

Agenda

Planning Committee

Date: **Wednesday 10 January 2024**

Time: **6.00 pm**

Place: **Council Chamber**

For any further information please contact:

Democratic Services

committees@gedling.gov.uk

0115 901 3844

Planning Committee

Membership

Chair Councillor 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

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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

Page

1. **Apologies for Absence and Substitutions**
2. **To approve, as a correct record, the minutes of the meeting held on 29 November 2023** 5 - 16
Planning Committee Protocol
3. **Declaration of Interests**
4. **Application no. 2023/0135 - Land North West, Park Road, Calverton** 21 - 35
5. **Application no. 2023/0555 - 918 Woodborough Road, Mapperley** 37 - 46
6. **Enforcement ref: 0105/2023 - Lakeside (Former Bestwood Pumping Station) Mansfield Road, Bestwood** 47 - 66
7. **Enforcement ref: 0118/2022 - 15 Woodthorpe Drive, Woodthorpe** 67 - 73
8. **Appeal ref: APP/N3020/D/23/3325322 - 15 Paddock Close, Calverton** 75
9. **Appeal ref: APP/N3020/D/23/3328401 - 45 Stoke Lane, Gedling** 77 - 78
10. **Authority Monitoring Report** 79 - 167
11. **Future Planning Applications** 169
12. **Delegation Panel Action Sheets** 171 - 180
13. **Any other items which the Chair considers urgent**

MINUTES PLANNING COMMITTEE

Wednesday 29 November 2023

Councillor Roy Allan (Chair)

In Attendance: Councillor Paul Wilkinson Councillor Catherine Pope
Councillor Michael Adams Councillor Grahame Pope
Councillor Sandra Barnes Councillor Sam Smith
Councillor Stuart Bestwick Councillor Ruth Strong
Councillor David Ellis Councillor Jane Walker
Councillor Rachael Ellis Councillor Henry Wheeler
Councillor Andrew Ellwood Councillor Russell Whiting
Councillor Marje Paling

Absent: Councillor Helen Greensmith, Councillor Ron McCrossen and
Councillor Lynda Pearson

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

46 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies for absence were received from Councillors Greensmith, Ron McCrossen and Pearson. Councillors Adams, Rachael Ellis and Paling attended as substitutes.

47 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 18 OCTOBER 2023

RESOLVED:

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

48 DECLARATION OF INTERESTS

The Chair declared a collective non-pecuniary interest on behalf of all members of the committee in item 6, application 2023/0501 on the agenda as Gedling Borough Council was the applicant.

Councillor David Ellis declared a non-pecuniary interest in item 6, application 2023/0501 on the agenda and stated that he would not take part in the discussion.

Councillor Sam Smith declared a non-pecuniary interest in item 4, application 2023/0468 on the agenda as he was a member of Nottinghamshire County Council who were the applicant and that as of the 1st of December, he would be the Cabinet Member for Education in SEND.

Councillor Adams declared a non-pecuniary interest in item 4, application 2023/0468 on the agenda as he was a member of Nottinghamshire County Council.

49 APPLICATION NO. 2023/0435 - LAND NORTH OF MAGENTA WAY, STOKE BARDOLPH

Due to public interest, the Chair brought item 5 forward on the agenda.

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

Michael Heffernan and Tracy Hill who were local residents, spoke in objection to the application.

Richard Croft of Henry Developments, the applicant, spoke in support of the application.

The Principal Planning Officer informed members that since the publication of the agenda, four letters of objection had been received, but the matters raised within those representations had already been considered within the committee report.

He asked members to note that the Stoke Bardolph Parish Meeting group were not consulted on the application initially as there was some ambiguity as to whether the application fell within the parish boundary and whether they formed a parish council. He added that the meeting group had since been consulted and had submitted comments following the publication of the report, which he went on to summarise as follows:

There would be a significant increase in traffic when compared to the existing permission for the public house which would have an adverse impact on the local highway network; the cumulative impact of the development needed to be considered alongside Victoria Retail Park as traffic already backed up to Magenta Way at peak times; a travel plan was unlikely to reduce the number of vehicles because the development was relying on drive through customers rather than eat in diners; that the development would have an adverse impact on air quality due to an increase in motor vehicles; the development would have an adverse impact on health; the development would harm the amenity through anti-social behaviour; the development would create a high level of fly-tipping and littering and there would be no assurances about the

management of the littering; that they objected to the application and suggested that planning permission should be refused.

He then went on to introduce the report.

Councillor Bestwick joined the meeting at 6:31pm.

Following debate, Councillor Adams, seconded by Councillor Sam Smith, proposed an amendment to condition 13 requiring litter picking to be specifically included within 100 metres of the application site, which would read as follows:

Condition 13

Before the first occupation of the building hereby permitted, a waste management plan shall be submitted to and approved in writing by the Local Planning Authority and shall also include measures for litter picking within a 100m radius of the application site boundary and bin locations and to limit litter entering beyond the application site. Once approved, all operations within the site relating to waste shall only commence in accordance with the waste management plan.

The amendment was carried and it was therefore

RESOLVED:

To 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 Before the first occupation of the building hereby permitted, a waste management plan shall be submitted to and approved in writing by the Local Planning Authority and shall also include measures for litter picking within a 100m radius of the application site boundary and bin locations and to limit litter entering beyond the application site. Once approved, all operations within the site

relating to waste shall only commence in accordance with the 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

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.

Following a request from Councillor Adams, the Chair allowed the committee a comfort break which commenced at 6.54pm.

The meeting resumed at 6.59pm.

50 APPLICATION NO. 2023/0468 - LAND AT CHASE FARM (FORMER GEDLING COLLIERY), ADJACENT TO ARNOLD LANE AND LAND OFF LAMBLEY LANE, GEDLING

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.

Mike Sharpe and Stephen Pointer of Nottinghamshire County Council, the applicant, spoke in support of the application.

The Principal Planning Officer introduced the report.

RESOLVED that:

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.

51 APPLICATION NO. 2023/0501 - 47 MAIN STREET, BURTON JOYCE

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

The Principal Planning Officer informed members that since the publication of the report we had received one letter of objection from a local resident expressing concern that the camera will impact on the privacy of local residents and that the address on the application form was incorrect.

He clarified to members that the purpose of the camera was to view the public realm in terms of deterring crime and anti-social behaviour and that the address on the application form was in reference to the building nearest to the CCTV column on Main Street as opposed to the building that it would be sited on.

He then went on to introduce the report.

RESOLVED:

To Grant Planning Permission subject to the following conditions:

Conditions

- 1 The development hereby permitted shall commence before the expiration of 3 years from the date of this permission.
- 2 This permission shall be carried out in accordance with the details set out in the application form, 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. Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com

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

52 UPDATE REGARDING THE REVIEW OF THE PLANNING CODE OF PRACTICE FOR COUNCILLORS IN DEALING WITH PLANNING APPLICATIONS AND THE PLANNING COMMITTEE PROTOCOL

The Chair introduced a report by the Head of Development and Place, seeking 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.

RESOLVED:

1. 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. That the Chairman of the Planning Committee will determine the membership and provide the details to the Head of Development and Place.

53 FIVE YEAR HOUSING LAND SUPPLY ASSESSMENT 2023

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

RESOLVED:

To note the Gedling Borough Five Year Housing Land Supply Assessment 2023 published in November 2023, attached as Appendix 1.

54 FUTURE PLANNING APPLICATIONS

RESOLVED:

To note the information.

55 ACTION SHEETS - PLANNING DELEGATION PANEL

RESOLVED:

To note the information.

56 ANY OTHER ITEMS WHICH THE CHAIR CONSIDERS URGENT.

None.

The meeting finished at 7.52 pm

Signed by Chair:
Date:

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

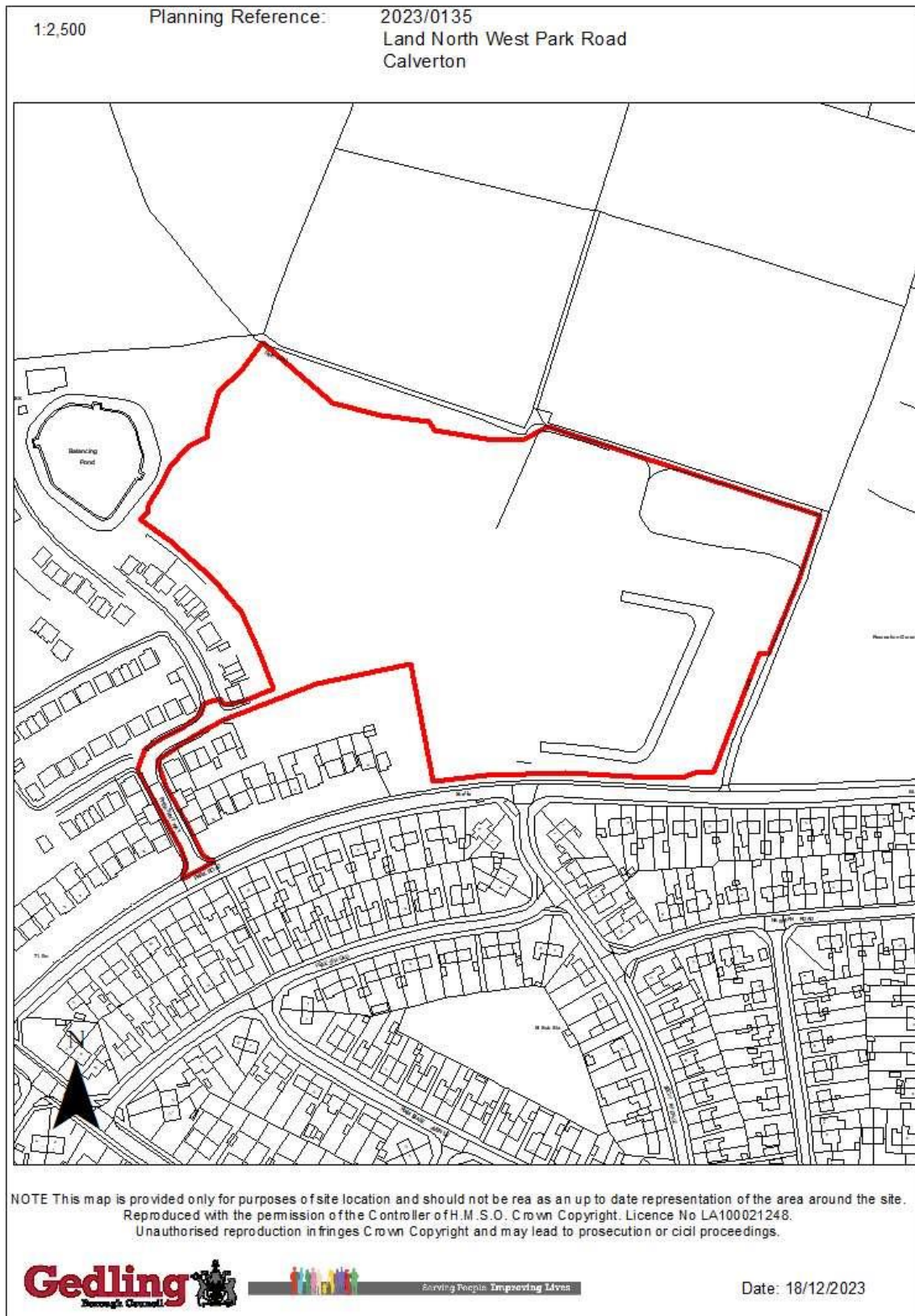
19. Councillors will then debate the motion and may ask for clarification from officers. However, if there are issues which require factual clarification, normally these should be directed to the case Officer before the Committee meeting, not at the meeting itself. After Councillors have debated the 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 2023/0135



Report to Planning Committee

Application Number: 2023/0135

Location: Land North West, Park Road, Calverton

Proposal: Application for the approval of reserved matters (layout, landscaping, scale and appearance) for the erection of 132 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).

Applicant: Persimmon Homes Nottingham

Agent:

Case Officer: Nigel Bryan

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

1.0 Site Description

- 1.1 The site is located to the north of the main built up area of the settlement of Calverton and consists of formerly agricultural land utilised for arable purposes. There are significant differences in ground level across the site with the eastern part being higher than the land to the north and the west.
- 1.2 The northern boundary of the allocated site is shared with open land, the eastern boundary with Calverton Village Hall and the William Lee Memorial Park. The southern boundary with Park Road and Collyer Road and the west with Calverton Miners Welfare and existing dwellings on North Green.
- 1.3 The overall site area for the larger site granted planning permission is 13.6 hectares. However, the current application is for alterations to the eastern part of the site, adjacent to William Lee Memorial Park. Development has commenced on the larger site and a number of dwellings in the western section, between Collyer Road and North green, are built and occupied.

2.0 Relevant Planning History

2016/0499EIA – Screening Opinion for housing development. Concluded that an Environmental Impact Assessment was not required.

2018/0607 - Outline planning application for up to 365 No. dwellings with all matters reserved except access, with access served from Park Road and Collyer Road.

2020/0103 - Diversion of footpath 39 for 90m – the application was considered at the 05 August 2020 Planning Committee meeting and an Order to divert the footpath has been made.

2020/0156DOC - Approval of details reserved by condition 13 (archaeology) of outline planning permission 2018/0607 – approved on the 20 March 2020.

2020/0020 - Application for the approval of reserved matters (layout, landscaping, scale and appearance) for the erection of 351 dwellings and associated infrastructure, pursuant to outline approval 2018/0607 – the application was considered at the 09th September 2020 Planning Committee with the decision notice issued on the 11 September 2020.

2020/1063DOC - Approval of details reserved by conditions 4 (Topographical Survey), 5 (drainage), 6 (contamination), 7 (trees), 8 (EVCP), 9 (CEMP), 10 (lighting), 11 (bat and bird box), 12 (hedging), 14 (highways), 15 (highways), 16 (Travel Plan), 17 (landscaping) and 18 (CMP) of outline planning permission 2018/0607 – approved on the 06th April 2021.

2022/0584 – ‘Application for the approval of reserved matters (layout, landscaping, scale and appearance) for the erection of 101 dwellings and associated infrastructure, pursuant to outline approval 2018/0607 (re-plan of reserved matters approval 2020/0020, which includes an additional 12 units taking the total number of units to 363)’ – the application was granted reserved matters approval on the 14 October having been considered at the 12th October 2022 Planning Committee.

3.0 Proposed Development

- 3.1 The application seeks reserved matters approval pursuant to outline permission 2018/0607. Matters under consideration for this reserved matters approval are, layout, scale, landscaping and appearance. The application is for the erection of 132 dwellings with the proposal resulting in a number of plot substitutions to previous reserved matters approval 2022/0584.
- 3.2 The layout as amended broadly follows that as previously approved with the primary change to plots being that a number are now proposed to be ‘future homes’, which will increase the sustainability of the dwellings to be erected, with a number now incorporating a solar panels on the roof and additional insulation.

