policies



that would preclude the operation of drive-thru restaurant near a primary school.

## **7.0 Conclusion**

- 7.1 The principle of a drive thru restaurant within a local centre in this location is established by Appendix A Strategic Site Schedules and Plans of the Aligned Core Strategy and by outline planning permission 2017/099 which is in accordance with the ACS.
- 7.2 The proposal has been assessed and considered to be acceptable in planning terms in relation, highway matters, residential amenity, design and appearance, air quality and flooding and is considered to accord with policies A, 1, 6, 10, 12 and Appendix A Strategic Site Schedules and Plans of the Aligned Core Strategy and policies LPD3, LPD4 LPD7, LPD10, LPD11, LPD32, LPD48, LPD52, LPD57 and LPD61 and Appendix D - Requirement for Parking Provision in Residential and Non-Residential Development of the adopted Local Planning Document.
- 7.3 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. For these reasons, not only would the scheme accord with the development plan as a whole, but the balance of material considerations also weighs in its favour. Consequently, it is recommended that the application be approved.

### **Recommendation: Grant Planning permission subject to Conditions:**

- 1 The development must be begun not later than three years beginning with the date of this permission.
- 2 The development authorised by this permission shall be carried out in complete accordance with the approved drawings and specification listed below:

Site Layout Scale: 1:250@A1 Ref: 18036-SGP-05-XX-DR-A-131000 Rev E  
Received 25th August 2023

Site Location Plan Scale: 1:1000@A1 Ref: 18036-SGP-05-XX-DR-A-131001  
Rev B Received 20th July 2023

Ground Floor and Roof Plans Scale: 1:50@A1 Ref: 18036-SGP-05-ZZ-DR-A-131100 Rev - Received 25th May 2023

Proposed Elevations Scale: 1:100@A1 Ref: 18036-SGP-05-XX-DR-A-131300 Rev A Received 25th May 2023

Drainage Layout Scale: 1:200@A1 Ref: TEAL-BSP-ZZ-XX-DR-C-0240 P01  
Received 25th May 2023

Proposed Levels Scale: 1:200@A1 Ref: TEAL-BSP-ZZ-XX-DR-C-0212  
Received 25th May 2023

Lighting Layout Scale: 1:500@A2 Ref: LL1593-001 Revision A Received 25th  
May 2023

Proposed Soft Landscaping Scale: 1:200@A1 Ref: P22-3166\_EN\_0001\_A\_0001 Received 25th May 2023

Risk Assessment - ref 18-0062 V1; Dated 27th April 2023; BSP consulting.

Air Quality Assessment by Redmore Environmental ref. 6678r1 dated April 2023

Lighting Design Report Ref: LL1593/001 (dated 23.05.223)  
Environmental Noise Report by Sharps Redmore Consultants Ref: 2321855  
dated 03.05.2023  
Site Investigation Report -by BSP Consulting Ref: 18-0062 V1.4

- 3 The use hereby approved shall not commence until the parking, turning and servicing areas are provided in accordance with the approved plans. The parking, turning and servicing areas shall not be used for any purpose other than parking, turning, loading and unloading of vehicles, and shall thereafter be retained for the life of the development.
- 4 The use hereby approved shall not commence until such time as details of the the cycle shelter as shown on the Site Layout Plan (Dwg No 18036 SGP05XXDRA-13100 Rev E) have been submitted to and approved in writing by the local Planning Authority. It shall be erected and be available for use prior to occupation and shall thereafter be retained for the life of the development.
- 5 Prior to occupation of any building(s) a Verification Report that demonstrates the effectiveness of the remediation carried out (under the submitted BSP Remediation Proposals dated 27 April 2023) must be submitted and approved in writing by the Local Planning Authority.
- 6 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.
- 7 The development shall be carried out in accordance with the submitted flood risk assessment (ref 18-0062 V1; Dated 27th April 2023; BSP consulting) and proposed levels layout drawing (ref TEAL-BSP-ZZ-XX-DR-C-0212 P01; dated 23/03/2023; bsp consulting) and the following mitigation measures they detail: Finished floor levels shall be set no lower than 20.96 metres above Ordnance Datum (AOD) . 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.
- 8 Prior to commencement of the development a Construction Emission Management Plan (CEMP) based on the findings of the Air Quality Assessment (Redmore Environmental ref. 6678r1 dated April 2023) shall be submitted to and approved in writing by the Local Planning Authority. All works on site shall be undertaken in accordance with the approved CEMP unless otherwise agreed in writing by the Local Planning Authority.
- 9 Prior to the date of first occupation the development shall be provided with access to electric vehicle (EV) charge point(s) in line with Part S of the Building Regulations. A minimum of two active charge points and, cable routes installed

to at least one-fifth of the total number of parking spaces. 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 site users. They shall be thereafter maintained in the location as approved for the lifetime of the development.

- 10 The development hereby approved shall be undertaken in accordance with the submitted surface water drainage scheme based on the principles set forward by the approved Flood Risk Assessment (FRA) and specifically the Drainage Strategy as detailed on the Proposed Drainage Layout plan (Dwg Ref: TEAL-BSP-ZZ-XX-DR-C-0240-P01).
- 11 Prior to the commencement of development hereby approved details of a Local Labour Agreement in relation to the construction phase of the development, and job creation once operational, shall be submitted to and approved in writing by the Local Planning Authority. The local labour agreement shall be implemented in accordance with the approved details thereafter.
- 12 The use hereby approved shall not commence until such time as the specification and mitigation measures of all external lighting installations set out in the submitted Lighting Design Report Ref: LL1593/001 (dated 23.05.223) are in place and are operational.
- 13 The use hereby approved shall not commence until a Waste Management Plan has been submitted and approved in writing by the Local Planning Authority, which shall also include measures to limit litter entering beyond the application site. Thereafter, development shall proceed in accordance with the approved Waste Management Plan.
- 14 The approved landscaping as detailed on the Soft Landscape Proposals drawing (Ref: P22-3166-EN\_0001\_A\_0001) shall be carried out in the first planting season following the first occupation of the development. If within a period of five years beginning with the date of the planting of any tree, hedge, shrub or seeded area, that tree, shrub, hedge or seeded area, or any tree, hedge, shrub or seeded area that is planted in replacement of it, is removed, uprooted or destroyed or dies, or becomes in the opinion of the Local Planning Authority seriously damaged or defective, another tree, shrub or seeded area of the same species and size as that originally planted shall be planted at the same place, unless otherwise prior agreed in writing by the Local Planning Authority.
- 15 Notwithstanding the landscape management details outlined on the Soft Landscape Proposals drawing (Ref: P22-3166-EN\_0001\_A\_0001) future maintenance of the landscaped areas defined on this plan shall be for a period of 36 months following practical completion and not 12 months as stated.
- 16 No building shall be erected until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

- 17 Notwithstanding submitted details, prior to the use commencing, an updated Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. Development shall thereafter comply with the updated Travel Plan as approved.

## **Reasons**

- 1 To comply with the requirements of Section 91(1) of the Town and Country Planning Act 1990 (as amended).
- 2 To define the permission and for the avoidance of doubt.
- 3 In the interest of highway safety and to comply with policy LPD61.
- 4 To encourage sustainable travel and comply with guidance within the NPPF.
- 5 To ensure the development is safe and suitable for use, thereby taking into consideration paragraph 178 of the National Planning Policy Framework and policy LPD7 of the Local Plan.
- 6 To ensure the development is safe and suitable for use, thereby taking into consideration paragraph 178 of the National Planning Policy Framework and policy LPD7 of the Local Plan.
- 7 To reduce the risk of flooding to the proposed development and future occupants.
- 8 To ensure the development is constructed in an appropriate sustainable manner which takes into consideration air quality within the Borough and takes into consideration the National Planning Policy Framework and policy LPD11 of the Councils Local Plan.
- 9 To ensure the development is constructed in an appropriate sustainable manner which takes into consideration air quality within the Borough and takes into consideration the National Planning Policy Framework and policy LPD11 of the Councils Local Plan.
- 10 To reduce the risk of flooding to the proposed development and future occupants.
- 11 To seek to ensure that the construction of the site employs wherever possible local people and assists economic growth in the area and to accord with Policy LPD 48.
- 12 To prevent light spill and to protect the amenity of neighbouring occupiers.
- 13 To ensure that refuse will be appropriately stored and collected from the site in the interest of protecting the amenity of the site area and to protect amenity through general litter, odour and potential vermin/pest nuisance.

- 14 To ensure the development creates a visually attractive environment and to safeguard against significant adverse effects on the landscape character of the area having regard to Policy LDP19 - Landscape Character and Visual Impact.
- 15 To ensure a satisfactory form of development and appropriate landscaping of the site.
- 16 To ensure that the character of the area is respected and to comply with policies ASC10 and LPD26.
- 17 To ensure that the site is accessible by means other than the private motor vehicle and to comply with guidance within the NPPF.

### **Reasons for Decision**

The Borough Council has worked positively and proactively with the applicant in accordance with paragraph 38 of the National Planning Policy Framework (2023). 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.

### **Notes to Applicant**

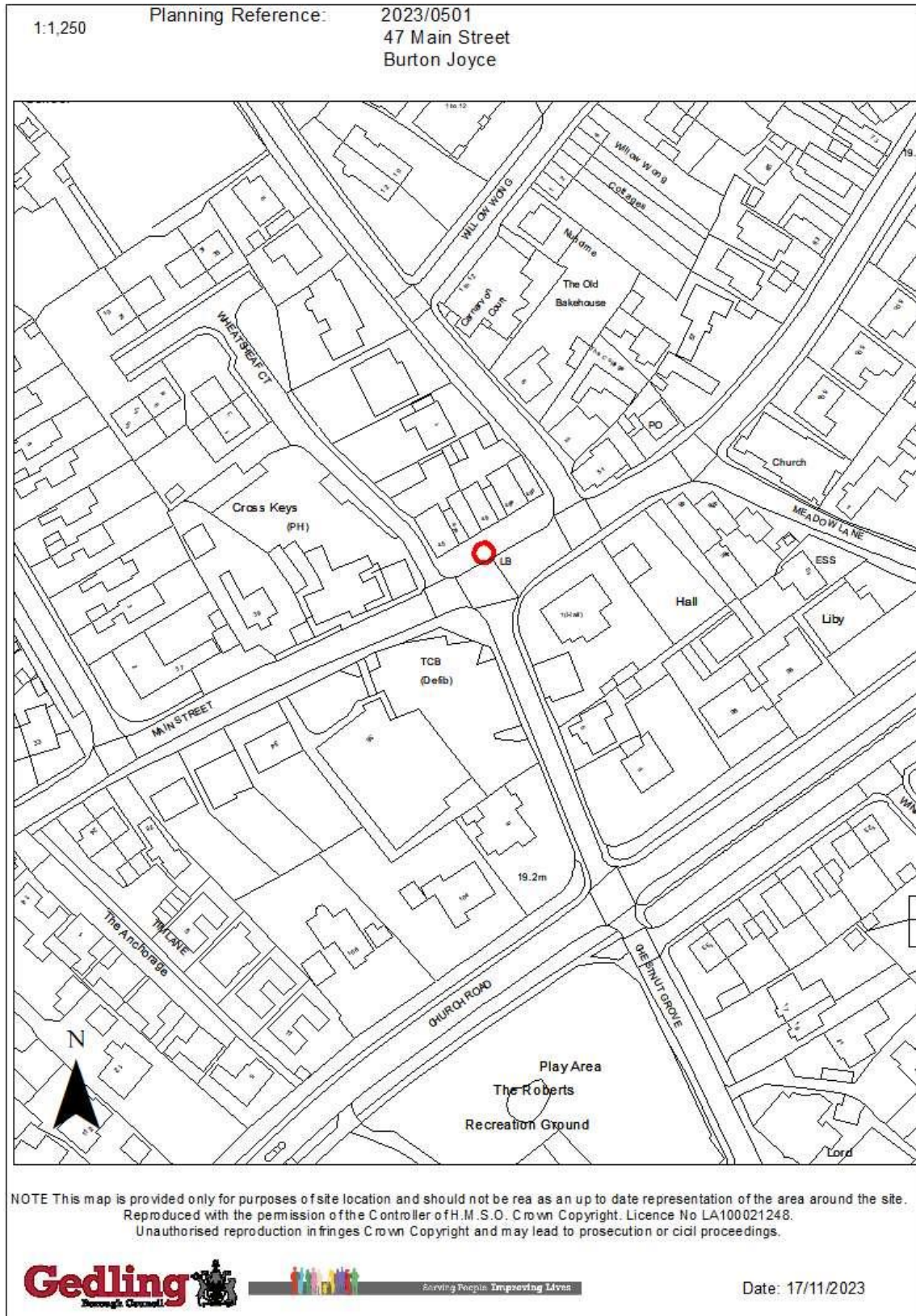
The applicant is advised that all planning permissions granted on or after 16th October 2015 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website. The proposed development has been assessed and it is the Council's view that CIL IS PAYABLE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