4.0 Consultations

- 4.1 Nottinghamshire County Council Highways – The Highway Authority raise no objection to the application subject to the imposition of conditions.
- 4.2 Lead Flood Authority – object on the grounds of a lack of information submitted in support of the application.

- 4.3 Parks and Street Care - note that the area of public open space meets the requisite provision of 10%. The location of the Local Equipped Area of Play (LEAP) is acceptable and final details of that will need to be approved through the Section 106 Legal Agreement.
- 4.4 Strategic housing – raise no objection to the application.
- 4.5 Calverton Parish Council – No comments received.
- 4.6 Members of the Public

A press notice was published and site notices erected. Neighbour letters were sent to properties on Park Road, Collyer Road and North Green. No consultation letters were sent to properties recently erected on the wider site in that those directly adjacent to the area subject of this application were not erected or occupied. As a result of consultation undertaken no responses have been received.

5.0 Assessment of Planning Considerations

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

6.0 Development Plan Policies

- 6.1 The following policies are relevant to the application:

6.2 National Planning Policy Framework 2023 (NPPF)

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). Sections 5 (Delivering a sufficient supply of homes), 11 (Making effective use of land) and 12 (Achieving well-designed places) are particularly relevant.

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

Policy A: Presumption in Favour of Sustainable Development – a positive approach will be taken when considering development proposals

Policy 1: Climate Change – all development will be expected to mitigate against and adapt to climate change including with respect to flood risk.

Policy 2: The Spatial Strategy – states that sustainable development will be achieved through a strategy of urban concentration with regeneration.

Policy 8: Housing Size, Mix and Choice – sets out the objectives for delivering new housing.

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

Policy 11: Historic Environment – sets out the criteria for assessing applications affecting the historic environmental and heritage assets and their settings.

Policy 17: Biodiversity – sets out the approach to ecological interests.

Policy 19: Developer Contributions – set out the criteria for requiring planning obligations.

6.4 Local Planning Document (Part 2 Local Plan)

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

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 11: Air Quality – states that planning permission will not be granted for development that has the potential to adversely impact upon air quality unless measures to mitigate or offset have been incorporated.

LPD 18 Protecting and Enhancing Biodiversity – sets out that proposals should be supported by an up to date ecological assessment. Any harmful impact should be avoided through design, layout and mitigation or compensation. Where possible, development proposals will be expected to take opportunities to incorporate biodiversity in and around the development and contribute to the establishment of green infrastructure.

LPD 19: Landscape Character and Visual Impact – states that planning permission will be granted where new development does not result in a significant adverse visual impact or a significant adverse impact on the character of the landscape.

LPD 21: Provision of New Open Space – sets out that there will be a requirement for public open space on sites of 0.4 hectares in area and above, which could be on-site or off-site.

LPD30: Archaeology – sets out the measures to protect sites with archaeological potential.

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

LPD 33: Residential Density – states that planning permission will not be granted for proposals of less than 30 dwellings per hectare unless there is convincing evidence of a need for a different figure.

LPD 35: Safe, Accessible and Inclusive Development – sets out a number of design criteria that development should meet, including in relation to the massing, scale and proportion of development.

LPD 36: Affordable Housing – sets out that a 20% affordable housing provision will be required in Calverton but that a lower requirement may be justified provided there is sufficient evidence which takes account of all potential contributions from grant funding sources and a viability assessment has been undertaken by the Council which demonstrates this.

LPD 37: Housing Type, Size and Tenure – states that planning permission will be granted for residential development that provides for an appropriate mix of housing.

LPD 48: Local Labour Agreements – sets out the thresholds where a Local Labour Agreement will be required.

LPD 57: Parking Standards – sets out the requirements for parking.

LPD 61: Highway Safety – states that planning permission will be granted for developments that do not have a detrimental impact upon highway safety, movement and access needs.

LPD62: Comprehensive development – requires development to come forward in a manner which would not compromise development of a larger allocated site.

LPD 66: Housing Allocations– identifies the application site as housing allocation H16, for approximately 390 new dwellings.

6.5 Calverton Neighbourhood Plan (CNP)

The Calverton Neighbourhood Plan was adopted by Gedling Borough Council on 31 January 2018. As such the Calverton Neighbourhood Plan forms part of the Development Plan for Gedling Borough.

Policy G1: Comprehensive Development – Sets out that proposals for residential development in the North Western Quadrant Urban Extension will only be permitted where it is accompanied by an overall masterplan illustrating a high quality residential environment; highway access links including to/from the existing village road network and the feasibility of links to/from the B6386 Oxtan Road; off-site highway improvements; footpath and cycle links into the village; open spaces and structural landscaping; retention of open frontages between development and North Green and Park Road;

interrelationship between the new development and the Community Hall & Sports Pavilion and William Lee Memorial Park; Housing mix; ecological corridors and health impact assessment.

Policy G2: Developer Contributions – sets out that developer contributions will be sought towards education provision (nursery, primary, secondary, 16-18), primary GP healthcare provision and village centre environmental improvements.

Policy G5: Housing Mix – states that development should include a mix of dwelling sizes, that planning permission will be granted for developments which provide bungalow and other types of accommodation for elderly and disabled people, that proposals for major development that do not include a mix of dwelling sizes and tenures and accommodation suitable for elderly and disabled people will be refused, that on all major development schemes, planning permission will be granted for the provision of plots for self-build subject to other policies in the development plan and that affordable housing should be designed and delivered to be indistinguishable from market housing and should be distributed throughout the development as a whole.

Policy ISF1: Sustainable Transport – states that opportunities for the use of sustainable modes of transport must be maximised.

Policy ISF2: Car Parking – states that any new development outside of the Village Centre will only be permitted where it has sufficient parking provision.

Policy ISF3 – Highway Impact – sets out the criteria for assessing highway impact.

Policy ISF4: Infrastructure Provision – states that residential developments will be required to provide the necessary infrastructure, such as education provision, healthcare provision, open space and drainage provision.

Policy BE1: Design & Landscaping – states that all development on the edge of Calverton must provide soft landscaping on the approach into the village and sets out criteria to achieve this.

Policy BE2: Local Distinctiveness and Aesthetics – states that development should be designed to a high quality that reinforces local distinctiveness including that buildings on the fringes of major developments should have variations in height, style and position.

Policy BE3: Public Realm – sets out the approach to the public realm and to landscaping.

Policy BE4: Parking Provision – sets out that adequate parking must be provided.

Policy BE5: Heritage Assets – sets out that development proposals should take account of their effect on Ancient Monument and their setting within Calverton and non-designated sites with potential archaeological interest.

Policy NE3: Flooding- sets out the approach to preventing flooding and to ensure that adequate drainage is provided.

Policy NE4: Green Infrastructure –sets out the approach to green infrastructure and ecological considerations.

Policy NE5: Biodiversity – sets out the approach to biodiversity.

6.6 Other

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

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

Affordable Housing SPD (2009) – sets out the affordable housing requirements for new residential development.

Low Carbon Planning Guidance for Gedling Borough (May 2021) - provides guidance on sustainable design and construction.

7.0 **Planning Considerations**

Principle of the development

- 7.1 The site is allocated as a housing site, H16, under Policy LPD 66 of the Local Planning Document, which was adopted in July 2018. Policy LPD 66 identifies the site as providing approximately 390 dwellings and therefore the principle of residential development on this site is established, although it should be noted that outline permission does not include all of the H16 land; elements to the west and north are excluded as they are understood to be under different ownership. Furthermore, the proposal is a reserved matters application and, therefore, the site benefits from outline permission for up to 365 dwellings. In addition, as outlined in section 2.0 of this report, reserved matters approval has been granted on the site for 363 dwellings, with this application for a number of plot substitutions. The total number of dwellings which would be delivered on the site would remain at 363; which would conform with the outline permission, with it permissible to submit a number of reserved matters applications on the site.
- 7.2 The Calverton Neighbourhood Plan (CNP) also identifies the wider area between Park Road and Oxtan Road as being the location for the North East Quadrant Urban Extension Site. Policy G1 of the CNP is considered to be most pertinent to the determination of the application, which outlines 10 criteria that need to be considered, outlined in paragraph 6.5 of this report.
- 7.3 The layout accords with the indicative layout and masterplan that was submitted with the outline application. Information with regard to how the site will interact with future phases of the allocated land and safeguarded land is

limited save for it being identified that the main access road could provide access into the safeguarded land. This first phase of development will provide a broad design ethos that later phases will need to follow and final agreement over the internal highway layout will be progressed through later phases of the development and need to comply with policy G1. The Design and Access Statement submitted in support of this application addresses policy G1 of the CNP.

- 7.4 Having regard to the above it is apparent that the site is allocated for residential development, benefits from outline planning permission (ref: 2018/0607) and reserved matters approval (2020/0020), therefore, the principle of residential development is supported and deemed to comply with policies LPD66 and G1 of the CNP.

Layout, scale and appearance

- 7.5 The layout as proposed follows that approved under the previously approved reserved matters application. 10% of the site area would be POS to comply with policy LPD21 and the land as identified as POS within the Neighbourhood Plan remains unaffected. The overall density of development would be 26.7 dwellings per hectare, with policy LPD 33 identifying that development in Calverton should be of a minimum density of 25 dwellings per hectare. Therefore, the density of development is the same as approved under 2022/0584 and the scheme is considered to respect the character of the area comprising a mixture of detached, semi's and terraces of up to 4 dwellings.
- 7.6 The layout has taken into account the Neighbourhood Plan in that it provides open space adjacent to existing properties on North Green. Furthermore, the broad principles of good design are considered to be followed in that the main areas of open space are overlooked, the development is largely outward facing and there are focal buildings at key nodes. A number of 'double fronted' properties are also proposed on corner plots to ensure that blank gables are not on prominent corners and frontages are, where possible, active and overlooked. The affordable housing has been spaced out in small groups to allow their management without having large groupings, which is acceptable in both social and design terms.
- 7.7 With regard to scale, all of the dwellings will either be two-storey or two and a-half in scale; the larger properties are typically located at focal points within the site e.g. view termination. No bungalows are to be provided but there will be an acceptable mix of properties ranging from 2 to 5 bedrooms, with a mixture of tenures. Furthermore, no specialist housing, bungalows or self-build units will be provided but it is still considered that the mix of dwellings would be appropriate for a wide range of socially diverse occupants. Two additional affordable rented units have also been amended to be 4-bedroom, with an identified demand for such units. Having regard to the above, on balance, the mix and tenure of properties is considered to be acceptable and comply with policy G5 of the CNP and LPD37.

- 7.8 A materials schedule has been provided and identifies a mixture of red and buff brick properties, with red brick predominate. The front elevation of some properties will have render focal point and tiles will largely be mixture of red and darker colours, with red predominate. The materials as identified are acceptable and will respect the character of the area having regard to materials utilised on existing properties in the area and approved on the wider site that benefit from planning permission.
- 7.9 In respect of affordable housing provision, the larger site will provide the requisite number of dwellings required by the outline permission e.g. 51 affordable/social rent and 22 intermediate sale. The number of affordable dwellings to be provided within the re-plan site is 17 and is appropriate for this particular part of the site. The dwellings are also appropriately spread so as to not lead to groupings. No first homes are sought on the site in that such provision was not in place when the outline permission was granted and intermediate housing e.g. shared ownership, is instead provided. The application is, therefore, deemed to comply with LPD36.
- 7.10 The elevation treatments of the dwellings are typical of dwellings of this size and it is the key features of detailing around the windows and doors, some of which will have brick cills and others stone, which will create visual diversity within the buildings. As noted above, some will have render focal points and a number will have porches to break up the front aspect. Furthermore, some of the dwellings have been specifically designed and sited for their context e.g. double fronted dwellings. The external appearance of the dwellings will respect the character of the area and house types are largely the same as previously approved. As a result the overall layout, scale and appearance of the development is deemed to comply with policy ASC10 of the aligned core strategy, policy BE1 of the CNP and guidance within the NPPF.

Landscaping

- 7.11 A detailed landscaping scheme has been submitted in support of the application. Given that the site was until recently arable farmed there are no trees of note within this smaller application site that would be affected. The landscaping scheme as proposed is, to all intents and purposes, the same as previously approved. Having regard to the above it is considered that the landscaping scheme is acceptable and complies with policy LPD18 and guidance within the NPPF.

Other considerations

- 7.12 For the avoidance of doubt, there are a number of other topics that were covered when the outline application was determined. Notably, a Section 106 Legal Agreement secured planning obligations in respect of affordable housing, health care, education, bus service and bus stop improvements, a local labour agreement and maintenance of the Public Open Space. This should mitigate infrastructure concerns relating to this development. Other matters covered by condition on the outline permission include archaeology, drainage, possible contamination and a Construction Method Statement.

- 7.13 With regard to residential amenity it is noted that the site is largely self-contained and the impact on properties on the opposite side of Park Road would be minimal. Internally, the layout has been designed to ensure that any potential overlooking is kept to a minimum with rear gardens in the region of 10m in depth. Therefore, it is considered that the impact on the amenity is acceptable and complies with policy LPD32.
- 7.14 Each dwelling will have off street parking provision and conditions are proposed to be added to the decision notice to ensure that the identified provision is provided. The Highway Authority raise no objection to the level of provision provided, which is considered to be acceptable with at least two parking spaces available for each property and more for the larger units including both integral and detached garages, which would comply with policy LPD57 and guidance within the Parking Provision for Residential and non-Residential Developments SPD. With respect to public transport to serve the site, a contribution to do this has been secured through financial contributions in the Section 106 legal agreement attached to the outline permission. The final path of any bus route is likely to be determined should the remainder of the safeguarded land come forward for development, which is not yet currently known, although the scheme as outlined would, if the safeguarded land were to come forward, allow buses to pass through it.
- 7.15 There are public rights of way in the area, including one that has been diverted under application 2019/0103 but the development will not fundamentally alter the right of way or ability of members of the public to access adjacent land.
- 7.16 The Lead Flood Authority object to the application on the grounds of a lack of information; however, they raised no objection to the extant reserved matters approvals (2020/0020 and 2022/0584). The outline permission, 2018/0607, requires the developer to provide full details of floor levels and drainage, conditions 4 and 5 respectively, prior to the commencement of development. The submission of this information will ensure that the Lead Flood Authority is provided with appropriate information, prior to the approval of these technical requirements. This objection is not therefore grounds for refusing this revised approval of reserved matters application, as the extant permission requires the submission of drainage and floor level details and their concerns can be addressed.
- 7.17 In accordance with the Low Carbon Planning Guidance for Gedling Borough Supplementary Planning Document it is noted that there would be a need to encourage a development that would lessen the impacts of climate change. EV charging points would be required for each dwelling and encourage electric car usage. The dwellings proposed as part of this re-plan will also have greater insulation over and above current minimum building regulation requirements. The site is also sustainably located with good access to services and the has been designed in a manner whereby a bus route could access the site should safeguarded land come forward, all of which will reduce help to reduce the impact of the development on the environment and assist in reducing climate change.