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) and The Electric Vehicles (Smart Charge Points) Regulations 2021.

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**Planning Report for 2023/0501**





## Report to Planning Committee

<b>Application Number:</b>	<b>2023/0501</b>
<b>Location:</b>	<b>47 Main Street, Burton Joyce</b>
<b>Proposal:</b>	<b>Install a 10m cabinet style galvanised column together with a 2m antennae extension and a concrete base for a CCTV camera.</b>
<b>Applicant:</b>	<b>Gedling Borough Council</b>
<b>Agent:</b>	
<b>Case Officer:</b>	<b>Craig Miles</b>

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

### **1.0 Site Description**

- 1.1 The application site is within the Burton Joyce local centre and would be approximately 10m from the corner of Wheatsheaf Court and Main Road. It would be installed within the adopted highway roughly to the front of the main door to the Nottinghamshire Hospice Charity Shop. It would be sited close to other street furniture including a bin, street light, bus stop and post box. Neighbouring land uses include a mix of retail, commercial, leisure and residential.

### **2.0 Relevant Planning History**

- 2.1 2022/1105 – 'Install a 10m column together with a 2m antennae extension and a concrete base for CCTV camera' was considered at the Planning Committee of 30<sup>th</sup> November 2022. The application was granted permission with the decision notice issued on the 7<sup>th</sup> December 2022. The permission has not been implemented.

### **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. The column and CCTV camera is the same as was previously approved under reference 2022/1105; however, it is now proposed to be more central in the run of shops to avoid tactile paving in the highway.

#### **4.0 Consultations**

- 4.1 A public consultation has been undertaken with letters sent to neighbouring properties and a site notice posted at the site. No public representations have been received as a result of the consultation.
- 4.2 The Highway Authority have confirmed that following a slightly revised location for the column, to the east of a lamp post, further away from a bus stop, they raise no objection to the application.
- 4.3 Burton Joyce Parish Council raise no objection to the placement of the CCTV camera and column, but ask that consideration be given to the appearance and material used for the mast to blend in with the area.

#### **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 2023 (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 2023

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.

### Burton Joyce Neighbourhood Plan

NP7: Supporting Burton Joyce's Village Centre – identifies that applications to support the village centre will be supported.

## **6.0 Assessment of Planning Considerations**

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

### 7.0 Principle of development

7.1 The principle of the development is supported in that the site is located within a built-up area and there is a need to ensure that crime, and the fear of crime is, where possible, reduced. There are a number of shops and local businesses within the area that can often be the target of crime. As such it is considered that the erection of the pole and CCTV camera will reduce the fear of crime as well as helping with the detection of crime. The proposal is, therefore, deemed to comply with guidance within the NPPF (sections 8 and 12).

### 8.0 Design

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

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

### 9.0 Residential amenity

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

9.2 The proposed pole will have a slender design, and will be sited away from the amenity space of nearby residential properties. As such it is not considered to

result in an overbearing or overshadowing impact on the residents of any neighbouring properties.

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

#### 10.0 Crime prevention

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

#### 11.0 Conclusion

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

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

#### **Conditions**

- 1 The development hereby permitted shall commence before the expiration of 3 years from the date of this permission.
- 2 This permission shall be carried out in accordance with the details set out in the application form, Updated site Location Plan (received on 07 November); drawing numbered TC.10.400.01, WEC CCTV Pole and Camera specification drawing (received 26.10.203).

#### **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), Policy 32 of the LPD and NP7 of the BJNP.

### **Notes to Applicant**

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

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

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



## **Report to Planning Committee**

**Subject:** Update regarding the review of the Planning Code of Practice for Councillors in Dealing with Planning Applications and the Planning Committee Protocol

**Date:** 14<sup>th</sup> November 2023

**Author:** Head of Development and Place

### **Purpose**

To seek updated approval to establish a working group of 7 Members to support the review of the Council's Planning Code of Practice for Councillors in Dealing with Planning Applications and the Planning Committee Protocol.

### **Recommendation(s)**

**THAT Planning Committee:**

- 1) Agrees to establish a cross-party working group of up to 7 Members, drawn from the Planning Committee, to facilitate a review of the Council's Planning Code of Practice for Councillors in Dealing with Planning Applications and the Planning Committee Protocol.**
- 2) Agrees that the Chairman of the Planning Committee will determine the membership and provide the details to the Head of Development and Place.**

### **1 Background**

- 1.1 On the 18<sup>th</sup> October 2023 Planning Committee resolved to establish a cross-party working group of up to 6 Members to review the Council's Planning Code of Practice for Councillors in Dealing with Planning Applications and the Planning Committee Protocol. Since this time there has been a change to the political makeup of the Planning Committee.

- 1.2 Section 10 of the Council's Constitution sets out the Rules for Planning Committee and at sub-section 8 contains the Code of Practice for Councillors in Dealing with Planning Applications. This code is supported by the Planning Protocol which accompanies the Planning Agenda at each Planning Committee. These rules provide the framework for the running of Planning Committee meetings and have been established in line with guidance and legislation to ensure good governance and decision making.
- 1.3 The Planning Code of Practice for Councillors in Dealing with Planning Applications and the Planning Committee Protocol was last reviewed some time ago and is due to be reviewed. It is good practice to regularly review the arrangements in place for Committees and Planning Committee is no different.

## **2 Proposal**

- 2.1 To support this review and ensure the working group makeup is reflective of the different political parties, it is proposed that a cross party working group of 7 Members be established to consider amendments to the Planning Code of Practice for Councillors in Dealing with Planning Applications and the Planning Committee Protocol. On completion of the review any amendments to both the Planning Code of Practice for Councillors in Dealing with Planning Applications and the Planning Committee Protocol will be presented for adoption by full Council.

## **3 Alternative Options**

- 3.1 Members could determine not to include a further Member to the existing working group, thus resulting in the working group remaining at 6 Members with the reflective makeup to include the new political party being catered for within the existing 6 members.

## **4 Financial Implications**

- 4.1 There are no financial implications arising out of this report.

## **5 Legal Implications**

- 5.1 The Council's Planning Code of Practice for Councillors in Dealing with Planning Applications contained at section 10 of the Constitution is based on the Guidance Note issued by the Local Government Association on Probity in Planning for Councillors and Officers updated in December

2019. The Planning Committee Protocol, which accompanies every Planning Committee Agenda is a summarised version of the Code contained in the Constitution.

**6 Equalities Implications**

6.1 There are no equality implications arising from this report.

**7 Carbon Reduction/Environmental Sustainability Implications**

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

**8 Appendices**

8.1 None

**9 Background Papers**

9.1 None

**10 Reasons for decision**

10.1 To ensure efficiency and legality in the running of Planning Committee.

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## Report to Planning Committee

**Subject:** Five Year Housing Land Supply Assessment 2023

**Date:** 30 November 2023

**Author:** Planning Policy Manager

### Purpose

To note the latest five year housing land supply assessment

### Recommendation

#### THAT: Planning Committee

- **Notes the Gedling Borough Five Year Housing Land Supply Assessment 2023 published in November 2023, attached as Appendix 1.**

### 1 Background

- 1.1 This report sets out the latest five year housing land supply position for Gedling Borough Council as at 31st March 2023, which is attached at **Appendix 1**. The National Planning Policy Framework 2021 requires that local planning authorities update their five year housing land supply assessments on an annual basis.
- 1.2 The assessment includes the housing sites in the Local Planning Document which was adopted by Council on 18 July 2018. The five year period is 1 April 2023 to 31 March 2028. For clarity, this is the assessment against the housing requirement as calculated using the Government's standard methodology (published December 2020) as the Aligned Core Strategy was adopted in September 2014 and the policies are yet to be reviewed.
- 1.3 A joint SHLAA methodology was first published in November 2020 by Broxtowe Borough Council, Erewash Borough Council, Gedling Borough Council, Nottingham City Council and Rushcliffe Borough Council. It is considered that a common approach is more robust and the methodology is

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

- 1.4 The assessment shows that against the housing target as calculated using the standard methodology, Gedling Borough Council does have a five year plus 5% buffer supply of land for housing. The Council has a 6.76 year supply. This is an increase from the previous 2022 assessment's figure of 7.25 year supply. The main reasons for this increase are twofold. Firstly, the buffer that needs to be provided has reduced from 20% to 5% to reflect the results of the Housing Delivery Test published in January 2022. Secondly, there is a high level of completions anticipated from planning permissions relating to sites allocated in the Aligned Core Strategy and Local Planning Document.

## **2 Proposal**

- 2.1 It is proposed that Planning Committee notes the content of the Gedling Borough Five Year Housing Land Supply Assessment 2023 as set out in **Appendix 1** which has been noted by Cabinet on 9<sup>th</sup> November 2023.

## **3 Legal Implications**

- 3.1 Paragraph 74 of the National Planning Policy Framework 2023 states that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old (unless these strategic policies have been reviewed and found not to require updating).