8.0 Conclusion

8.1 The principle of the development has been established flowing the grant of outline application 2018/0607; the fact that the site is allocated for residential development in the Local Planning Document; and there are extant reserved matters approvals in place (references: 2020/0020 and 2022/0584) for similar development. Access has already been approved with the internal access arrangements also now considered to be acceptable. The density of development is acceptable and the layout considered to respect the character of the area. The design of the dwellings is acceptable with a mixture of materials and scale of properties, with public open space overlooked and residential amenity respected. Having regard to the above it is considered that the application complies with policies A, 1, 2, 8, 10,17 and 19 of the Aligned Core Strategy; policies 4, 7, 11, 18, 19, 21, 30, 32, 33, 35, 36, 37, 48, 57, 61, 62 and 66 of the Local Planning Document; policies G1, G2, G5, ISF1, ISF2, ISF3, ISF4, BE1, BE2, BE3, BE4, NE3, NE4 and NE5 of the Calverton Neighbourhood Plan; guidance within the NPPF and Open Space Provision SPG; Affordable Housing SPD; Parkin Provision for Residential and non-Residential Developments SPD and Low Carbon Planning Guidance for Gedling Borough.

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

1. This permission shall be read in accordance with the application form and following list of approved drawings:

Document	Submitted	Reference
Planning Layout	28/11/2023	CC-PL-01 Rev D
Charter Plan	28/11/2023	CA-CP-01 Rev B
Location Plan	21/09/2023	CA-LP-01 Rev A
Alnmouth Elevation	21/09/2023	AL_MA_End_R21-903 Rev C
Danbury Elevation	21/09/2023	Da_MA_End_R21-903 Rev C
Deepdale Elevation	21/09/2023	Dp_MA_End_R21-903 Rev A
Glenmore Elevation	21/09/2023	GI_MA_End_R21-903 Rev B
Kingley Elevation	21/09/2023	Kg_MA_End_R21-903 Rev A
Sherwood Elevation	21/09/2023	Sh_MA_Det_R21-903 Rev C
Barnwood F1 Elevation	21/09/2023	Bw_MA_Det_R21-903 Rev C (Render)
Barnwood Elevation	21/09/2023	Bw_MA_Det_R21-903 Rev C
Saunton F1 Elevation	21/09/2023	Sa_MA_End_R21-903 Rev C (Render)
Saunton Elevation	21/09/2023	Sa_MA_End_R21-903 Rev C
Braunton F1 Elevation	21/09/2023	Br_MA_Mid_R21-903 Rev C (Render)
Braunton Elevation	21/09/2023	Br_MA_Mid_R21-903 Rev C

Rivington Elevation	21/09/2023	Ri_MA_Det_R21-903 Rev C
Burnham Elevation	21/09/2023	Bu_MA_Det_R21-903 Rev C
Kennet Elevation	21/09/2023	Ke_MA_End_R21-903 Rev C
Brampton F1 Elevation	21/09/2023	Bt_MA_Det_R21-903 Rev C (Render)
Brampton Elevation	21/09/2023	Bt_MA_Det_R21-903 Rev C
Selwood Elevation	21/09/2023	Se_MA_Det_R21-903 Rev C
Selwood F1 Elevation	21/09/2023	Se_MA_Det_R21-903 Rev C (Render)
Kielder Elevation	21/09/2023	Ki_MA_End_R21-903 Rev C
Greenwood F1 Elevation	21/09/2023	Gw_MA_Det_R21-903 Rev C (Render)
Greenwood Elevation	21/09/2023	Gw_MA_Det_R21-903 Rev C
Ennerdale Elevation	28/11/2023	En_MA_End_R21G-903 Rev B

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

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

Reasons

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

4. To ensure that the development assimilate within the green environment and to comply with guidance within the NPPF.

Notes to Applicant

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

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

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

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

All correspondence with the Highway Authority should be addressed to:-

Hdc.south@nottscc.gov.uk

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

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

www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil

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

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



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Planning Report for 2023/0555

1:1,250 Planning Reference: 2023/0555
918 Woodborough Road
Mapperley NG3 5QR

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: 18/12/2023

Report to Planning Committee

Application Number:	2023/0555
Location:	918 Woodborough Road Mapperley
Proposal:	Outline application for the demolition of a single storey triple garage and replacement with a 2 storey development containing up to 4 studio apartments.
Applicant:	Mr P Georgiou
Agent:	Mr Matthew Ngai
Case Officer:	Joe Mitson

The application has been referred to Planning Committee by the Planning Delegation Panel to assess the impact of the proposal on the highway network through a potential increase in on-street parking.

1.0 Site Description

- 1.1 The site comprises a single storey flat roofed row of triple garages fronting Bennett Road, which extends to the rear in an L shape, with a garden to the rear. The site is located within in a mixed-use area where offices, commercial, retail and residential uses all exist within Bennett Road and Woodborough Road.
- 1.2 To the north-west the site borders a two-storey building that forms part of a rear projection for the building that fronts onto Woodborough Road and has a commercial use (barbers) on the ground floor and residential above.
- 1.3 To the north-east the site borders Bennett Road with dwellings on the opposite side of the road.
- 1.4 To the south-east the site borders a two-storey building fronting onto Bennett Road and has a commercial use on the ground floor and residential above.
- 1.5 To the south-west the site borders the rear garden of the adjacent building with the two-storey rear projection to the west in office use.

2.0 Relevant Planning History

- 2.1 There is no history on this building.

3.0 Proposed Development

- 3.1 Outline planning permission is sought for the demolition of the single storey triple garage and replacement with a development containing 4 studio apartments. All matters are reserved for subsequent approval.
- 3.2 The application is accompanied by illustrative floor plans and elevations depicting a building of two-storey proportions, comprising two x one bedroomed studio apartments on the ground floor and two x one bedroomed studio apartments at first floor level with a communal hall and stairway and a communal garden to the rear.

4.0 Consultations

- 4.1 Nottinghamshire County Council Highway Authority – The proposed apartments do not have any off-street car parking and will rely with on-street car parking. However, owing to the location alongside a Local Centre they consider that they do not wish to raise any objection to the proposal having taken the road safety, subject to a condition that requires the existing dropped kerb to be brought up to full height kerbs at the applicant's expense, as they are no longer required.
- 4.2 Gedling Borough Council Scientific Officer (Air Quality and Contamination) – No objection subject to a condition for a Construction Emission Management Plan (CEMP) and an informative relating to asbestos.
- 4.3 Members of the Public - Neighbour notification letters were posted. In total 5 representations objecting were received which were made on the following grounds:
- The scheme is too dense, with the space being very limited;
 - Small living spaces - well below the recommended size of 37 square meters for a studio with a shower room;
 - Lack of parking, nearby roads are congested impact on road safety, scheme should provide 4 no. parking spaces;
 - Road is dark;
 - Limited access to the rear of the property;
 - Impact on local amenity and overlooking;
 - Overlooking neighbouring garden;
 - Disruption during the construction phase;
 - No storage space for wheelie bins;
 - The aesthetics of the proposed building are not in keeping with the architecture of the established buildings on Bennett Road.

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 11 – Air Quality – planning permission will be granted for development proposals that do not have a significant adverse impact on the amenity of nearby residents or occupiers.
- LPD 32 – Amenity – planning permission will be granted for proposals that do not have a significant adverse impact on the amenity of nearby residents or occupiers.
- LPD 33 Residential Density – planning permission will not be granted for residential development of less than 30 dwellings per hectare.
- LPD 35 Safe, Accessible and Inclusive Development – planning permission will be granted for development proposals subject to certain criteria being met relating to streets and spaces.
- LPD 37 Housing Type, Size and Tenure – planning permission will be granted for residential development that provides for an appropriate mix of housing, subject to housing needs and demographic context within the local area.
- LPD 40 – Housing Development on Unallocated Sites – planning permission will be granted for residential development on unallocated sites that are not within the Green Belt subject to certain criteria being met.
- LPD 57 – Parking Standards - sets out the parking requirements for residential and 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 2 The Spatial Strategy – that sets out the development strategy for the borough, Policy 8 Housing Size, Mix and Choice – that sets out the general approach to residential development 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 – paragraph 11 provides for a presumption in favour of sustainable development.

Section 5 Delivering a Sufficient Supply of Homes notes the Governments objective to boost housing supply in order to meet need.

Section 8 Promoting healthy and safe communities - Paragraph 91 aims to achieve places which promote an effective use of land whilst safeguarding and improving the environment and ensuring safe and healthy living conditions and

the provision of safe and accessible environments with clear and legible pedestrian routes and high-quality public spaces.

Section 9 Promoting sustainable transport provides that safe and suitable access to the site can be achieved for all users and any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.

Section 11 Making effective use of land requires that planning decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

Section 12 Achieving well-designed places. Paragraph 124 states that good design is a key aspect of sustainable development creates better places in which to live and work and helps make development acceptable to communities.

- 5.5 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 proposal comprises the demolition of a triple garage and the erection of a replacement building comprising up to 4 studio apartments. All matters are reserved, with indicative details provided. These illustrate a two-storey building with two studios per floor and a communal garden area to the rear.
- 6.2 The site is within the built-up part of Mapperley where there is a presumption in favour of residential development as it represents a sustainable location. The use of the garaging is low level commercial, the current use being storage. The loss of this commercial space could not reasonably be resisted on land use terms. As such, in land use terms the proposed residential development can be supported.
- 6.3 The illustrative plans indicate the site would be capable of accommodating residential development of up to four studio apartments.
- 6.4 The proposal is therefore acceptable in principle and complies with Policies 2 and 8 of the Aligned Core Strategy and the thrust of the NPPF.

Design and Layout

- 6.5 Outline planning permission is sought with all matters reserved meaning that should permission be granted; a reserved matters application will need to be submitted and considered before any work can commence. The applicant has submitted an indicative drawing to demonstrate at this outline stage that some

form of two storey building containing 4 self-contained studio apartments can be accommodated on the site.

- 6.6 The existing row of garages are of limited merit and no objection is raised to their demolition. Bennett Road is largely characterised by brick built two storey semi-detached Victorian dwellings, with a later two storey detached dwelling and detached triple garage opposite the site. However, the site is also adjoined by buildings of varying ages, architectural types and scales.
- 6.7 The illustrative plans demonstrate that the site could accommodate up to 4 x 1 bedroomed studios without resulting in a cramped form of development or over-development. The indicative building is shown approximately in line with the adjacent building in terms of front and rear building lines. However, as stated the final siting, scale and design are reserved for future, subsequent approval. As such a further reserved matters application would ensure that all design criteria are met.
- 6.8 Taking these issues into account, it is deemed that at this outline stage a suitability designed scheme could be presented that would not be detrimental upon the character and appearance of the application site. Therefore, the proposals would accord with Part 12 of the National Planning Policy Framework and Policy 10 of the Aligned Core Strategy.

Residential Amenity

- 6.9 The site is immediately surrounded by a hairdressers and residential accommodation to the north (No's 918, 918A and 918B) and to the south by No. 2 Bennett Road.
- 6.10 The illustrative site layout and elevations show a two-storey dwelling located on a similar footprint to the garages, set to be demolished and the illustrative scheme does not propose any windows to either side elevations, with all windows located to the front (facing onto Bennett Road) or to the rear. However, the final siting, scale and design are reserved for future, subsequent approval.
- 6.11 In terms of potential impact on occupiers of neighbouring properties, to the front the building would border the highway which would separate the units from the dwelling opposite. To the sides the proposed building would be located between the two neighbouring buildings, neither of which have windows on the elevations facing the site. To the rear the proposal is likely to result in habitable windows at first floor level. However, this would not result in undue overlooking or loss of privacy significantly above the current relationship between the existing buildings.
- 6.12 The indicative layout demonstrates that an area of amenity space could be located to the rear of the premises for future residents. Therefore, for the reasons set out above, it is considered that at this outline stage that a suitability designed scheme could be presented that would provide suitable amenity for future residents and neighbouring amenity would not be harmed, in accordance with the policies as set out in the National Planning Policy Framework, Policy 10 of the Aligned Core Strategy and Policies LPD32 and LPD43 of the LPD.

Highway Matters

- 6.13 The proposals would provide no off-street car parking spaces or any defined on-street spaces. Concerns have been raised regarding the lack of parking provision for the proposals and it is acknowledged by the highway authority that the proposal could potentially generate a greater demand for on-street parking in an area that has a mix of housing which largely rely on the street for parking.
- 6.14 It should also be acknowledged that the current building has a commercial use which generates a certain level of traffic and could result in some on-street parking. Furthermore, should the use be intensified above the existing storage use the traffic generation and on-street parking demand could also increase. The potential impact of the commercial use needs to be balanced with the potential impact of the proposed studio apartments.
- 6.15 The Council's adopted Supplementary Planning Document 'Parking Provision for Residential and Non-Residential Developments' (February 2022) would require 0.8 spaces per flat, or 1 space when rounded up. It is stated at paragraph 4.13 that whilst "The expectation is that parking standards will be met, however if the development is served by one or more regular public transport service, this may be a material consideration justifying a reduced parking provision requirement, especially if a site is located within; or close to a central area." In this scenario, the application site is directly adjacent to Mapperley Plains Local Centre where there are two bus stops within 70m of the application site together with local services.
- 6.15 Given the limited number of studios proposed, up to four, and given the likely limited internal space of each as only a two-storey development is proposed, it is not considered the proposal would generate a significant increased demand for on-street parking above the existing commercial use. It is acknowledged there may be an increase, but this is likely to be limited.
- 6.16 The NPPF is 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*".
- 6.17 The Highway Authority have been consulted about the proposals and acknowledges that there would potentially be a degree of inconvenience to the existing residents who also have a current demand for parking in the area, however owing to the proposals being studio apartments and close to a Local Centre they do not wish to raise any objection to the proposal, subject to a requirement that the current dropped kerb is raised to form a normal height kerb prior to occupation.
- 6.18 Given that the Council's own adopted parking standards allow for a reduction in parking spaces and that the highway authority do not object to the proposals it is considered that the impact on the local highway network would be negligible and would not be harmful to highway safety and that there is no justification to refuse planning permission on highway grounds.