## **4 Equalities Implications**

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

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

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

## **6 Appendices**

6.1 Gedling Borough Five Year Housing Land Supply Assessment 2023.

## **7 Background Papers**

7.1 None.

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# **Five Year Housing Land Supply Assessment 2023**

**Published 2023**

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## Introduction

- 1 The five year housing land supply assessment is based on the Council's Strategic Housing Land Availability Assessment (SHLAA) 2023 update.
- 2 The purpose of this five year housing land supply assessment is to monitor and review the Council's housing supply against the housing requirement set out in adopted strategic policies or against their local housing need where the strategic policies are more than five years old as required by the National Planning Policy Framework 2023.
- 3 The Department of Levelling Up, Housing and Communities last published the results of the Housing Delivery Test for 2021 on 14 January 2022. The Housing Delivery Test result for 2021 for Gedling Borough Council is 85%. Following the Housing Delivery Test results for 2018, 2019 and 2020, the Council was required to publish an Action Plan and a buffer of 20% was added to the supply of deliverable sites for the purposes of housing delivery assessment. The Housing Delivery Test result for 2021 means that the Council must continue to prepare an action plan but no longer needs to apply a buffer of 20% to its five year housing land supply. For further information on the Housing Delivery Test and the Council's Action Plan, please see separate Gedling Borough Housing Delivery Action Plan 2022 which is available at the following web page [www.gedling.gov.uk/resident/planningandbuildingcontrol/planningpolicy/monitoringreports](http://www.gedling.gov.uk/resident/planningandbuildingcontrol/planningpolicy/monitoringreports). For the purposes of this five year housing land supply assessment, a 5% buffer has been applied in accordance with the Housing Delivery Test data published on 14 January 2022, being the most recent data.
- 4 The current development plan for Gedling Borough consists of the Aligned Core Strategy and the Local Planning Document. The Aligned Core Strategy was adopted in September 2014 and allocates strategic sites for housing and other uses. The Aligned Core Strategy sets the housing requirement. The Local Planning Document was adopted on 18 July 2018 and allocates non-strategic sites for housing and other uses.

## Policy context

- 5 Paragraph 74 of the National Planning Policy Framework 2023 states that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old (unless these strategic policies have been reviewed and found not to require updating).
- 6 The supply of specific deliverable sites should in addition include a buffer of:-
- a) 5% to ensure choice and competition in the market for land; or
  - b) 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or
  - c) 20% where there has been significant under delivery of housing over the previous 3 years, to improve the prospect of achieving the planned supply.
- 7 Annex 2 of the National Planning Policy Framework 2023 defines deliverable sites as follows:-
- To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:*
- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*
  - b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.*
- 8 Paragraph 71 of the National Planning Policy Framework 2023 states that local planning authorities may only make an allowance for windfall sites as part of anticipated housing supply if there is compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends. The Framework also states that local planning authorities should consider the case for setting out policies in



their Local Plans to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.

- 9 The Aligned Core Strategy sets a housing requirement of 7,250 homes for the plan period 2011-2028. As the Aligned Core Strategy was adopted in September 2014 and the policies are yet to be reviewed, this means that the housing requirement figure is out of date and the Council must now monitor and review the housing supply against the annual local housing need figure calculated using the standard method.
- 10 The annual local housing need for Gedling Borough is 463. **Appendix A** explains and provides the breakdown on how the figure was calculated using the standard method as published in 2023.
- 11 The Use Classes Order 1987 (as amended) defines Use Class C2 (Residential Institutions) as residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres. National Planning Practice Guidance states that local planning authorities will need to count housing provided for older people, including residential institutions in Use Class C2, as part of their housing land supply. All student accommodation, whether it consists of communal halls of residence or self-contained dwellings, and whether or not it is on campus, can in principle count towards contributing to an authority's housing land supply based on the amount of accommodation that new student housing releases in the wider housing market (by allowing existing properties to return to general residential use); and / or the extent to which it allows general market housing to remain in such use, rather than being converted for use as student accommodation. The Housing Delivery Test Measurement Rule Book published in July 2018 explains how the net homes delivered calculated with adjustments for net student accommodation and net other communal accommodation (calculated by applying nationally set ratios to the bedroom data of 2.5 and 1.8 respectively) for the Housing Delivery Test results.

## Methodology

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

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

- 14 The sites that will make up the housing supply are those assessed to be deliverable within five years. The SHLAA methodology report explains that, in accordance with the NPPF, this consists of sites that are available now, suitable and achievable now. They include sites that are currently under construction, small sites with outline planning permission, sites with detailed planning permission and medium/large sites with outline planning permission with evidence that the site will be progressed within five years.
- 15 All sites in the assessment have been identified through the Council's SHLAA 2023 update and are listed in **Appendix B**. The appendix includes:-
- All strategic sites in the Aligned Core Strategy and site allocations in the Local Planning Document.
  - Sites granted planning permission before 31 March 2023.
  - Updates to existing sites in the SHLAA database during the current financial year (i.e. since 1 April 2023) such as work starting on site, construction completing, a new planning permission being granted or a new planning application being submitted have been noted.
- 16 New sites that are not currently in the SHLAA and have been granted planning permission during the current financial year (i.e. since 1 April 2023) are not included in this assessment, but will be included in next year's assessment.
- 17 The assessment takes account of the loss of a dwelling where this is replaced by at least one dwelling in order to provide a net figure for the number of new dwellings. **Appendix B** does not include sites that involve a loss of a dwelling where replaced by a single dwelling, unless the loss has occurred and work on the replacement dwelling has not yet started.
- 18 The approach taken to completion timescales and delivery rates is set out in the SHLAA methodology report.

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

*Future sources of supply (windfall allowance)*

- 22 Paragraph 71 of the National Planning Policy Framework 2023 states that local planning authorities may only make an allowance for windfall sites as part of anticipated housing supply if there is compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends. The National Planning Policy Framework 2023 defines windfall sites as sites not specifically identified in the development plan (which includes Local Plan).
- 23 Paragraphs 45-49 of the SHLAA methodology report explains the approach taken and concludes that a windfall allowance of 138 dwellings per annum will contribute to the housing supply from Year 4 onwards.

*Consideration of undersupply (under-delivery)*

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

*5%, 10% or 20% buffer*

- 25 The Housing Delivery Test result for 2021 means that the Council will need to apply a buffer of 5% to its five year housing land supply by reason that paragraph 74 of the National Planning Policy Framework 2023 states that the

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

*Forward look approach*

- 26 It is considered appropriate for the five year period to begin with the current financial year i.e. this assessment will look at the period 1 April 2023 to 31 March 2028.

*Non-implementation (lapse) rates*

- 27 Paragraphs 51-52 of the SHLAA methodology report explain the approach taken to non-implementation rates which will be applied to the totalled figure of all unimplemented sites with planning permission i.e. sites where construction work has not started. The non-implementation rates are:-
- 9% for small sites (1-9 dwellings) and;
  - 1% for medium/large sites (10+ dwellings).

*Communal accommodation*

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

*Five year land supply calculation*

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

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

5 year housing target ÷ 5 years = annual target

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

## Summary

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

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

## Five year housing land supply assessment

- 31 The local housing need for the five year period is 2,315 homes. However as a result of the Housing Delivery Test 2021 result, a 5% buffer is applied which increases the housing target for the five year period to 2,431 homes.

Annual local housing need	463
Local housing need for five years (463 x 5 years)	2,315
5% buffer (rounded)	116
<b>Five year housing target</b>	<b>2,431</b>

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

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

	Allocations in the Local Plan <sup>#</sup>	Sites under construction	Small sites with permission	Medium/ large sites with permission	Total
Urban area	1460	129	73	60	
Edge of Hucknall	573	0	0	0	
Bestwood Village	79	2	4	0	
Calverton	427	6	5	0	
Ravenshead	85	5	3	0	
Other villages	29	19	22	11	
Total	2,666	161	107	71	
Non-implementation (lapse) rates applied	N/A	N/A	9% rate applied	1% rate applied	
Revised total	2,653	161	97	70	2982
Windfall allowance (138 x 2 years = 276)					276
Communal accommodation					27
<b>Housing supply</b>					<b>3,285</b>

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

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

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

**Conclusion**

- 35 Comparing the estimated housing supply of 3,285 homes to the five year housing target of 2,431 homes, there is an oversupply of 854 homes.

Housing supply for five years	3,285
Annual housing target (2,431 divided by five years) (rounded)	486
<b>No of years supply (rounded)</b>	<b>6.76 years</b>

- 36 The assessment shows that against the housing target, Gedling Borough Council has a **6.76** year supply.

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

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

### **Standard method**

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

### **Step 1 – Baseline**

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

Household projections for 2022 = 54,217

Household projections for 2032 = 58,137  
Difference = 3,920  
Divided by 10 years = 392

Average annual household growth = 392 (not rounded).

## **Step 2 – Adjustment factor**

Latest ratio of median house price to median workplace-based earnings from Table 5C of the house price to workplace-based earnings ratio dataset (released on 23 March 2022) from the following web page

<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningslowerquartileandmedian>.

Ratio of median house price to median workplace-based earnings for 2022 = 6.91  
Adjustment = [(6.91 minus 4) divided by 4] = 0.7275  
Multiply by 0.25 = 0.181875  
Add 1 = 1.181875

Multiply average annual household growth (392) (from step 1) by adjustment factor (1.181875) = 463.3

Annual local housing need = 463 (rounded).

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

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

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

Projected household growth over 10 year period is 3,920 or 392 homes per annum  
40% of 3,920 = 1,568  
3,920 + 1,568 = 5,488 or 548.8 per annum

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

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

The annual local housing need calculated according to the standard method in steps 1 and 2 is 463. This figure does not exceed the higher of the two caps calculated in step 3 (i.e. 548.8 and 597.06) and therefore the cap does not apply.

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

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

**The annual local housing need for Gedling Borough is 463.**

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

### Urban Area

Net completions 1 April 2011 to 31 March 2023:-

Arnold = 859 homes  
 Carlton = 1,925 homes  
 Total = 2,784 homes

### Allocations in the Local Plan

Local Plan ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2023-24	2024-25	2025-26	2026-27	2027-28
H1	Rolleston Drive	Arnold	121	Assumptions for build-out rates based on information from developer	SHLAA site G18. The site is allocated for 140 homes in the Local Planning Document (site H1). The site is currently under construction for 131 factory-built affordable homes (2020/1054). As of 31 March 2023, 10 homes have been completed.	60	61			
H2	Brookfields Garden Centre	Arnold	90	Delivery rates to be added when planning application is submitted.	SHLAA site G49. The site is allocated for 90 homes in the Local Planning Document (site H2). Outline planning permission for up to 32 homes on part of the site (to the rear of Brookfields Garden Centre) (2017/0155) granted in March 2020 has since lapsed in March 2023.					
H3	Willow Farm	Carlton	110	SHLAA Methodology assumptions for build out rates	SHLAA site G1225 (formerly part of SHLAA site G459). Site is allocated for 110 homes in the Local Planning Document (site H3). The landowner has promoted a wider site, including SHLAA sites G459 and G1225, for residential development through the Greater Nottingham Strategic Plan Growth Options consultation. Full planning application for 24 houses on part of the site (2021/1398) was submitted in December 2021 and granted permission in April 2023. No planning application has been received for the remainder of the site. Information from the SHLAA 2023 consultation indicates that the earliest start date on site will be 2024/25 and that a detailed planning application on the remainder of the site is to be submitted in late 2023 for 65 homes.		11	11	2	
H4	Linden Grove	Carlton	106	SHLAA consultation response 2023	SHLAA site G542. The site is allocated for 115 homes in the Local Planning Document (site H4). Site is currently under construction for 120 homes (2021/0694). As of March 2023, 14 homes have been completed. Information from the SHLAA 2022 consultation provides the delivery rates for the site.	50	50	6		
H5	Lodge Farm Lane	Arnold	148	SHLAA consultation response 2023	SHLAA site G48. The site is allocated for 150 homes in the Local Planning Document (site H5). Resolution to grant outline planning application for up to 148 homes (2018/0347) in August 2019 subject to the signing of the s106. The landowner has promoted a wider site, including SHLAA sites G48 and G462, for residential development through the Greater Nottingham Strategic Plan Growth Options consultation. Information from the SHLAA 2023 consultation provides the delivery rates for the site.			10	15	15
H6	Spring Lane	Carlton			Site completed in April 2019.					

Local Plan ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2023-24	2024-25	2025-26	2026-27	2027-28
H7	Howbeck Road/ Mapperley Plains	Arnold	75	SHLAA consultation response 2023 for the majority of the site under construction. Delivery rates to be added when planning application is submitted or permission granted for the remainder of the site	The site (which consists of SHLAA sites G51 and G671) is allocated for 205 homes in the Local Planning Document (site H7). The majority of the site is currently under construction for 164 homes (2019/0213). As at 31 March 2022, 89 homes have been built. No planning application has been received for the remainder of the site. Information from the SHLAA 2023 consultation indicates that the landowner for the remainder of the site is seeking to sell the site to a house builder with a planning application anticipated later in the year.	48	27			
H8	Killisick Lane	Arnold	230	Delivery rates to be added when planning application is submitted or permission granted	The site (which consists of SHLAA sites G50, G871, G872, G873 and G1032) is allocated for 230 homes in the Local Planning Document (site H8). The Local Planning Document includes a phasing policy to ensure that development of the site follows the extraction and progressive restoration of the adjoining quarry. Quarry extraction was scheduled to be complete by 2021, however due to COVID-19 the extraction of clay was slower than expected and consent has since been granted to vary the timing phasing condition. It is now anticipated that extraction will be completed by summer 2024 with progressive restoration taking place following this.					
H9	Gedling Colliery/ Chase Farm	Carlton	438	SHLAA consultation response 2023	SHLAA site G131. The site is identified in the Aligned Core Strategy as a strategic location and is allocated for 1,050 homes in the Local Planning Document (site H9). The site currently under construction for 508 homes on phase 1 (2015/1376, 2017/1018, 2017/1076, 2017/1275, 2018/0249, 2018/0392, 2019/0304, 2019/0586, 2019/0759 and 2020/0667). Reserved matters for the second housing phase of 433 homes (2021/1294) granted in March 2022. Total figure granted to date is 941 homes. Resolution to grant full planning application for 24 homes on the remainder part of the site (2022/0200) in June 2022 subject to the signing of the s106. As at 31 March 2023, 438 homes have been built.	110	102	90	90	95
X1	Daybrook Laundry	Arnold	45	Delivery rates to be added when planning application is submitted or permission granted	SHLAA site G477. The site is allocated in the Local Planning Document (site X1). Full planning application for a 51 apartment retirement living development was submitted in October 2023 and is pending consideration (2023/0701).					
X2	West of A60 A	Arnold			Site completed in February 2023					
X3	West of A60 B	Arnold	157	SHLAA consultation response 2023	SHLAA site G778. The site is allocated for 150 homes in the Local Planning Document (site X3). Full planning application for 157 homes was submitted in January 2021 and is pending consideration (2021/0072). Information from the SHLAA 2023 consultation provides the delivery rates for the site.		36	48	48	12
<b>Total</b>						<b>370</b>	<b>387</b>	<b>269</b>	<b>250</b>	<b>197</b>

Local Plan ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2023-24	2024-25	2025-26	2026-27	2027-28
ACS	Teal Close	Carlton	476	SHLAA consultation response 2023	SHLAA site G782. The site is allocated for 830 homes in the Aligned Core Strategy and has outline planning permission for residential development, employment uses and other uses (2013/0546). First housing phase of 199 homes is currently under construction (2017/0800). Second housing phase of 353 homes is also currently under construction (2019/0152). Reserved matters for the third and final housing phase of 255 homes (2019/0560) granted in July 2022. Total figure granted to date is 807 homes. As at 31 March 2023, 331 homes have been built. 184homes on phase 1 with 15 plots remaining and 147 homes on phase 2 have been built. Information from the SHLAA 2023 consultation provides the delivery rates for the whole site.	102	100	104	96	75

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

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2023-24	2024-25	2025-26	2026-27	2027-28
G882	Beech Avenue (35, Land Adj To)	Arnold	3	Site visit	Site is currently under construction for three detached dwellings (2015/1037).	3				
G820	Byron House	Arnold	12	SHLAA consultation response 2023	The site has permitted development rights for change of use from first and second floor offices to 12 residential flats (2022/0319PN). Decision date is May 2022.	12				
G1185	Byron Street (64, Land Adj To)	Arnold	1	Assumptions for build-out rates	Site completed in May 2023.	1				
G1113	Church Street (3)	Arnold	2	SHLAA consultation response 2023	Site is currently under construction for change of use from offices to two apartments (2018/0749).	2				
G1048	Dairy Farm	Arnold	3	Assumptions for build-out rates	Site is currently under construction for change of use from farm buildings to three residential units (2021/0961).	3				
G1049	Greys Road (1, Land Adj To)	Arnold	1	Assumptions for build-out rates	Full planning permission for a new dwelling (2016/1264) granted in April 2017. Construction of the site is well underway.	1				
G1205	Jermyn Drive (12 and 14)	Arnold	1	SHLAA consultation response 2023	Site completed in June 2023.	1				
G119	Marlborough Road (34, Land Adj To)	Arnold	2	Assumptions for build-out rates	Outline planning permission for two new dwellings (2021/0747) granted in August 2021			2		
G932	Newcombe Drive (4)	Arnold	1	Assumptions for build-out rates	Full planning permission for a new dwelling (2021/1331) granted in February 2022. SHLAA 2023 response informed construction has started.	1				
G1097	Sandfield Road (98)	Arnold	1	Site visit	Site is currently under construction for three new dwellings (2019/0793). Plots 2 and 3 were built in November 2021.	1				
G735	Blenheim Avenue (21 and 23)	Carlton	1	Assumptions for build-out rates	1 plot completed in September 2017 (2014/0234). 1 remaining plot is currently under construction (2017/1084).	1				
G1295	Breck Hill Road (146)	Carlton	1	SHLAA consultation response 2023	Full planning permission (2021/1420) for the demolition of the existing house and replacement with 2.5 storey apartment block granted in March 2023. Site visit confirms the house has been demolished and the replacement apartment block is under construction.	8				
G184	Broadway East (12A)	Carlton	1	Site visit	Site is currently under construction for a new dwelling (2019/0961). Construction commenced October 2022	1				
G1057	Burton Rod (148)	Carlton	4	SHLAA consultation response 2023	Full planning permission for four new dwellings (2019/1167) granted in September 2020	4				
G1227	Carlton Hill (238)	Carlton	1	Assumptions for build-out rates	Full planning permission for a new dormer bungalow (2020/0097) granted in April 2020. Site is under construction.	1				
G1062	Celia Drive (5, Land Adj To)	Carlton	1	Assumptions for build-out rates	Full planning permission for a new dormer bungalow (2020/0097) granted in April 2020. Site is under construction.	1				



SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2023-24	2024-25	2025-26	2026-27	2027-28
G689	Festus Street (2, Land Rear Of)	Carlton	1	Assumptions for build-out rates	Site is currently under construction for change of use to two residential units (2017/0363). Plot 2 was completed in November 2020.	1				
G117	Gardenia Grove (35)	Carlton	5	Assumptions for build-out rates	Site is currently under construction for five dwellings (2022/0545).	1	2	2		
G1208	Greenhill Rise (3, Flat 1)	Carlton	2	Assumptions for build-out rates	Site is currently under construction for conversion of existing garages to two new apartments (2020/0745).	2				
G1255	Highclere Lodge	Carlton	20	Assumptions for build-out rates	Full planning permission for 20 dwellings (2020/1254) granted in June 2022.	20				
G1187	Hucknall Crescent (2A)	Carlton	1	Assumptions for build-out rates	Site is currently under construction for a new dwelling (2020/0070).	1				
G1284	Kenrick Street (15)	Carlton	8	SHLAA consultation response 2023	Site is currently under construction for change of use to eight residential units (2022/1010).	8				
G1263	Kensington Garden (9)	Carlton	1	SHLAA consultation response 2023	Site is currently under construction for first floor side extension to create new dwelling (2021/1182)	1				
G1234	Lambley Lane (32, Land Rear Of)	Carlton	1	SHLAA consultation response 2023	Site is under construction for a new dwelling (2021/0284)	1				
G1107	Lymn Avenue (26, Land Adj To)	Carlton	1	Assumptions for build-out rates	Site completed in October 2023.	1				
G1290	Moore Road (122)	Carlton	1	Building Control	Site completed in May 2023	1				
G1285	Netherfield Methodist Church	Carlton	13	SHLAA consultation response 2023	Site Completed in July 2023	13				
G151	Old Brickyard (1-15)	Carlton	7	Site visit	Site is currently under renovation for change of use of ground floor storage units to seven additional new flats (2020/0602)	7				
G1040	Plains Road (96)	Carlton	9	Assumptions for build-out rates	Site is currently under construction for 9 new dwelling (2021/0737).	9				
	Porchester Road (182)	Carlton	1	Assumptions for build-out rates	Site is currently under renovation for change of use to 5-bed HMO and self-contained flat	1				
G990	Prospect Road (90)	Carlton	1	Site visit	Site is currently under construction for a new bungalow (2016/0748).	1				
G175	Sandford Road (44)	Carlton	4	Assumptions for build-out rates	Site is currently under construction for a replacement dwelling and 3 new dwellings (2019/0908)	3				
G1212	Simkin Avenue (145)	Carlton	1	Assumptions for build-out rates	Site is currently under construction for a new dwelling (2020/1153).	1				
	Wollaton Avenue (4)	Carlton	4	Assumptions for build-out rates	Site is currently under renovation for the change of use of the ground floor from Retail (use class A1) to Residential (use class C3) to create 4 self-contained flats	4				
G365	Wood Lane (31)	Carlton	1	SHLAA consultation response 2022	Construction work for a new chalet bungalow on site started in 2005 (2003/0923). Information from the SHLAA 2022 consultation provides the delivery rates for the site.				1	



SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2023-24	2024-25	2025-26	2026-27	2027-28
<b>Total</b>						<b>102</b>	<b>11</b>	<b>6</b>	<b>1</b>	<b>0</b>