6.19 In summary it is considered that the scheme would be acceptable from a highway perspective and complies with policies LPD 57, LPD 61, the Council's Parking Provision for Residential and Non-Residential Developments SPD and the relevant guidance contained within Section 9 of the NPPF.

Air Quality

6.20 A Construction Emission Management Plan has been requested to be conditioned by the Council's Scientific Officer, to mitigate any significant adverse impacts arising from the proposed development during the undertaking of the works. The impact of the proposed development on air quality is considered to be acceptable and would be in accordance with Policy LPD11 of the LPD subject to this condition.

Other Matters

6.21 It is acknowledged that objections have been received. In terms of assessing the proposal, the potential impact of the current garaging carries weight as this could result in some impacts on local amenity as they are in commercial use. Whilst objections on the grounds of the scheme being too dense with below standard internal dimensions have been raised the application is up to four units only and given the space available this does not represent over-development. Should that number of units not be able to achieve the required internal space standards then a lesser number of units would need to be proposed at the reserved matters stage. This would be permissible as the application seeks approval for up to four studio apartments.

6.22 Objections have been received on the grounds of lack of parking, congestion and road safety and these issues have been discussed above.

6.23 The issue of lack of access to the rear and lack of bin storage have been raised; however, the plans submitted are indicative only and these elements could be included at the reserved matters stage.

6.24 Objections have been received on the grounds of residential amenity. However, as the scheme is in outline only at this stage the assessment is limited to requiring a convincing case that the development could potentially take place without undue harm to amenity. This case has been made and therefore there are no grounds to refuse on residential amenity.

6.25 The issues raised about disruption during the construction phase would be adequately addressed by a construction management condition.

6.26 An objection has also been raised on the grounds of visual amenity. The indicative plans suggest a building could be erected which would be appropriate to the site and surroundings.

6.28 A further objection has been received on the grounds that the road is dark. Bennett Road is an adopted local distributor road serving a number of residential properties and the wider Mapperley area. Permission could not therefore be reasonably refused on these grounds.

7.0 Conclusion

- 7.1 For the reasons set out above, the proposed development is considered acceptable in principle, occupying a sustainable location and having regard to the indicative details submitted that a suitably designed scheme could be designed at the relevant reserved matters stage. Issues of visual amenity, residential amenity and highway safety have been considered and present no reasonable grounds to resist the proposal. For the reasons set out above, the proposed development accords with the aims set out in the NPPF, Policies A, 2, 8 10 of the Aligned Core Strategy and Policies LPD11, LPD32, LPD33, LPD35, LPD37, LPD40, LPD57 and LPD61 of the Local Planning Document and the Parking Provision for Residential and Non-Residential Developments SPD. It is therefore recommended that outline planning permission is granted.

Recommendation: Grant Planning permission subject to Conditions:

- 1 Approval of the details of access, layout, scale, landscaping and appearance (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority before the commencement of any development.
- 2 Application for the approval of reserved matters must be made not later than three years from the date of the outline permission and the development to which this permission relates must be begun within two years from the date of final approval of reserved matters.
- 3 The development relates to the Existing Site Plan Drawing No. 403.01 received 14 July 2023.
- 4 Prior to commencement of the development a Construction Emission Management Plan (CEMP) for minimising the emission of dust and other emissions to air during the site preparation and construction shall be submitted to and approved in writing by the Local Planning Authority. The CEMP must be prepared with due regard to the guidance produced by the Council on the assessment of dust from demolition and construction and include a site-specific dust risk assessment. All works on site shall be undertaken in accordance with the approved CEMP unless otherwise agreed in writing by the Local Planning Authority.
- 5 No part of the development hereby permitted shall be brought into use until the existing site access on Bennett Road that has been made redundant and is permanently closed and the access crossing is reinstated as footway and full height kerbs in accordance with details to be first submitted to, and approved in writing by, the Local Planning Authority.

Reasons

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

- 2 To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.
- 3 For the avoidance of doubt.
- 4 To ensure the development is constructed in an appropriate sustainable manner which takes into consideration air quality in the Borough and takes into consideration the National Planning Policy Framework and Policy LPD11.
- 5 In the interests of highway safety and in accordance with policy LPD61.

Reasons for Decision

In the opinion of the Borough Council the proposed development is acceptable in principle, would be visually acceptable and in keeping with the character of the area and would result in no harm to the amenities of the occupiers of neighbouring properties. The proposal would also be acceptable in terms of highway safety. The proposal is therefore in accordance with Sections 2, 5, 8, 9, 11 and 12 of the NPPF, Policies 2, 8 and 10 of the ACS, policies LPD11, LPD32, LPD33, LPD35, LPD37, LPD40, LPD57 and LPD61 of the Local Planning Document.

Notes to Applicant

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

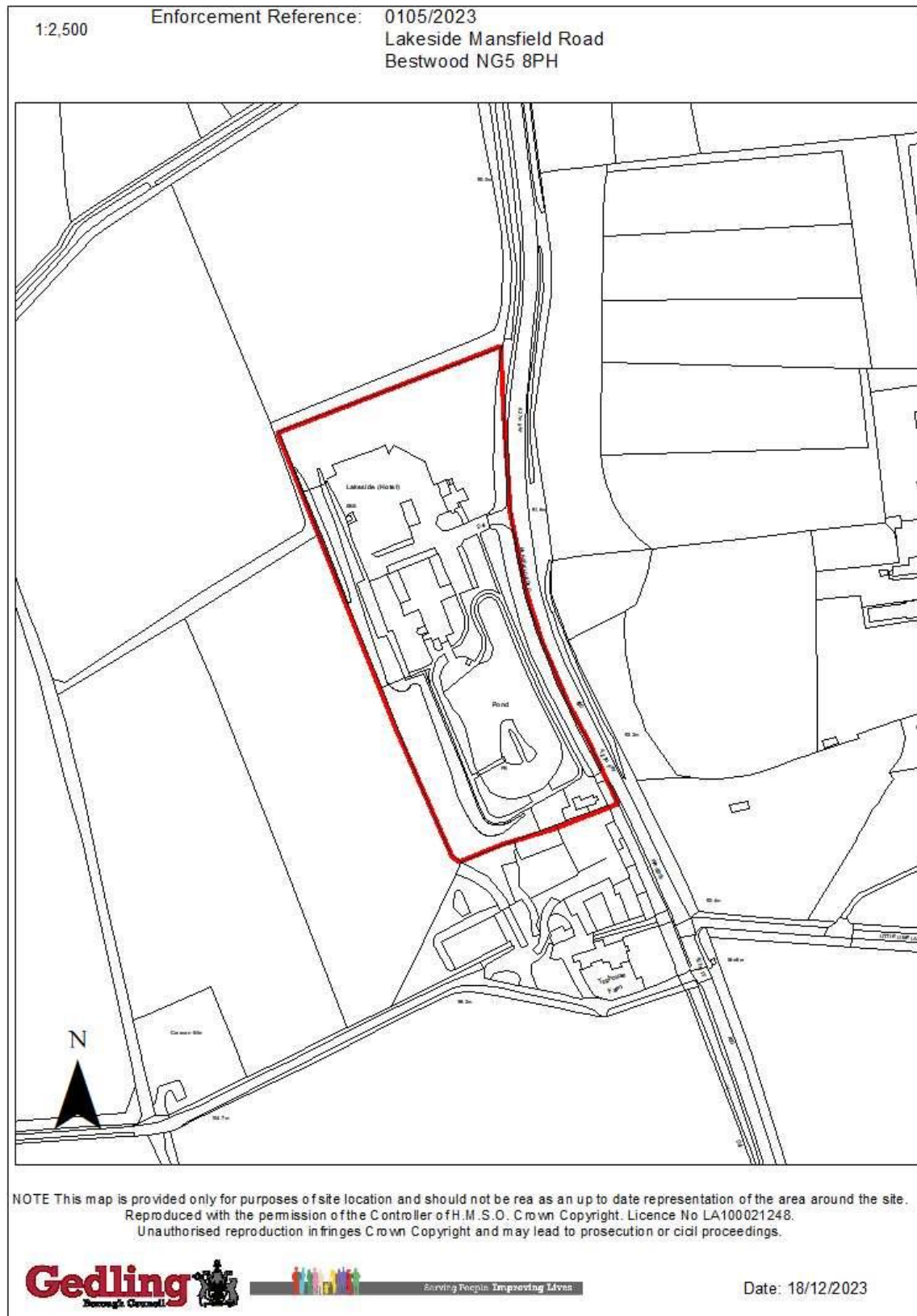
The proposal makes it necessary to reinstate the redundant vehicular crossing over the footway of the public highway. These works shall be constructed to the satisfaction of the Highway Authority. You are, therefore, required to contact the County Council's Customer Services to arrange for these works on telephone 0300 500 80 80. to arrange for these works to be carried out.

The proposed development will include the demolition of the existing buildings which could contain asbestos materials. The Control of Asbestos Regulations 2012 (CAR 2012) require that suitable and sufficient assessment is carried out as to whether asbestos is or is liable to be present before demolition or other work is carried out. CAR 2012 requires that a suitable written plan of work must be prepared before any work is carried out and the work must be carried out in accordance with that plan. If asbestos is not managed appropriately then the site may require a detailed site investigation and could become contaminated land as defined in Part 2A of the Environmental Protection Act 1990.

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



Planning Enforcement Report for 0105/2023



Report to Planning Committee

Reference Number: 0105/2023

**Location: Lakeside (Former Bestwood Pumping Station)
Mansfield Road, Bestwood NG5 8PH**

Unauthorised Listed Building works: (i) Refurbishment works to the Grade II listed East Lodge, including internal renovations and alterations.
(ii) The reduction of a brick boundary wall and the fixing of a timber fence to the brick boundary wall.
(iii) The removal of Grade II listed gas lamps.
(iv) Addition of metal vent to Grade II* listed former Pumping Station.
(v) Timber fencing affixed to the Grade II* listed former Pumping Station.

Breaches of Planning Control: (i) Construction of outbuildings, car parking area, fencing, hardstanding, lighting columns. (ii) The illegal display of advertisements.

1. The Breaches of Planning Control

- 1.1. There are breaches of both listed building control and planning control on the land. Lakeside (Former Bestwood Pumping Station) has been operating as a restaurant and function venue. The premises are currently closed, but a number of developments have been undertaken on the site to facilitate the business use. The building is grade II* listed and is set within a grade II registered Park and Garden.
- 1.2. In relation to listed building works, there has been a reduction in height of an attached garden wall to the East Lodge and its alteration. The fixing of a timber fence to the garden wall to the east Lodge. The removal of 5 grade II listed Gas Lamps. The construction of a metal vent to the west elevation of the pumping station building. The fixing of timber fencing to the north and west elevations of the former Pumping Station
- 1.3. Section 7 of the Planning (Listed Building and Conservation Area) Act 1990 identifies that: 'no person shall execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any

manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised.'

- 1.4. The works listed above do not have listed building consent from the local planning authority and therefore a breach of planning control has occurred. Section 9 of the Act identifies that 'If a person contravenes section 7, he/she shall be guilty of an offence. A criminal offence has therefore been committed on this site.
- 1.5. In planning terms, the land has a sui generis use, there are no permitted development rights applicable and consequently all new development requires planning permission. Therefore, the construction of the outbuildings, extension to car park, fencing, hardstanding and light columns and the unlawful display of the advertisements are all a breach of planning control.

2. Site Description

- 2.1. The former Bestwood Pumping Station is a grade II* listed building. The land surrounding the building is a grade II Registered Park and Garden. The site includes a number of other grade II listed structures including, the East Lodge, the West Lodge, Cooling Pond, the eastern boundary wall, piers and gate and 5 gas lamp columns.
- 2.2. The site lies to the west of the A60 and is within the Nottinghamshire Green Belt. The trees on site are protected by a group Tree Preservation Order (No. G0007). There is a farm holding to the south and open fields to the west and north.

3. Relevant Planning History

- 3.1. 2020/1095 – Planning Application – **Refused**
Retention of external works, including extension to carpark, new fencing within the site, new footpath, new electrical feeder pillars and new external timber ancillary buildings.
- 3.2. 2020/0199 – 2020/0739 – Listed Building Consent – **Refused**
Internal and external refurbishment works to East Lodge. Including decorative works to the interior, replacement of the kitchen, new windows and kitchen door. Remediation works to the courtyard and height alterations to the buttressed wall.
- 3.3. 2020/0199 – Listed Building Consent - **Granted**
Refurbishment and reconfiguration work to the Pumping Station Building.

4. Planning Legislation and Policy

- 4.1. The Town and County Planning Act 1990
Town and Country Planning (General Permitted Development) Order 2015
Planning (Listed Buildings and Conservation Areas) Act 1990:

- Section 66(1)

Town and Country Planning (Control of Advertisement) Regulations 2007

Policy Considerations

4.2. The following policies are relevant to the assessment of this case:

National Planning Policy Framework

4.3. Chapters in the NPPF:

- Part 12 – Achieving Well-Designed Places
- Part 13 – Green Belt
- Part 16 – Conserving and Enhancing the Historic Environment

Aligned Core Strategy

4.4. At a local level, Gedling Borough Council at its meeting on 10th September 2014 adopted the Aligned Core Strategy (ACS) for Gedling Borough (September 2014) which is now part of the development plan for the area. The adopted ACS forms Part 1 of the new Local Plan for Gedling Borough. It is considered that the following policies of the ACS are relevant:

- ACS Policy 3: (The Green Belt)
- ACS Policy 10: (Design and Enhancing Local Identity)
- ACS Policy 11 (The Historic Environment)

Local Planning Document

4.5. In July 2018 Gedling Borough Council adopted the Local Planning Document (LPD). The following LPD policies are relevant to this breach of planning control:

- LPD 19 (Landscape Character and Visual Impact) states that planning permission will be granted where new development does not result in significant adverse visual impact or significant adverse impact on the character of the landscape.
- LPD 26 (Heritage Assets) states that development that would cause harm to the significance of a heritage asset will be refused unless there are overriding public benefits.
- LPD 27 (Listed Buildings) states that development should protect the significance of the heritage asset including its setting. Development should conserve and/or enhance the architectural character, historic fabric and detailing of the original building.
- LPD 29 (Historic Landscapes, Parks and Gardens) states that development affecting Registered Parks and Gardens should seek to conserve and/or enhance features which form part of the significance of the asset and ensure development does not detract from the enjoyment, layout, design,

character and appearance or setting of the Registered Park or Garden including key views.