### Sites with planning permission

#### Small sites with planning permission

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2023-24	2024-25	2025-26	2026-27	2027-28
G238	Acton Road (66, Land Adj To)	Arnold	2	Assumptions for lead-in times and build-out rates	Full planning permission for two dwellings (2022/0344) granted in August 2022.	2				
G1236	Birkland Avenue (31, Land Adj To)	Arnold	1	Assumptions for lead-in times and build-out rates	Full planning permission for a new dwelling (2021/0559) granted in July 2021.	1				
G1278	Calverton Road (20A)	Arnold	2	Assumptions for lead-in times and build-out rates	Outline planning permission for a demolition of existing dwelling and construction of three residential units (2021/1078) granted in October 2022.		2			
G1165	Coppice Farm Stables	Arnold	3	Assumptions for lead-in times and build-out rates	Outline planning permission for three detached houses (2022/0426) granted in November 2022.			2	1	
G1275	Coppice Road (4)	Arnold	1	Assumptions for lead-in times and build-out rates	Full planning permission for change of use to two residential units (2021/1326) granted in August 2022.	2				
G1272	Croft Road (8)	Arnold	1	Assumptions for lead-in times and build-out rates	The site has permitted development rights for change of use of existing first floor offices to one flat (2021/0076PN). Decision date is August 2022.	1				
G1162	Cross Street (Land at corner of)	Arnold	2	Assumptions for lead-in times and build-out rates	Full planning permission for two new dwellings (2020/1040) was refused in July 2021 and an appeal lodged (APP/N3020/W/21/3288397). Appeal allowed in May 2022.			2		
G1283	Front Street (135-141)	Arnold	5	Assumptions for lead-in times and build-out rates	Full planning permission (2021/1135) for the demolition of existing building including four flats and the creation of nine residential apartments, net gain of five residential units granted in December 2022.	2	2	1		
G1294	Front Street (53)	Arnold	5	Assumptions for lead-in times and build-out rates	Full planning permission (2021/0936) for the erection of an upper floor extension and conversion of retail storage building granted in February 2023.	2	2			
G851	Kenneth Road	Arnold	3	SHLAA 2023 consultation response	The site has extant planning permission dating back to 1970-80's. Information from the SHLAA 2023 consultation states that the landowner intends to develop three plots around 2026/27.				3	
G1281	Mapperley Plains (383)	Arnold	1	Assumptions for lead-in times and build-out rates	Full planning permission for a new dwelling (2021/1448) granted in October 2022.	1				

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2023-24	2024-25	2025-26	2026-27	2027-28
G1292	Plains Road (31)	Arnold	4	SHLAA 2023 consultation response	Full planning permission (2022/1119) for the change of use of and extensions of ground floor for commercial with four apartments above granted in February 2023.	2	2			
G1254	Redhill Road (10A)	Arnold	2	Assumptions for lead-in times and build-out rates	Full planning permission for two new dwellings (2020/0376) granted in January 2022.	2				
G1226	Redhill Road (69)	Arnold	1	Assumptions for lead-in times and build-out rates	Full planning permission for change of use from retail unit and existing flat to two residential units, net gain of one dwelling (2020/0634) granted in April 2021.	1				
G1228	Sandfield Road (49, Land To Side & Rear Of)	Arnold	3	Assumptions for lead-in times and build-out rates	Full planning permission for three new dwellings (2020/0922) granted in May 2021.	2	1			
G1240	Arnold Lane (123)	Carlton	1	Assumptions for lead-in times and build-out rates for planning application 2021/1120	Full planning permission (2021/1120) granted in August 2022 for a replacement dwelling with two dwellings, net gain of one dwelling.	1				
G559	Carlton Hill (381)	Carlton	1	Assumptions for lead-in times and build-out rates	Full planning permission to return the upstairs of a commercial building back to residential use (2020/1074) granted in February 2021.	1				
G1213	Carlton Hill (92, Land Adj To)	Carlton	2	Assumptions for lead-in times and build-out rates	Full planning permission for two new dwellings (2022/0086) granted in May 2022.	2				
G1268	Forester Road (32A)	Carlton	6	Assumptions for lead-in times and build-out rates	Full planning permission (2022/0173) for the conversion and extension of two existing dwellings to eight dwellings, net gain of six dwellings granted in July 2022.	2	2	2		
G1177	Main Road (17)	Carlton	1	Assumptions for lead-in times and build-out rates for planning application 2022/0831	Full planning permission for erection of rear extension comprising ground floor offices with one flat above (2022/0831) granted in November 2022.	1				
G1274	MG Motors	Carlton	8	Assumptions for lead-in times and build-out rates	Full planning permission for eight apartments (2022/0233) granted in August 2022.	2	2	2	2	
G1215	Midland Crescent (5)	Carlton	3	Assumptions for lead-in times and build-out rates	Full planning permission for three new dwellings (2020/0556) granted in February 2021.	2	1			
G221	Mount Pleasant (12, Land Adj To)	Carlton	1	Assumptions for lead-in times and build-out rates	Full planning permission for a new dwelling (2020/0839) granted in October 2020. An application to renew the planning permission was submitted in August 2023 (2023/0615).	1				

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2023-24	2024-25	2025-26	2026-27	2027-28
G159	Nursery Drive (1) Plot A	Carlton	1	Assumptions for lead-in times and build-out rates	Outline planning permission for a new dwelling (2021/1375) granted in January 2022.	1				
G160	Nursery Drive (1) Plot B	Carlton	1	Assumptions for lead-in times and build-out rates	Outline planning permission for a new dwelling (2021/1377) granted in January 2022.	1				
G161	Nursery Drive (1) Plot C	Carlton	1	Assumptions for lead-in times and build-out rates	Outline planning permission for a new dwelling (2021/1378) granted in January 2022.	1				
G1291	Nursery Drive (3)	Carlton	1	Assumptions for lead-in times and build-out rates	Full planning permission (2022/1311) granted for erection of two dwellings following removal of existing detached bungalow granted in February 2023.	1				
G1286	Perlethorpe Crescent	Carlton	1	Assumptions for lead-in times and build-out rates	Full planning permission for a new dwelling (2022/0900) granted in December 2022.	1				
G725	Plains Road (88, Land Rear Of)	Carlton	1	Assumptions for lead-in times and build-out rates	Full planning permission (2019/0721) granted in September 2021 for a replacement dwelling with two existing dwellings, net gain of one dwelling.	1				
G1096	Sandford Road (23)	Carlton	2	Assumptions for lead-in times and build-out rates	Outline planning permission for two new dwellings (2021/0675) granted in August 2021.	2				
G1280	Second Avenue (92)	Carlton	1	Assumptions for lead-in times and build-out rates	Full planning permission for change of use to two residential units (2022/0972) granted in October 2022.	1				
G1279	The Elwes Arms	Carlton	2	Assumptions for lead-in times and build-out rates	Full planning permission for two new dwellings (2022/0832) granted in October 2022.	2				
G1238	Victoria Road (Units 4 and 5)	Carlton	2	Assumptions for lead-in times and build-out rates	Full planning permission for change of use from first floor retail storage area to two flats (2021/0465) granted in August 2021.	2				
G1250	Westdale Lane West (437)	Carlton	1	Assumptions for lead-in times and build-out rates	Full planning permission for change of use from ground floor osteopaths to a flat (2021/1229) granted in December 2021. Information from the SHLAA 2022 consultation states the site is on the market and decision to whether the conversion to residential or keep as mixed as mixed use will be up to the new owner. Assume one year delay in lead-in times.	1				
<b>Total</b>						<b>44</b>	<b>14</b>	<b>9</b>	<b>6</b>	<b>0</b>

Medium/large sites with planning permission

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2023-24	2024-25	2025-26	2026-27	2027-28
G351	Calverton Road	Arnold	2	Assumptions for lead-in times and build-out rates	Remaining two plots on site - plots 49 and 62. Full planning application for 1 detached dwelling on plot 49 was granted in August 2022 (2020/1002). Full planning permission for 1 detached dwelling on plot 62 (9 Shotton Drive) was granted in January 2020 (2019/1117)	1	1			
G626	Fairacre and Mapperley Plains (335)	Arnold	9	Assumptions for lead-in times and build-out rates	Reserved matters for the replacement of two existing dwellings for 11 dwellings, net gain of nine dwellings (2021/0727) granted in September 2021.	9				
G1039	Chase Farm, Mapperley Plains	Carlton	46	Assumptions for lead-in times and build-out rates	Outline planning permission for residential development (2019/0764) granted in September 2020. An indicative plan submitted with the planning application demonstrates the site could be developed for 27 dwellings and 19 apartments (46 dwellings in total). Information from the SHLAA 2022 consultation indicates that the site has been sold subject to contract. Delivery rates based on assumptions for 46 homes with outline permission.		11	11	11	7
G513	Woodborough Road (864)	Carlton	9	Assumptions for lead-in times and build-out rates	Site has planning permission (2022/1347) for the conversion of the existing house to 3 flats and build seven new flats.	9				
<b>Total</b>						<b>19</b>	<b>12</b>	<b>11</b>	<b>11</b>	<b>7</b>

Sites for communal accommodation with planning permission

SHLAA ref	Site name	Locality/area	Bed spaces	Units (remaining)	Housing delivery source	Assessment conclusion	2023-24	2024-25	2025-26	2026-27	2027-28
G1271	Orla House	Arnold	3	2	Assumptions for lead-in times and build-out rates	Full planning permission for extension to existing building to facilitate additional 3 bedrooms (2021/1421) granted in April 2022	2				
G1270	Woodthorpe Drive (53)	Arnold	12	7	Assumptions for lead-in times and build-out rates	Full planning permission for a new build residential care home (2020/1312) granted in July 2022.		7			
G1055	Earl of Chesterfield	Carlton	23	18	Assumptions for lead-in times and build-out rates	Site is currently under construction for 23 sheltered accommodation flats with one office (2019/1031).	18				
<b>Total</b>							<b>20</b>	<b>7</b>	<b>0</b>	<b>0</b>	<b>0</b>

## Edge of Hucknall

Net completions 1 April 2011 to 31 March 2023:-

254 homes

### Allocations in the Local Plan

Local Plan ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2023-24	2024-25	2025-26	2026-27	2027-28
ACS	North of Papplewick Lane	Hucknall	44	Based on past build-out rates	SHLAA site G463. The site is allocated for up to 300 homes in the Aligned Core Strategy. The site is currently under construction for 255 homes including additional 18 homes (2017/0201 and 2020/0258). As at 31 March 2022, 211 homes have been built.	42	2			
ACS	Top Wighay Farm	Hucknall	805	Based on information from the SHLAA consultation response 2022	SHLAA site G989. The site is allocated for 1,000 homes in the Aligned Core Strategy and part of the site for 38 homes (2014/0950) is built. Outline planning permission for mixed-use development comprising 805 homes (2020/0050) granted in March 2022. Information received indicates that the site is being acquired by a housebuilder and a reserved matters application is anticipated.		100	100	100	100
H10	Hayden Lane	Hucknall	131	SHLAA consultation response 2023	SHLAA site G460. The site is allocated for 120 homes in the Local Planning Document (site H10). Full planning application for 131 homes was submitted in April 2022 and pending consideration (2022/0501). Information from the SHLAA 2023 consultation provides the delivery rates for the site.		21	36	36	36
<b>Total</b>						<b>42</b>	<b>123</b>	<b>136</b>	<b>136</b>	<b>136</b>

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

None.

### Sites with planning permission

None.

## Bestwood Village

Net completions 1 April 2011 to 31 March 2023:-

116 homes

### Allocations in the Local Plan

Local Plan ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2023-24	2024-25	2025-26	2026-27	2027-28
H11	The Sycamores	Bestwood Village	11	SHLAA consultation response 2023	SHLAA site G484. The site is allocated for 25 homes in the Local Planning Document (site H11). The site is currently under construction for 11 homes (2018/0650 and 2019/0678).	4	4	3		
H12	Westhouse Farm	Bestwood Village	180	SHLAA consultation response 2023	SHLAA site G26. The site is allocated for 210 homes in the Local Planning Document (site H12). Part of the site is currently under construction for 101 homes (2018/0823). As at 31 March 2023, 30 homes have been built. No planning application for phase 2 has been received. Information from the SHLAA 2023 consultation provides the delivery rates for the whole site.	20	20	15	15	1
H13	Bestwood Business Park	Bestwood Village	220	Delivery rates to be added when planning application is submitted or permission granted	SHLAA site G20. The site is allocated for 220 homes in the Local Planning Document (site H13). Outline planning permission for up to 220 homes (2014/0214) lapsed in March 2018. No planning application has been received.					
<b>Total</b>						<b>24</b>	<b>24</b>	<b>18</b>	<b>15</b>	<b>1</b>

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

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

**Sites with planning permission**

Small sites with planning permission

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2023-24	2024-25	2025-26	2026-27	2027-28
G1248	Forge Farm	Bestwood Village	4	SHLAA consultation response 2023	Full planning permission for change of use from farm buildings to four dwellings (2021/0930) granted in November 2021. Information from the SHLAA 2023consultation provides the delivery rates for the site.	2	2			
<b>Total</b>						<b>2</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>

Medium/large sites with planning permission

None.

Sites for communal accommodation with planning permission

None.



## Calverton

Net completions 1 April 2011 to 31 March 2023 :-

323 homes

### Allocations in the Local Plan

Local Plan ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2023-24	2024-25	2025-26	2026-27	2027-28
H14	Dark Lane	Calverton	57	SHLAA consultation response 2023	SHLAA site G130. The site is allocated for 70 homes in the Local Planning Document (site H14). The site is currently under construction for 57 homes (2017/1263).	25	12	12	8	
H15	Main Street	Calverton	79	SHLAA consultation response 2023	SHLAA site G544. The site is allocated for 75 homes in the Local Planning Document (site H15). Outline planning permission for up to 79 homes (2018/0360) granted in April 2021. No reserved matters application has been received. Information from the SHLAA 2023 consultation provides the delivery rates for the site.			10	15	15
H16	Park Road	Calverton	285	SHLAA consultation response 2022 for 351 homes on part of the site. Assumptions for lead-in times and build-out rates for 20 bungalows on the remainder of the site	The site (which consists of SHLAA sites G47, G662 and G665) is allocated for 390 homes in the Local Planning Document (site H16). Majority of the site is currently under construction for 363 homes (2022/0584). As of 31 March 2023, 78 dwellings have been built. Full planning permission for 20 bungalows on the remainder of the site (the car park at North Green) (2018/0817) granted in August 2021. Information from the SHLAA 2022 consultation provides the delivery rates for the 351 homes on site.	98	69	65	45	28
X4	Flatts Lane	Calverton	45	Assumptions for build-out rates	SHLAA site G37. The site is allocated for 60 homes in the Local Planning Document (site X4). The site is currently under construction for 82 homes (2020/0822). As of 31 March 2023, 37 homes have been completed.	32	13			
<b>Total</b>						<b>145</b>	<b>84</b>	<b>87</b>	<b>68</b>	<b>43</b>

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

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2023-24	2024-25	2025-26	2026-27	2027-28
G1075	Burnor Pool (7,8 and The Oasis)	Calverton	1	Assumptions for build-out rates	Site is currently under construction (2017/0240) for the replacement of two existing dwellings and a hall with three dwellings, net gain of one dwelling.	1				
G1239	Crookdole Stud	Calverton	1	SHLAA consultation response 2023	Site is currently under renovation for change of use from equestrian and workshop building to residential use (2021/1093)	1				



SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2023-24	2024-25	2025-26	2026-27	2027-28
G948	Spring Farm Kennels (plot 1)	Calverton	1	Assumptions for build-out rates	Site is currently under construction for a new dwelling (2017/1097).	1				
G801	Spring Farm Kennels (plot 4)	Calverton	1	Assumptions for build-out rates	Site is currently under construction for a new dwelling (2020/0370).	1				
G947	Spring Farm Kennels (plot 5)	Calverton	1	Assumptions for build-out rates	Site is currently under construction for a new dwelling (2018/0726).	1				
G1273	The Nook (5)	Calverton	1	SHLAA consultation response 2023	Site is currently under renovation for change of use from hair salon to one flat (2022/0605)	1				
<b>Total</b>						<b>5</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

#### Sites with planning permission

##### Small sites with planning permission

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2023-24	2024-25	2025-26	2026-27	2027-28
G1209	Main Street (130)	Calverton	2	Assumptions for lead-in times and build-out rates	Full planning permission for change of use from business premises to two new dwellings (2020/0245) granted in November 2020.	2				
G1244	St Wilfrids Square (14) first floor	Calverton	1	Assumptions for lead-in times and build-out rates	Full planning permission to create a new flat at first floor (2021/0309) granted in September 2021.	1				
G1259	The Baptist Church	Calverton	2	Assumptions for lead-in times and build-out rates	Full planning permission for change of use of existing church hall building to two dwelling houses (2021/0370) granted in February 2022. Information from the SHLAA 2022 consultation states the site is now in the process of being advertised for sale. Assume one year delay in lead-in times.		2			
<b>Total</b>						<b>3</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>

##### Medium/large sites with planning permission

None.

##### Sites for communal accommodation with planning permission

None.

## Ravenshead

Net completions 1 April 2011 to 31 March 2023:-

130 homes

### Allocations in the Local Plan

Local Plan ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2023-24	2024-25	2025-26	2026-27	2027-28
H17	Longdale Lane A	Ravenshead	33	SHLAA consultation response 2023	SHLAA site G41. The site is allocated for 30 homes in the Local Planning Document (site H17). A detailed planning application was received in January 2023 for 33 homes (2023/0083) and is pending determination.		30	3		
H18	Longdale Lane B	Ravenshead	31	Delivery rates to be added when planning permission granted	SHLAA site G39. The site is allocated for 30 homes in the Local Planning Document (site H18). Resolution to grant outline planning application for up to 31 homes (2014/0273) in August 2018 subject to the signing of the s106.					
H19	Longdale Lane C	Ravenshead	47	SHLAA consultation response 2022	SHLAA site G40. The site is allocated for 70 homes in the Local Planning Document (site H19). Reserved matters for 47 homes (2017/1164) granted in December 2019. A site visit in July 2023 informed that the construction of the site is currently underway.	43	4			
X5	Kighill Lane A	Ravenshead	10	Delivery rates to be added when planning application is submitted or permission granted for the remainder of SHLAA site G669. SHLAA consultation response 2023 for SHLAA site G841.	The site (which consists of SHLAA sites G166, G669 and G841) is allocated for 20 homes in the Local Planning Document (X5). <ul style="list-style-type: none"> <li>The west part of the site (land of 22 Kighill Lane) for six homes was completed in April 2022 (2020/0741) (SHLAA site G166).</li> <li>For the middle part of the site, a new dwelling 16 Kighill Lane was built on part of SHLAA site G669 in August 2019 (2018/1004).</li> <li>For the east part of the site (land adjacent to 16 Kighill Lane), Reserved Matters permission for seven homes (2021/0573) was granted in September 2021. As of 31 March 2023, 1 dwelling has been completed. (SHLAA site G841).</li> </ul>	1	1	1	1	1
X6	Kighill Lane B	Ravenshead	30	Delivery rates to be added when planning application is submitted or permission granted.	The site (which consists of SHLAA sites G843, G845 and G1046) is allocated for 30 homes in the Local Planning Document (X6). Full application for 11 homes on part of the allocation site (SHLAA sites G843 and G845) was submitted in March 2022 has since been withdrawn. No planning application has been received for the remainder part of the allocation site (SHLAA site G1046).					
<b>Total</b>						<b>44</b>	<b>35</b>	<b>4</b>	<b>1</b>	<b>1</b>

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

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2023-24	2024-25	2025-26	2026-27	2027-28
G1200	Chapel Lane (84 & 86)	Ravenshead	1	Based on past build-out rates	Site is currently under construction for the replacement of two existing dwellings with six dwellings, net gain of four dwellings (2019/0770). The two existing dwellings have been demolished. As at 31 March 2022, five dwellings have been built.	1				
G1026	Longdale Craft Centre	Ravenshead	2	Assumptions for build-out rates	Site is currently under construction for three dwellings (2017/0960). Plot A was built in August 2020.	2				
G1109	Vernon Crescent (81)	Ravenshead	2	Assumptions for build-out rates	Site for a replacement dwelling with three dwellings, net gain of two dwellings.	2				
<b>Total</b>						<b>5</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

#### Sites with planning permission

##### Small sites with planning permission

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2023-24	2024-25	2025-26	2026-27	2027-28
G214	Chapel Lane (148, Land Rear Of)	Ravenshead	1	Assumptions for lead-in times and build-out rates	Outline planning permission for a detached dwelling (2020/0734) granted in October 2020.		1			
G1288	Longdale Lane (225)	Ravenshead	1	Assumptions for lead-in times and build-out rates	Full planning permission for the conversion of existing garage/store building to residential dwelling (2022/0031) granted in December 2022.	1				
G1289	Main Road (226)	Ravenshead	1	Assumptions for lead-in times and build-out rates	Outline planning permission for a new dwelling (2022/0296) granted in December 2022.		1			
<b>Total</b>						<b>1</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>

##### Medium/large sites with planning permission

None.

##### Sites for communal accommodation with planning permission

None.