- LPD 32 (Amenity) states that planning permission will be granted for development proposals that do not have a significant adverse impact on the amenity of nearby residents or occupiers, taking into account potential mitigation measures.
- LPD 57 (Parking Standards) sets out the requirements for parking.
- LPD 61 (Highway Safety) states that planning permission will be granted for developments that do not have a detrimental impact upon highway safety, patterns of movement and access needs.

5. Consultee Responses

- 5.1. Consultation response has been received from the Council's Conservation and Heritage Officer. The Gardens Trust also made representation on the refused planning application (2020/1095) and their comments have been considered. Historic England were consulted and deferred to the Council's own Heritage advisor.

6. Background / Investigation

- 6.1. The former Bestwood Pumping Station building has been refurbished and renovated to create a restaurant and function venue. The internal refurbishment works to the main building have listed building consent granted through listed building application 2020/0199. Whilst undertaking a site inspection in relation to the approved listed building works the Council become aware that other works had been undertaken on the site that would require planning permission. The landowner was informed that the works undertaken were a breach of planning control.
- 6.2. The illegal listed building works identified on the site include:
- The reduction in height and alteration of a brick wall attached to the East Lodge.
 - Removal of listed Gas Lamp Columns.
 - Construction of a metal vent on the western elevation of the Pumping Station Building.
 - The fixing of timber fencing to the north elevation and west elevation of the former Pumping Station and the brick courtyard garden wall to the East Lodge.

Reduction of brick wall to East Lodge

- 6.3. From the site visit it was clear that the courtyard wall to the west side of the East Lodge had been reduced in height by 11 courses of brickwork and the gateway arch removed along with the gate. The brick wall is attached to the listed building and therefore it forms part of the listing. Works to reduce the

height of the wall therefore required listed building consent, which it does not have.

- 6.4. The original wall incorporated a stone arch with moulded stone corbels, stone jambs and a stone lintel over the gate. These features have been removed as a result of the wall reduction works. The saddle back stone copings have been reused in the design of the reduced wall.
- 6.5. Single storey outbuildings were also historically present within the courtyard. These have also been demolished. These outbuildings had low mono pitched roofs which abutted the internal elevation of the west wall of the courtyard. The outbuildings were considered to be of a low architectural quality and were in a poor state of repair. Their removal enhances the view of the courtyard wall.
- 6.6. The original brick wall (prior to its unauthorised reduction) was part of a courtyard boundary that provided a private amenity area for the East Lodge. The wall which is joined to the house extends out to the west before creating a rectangular shaped courtyard. The wall then returns eastwards to meet back up with the stepped boundary wall that runs towards Mansfield Road. The original wall was stepped in height and buttresses were positioned at intervals to provide extra support on its external elevation. The original wall was constructed in the same materials that match those used within the East Lodge.
- 6.7. The alterations made to the wall have resulted in a reduced height of the original buttressed detail. The resultant wall is now level to its north and west side elevations. A solid timber plank gate to the gateway entrance was also removed as was a stone foot threshold.

Gas Lamps

- 6.8. The listings for the land identifies that 5 gas lamps should be present on the site. However, none of the gas lamps are currently present on the land. There is a potential that one of the gas lamps appears to have been removed prior to the current landowner taking ownership of the site. However, as a custodian of the land the owner would have been aware of the listing prior to taking ownership. The other 4 gas lamps have been removed whilst under the guardianship of the current landowner. The removal of the gas lamps required listed building consent, which has not applied for. Therefore, their removal is a breach of planning control.
- 6.9. During site visits and within planning statements submitted to the Council reference has been made to the gas lamps being stored on site. The Council has not physically seen the gas lamps and therefore cannot confirm whether the gas lamps are stored on site or not.

Metal Vent

- 6.10. A metal extraction system has been incorporated into the design of the functioning kitchen area of the building. The metal box vent/flue is located on

the rear (west elevation) of the former pumping station building. The extraction system is located within one of the buildings arches.

The fixing of timber fencing to Listed Buildings

- 6.11. Timber fencing has been constructed around 2 of the listed buildings. The fencing physically attachment of the fencing onto the listed building and the listed courtyard wall requires listed building consent.
- 6.12. The fencing has been attached to the listed building to create different areas within the site. To the north elevation of the Pumping Station a private enclosed wedding garden area has been created. To the west of the Pumping Station the fencing demarks the extent of a compound area where wooden clad buildings have been constructed. The fencing attached to the East Lodge courtyard wall encompasses the Lodge to provide a private amenity area.

Other Planning Breaches

- 6.13. To facilitate or expand the service provided as part of the business on the site a number of functional buildings and hardstanding had been constructed. The buildings and hardstanding are located in a variety of places all across the listed Park and Garden. There are also a variety of functional lighting columns. These unauthorised developments are breaches of planning control.
- 6.14. The other planning breaches of planning control identified include:
- Extension to car parking area.
 - Resurfacing and delineation of original car park
 - Staff unit (wooden clad)
 - Storage unit (wooden clad)
 - Food preparation unit (wooden clad)
 - Santa's Grotto building
 - Prosecco Bar hut
 - Barbecue hut
 - Ice Cream hut
 - Bandstand
 - Fencing around the north elevation of the Pumping Station Building.
 - Fencing around the East Lodge.
 - Fencing around the storage, food preparation and staff buildings.
 - Hardstanding's
 - Lighting columns.
 - Well
 - Smoking Shelter
 - Toilets
 - Advertisement Boards on Mansfield Road.

Listed Building and Planning Applications

- 6.15. A listed building application was submitted to the Council in August 2020 (2020/0739) this application sought permission for internal refurbishment

works to the East Lodge and the reduction in height of the brick courtyard wall.

- 6.16. No listed building application was received for the removal of the gas lamps or their repositioning within the site, the construction of a vent on the pumping station building or the timber fencing affixed to either the Pumping Station of the East Lodge courtyard wall.
- 6.17. The listed building application was refused on the 29th March 2023. No further listed building submissions have been made and no appeal has been lodged against the listed building refusal.
- 6.18. A planning application was submitted 2020/1095, this submission sought to gain planning permission for some of the breaches of planning control identified above. The application was also refused on the 29th March 2023. No further planning submissions have been made and no appeal has ever been lodged against the planning refusal.
- 6.19. The landowner had a meeting with Council Officers in May 2023 to discuss the site and the unauthorised developments. The Planning Department informed the landowner that there were particular concerns regarding the reduction in height of the brick boundary wall and the removal of gas lamps and the relocation of other gas lamps on the site. The landowner said that the gas lamps removed have been kept on site. However, officers have not seen the removed gas lamps.
- 6.20. To date no further action has been taken by the landowner and the planning breaches remain on site. The listed brick boundary wall has not been rebuilt and the listed gas lamps have not been returned to their original position. Consequently, the breaches in planning control remain. The Council now consider that formal planning enforcement action now needs to be taken to secure the appropriate planning control over the land, the restoration of the listed features and the removal of the timber fencing fixed to the listed structures.

7. Assessment

- 7.1. The main considerations when deciding whether to take enforcement action in this case are the heritage impact on the listed building, the Grade II Registered Park and Garden and the sites location within the Green Belt. However, impact on the wider amenity of the area must also be considered. To assist in that determination the individual breaches are to be assessed in this report.

Impact on Heritage Assets

- 7.2. There is a statutory requirement under Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to desirability of preserving the listed building or its setting or any features of special architectural or historical interest.

- 7.3. Paragraph 203 of the National Planning Policy Framework 2023 (NPPF) states that in determining planning applications Local Planning Authority's should take account of the desirability of new development making a positive contribution to local character and distinctiveness.
- 7.4. Paragraph 205 of the NPPF says that great weight should be given to the conservation of heritage assets, (including listed buildings, conservation areas, and world heritage sites) and any harm to their significance should require clear and convincing justification.

Harm to Designated Asset and Public Benefit

- 7.5. Paragraph 206 of the NPPF details that any harm to, or loss of, the significance of a designated heritage assets (from its alteration or destruction or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of grade II listed buildings should be exceptional.
- 7.6. Paragraph 207 of the NPPF states that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, Permission should be refused unless there is substantial public benefit.
- 7.7. Paragraph 208 of the NPPF identifies that where a development will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the development.
- 7.8. Public benefit should flow from the proposed development. They should be of a nature or scale to be of a benefit to the public at large and not just a private benefit. Public benefits may include:
- Sustaining or enhancing the significance of a heritage asset and the contribution of its setting.
 - Reducing or removing risk to a heritage asset
 - Securing the optimum viable use of a heritage asset in support of its long-term conservation.

The Impact on Green Belt

- 7.9. The Government places great importance on the protection of the Green Belt with the fundamental aim of keeping land permanently open. The appeal site is located within the Green Belt, therefore considerable weight should be given to its protection.
- 7.10. Paragraph 143 of the National Planning Policy Framework 2023 (NPPF) states that the Green Belt serves five purposes: a) to check the unrestricted sprawl of large built-up areas; b) to prevent neighbouring towns merging into one another; c) to assist in safeguarding the countryside from encroachment; d) to preserve the setting and special character of historic towns; and e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

- 7.11. Paragraph 152 of the NPPF states that inappropriate development in the Green Belt is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.
- 7.12. Paragraph 153 goes on to state that when considering development, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.
- 7.13. Paragraph 154 of the NPPF provides that the construction of new buildings as inappropriate in the Green Belt but identifies certain exceptions to this. This would include exceptions in terms of the provision of appropriate facilities in connection with the existing use of land for outdoor sports and outdoor recreation, as long as the facilities preserve openness and do not conflict with the purposes of including land within the Green Belt. A replacement of building is also acceptable providing the building is in the same use and not materially larger than the one it replaces.
- 7.14. Inappropriate development in the Green Belt is by definition harmful. Therefore, in order for development to be acceptable, very special circumstances must exist to not only bring the development back to a neutral impact but must clearly outweigh any harm.

Impact on Landscape Character

- 7.15. Policy LPD19 of the Local Planning Document states that planning permission will be granted where new development does not result in significant adverse visual impact or significant adverse impact on the character of the landscape. Inappropriate development will have an impact on the landscape value of the Registered Park and Garden.

Listed Building Control Breaches

Reduction of the brick boundary courtyard wall to the East Lodge

- 7.16. The original brick wall formed part of the character, setting and appearance of the East Lodge. Its original built form was part of the special architectural and historical interest of the building. Within the planning statement that accompanied the refused application reference was made to the wall being reduced to allow more light into the building. The reason given for removing the wall does not provide the sufficient justification to allow such development or constitute a public benefit.
- 7.17. The loss of the upper part of the boundary wall is considered harmful to the special architectural and historical interest of the listed building. The reduction in height and alteration works are detrimental to the historical character and significance of the original wall, which provided an enclosed and private courtyard to the East Lodge. This formed parts of its setting, separating it from the rest of the Registered Park and Garden. The works also impact on

how East Lodge is viewed and appreciated from the former pumping station and the grade II* registered Park and Garden, changing their historical relationship.

- 7.18. Paragraph 208 of the NPPF identifies that where a development will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the development. In this case the wall reduction is considered to cause less than substantial harm. There is no identified public benefit to the works.
- 7.19. The works have not been sufficiently justified and do not preserve the listed building or its setting or any features of special architectural or historical interest. There are no public benefits associated with the works and as such the wall reduction works are contrary to the provisions of the NPPF, policy ACS 11 and policies LPD26, LPD27 and LPD29 of the Local Planning Document.

Gas Lamps

- 7.20. The gas lamps were listed on 27th April 1987 and are individually listed, although noted as having group value as part of the pumping station. Their removal takes away from the original landscape design of the park and Garden as ornate lamps c1871 that contribute to the setting of the Pumping Station and have historical interest relating back to before the use of electricity. No justification has been provided for the gas lamps removal. Historical evidence and the listing description provides evidence of their appearance and locations. The gas lamps removal is considered harmful to the setting of both the former Pumping Station and the registered Park and Garden.
- 7.21. The loss of the gas lamps can be categorised as substantial harm since they are wholly removed from the site and listed in their own right. The removal of the lamps is considered to have no public benefit at all. The gas lamps removal denies the local community the opportunity to see the listed gas lamps and their association with the former pumping station. As such the removal of the gas lamps is contrary to the provisions of the NPPF, policy ACS 11 and policies LPD26, LPD27 and LPD29 of the Local Planning Document.

Metal Vent/Flue System

- 7.22. The addition of a metal vent/flue system to the former pumping station building is considered harmful to the appearance of the listed building. It results in the presence of a modern metal box feature that punctures the rear wall of the former pumping station building. No regard has been taken in relation to the design of an appropriate extraction system. The vent has resulted in the loss of historic fabric and is harmful to the setting of the grade II* former Pumping Station. No mitigation has been considered in order to minimise the harm caused so that this can be weighed against any identified public benefit.

- 7.23. The metal vent/flue causes localised harm which can be categorised as less than substantial harm. The need for the extraction system has never been provided, but it may be required to allow the building to operate as a restaurant/function venue. The potential need to have an extraction system on the building, if it can be justified may therefore represent some small benefit to the community as a building, which when operational, had been brought back into use. The venue provided a place where the community could meet for social gatherings. However, in the absence of any justification for the presence of the extraction system the less than substantial harm to the historic fabric and setting of the listed building is considered to outweigh any public benefit generated by the building's use. As such the construction of the extraction system is contrary to the provisions of the NPPF, policy ACS 11 and policies LPD26, LPD27 and LPD29 of the Local Planning Document.

Fencing fixed to the listed building

- 7.24. 2m high solid timber fencing has been attached to both the listed Pumping Station and the courtyard brick wall to the East Lodge.
- 7.25. The fencing is secured into the fabric of the listed buildings and is considered harmful to the character and setting of the listed buildings. The level of harm is less than substantial, and no public benefit arises from the works. As such, the attachment of the fencing to the listed building is contrary to the provisions of the NPPF, policy ACS 11 and policies LPD26, LPD27 and LPD29 of the Local Planning Document.

Planning Control Breaches

Car Park Extension

- 7.26. To the north of the former pumping station building is the original car park area. The owners have extended the car park north into a previously undeveloped part of the site. The internal roadway has then been resurfaced with tarmac and heavily delineated. The parking bays have been constructed using gravel crates.
- 7.27. The expansive use of the tarmac hard surface is considered harmful and a highly inappropriate form of development. The surfacing by virtue of the materials chosen and surface signage is considered harmful to the appearance and setting of the listed building and the grade II Listed Park and Garden. The extension of the car park is also considered a wholly inappropriate form of development within the Green Belt. The additional hardstanding creates an urban encroachment into the countryside, which reduces openness and has an impact on the spatial and visual aspect of this Green Belt which is harmful to both its character and visual appearance. The development is also detrimental to the landscape value of the Park and Garden. As such, the car park extension is contrary to the provisions of the NPPF, policies ACS 3, ACS 10 and ACS 11 and policies LPD19, LPD26, LPD27 and LPD29 of the Local Planning Document.