## Other Villages

Net completions 1 April 2011 to 31 March 2023:-

Burton Joyce	= 78 homes
Lambley	= 31 homes
Linby	= 5 homes
Newstead	= 8 homes
Papplewick	= zero
Stoke Bardolph	= 1 home
Woodborough	= 23 homes
Total	= 146 homes

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

### Allocations in the Local Plan

Local Plan ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2023-24	2024-25	2025-26	2026-27	2027-28
H20	Mill Field Close	Burton Joyce			Site completed in March 2022.					
H21	Orchard Close	Burton Joyce	14	Assumptions for lead-in times and build-out rates	SHLAA site G537. The site is allocated for 15 homes in the Local Planning Document (site H21). The site is part of a larger SHLAA site G31. Reserved matters for 14 homes (2021/0301) granted in August 2021.	10	4			
H22	Station Road	Newstead	40	Delivery rates to be added when planning application is submitted or permission granted	SHLAA site G132. The site is allocated for 40 homes in the Local Planning Document (site H22). Allocated in the Local Planning Document but not included in housing supply due to uncertainty over delivery, in part due to difficulties regarding access. The public house on site was demolished in early 2018. No planning application has been received.					
H23	Ash Grove	Woodborough	11	Assumptions for lead-in times and build-out rates for plot 2. Delivery rates to be added when planning application is submitted or permission granted for the remaining plots on site	SHLAA site G196. The site is allocated for 10 homes in the Local Planning Document (site H23). Reserved matters for 12 homes (2007/0831) granted in November 2007. Plot 1 (3 Ash Close) was built in May 2018 (2016/0888). Full planning permission for a dwelling on plot 2 (adjacent to 3 Ash Grove) (2019/1147) granted in March 2020. Work on the remaining plots have not started.	1				

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

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

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2023-24	2024-25	2025-26	2026-27	2027-28
G1125	Chesterfield Drive (Free Church)	Burton Joyce	2	Assumptions for build-out rates	Site is currently under construction for two new dwellings (2018/0531).	2				
G539	Glebe Farm (Land At), Burton Joyce	Burton Joyce	9	Assumptions for build-out rates for 14 dwellings on part of the site	The site is in the Green Belt and adjacent to Burton Joyce village. Part of the site is currently under construction for 14 homes (2020/0475). For the remainder of the site, the Government is clear that inappropriate development is harmful to the Green Belt and Green Belt boundaries should only be altered in exceptional circumstances through the preparation or review of the Local Plan.	9				
G29	The Paddocks (4 & 5)	Burton Joyce	2	Assumptions for build-out rates	Site is currently under construction for two dwellings (2020/0857).	2				
G115	Harlow Wood (The Stables)	Lambley	1	SHLAA 2023 consultation response	Site completed October 2023	1				
G997	Spring Lane (114)	Lambley	1	Assumptions for build-out rates	Four full planning permissions granted for total of four dwellings on site. Plot 4 is currently under construction (2020/0450). Plot 3 was completed in December 2019 (2017/1134). Plot 2 was completed in July 2020 (2018/0548). Plot 1 was completed in June 2022 (2018/0647).	1				
G1038	The Riding Stables	Lambley	1	Assumptions for build-out rates	Site is currently under construction for a redevelopment of existing stable buildings to provide a new dwelling (2021/0946) granted in January 2022. Satellite imagery 2023 shows the site to be under construction.	1				
G1242	Main Street (14, Land to Rear Of)	Linby	1	SHLAA consultation response 2023	Site is currently under construction to convert a detached garage to a new dwelling (2020/1147).	1				
G1233	Bank Hill Farm	Woodborough	1	SHLAA consultation response 2023	Full planning permission for a new dwelling (2021/0071) granted in June 2021. Information from the SHLAA 2023 consultation indicates that the construction of the site is currently underway and provides the delivery rates for the site.	1				

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2023-24	2024-25	2025-26	2026-27	2027-28
G1211	Old Manor Farm (workshop)	Woodborough	1	Assumptions for build-out rates	Site is currently under construction for a new dwelling (2020/0528).	1				
<b>Total</b>						<b>19</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

#### Sites with planning permission

##### Small sites with planning permission

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2023-24	2024-25	2025-26	2026-27	2027-28
G1249	Bridle Road (106)	Burton Joyce	1	Assumptions for lead-in times and build-out rates	Full planning permission for conversion of home gym and garden store to a new dwelling (2021/0385) granted in December 2021.	1				
G656	Bridle Road (80, Land To Front Of)	Burton Joyce	1	Assumptions for lead-in times and build-out rates	Full planning application for a new dwelling (2020/0499) was refused in July 2020 and an appeal lodged (APP/N3020/W20/3259804). Appeal allowed in April 2021.	1				
G1243	Church Road (104)	Burton Joyce	1	Assumptions for lead-in times and build-out rates	Full planning permission for a new dwelling (2021/0550) granted in September 2021.	1				
G1214	Nottingham Road (228)	Burton Joyce	1	Assumptions for lead-in times and build-out rates	Full planning permission for conversion of existing outbuilding to a new dwelling (2020/0885) granted in January 2021.	1				
G1246	St Helens Grove (4)	Burton Joyce	1	Assumptions for lead-in times and build-out rates	Outline planning permission for a new custom build dwelling (2021/0855) granted in September 2021.		1			
G487	Wellington Road (19)	Burton Joyce	1	Assumptions for lead-in times and build-out rates	Full planning permission for conversion of existing garage to a new dwelling (2020/1003) granted in January 2021.	1				
G1258	Willow Wong (6)	Burton Joyce	5	Assumptions for lead-in times and build-out rates	Full planning permission for a demolition of existing dwelling and construction of six residential units with office units on the ground floor (2021/0673) granted in February 2022.	2	2	1		
G1251	Park Lane Stables	Lambley	1	Assumptions for lead-in times and build-out rates	Full planning permission for change of use of disused stable building to a residential dwelling (2020/0949) granted in November 2021.	1				
G1267	Spring Lane (164)	Lambley	5	Assumptions for lead-in times and build-out rates	Full planning permission for change of use of disused stable building to a residential dwelling (2020/0949) granted in November 2021.	2	3			
G1265	Old Manor Farm	Woodborough	4	Assumptions for lead-in times and build-out rates	The site had permitted development rights for change of use two former agricultural buildings to four dwelling houses (2020/0513PN). Decision date is July 2020.	2	2			



SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2023-24	2024-25	2025-26	2026-27	2027-28
G1276	Roe Hill (Land on East Side)	Woodborough	1	Assumptions for lead-in times and build-out rates	Full planning permission for one new dwelling (2022/0441) granted in September 2022.	1				
<b>Total</b>						<b>13</b>	<b>8</b>	<b>1</b>	<b>0</b>	<b>0</b>

Medium/large sites with planning permission

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2023-24	2024-25	2025-26	2026-27	2027-28
G8	Ashdale	Burton Joyce	11	SHLAA consultation response 2023	Outline planning application for 11 homes (2020/0238) was granted in August 2021. Reserved matters application for 11 homes (2021/1332) was granted in December 2022.	11				
<b>Total</b>						<b>11</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Sites for communal accommodation with planning permission

None.

## Appendix C: Housing trajectory

	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	A	Total
<b>Past completions (net)</b>	<b>275</b>	<b>227</b>	<b>321</b>	<b>311</b>	<b>174</b>	<b>198</b>	<b>237</b>	<b>286</b>	<b>360</b>	<b>310</b>	<b>357</b>	<b>691</b>							<b>3747</b>
Past completions (net) - urban area	183	199	296	206	120	104	193	218	287	232	278	462							2778
Past completions (net) – Edge of Hucknall	0	0	0	0	0	36	2	43	55	38	36	44							254
Past completions (net) - Bestwood Village	30	2	1	19	0	14	6	0	3	10	13	18							116
Past completions (net) - Calverton	16	3	10	64	56	10	17	15	3	8	4	117							323
Past completions (net) - Ravenshead	42	15	5	15	-5	21	4	4	7	10	5	7							130
Past completions (net) - Burton Joyce	0	2	1	0	2	7	0	3	1	9	10	43							78
Past completions (net) - Lambley	3	3	2	2	1	5	4	2	1	4	2	2							31
Past completions (net) - Linby	1	0	1	1	0	-1	2	0	1	0	0	0							5
Past completions (net) - Newstead	0	0	1	0	0	0	8	0	0	0	0	-1							8
Past completions (net) - Papplewick	1	0	0	2	0	-1	0	0	0	0	0	-2							0
Past completions (net) - Stoke Bardolph	0	0	0	0	0	0	0	0	0	0	0	1							1
Past completions (net) - Woodborough	-1	3	4	2	0	3	1	1	2	-1	9	0							23
<b>Urban area - ACS and LPD allocations</b>													<b>370</b>	<b>387</b>	<b>269</b>	<b>250</b>	<b>197</b>	<b>493</b>	<b>1966</b>
Teal Close									95	72	61	103	102	100	104	95	75		807
H1 - Rolleston Drive												10	60	61					131
H2 – Brookfields Garden Centre																		90	90
H3 - Willow Farm													11	11	2				24
H4 - Linden Grove												14	50	50	6				120
H5 - Lodge Farm Lane															10	15	15	108	148
H6 - Spring Lane						27	64	55	4										150
H7 - Howbeck Road/Mapperley Plains											24	65	48	27					164



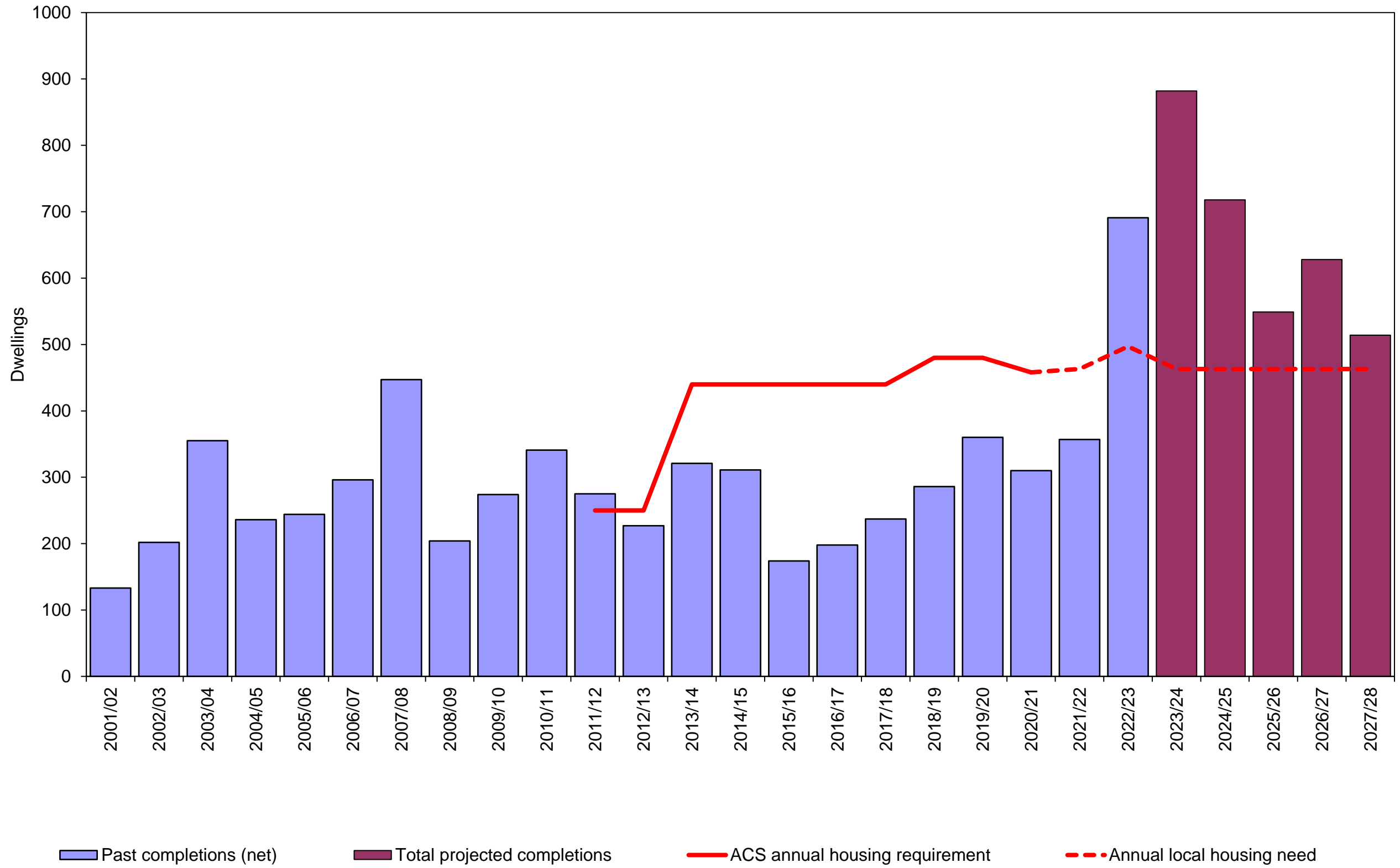
	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	A	Total
H8 - Killisick Lane																		230	230
H9 - Gedling Colliery/Chase Farm							25	65	96	64	90	98	110	102	90	90	95	16	941
X1 - Daybook Laundry																		49	49
X2 - West of A60 A												72							72
X3 - West of A60 B														36	48	48	12		144
<b>Urban area - sites under construction</b>													<b>102</b>	<b>113</b>	<b>6</b>	<b>1</b>			<b>120</b>
<b>Urban area - small sites with permission</b>													<b>44</b>	<b>14</b>	<b>9</b>	<b>6</b>			<b>73</b>
<b>Urban area - medium/large sites with permission</b>													<b>19</b>	<b>12</b>	<b>11</b>	<b>11</b>	<b>7</b>		<b>60</b>
<b>Edge of Hucknall - ACS and LPD allocations</b>													<b>42</b>	<b>123</b>	<b>136</b>	<b>136</b>	<b>136</b>	<b>411</b>	<b>984</b>
North of Papplewick Lane								43	55	38	36	39	42	2					255
Top Wighay Farm						36	2							100	100	100	100	405	843
H10 - Hayden Lane														21	36	36	36	6	135
<b>Edge of Hucknall - sites under construction</b>																			<b>0</b>
<b>Edge of Hucknall - small sites with permission</b>																			<b>0</b>
<b>Edge of Hucknall - medium/large sites with permission</b>																			<b>0</b>
<b>Bestwood Village - LPD allocations</b>													<b>24</b>	<b>24</b>	<b>18</b>	<b>15</b>	<b>1</b>	<b>329</b>	<b>411</b>
H11 - The Sycamores													4	4	3				11
H12 - Westhouse Farm											12	18	20	20	15	15	1	109	210
H13 - Bestwood Business Park																		220	220
<b>Bestwood Village - sites under construction</b>													<b>2</b>	<b>2</b>					<b>4</b>
<b>Bestwood Village - small sites with permission</b>													<b>4</b>						<b>4</b>
<b>Bestwood Village - medium/large sites with permission</b>																			<b>0</b>
<b>Calverton - LPD allocations</b>													<b>145</b>	<b>84</b>	<b>87</b>	<b>68</b>	<b>43</b>	<b>39</b>	<b>466</b>