Wooden Clad Staff and Storage Units

- 7.28. Metal units, clad in wood have been sited to the west of the former pumping station building. The buildings are approximately 24x6 metres, 17x6 metres and 6x3 metres in size. When the premises were operational the units were used for staff facilities, storage and food preparation purposes. The grouping of the units, the addition of further tarmac hardstanding and the construction of the associated wooden fencing around their periphery has resulted in the creation of a type of commercial compound area on the site. The resultant works are considered an overdevelopment of the western part of the site. The development blocks views of the listed building and interrupts the open visual relationship between the station building and the Park and Garden. The development is therefore harmful to the setting of both the listed building and the registered park and garden.
- 7.29. The metal clad units are an inappropriate form of development which are by definition harmful to the Green Belt. The buildings do not benefit from any of the exemptions listed in the NPPF. The buildings by virtue of their size and siting are an encroachment into the countryside that causes harm to the openness, character and appearance of the Green Belt. The development is also detrimental to the landscape value of the Park and Garden. As such, the timber clad units are contrary to the provisions of the NPPF, policies ACS 3, ACS 10 and ACS 11 and policies LPD19, LPD26, LPD27 and LPD29 of the Local Planning Document.

Other New Buildings

- 7.30. A number of other ancillary buildings have been constructed on the site. These include the Santa's Grotto located on the west bank; the prosecco bar and barbecue hut sited on the decking to the south of the main building; the wooden structures located to the east of the main building and the other structures located around the site including the well, toilets and smoking shelter.
- 7.31. The Santa's Grotto has been built on a raised high embankment on the western edge of the garden. The wooden building is single storey in size and has been located in an area where there are no other buildings or built form. The grotto is highly visible not only within the site, but from the neighbouring A60, which is a main arterial route through the Borough. The building is considered harmful to the setting of the listed building and the landscaped Listed Park and Garden due to its prominence within the site. The open bank forms the boundary to the site and contributes to the character of the site. The location of the grotto, the functional design and choice of materials are considered inappropriate in relation to the historical context of the building. The grotto is also considered to be an inappropriate form of development within the Green Belt. The grotto does not benefit from any of the exemptions listed in the NPPF. The building is an encroachment into the countryside which causes harm to the openness, character and appearance of the Green Belt. The development is also detrimental to the landscape value of the Park and Garden. As such the Santa Grotto is contrary to the provisions of the NPPF, policies ACS 3, ACS 10 and ACS 11 and policies LPD19, LPD26, LPD27 and LPD29 of the Local Planning Document.

7.32. The Prosecco Bar and Barbecue Hut are located on the decking adjacent to the cooling pond. A number of timber huts are located to the east of the main station building. The timber huts have been located in close proximity to the pumping station building without justification for their presence or appraisal of the impact that they have. The number and variety of wooden huts by virtue of their functional incongruous design, location and choice of materials are considered harmful to the setting of the grade II* former Pumping Station Building. The presence of the timber huts on the land is also considered harmful to the historic landscape setting of the Registered Park and Garden as the huts add unsympathetic built form into the open landscape area which diminishes the historic landscape value of the heritage asset. As such, the Prosecco Bar and Barbecue hut are contrary to the provisions of the NPPF, policies ACS 3, ACS 10 and ACS 11 and policies LPD19, LPD26, LPD27 and LPD29 of the Local Planning Document.

Bandstand

7.33. An octagonal wooden bandstand has been built to the north of the East Lodge. The structure is painted white with a traditional design, it has a raised timber stage and a natural slate roof. The building is considered to be representative of the period in which the garden was established. However, due to the structures size and proximity to the East Lodge the development is considered harmful to the setting of the adjacent listed building.

7.34. Furthermore, in Green Belt terms, the bandstand is considered to be an inappropriate form of development. The bandstand does not benefit from any of the exemptions listed in the NPPF. The building is an encroachment into the countryside which causes harm to the openness, character and appearance of the Green Belt. The development is also detrimental to the landscape value of the Park and Garden. As such the Bandstand is contrary to the provisions of the NPPF, policies ACS 3, ACS 10 and ACS 11 and policies LPD19, LPD26, LPD27 and LPD29 of the Local Planning Document.

Site Wide Fencing

7.35. Planning permission is required for any new wall, gate, fence or her means of enclosure within the curtilage of a listed building, as detailed by Part 2 Class B of the General Permitted Development Order 2015. Any fencing constructed therefore represents a breach of planning control.

7.36. New close boarded wooden fencing has been constructed around the northern elevation of the listed pumping station building and affixed to it. This fencing demarks the extent of a wedding garden area that has been created within the site. The fencing is considered wholly inappropriate, it harms the setting of the listed pumping station building by blocking the visual appreciation of the north elevation of the building from the landscape surroundings in which the asset is experienced. The fencing also harms the landscape setting of the Registered Park and Garden by introducing a visually prominent enclosure using inappropriate solid fencing that interrupts the open visual relationship between the pumping station building and its associated park and garden. This is also true of the solid timber fencing erected to the rear west side of the main station building which encloses the compound at its north and south ends.

7.37. New solid closed boarded fence has also been built around the East Lodge. The East Lodge is listed separately, but it also forms part of the curtilage to the main pumping station building. There is no historical evidence of a fence within this garden. The East Lodge has always been seen and appreciated in views from the Park and Garden. The fencing is considered to be inappropriate development as it harms the setting of both the East Lodge and the Pumping Station building. The fencing blocks views of the principal elevations of the East Lodge. This impacts upon the setting of the East Lodge as the asset is appreciated in its surroundings. Furthermore, views of the pumping station building are blocked from the ground floor level of the East Lodge. The fencing also impacts upon the open landscape character of the Registered Park and Garden. As such, the fencing is contrary to the provisions of the NPPF, policies ACS 3, ACS 10 and ACS 11 and policies LPD19, LPD26, LPD27 and LPD29 of the Local Planning Document.

Lighting Columns, Decorative Well, Smoking Shelters and Toilets

7.38. There are a number of free-standing light columns located to the east front, south and north sides of the main building. While some lights may be needed there has been no justification given for the number, specific location or design of the lights. Cumulatively they add clutter to the open landscape character of the park and garden and are therefore harmful because of this.

7.39. A decorative well has been erected to the south side of the main building and is inappropriate as it does not respect the historic open landscape character of the Park and Garden and is harmful to the setting of the listed building.

7.40. A Smoking Shelter and toilets are located to the rear of the building and individually and cumulatively they add clutter to the landscape character of the registered park and garden while being of inappropriate design and harmful to the setting of the listed station building.

7.41. As such, the Lighting Columns, Decorative Well, Smoking Shelter and Toilets are contrary to the provisions of the NPPF, policies ACS 3, ACS 10 and ACS 11 and policies LPD19, LPD26, LPD27 and LPD29 of the Local Planning Document.

The Illegal Display of Advertisements

7.42. Illegal advertisement boards are displayed to the front of the brick boundary wall. There are 2 disproportionately large advertisements boards, each located approximately 35m to the north and south of the access point. There are also a number of other smaller advertisements boards located just off the highway. The advertisement boards all require advert consent and their display is unlawful. The 2 larger advertisements due to their size are visually inappropriate and in combination with the other advertisements displayed creates a cluttered appearance to the front of the site detrimental to the amenity of the wider area. As such, the display of the advertisements is contrary to the provisions of part 12 of the NPPF and policy 10 of the ACS.

- 7.43. The range of buildings, huts and car parking areas have been provided to support the functioning venue. However, clear justification for the unauthorised permanent features has not been provided.
- 7.44. The Council would have to acknowledge that the operation of a successful venue will have some social and economic benefits. However, the successful operation of the business will not depend fully upon the extended car park or the siting and construction of the unauthorised buildings. The landowner has never provided clear reasoning as to why the function of the individual unauthorised buildings could not be met inside the original building or why alternative parking solutions and designs could not be implemented.
- 7.45. Therefore, in the planning balance although some minor weight can be attributed to the economic benefit. The Council does not consider that this benefit outweighs the clear harm that has been created within the Green Belt location.

Impact on Residential Amenity

- 7.46. There is only one farm holding that is located immediately to the south of the former pumping station site. The unauthorised development such as the new buildings are set away from the residential property. Consequently, the impact on residential amenity of the unauthorised development is not considered to be any different to the authorised use of the site.

Overall Assessment

- 7.47. The report has referenced the individual breaches/developments of both listed building and planning control to enable the committee to appreciate the scale of the works carried out on the site. However, when finally assessing the site and what enforcement action is required the Council also has to have clear regard to the accumulated impact of all these developments.
- 7.48. In heritage terms the developments listed above all cause harm to the setting of the listed buildings on the site and the listed Park and Garden. The harm in relation to the Gas Lamps is substantial, whereas the harm for all the other developments outlined is considered to be less than substantial in accordance with paragraphs 207 and 208 of the NPPF.
- 7.49. The provision of the additional commercial facilities on the site is not considered to provide any public benefit, particularly given that the premises are now closed and have been for a substantial period of time. The redevelopment of the main station building was welcomed and reduced a risk to a listed building. But the additional buildings and structures have not been justified and the developments created are considered harmful. Neither are there any other material planning considerations that outweigh the less than substantial harm resulting from the development. Accordingly, the unauthorised developments are contrary to policy 11 of the ACS, policies LPD26, LPD27 and LDP29 of the Local Planning document and section 16 of the NPPF.

- 7.50. In Green Belt terms, the unauthorised developments are considered to be inappropriate development by definition, which are harmful to the openness, character and appearance of the Green Belt. Accordingly, the developments are contrary to policy 3 of the ACS and section 13 of the NPPF.
- 7.51. In landscape terms the development is considered to affect the wider landscape value of the area. The unauthorised development is therefore contrary to ACS 10, policy LPD19 and section 12 of the NPPF.

8. Other Considerations

Human Rights

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

Equalities

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

approach to compliance and enforcement decisions within and across sectors. It will strive to treat people in a consistent way where circumstances are similar. Each case however will be evaluated on the basis of its own facts and circumstances but will ensure that decisions or actions taken in any particular case are consistent with the law and with the Councils published policies. It should be noted that decisions on specific enforcement actions may rely on professional judgment. The Council will usually only take formal enforcement action where attempts to encourage compliance have failed as in this case.

Crime and disorder

- 8.5. The Crime and Disorder Act 1998 places a duty on the Local Planning Authority to do all that it reasonably can to prevent crime and disorder in its area. The potential impact on the integrity of the planning system and the setting of a precedent if action is not taken is therefore a material consideration in the authorisation of enforcement proceedings.

9. Enforcement Option

- 9.1. Although the above development has occurred without planning permission a local planning authority is required to consider Government legislation when deciding whether to take planning enforcement action. Paragraph 59 of the National Planning Policy Framework 2023 (NPPF) states that effective enforcement is important as a means of maintaining public confidence in the planning system. Enforcement action is discretionary and local planning authorities should act proportionately in responding to breaches of planning control.

Expedient Enforcement Action

- 9.2. Given the assessment above Listed Building Enforcement action should be taken against the reduction and alteration of the brick boundary courtyard wall, the removal of the gas lamps, the construction of the extraction system and the fixing of the timber fences into the listed buildings. Failure to seek a planning solution to these breaches would not be acceptable and would be damaging to the long-term heritage value of the listed buildings.
- 9.3. Planning enforcement action should also be pursued against, the extension to the car park, the outbuildings constructed, the fencing around the compound area and the East Lodge, the hardstanding, the lighting columns and the advertisement boards.
- 9.4. There are genuine planning reasons why these developments are unacceptable. Failure to seek a planning solution to these breaches would not be acceptable and could lead to a lack of confidence in the planning system.

10. Conclusion

- 10.1. To date, the breaches of planning control remain. The unauthorised listed wall reduction and alteration, the removal of the listed gas lamps, the construction

of the extraction system and the fixation of the timber fencing all alter a listed structure and the appreciation of the building in its setting in a manner which would affect its character as a building of special architectural or historic interest. The unauthorised developments therefore conflict with the provisions of the NPPF, policy 11 of the ACS and policies, LPD26, LPD27 and LPD29 of the Local Planning Document.

- 10.2. The unauthorised car park extension, buildings, fencing, hardstanding and lighting columns impact on heritage value, green belt policy and landscape value. The unauthorised developments therefore conflict with national policy, policies 3, 10 and 11 of the ACS and policies, LPD19, LPD26, LPD27 and LPD29 of the Local Planning Document.
- 10.3. Given there are clear reasons to reject the unauthorised development, the commencement of enforcement action is warranted and the appropriate course of action.
- 10.4. In this case the listed building enforcement action to be pursued must be:
 - The total reinstatement of the original wall to the East Lodge.
 - The reintroduction of the gas lamps on to the land.
 - Removal of the metal extraction system from the Pumping Station building and the repair and reinstatement of the brickwork.
 - The removal of the timber fencing from its attachment to the historic brickwork of the listed buildings and the repair of the brickwork.
- 10.5. In relation to the planning breaches the planning enforcement action to be pursued must be the total removal from the land of all the unauthorised development and signage as identified expedient to pursue in this report.
- 10.6. The following steps should now be undertaken:
 - The service of a listed building enforcement notice under section 38 of the Planning (Listed Building and Conservation Areas) Act 1990.
 - The service of an enforcement notice under section 172 of the Town and Country Planning Act 1990.
 - The commencement of prosecution proceedings for the illegal display of an advertisement under section 224 of the Town and Country Planning Act 1990.
- 10.7. These courses of action will restore the land to its condition before the breaches took place and will remedy the injury to amenity which has been caused by the breaches of planning control, as required by section 173(4) (a&b) of The Act. These actions will also uphold the appropriate planning control of the land.

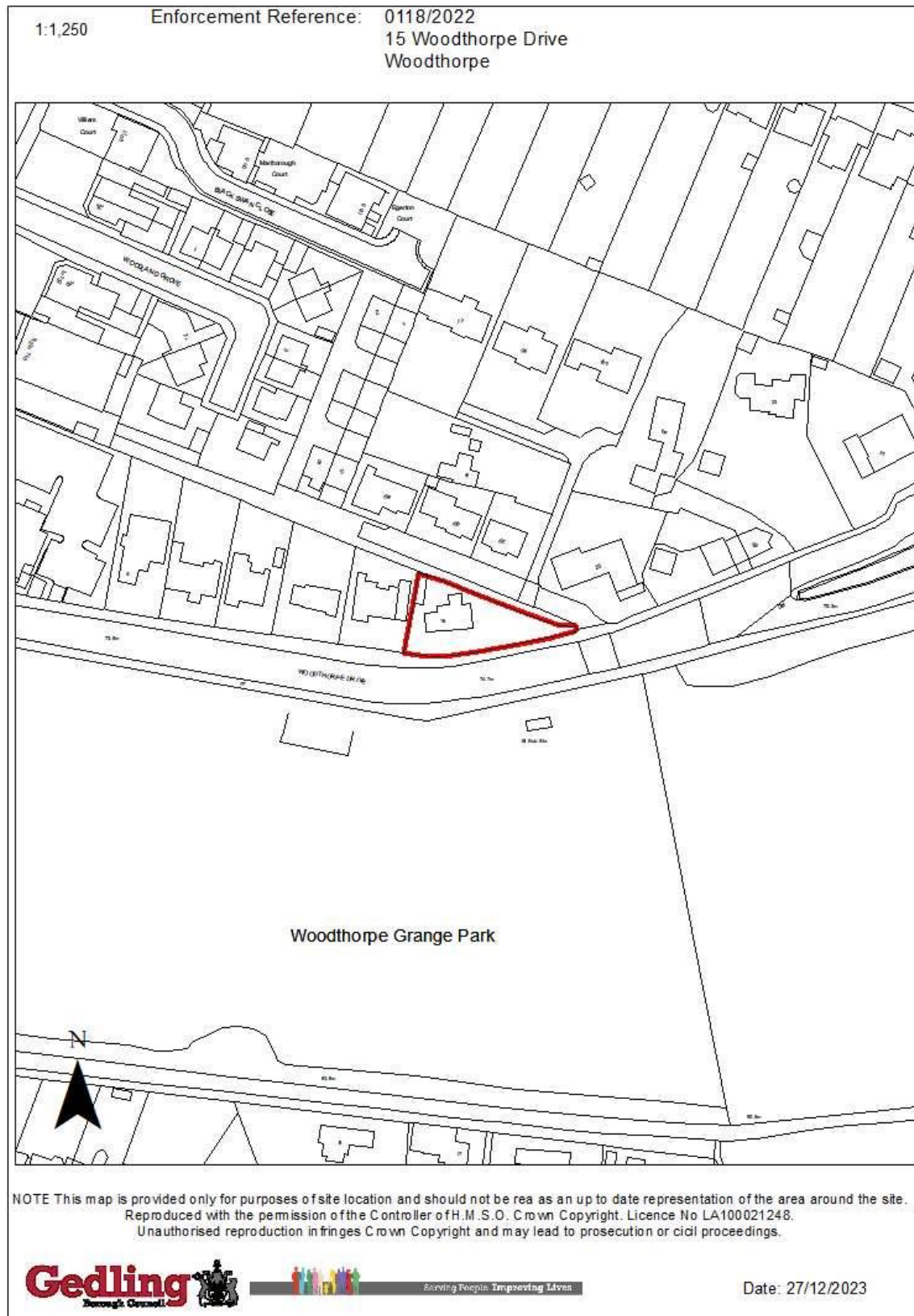
11. Recommendation

- 11.1. **That the Head of Development and Place, in conjunction with the Head of Governance and Customer Services, be authorised to take all relevant planning enforcement action including the service of any necessary enforcement notices and issue of proceedings through the courts, if required, to ensure the restoration of the listed buildings to their former**

condition, the removal of the unauthorised development and the removal of the unlawful advertisements.



Planning Enforcement Report for 0118/2022



Report to Planning Committee

Reference Number: 0118/202

Location: 15 Woodthorpe Drive, Woodthorpe

Breach of Planning

Control: Fencing

1. The Breach of Planning Control

1.1. The construction of 2.25m high wooden fencing adjacent the highway.

2. Site Description

2.1. 15 Woodthorpe Drive is a residential property located on a main arterial route through the borough. The property fronts Woodthorpe Drive to the south but has a wedged shaped garden area located to the east side of the dwellinghouse. This side amenity area is the main garden to the property. To the north of the property is a vehicle access drive to other residential properties.

2.2. The unauthorised fence has been constructed to enclose the properties side garden. The new fence is approximately 25m in length and features 14, 2m high solid wooden panels sitting on a concrete kickboard with associated concrete posts. The new fence is located immediately to the rear of the highway boundary. The fencing returns into the property at the west end to divide the garden area from the front driveway. At the eastern end, the garden narrows to a point and new fencing then returns along the access road to the north.

2.3. Immediately to the front of the dwelling there is the original boundary treatment to the property, which was a low wall with hedge planting. A similar boundary treatment was removed to facilitate the construction of the new unauthorised boundary fencing.

3. Relevant Planning History

3.1. 2023/0169 – Planning Application – **Refused**
Retention of fence

4. Planning Legislation and Policy

- 4.1. The Town and Country Planning Act 1990
Town and Country Planning (General Permitted Development) Order 2015

Policy Considerations

- 4.2. The following policies are relevant to the assessment of this case:

National Planning Policy Framework

- 4.3. Part 12 – Achieving well-designed places.

Aligned Core Strategy

- 4.4. At a local level, Gedling Borough Council at its meeting on 10th September 2014 adopted the Aligned Core Strategy (ACS) for Gedling Borough (September 2014) which is now part of the development plan for the area. The adopted ACS forms Part 1 of the new Local Plan for Gedling Borough. It is considered that the following policy of the ACS is relevant:

- ACS 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

- 4.5. In July 2018 Gedling Borough Council adopted the Local Planning Document (LPD). The following LPD policies are relevant to this breach of planning control:

- LPD 32 (Amenity) states that planning permission will be granted for development proposals that do not have a significant adverse impact on the amenity of nearby residents or occupiers, taking into account potential mitigation measures.
- LPD 43 (Extensions to Dwellings) seeks to ensure that the appearance of development is in keeping with surrounding character in terms of height, built form and general design.
- LPD 61 (Highway Safety) states that planning permission will be granted for developments that do not have a detrimental impact upon highway safety, patterns of movement and access needs.

5. Investigation

- 5.1. The unauthorised boundary treatment occupies a prominent location on Woodthorpe Drive, where the dominant character of highway fronting boundaries is that of low-level walls. Many of the low walls are topped with hedges of differing heights, but generally the boundary treatments in this immediate area have an open character.

- 5.2. The fence was subject to a planning application (2023/0169) which was refused by the Council on the 27th July 2023. The timber fencing was considered to be an incongruous addition along the northern side of Woodthorpe Drive due to the fences height and its appearance which is uncharacteristic of the immediate setting.
- 5.3. There were no highway concerns raised as part of the determination of the planning application. The access arrangements have not been altered by the new fence. Neither was the fencing considered to impact upon the residential amenity of any neighbouring residential property. The fencing accorded with the policies LPD 61 (Highway Safety) and LPD 32 (Amenity) of the Gedling Borough Local Planning Document 2018 (LPD).
- 5.4. The fence was then subject to an appeal. The Planning Inspectorate dismissed the appeal on the 18th October 2023. The Planning Inspector agreed with the Council. The Inspector felt that the fencing had a “bleak and inhospitable look, with a dominant appearance which prevented it from fitting in comfortably with the general character of the area”. The Inspector concluded that “the street scene was significantly and adversely affected by the excessive height of the fence and its considerable length of uninterrupted solidity”.
- 5.5. Subsequently to the appeal decision the landowners have been in communication with the Council regarding potential alternative designs for the fencing. The landowner has suggested that alternative panels could be replaced and set back with trees planted along the highway boundary to break up the appearance of the fence. The Council still has concerns that this arrangement won't break up the overall height of the fence, which will still appear as a prominent high boundary treatment.
- 5.6. The fence had been constructed to replace high boundary hedge that had been damaged, in parts by a car that crashed through. The existing fence now forms the only boundary treatment to the properties main garden area. Whilst sympathetic to the loss of the hedge and the resultant impact on the resident's enjoyment of their private amenity space, the Council has to consider the wider impact of the fence due to its location and prominent position within the street scene.

6. Assessment

- 6.1. The main consideration when deciding whether to take enforcement action in this case is the impact of the fence on the character of the area.
- 6.2. Paragraph 131 of the National Planning Policy Framework 2023 (NPPF) identifies that good design is a key aspect of sustainable development, creates better places in which to live and work. Paragraph 139 identifies that development that is not well designed should be refused.
- 6.3. Policy 10 of the Greater Nottingham Aligned Core Strategies Local Plan 2014 (ACS) states that development should be designed to make a positive contribution to public realm and sense of place. Policy LPD 43 of the Gedling

Borough Local Planning Document 2018 (LPD) identifies that development should only be permitted where the appearance is in keeping with the surrounding character in terms of height, built form and general design.

- 6.4. The unauthorised 2.25m high fencing is considered to be an unacceptable boundary treatment. The fence creates a harsh tall boundary feature in a prominent position. The fencing and sense of enclosure created is visually at odds with the established form and appearance of boundary treatments in the locality which is characterised by open low-level walls. As a result, the fence does not make a positive contribution to the areas public realm and sense of place as required by the Aligned Core Strategy (ACS).
- 6.5. The fencing is considered to have a detrimental impact on the character and appearance of the site and wider street scene by virtue of its height, location, design and choice of materials. As such, the fence is contrary to policy 10 of the ACS, policy 43 of the LPD and the provisions of Part 12 of the NPPF.
- 6.6. Given the above the Council are of the opinion that enforcement action must now be taken to seek a resolution to the existing breach of planning control.

7. Other Considerations

Human Rights

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

Equalities

- 7.3. The Council's Planning Enforcement team operates in accordance with the Council's Enforcement Policy and is largely dictated by legislation which

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

- 7.4. The Council strives for a consistent approach in targeting its enforcement action. This means that the Council will take a similar, but not the same, approach to compliance and enforcement decisions within and across sectors. It will strive to treat people in a consistent way where circumstances are similar. Each case however will be evaluated on the basis of its own facts and circumstances but will ensure that decisions or actions taken in any particular case are consistent with the law and with the Council's published policies. It should be noted that decisions on specific enforcement actions may rely on professional judgment. The Council will usually only take formal enforcement action where attempts to encourage compliance have failed as in this case.

Crime and disorder

- 7.5. The Crime and Disorder Act 1998 places a duty on the Local Planning Authority to do all that it reasonably can to prevent crime and disorder in its area. The potential impact on the integrity of the planning system and the setting of a precedent if action is not taken is therefore a material consideration in the authorisation of enforcement proceedings.

8. Enforcement Option

- 8.1. Although the above development has occurred without planning permission a local planning authority is required to consider Government legislation when deciding whether to take planning enforcement action. Paragraph 59 of the National Planning Policy Framework 2023 (NPPF) states that effective enforcement is important as a means of maintaining public confidence in the planning system. Enforcement action is discretionary and local planning authorities should act proportionately in responding to breaches of planning control.
- 8.2. Other than pursuing enforcement action that only other option is to do nothing. This is not considered an acceptable alternative. This would leave the fence in its current condition and may lead to other fences of a similar design being constructed in the area.

9. Conclusion

- 9.1. To date, the breach of planning control remains. Given there is a clear reason to reject the unauthorised development, the commencement of enforcement action is warranted and the appropriate course of action.

- 9.2. In this case the enforcement action to be pursued is the removal or lowering to 1m in height, of any fencing that is located within 2m of the highway boundary.
- 9.3. The service of an enforcement notice under section 172 of the Town and Country Planning Act 1990 should now be undertaken. This course of action will remedy the injury to amenity which has been caused by the breach of planning control, as required by section 173(4)(b) of The Act. The action will also uphold the appropriate planning control of the land.

10. Recommendation

- 10.1. **That the Head of Development and Place, in conjunction with the Head of Governance and Customer Services, be authorised to take all relevant planning enforcement action including the service of any necessary enforcement notices and issue of proceedings through the courts, if required, to ensure the removal or reduction in the height of the fence.**

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Report to Planning Committee

Application Number: 2023/0270

Appeal Reference: APP/N3020/D/23/3325322

Site Address: 15 Paddock Close, Calverton, Nottinghamshire

Application description: Proposed additional storey

Case Officer: Cristina Dinescu

The planning application was refused permission on the 26th of May 2023 for the reason outlined below:-

1. It is considered, given the character of the dwellinghouse and immediate area, the proposed additional floor would have an unacceptable and harmful effect on the external appearance of the dwellinghouse, in conflict with paragraph AA.2(3)(a)(ii) of Class A of Part 1 of Schedule 2 of the GPDO.

The Planning Inspector agreed with the Council on this key point of having a detrimental impact on the character of the area, noting that the proposal would represent an isolated, anomalous development that, due to its obviously greater height and bulk, would severely detract from the consistently smaller scale of the surrounding properties.

As a result, the appeal has been dismissed.

Recommendation: To note the information.

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Report to Planning Committee

Application Number: 2023/0279

Appeal Ref: APP/N3020/D/23/3328401

Site Address: 45 Stoke Lane, Gedling

Application description: Single storey rear and two storey and single storey side extension

Case Officer: Joe Mitson

The planning application was refused permission on the 14th July 2023 for one reason under delegated powers, as set out below:

The proposed two-storey extension, by reason of scale, siting, massing and design is considered to result in significantly detrimental impacts to the character and appearance of the existing dwelling, the street scenes of Stoke Lane and Harrington Close and the surrounding area. These elements would be contrary to Part 12 of the National Planning Policy Framework, Policy 10 1 c) of Gedling Borough Council Aligned Core Strategy (2014) and Gedling Borough Council Local Planning Document Policy 43 a) (2018).

The appeal was allowed with the Inspector having considered the key issue outlined below.

The Inspector noted that the main issue was the effect of the proposal on the character and appearance of the surrounding area and host dwelling. The property was noted to be a modern detached, two-storey dwelling located on the corner of Stoke Lane and Harrington Close, set in a row of three buildings all of which are two-storey but of varying, individual design and external materials.

The Inspector accepted that the proposed two-storey side extension would extend close to the side boundary, filling the plot at two-storey level and that due to its scale and corner position, it would be prominent within the street scene. However, it was noted the appeal property is set back from the road and is at an angle to Stoke Lane, such that the proposed extensions would not be overly dominant in the street scene.

Furthermore, it was noted that although the walls of the proposed side extension would align with the front and rear elevations of the existing dwelling, its eaves and ridgeline would be lower than that of the host dwelling. Also, the proposed first floor windows would be smaller compared to those on the existing dwelling. Thus, the proposal would appear well integrated with and subservient to the host dwelling. The Inspector added the proposed rendering would assimilate the proposal comfortably with the character and appearance of the appeal property and would reflect rendering on other dwellings nearby.