	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	A	Total
H14 - Dark Lane													25	12	12	8			57
H15 - Main Street															10	15	15	39	79
H16 - Park Road											1	77	88	59	65	45	28		363
X4 Flatts Lane												37	32	13					82
<b>Calverton - sites under construction</b>													5						5
<b>Calverton - small sites with permission</b>													3	2					5
<b>Calverton - medium/large sites with permission</b>																			0
<b>Ravenshead - LPD allocations</b>													44	35	4	1	1	68	153
H17 - Longdale Lane A														30	3				30
H18 - Longdale Lane B																		31	31
H19 - Longdale Lane C													43	4					47
X5 Kighill Lane A									1	4	1	2	1	1	1	1	1	7	20
X6 Kighill Lane B																		30	30
<b>Ravenshead - sites under construction</b>													5						5
<b>Ravenshead - small sites with permission</b>													1	2					3
<b>Ravenshead - medium/large sites with permission</b>																			0
<b>Other villages - LPD allocations</b>													11	7	11			49	78
H20 - Mill Field Close (Burton Joyce)										8	6								14
H21 - Orchard Close (Burton Joyce)													10	4					14
H22 - Station Road (Newstead)																		40	40
H23 - Ash Grove (Woodborough)								1				1	1					9	12
H24 - Broad Close (Woodborough)														3	11				14
<b>Other villages - sites under construction</b>													19						19

	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	A	Total
Other villages - small sites with permission													13	8	1				22
Other villages - medium/large sites with permission													11						11
Windfall allowance																138	138		276
Past communal accommodation completions (net)	0	53	29	0	-12	46	-13	-5	-14	37	-16	8							113
Communal accommodation													20	7					27
<b>Total projected completions</b>													884	718	552	626	523	1389	<b>4692</b>
<b>Cumulative completions</b>	275	555	905	1216	1378	1622	1846	2127	2473	2820	3161	3860	4740	5462	6014	6640	7163	8552	<b>8552</b>
<b>PLAN - annual housing target</b>	250	250	440	440	440	440	440	480	480	458	463	497	463	463	463	463	463		<b>7393</b>
PLAN - housing target (cumulative)	250	500	940	1380	1820	2260	2700	3180	3660	4118	4581	5078	5541	6004	6467	6930	7393	7393	
<b>MONITOR - number of dwellings above or below cumulative housing target</b>	25	55	-35	-164	-442	-638	-854	-1053	-1187	-1298	-1420	-1218	-797	-542	-453	-290	-230	1159	
<b>MANAGE - annual housing target taking account of past/projected completions</b>	426	436	446	453	464	489	512	540	577	611	648	734	741	705	700	775	923		
Remaining years	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1		

#### Notes

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



**Notes**

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



## Report to Planning Committee

**Subject:** Future Planning Applications

**Date:** 17/11/2023

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

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

<b><u>App No</u></b>	<b><u>Address</u></b>	<b><u>Proposal</u></b>	<b><u>Possible Date</u></b>
2019/1080	Land At Broad Close Woodborough	Outline application for 11 no. residential properties	TBC
2023/0083	Land Off Longdale Lane, Ravenshead	Erection of 33 dwellings, including open space, landscaping and associated infrastructure	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
2023/0135	Land North West, Park Road, Calverton	Application for the approval of reserved matters (layout, landscaping, scale and appearance) for the erection of 195 dwellings and associated infrastructure, pursuant to outline approval 2018/0607 (re-plan of reserved matters approvals 2020/0020 and 2022/0584 with 363 units in total)	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 - 13th October 2023**

2023/0660

9 Shotton Drive, Arnold

Construction of a dwelling

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

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

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

**13th October 2023**

Video Conference Call Meeting

Cllr Roy Allan

Cllr Stuart Bestwick

Cllr David Ellis

Cllr Ron McCrossen

Cllr Ruth Strong

Cllr Linda Pearson

Cllr Paul Wilkinson

Craig Miles – Principal Planning Officer

Nigel Bryan – Development Manager

Mike Avery – Head of Development and Place

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## ACTION SHEET PLANNING DELEGATION PANEL - 20th October 2023

2023/0431

6 Winston Close, Mapperley

To convert the existing garage/office outbuilding into 1bed annex.

The proposed development would respect the character of the area, residential amenity and highway safety on the basis that it remains within the curtilage of the existing dwelling

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

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

2023/0695

45 Summercourt Drive, Ravenshead

Demolish flat roof garage and replace new garage and porch; loft conversion and flat roof dormer to rear elevation; elevation overhaul with new render and timber cladding to existing house and garage 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.**

2023/0690

19 Willow Crescent. Gedling

Erection of two storey side extension, replacement windows and render finish to walls

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.**

2023/0435

Land North of Magenta Way, Stoke Bardolph

Erection of a drive thru restaurant, with associated access, car parking, drainage and landscaping

That matters relating to the potential impact on highways, public health, air quality and how the proposed development respects the character of the area are not agreed and therefore required further consideration.

**The Panel recommended that the application should not be determined under delegated authority and instead be considered and determined by Planning Committee.**

2023/0543

12 Sherwood Grove, Calverton

Change of use from a dwelling (C3) to a childrens home (C2) (care will be for up to three children aged 0 to 15, with up to two members of staff regularly working and sleeping at the property; up to three during the day)

The proposed development would respect the character of the area, residential amenity and highway safety subject to conditions relating to highway improvements.

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

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

**20th October 2023**

Video Conference Call Meeting

Cllr Roy Allan  
Cllr Linda Pearson  
Cllr Ron McCrossen  
Cllr Stuart Bestwick  
Cllr Ruth Strong  
Cllr David Ellis  
Cllr Roxanne Ellis  
Cllr Alison Hunt

Craig Miles – Principal Planning Officer

## **ACTION SHEET PLANNING DELEGATION PANEL - 3rd November 2023**

2023/0159

38 St Albans Road, Bestwood, Nottinghamshire

Construction of single storey rear extension to dwelling.

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

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

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

2023/0215

153 Lambley Lane, Burton Joyce, NG14 5BN

Side & rear extensions to dwelling

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

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

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

2023/0452TPO

39 Sheepwalk Lane, Ravenshead, Nottinghamshire

Felling of 1 group of Silver Birch trees and 3 individual Silver Birch trees.

The proposed development would, subject to conditions, respect the character of the area, and both visual and residential amenity.

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

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

**3rd November 2023**

Video Conference Call Meeting

Cllr Roy Allan

Cllr Stuart Bestwick

Cllr David Ellis

Cllr Ron McCrossen

Cllr Ruth Strong

Cllr Linda Pearson

Nigel Bryan – Development Manager

## **ACTION SHEET PLANNING DELEGATION PANEL - 10th November 2023**

2023/0294

313 Mapperley Plains, Arnold, Nottinghamshire  
Proposed redevelopment comprising 4 dwellings

The application would have a detrimental impact on the amenity of proposed and existing occupiers as well as result in an overdevelopment of the plot that would be out of character with the area.

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

**Decision: To refuse permission**

2023/0663

Land Adjacent To 50 Chesterfield Street, Carlton, Nottinghamshire  
The proposal is to construct a new 3 storey detached dwelling including three car parking spaces

The proposed development would through its design, scale and layout result in an incongruous feature within the streetscape to the detriment of the character of the area.

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

**Decision: To refuse permission**

**10th November 2023**

Video Conference Call Meeting

Cllr Roy Allan  
Cllr Stuart Bestwick  
Cllr Ron McCrossen  
Cllr David Ellis  
Cllr Lynda Pearson  
Cllr Ruth Strong

Nigel Bryan – Development Manager  
Craig Miles – Principal Planning Officer

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## ACTION SHEET PLANNING DELEGATION PANEL - 17th November 2023

2023/0212

75 Lambley Lane, Burton Joyce, Nottinghamshire  
Erection of dwelling

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

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

**Decision: To grant permission**

2023/0605

Ernehale Lodge Nursing Home, 82A Furlong Street, Arnold  
Change of use from care home (Class C2) to 30 bedroom house in multiple occupation (Sui Generis), together with changes to windows and doors

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

2023/0640

Land To The South Ricket Lane, Ravenshead  
Change of use from agricultural to secure dog walking area

The proposed development would not have a detrimental impact on the openness of the Green Belt, highway safety or residential amenity.

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

**Decision: To grant permission**

2023/0738

14 Norman Road, Carlton, Nottinghamshire  
Single-storey side/rear extension and conversion of existing cellar into habitable space.

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

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

**Decision: To grant permission**

**17th November 2023**

Video Conference Call Meeting

Cllr Roy Allan  
Cllr Ron McCrossen  
Cllr David Ellis  
Cllr Lynda Pearson  
Cllr Ruth Strong

Nigel Bryan – Development Manager  
Craig Miles – Principal Planning Officer