In conclusion, the Inspector stated the proposed two-storey extension would not harm the varied character and appearance of the surrounding area or the host dwelling. Conditions relating to commencement and approved plans were imposed.

As a result, the appeal has been allowed.

Recommendation: To note the information.



Report to Planning Committee

Subject: Authority Monitoring Report April 2022 – March 2023

Date: 10th January 2024

Author: Planning Policy Manager

Purpose

To note the Gedling Borough Council Authority Monitoring Report April 2022 – March 2023.

Recommendation(s)

THAT Planning Committee:

- 1) **Notes the Gedling Borough Council Authority Monitoring Report April 2022 - March 2023 attached as Appendix A.**

1 Background

- 1.1 The Authority Monitoring Report is prepared annually and the updated version covers the period 1 April 2022 to 31 March 2023.
- 1.2 The National Planning Practice Guidance states that local planning authorities must publish information at least annually that shows progress with Local Plan preparation, reports any activity relating to the duty to co-operate and shows how the implementation of policies in the Local Plan is progressing.
- 1.3 The updated Authority Monitoring Report is attached as **Appendix A**.
- 1.4 Key updates in Gedling Borough in 2022/23 include:-

Local Plan Delivery and Monitoring

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

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

- 1.6 Progress has been made on the preparation of the Greater Nottingham Strategic Plan (GNSP) in conjunction with Nottingham City, Broxtowe and Rushcliffe Councils. A report taken to the September Cabinet meeting approved the GNSP Preferred Approach document on Strategic Distribution and Logistics Sites for a period of consultation prior to consultation on a full draft Strategic Plan in 2024. A joint evidence base is being prepared also in conjunction with Ashfield District Council and Erewash Borough Council, where appropriate. Once adopted, the GNSP will supersede the Aligned Core Strategy (Part 1 Local Plan).
- 1.7 The Council continues to fulfill the Duty to Co-operate with neighboring authorities as set out in Section 3 of the Authority Monitoring Report.
- 1.8 The Housing Delivery Action Plan analyses delivery of the Council's housing requirement and identifies the measures the Council intends to undertake to increase/maintain delivery of new housing in Gedling Borough.

Neighbourhood Plans

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

Supplementary Planning Documents and Guidance

- 1.10 The Council published an Interim Planning Policy Statement: First Homes in October 2022.

Monitoring Local Plan Policies

- 1.11 Section 5 of the AMR monitors the implementation of the Local Plan against the monitoring indicators set out in the policies of the Greater Nottingham Aligned Core Strategy and the Gedling Borough Local Planning Document. The Local Plan was underpinned by a Sustainability Appraisal Monitoring Framework which included further monitoring indicators. The majority of the Authority Monitoring Report therefore contains detailed monitoring information covering the following planning topics:-

- Climate Change, Flood Risk and Water Management
- Environmental Protection

- Green Belt
- Natural Environment
- Open Space and Recreational Facilities
- Historic Environment
- Design
- Homes
- Retail and Community Facilities
- Transport
- Infrastructure and Developer Contributions

2 Proposal

- 2.1 It is proposed that Planning Committee note the attached Authority Monitoring Report April 2022 - March 2023.

3 Legal Implications

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

4 Equalities Implications

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

5 Carbon Reduction/Environmental Sustainability Implications

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

6 Appendices

- 6.1 **Appendix A:** Authority Monitoring Report April 2022 - March 2023

7 Background Papers

None

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Authority Monitoring Report

April 2022 – March 2023

Published December 2023

Contents

1. Introduction	2
2. Development Plan Documents.....	3
Local Plan.....	3
Supplementary Planning Documents and Guidance	3
Neighbourhood Planning	4
Statement of Community Involvement.....	5
Local Development Scheme.....	5
3. Duty to Co-operate	7
Local Planning Authorities	7
Statutory Consultees	8
4. Demographics of Gedling Borough.....	9
5. Monitoring Local Plan Policies	11
Overview and Interpretation.....	11
Climate Change, Flood Risk and Water Management.....	12
Environmental Protection.....	20
Green Belt	22
Natural Environment.....	24
Open Space and Recreational Facilities.....	27
Historic Environment.....	31
Design	33
Homes	36
Employment.....	51
Retail and Community Facilities	58
Transport	66
Infrastructure and Developer Contributions	70
Appendix 1 – Monitoring Indicators	72

1. Introduction

- 1.1. The Authority Monitoring Report is based upon the monitoring period **1 April 2022 to 31 March 2023**.
- 1.2. The Authority Monitoring Report is required under Regulation 34 of The Town and Country Planning (Local Planning) (England) Regulations 2012. Regulation 34 can be viewed on the following website <https://www.legislation.gov.uk/ukxi/2012/767/regulation/34/made>.
- 1.3. The National Planning Practice Guidance states that local planning authorities must publish information at least annually that shows progress with Local Plan preparation, reports any activity relating to the duty to cooperate and shows how the implementation of policies in the Local Plan is progressing.
- 1.4. All of the monitoring indicators included in this report and their origins are set out in **Appendix 1**.

2. Development Plan Documents

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

Local Plan

Greater Nottingham Aligned Core Strategy (Part 1 Local Plan)

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

Gedling Borough Local Planning Document (Part 2 Local Plan)

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

Supplementary Planning Documents and Guidance

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

Development brief SPDs/informal guidance

- Willow Farm Development Brief informal guidance (December 2019)

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

Topic based SPDs/guidance

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

Statements

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

2.6. During the monitoring period the Council published the Interim Planning Policy Statement: First Homes in October 2022.

Neighbourhood Planning

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

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

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

Statement of Community Involvement

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

Local Development Scheme

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

Table 1: Local Development Scheme timetable

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

- 2.11. It was not possible to meet the timetable for the 'Consultation on Growth Options' in September 2019 due to unanticipated delays in the Part 2 Local Plan examinations for Broxtowe Borough, Nottingham City and Rushcliffe Borough Councils. Events elsewhere in the country (the Inspectors for the West of England Plan recommended it be withdrawn from examination) highlighted the importance of ensuring the early part of plan making is thoroughly evidence based, and that the Regulation 18 consultation (options) is open and transparent, with a clear audit trail of how the preferred growth strategy has been arrived at. Restrictions on working practices affecting both the participating councils and consultants undertaking evidence work as a result of the covid-19 pandemic also contributed to delays.

- 2.12. Consultation on the Greater Nottingham Strategic Plan Growth Options document took place between 6 July and 14 September 2020 and the consultation was subsequently reopened between 10 February 2021 and 24 March 2021 to reflect that some comments made during the initial consultation period had been blocked by security software and not received.
- 2.13. The uncertainties around the Government's planning reforms and need to take on board the recently published Integrated Rail Strategy in November 2021 led to some delay to the preparation of the Greater Nottingham Strategic Plan.
- 2.14. Consultation on the Greater Nottingham Strategic Plan Preferred Approach document took place in January/February 2023. The Preferred Approach consultation sought views on the proposed strategy and vision, the approach to housing and employment provision and the proposed strategic sites. Outside of the monitoring period, a further Preferred Approach consultation on Strategic Distribution and Logistics Sites commenced on 26th September 2023.
- 2.15. It is anticipated that a draft Greater Nottingham Strategic Plan will be published for public consultation in 2024, accompanied by an updated Local Development Scheme.

3. Duty to Co-operate

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

Local Planning Authorities

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

- The Council is preparing the joint Greater Nottingham Strategic Plan with Broxtowe Borough, Nottingham City and Rushcliffe Borough Councils. Consultation was undertaken on the Greater Nottingham Strategic Plan Growth Options document between July and September 2020 and between February and March 2021, which comprises the first formal stage of plan preparation. Consultation on the Greater Nottingham Strategic Plan Preferred Approach document took place in January/February 2023 focusing on the vision and strategy for meeting longer term development needs, including the approach to housing provision and employment need as well as the strategic sites required to meet requirements. A subsequent consultation in September – November 2023 focused on the Preferred approach to strategic distribution and logistics. It is anticipated that a draft Greater Nottingham Strategic Plan will be published for public consultation in 2024 before being submitted for examination. The Strategic Plan, when adopted, will replace the Councils' Part 1 Local Plans. A joint evidence base is being prepared, some elements in conjunction with other Nottinghamshire authorities including Ashfield District and Erewash Borough Councils.
- The Part 1 Local Plan Aligned Core Strategies (2014) were adopted in partnership with Broxtowe Borough and Nottingham City Councils, with Erewash and Rushcliffe Borough Councils adopting their own Core Strategies but ensuring a high degree of alignment between the Part 1 Local Plans.
- The Planning Obligations Protocol (2014) sets out how cross boundary impacts will be addressed through Section 106 contributions and/or Community Infrastructure Levy.
- The Inspector's Report on the Gedling Borough Council Local Planning Document (Part 2 Local Plan) (2018) confirmed that the legal requirements of the Duty to Co-operate had been met.
- The Council has worked with the Greater Nottingham authorities to prepare a joint statement of common ground, in accordance with paragraph 27 of the National Planning Policy Framework 2021. This was submitted to the Ministry of Housing, Communities and Local Government in late 2018 and a response is still awaited.
- The Greater Nottingham authorities facilitated a housing delivery workshop to consider barriers to the delivery of housing in the light of a significant stock of planning permissions for housing led development. Following this workshop, a development protocol, building on good practice already taking place across Greater Nottingham providers to deliver high quality, sustainable development was endorsed by Joint Planning Advisory Board and will be adopted and implemented by the partner Councils. Subsequent

housing delivery workshops have been facilitated to consider barriers to housing delivery and to explore how to raise the environmental sustainability standard of housing developments.

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

Statutory Consultees

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

4. Demographics of Gedling Borough

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

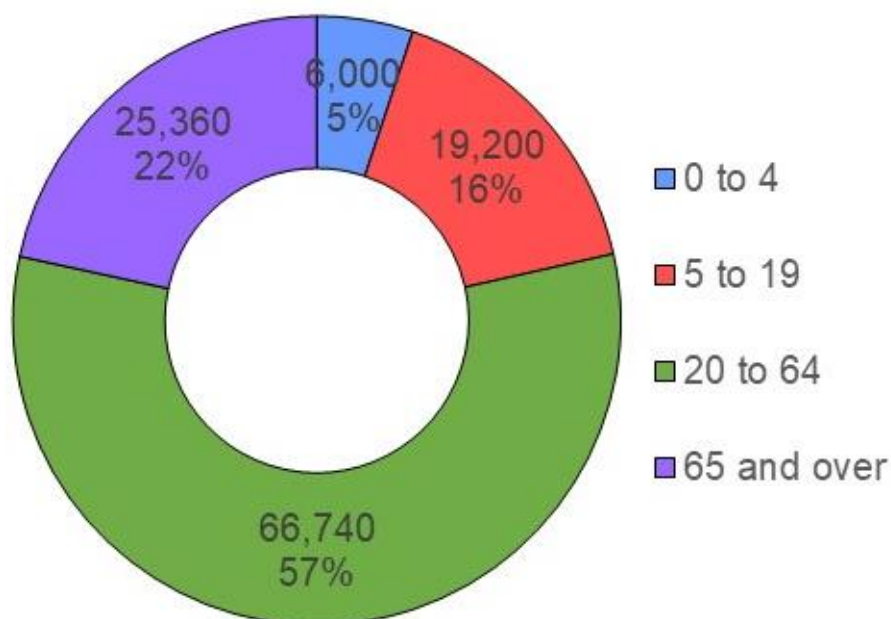
4.2. The government also publishes population mid-estimates annually.

Population

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

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

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



Deprivation

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

Ethnicity

- 4.5. Table 2 below shows the mix of ethnicities in Gedling Borough, according to the 2021 Census:-

Table 2: Ethnic demographic information

Ethnicity	Percentage
White: English/Welsh/Scottish/Northern Irish/British	85.6%
White: Irish	0.8%
White: Gypsy or Irish Traveller	0.1%
White: Other White	3.1%
Mixed/multiple ethnic group: White and Black Caribbean	1.8%
Mixed/multiple ethnic group: White and Black African	0.3%
Mixed/multiple ethnic group: White and Asian	0.7%
Mixed/multiple ethnic group: Other Mixed	0.7%
Asian/Asian British: Indian	1.5%
Asian/Asian British: Pakistani	1.2%
Asian/Asian British: Bangladeshi	0.1%
Asian/Asian British: Chinese	0.4%
Asian/Asian British: Other Asian	0.6%
Black/African/Caribbean/Black British: African	0.9%
Black/African/Caribbean/Black British: Caribbean	1.1%
Black/African/Caribbean/Black British: Other Black	0.3%
Other ethnic group: Arab	0.2%
Other ethnic group: Any other ethnic group	0.7%

5. Monitoring Local Plan Policies

Overview and Interpretation

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

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

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

Climate Change, Flood Risk and Water Management

Energy and climate change

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

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

- Tables 3, 4, 5, 6 and 7 provide a list of planning permission granted for types of renewable energy schemes since 2011.
- Table 8 shows that between 2011 and 2021, there was a decrease in average domestic electricity and gas use, a decrease in average industrial/commercial electric use and an increase in average industrial/commercial gas use.
- Table 9 shows that between 2011 and 2020, there was a decrease in energy consumption deriving from coal, manufactured fuels, petroleum and electricity and an increase in energy consumption deriving from gas and biofuels.
- Table 10 shows that between 2011 and 2020, the total carbon dioxide emissions per capita has reduced from 4.6 to 3.3 tonnes of carbon dioxide.

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

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

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

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

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

2015/1079	Variation of condition 2 to allow for the siting of an additional 46 solar panels within the existing site area (REF 2015/0352), Little Tithe Farm, Blidworth Lane, Calverton.	24 November 2015
2016/0266	Erection of a timber summer house. Installation of solar heating at Hall Mews 5 Hall Lane Papplewick.	1 June 2016
2016/0740	Retention of Solar Panels, Foxhills Foxwood Lane Woodborough .	21 April 2017
2016/1140	Installing a solar panel array at 322 Spring Lane Lambley .	22 December 2016
2018/0193	A Ground Mounted Solar PV Array at Calverton Fish Farm, Moor Lane.	22 May 2018
2019/0907	Up to 10 solar panels mounted on a freestanding aluminium and wooden adjustable stand at 5 Douglas Crescent Carlton.	13 December 2019
2021/0110	Single storey extension to existing banqueting hall and solar panels to existing roof slope in Goosedale Farm Goosedale Lane.	11 May 2021
2022/0430	To fit solar panels to the pitched roof (south and east), as well as a south facing flat roof, 65 Nottingham Road, Ravenshead.	30 June 2022
2021/1471	Variation of condition 2 (Plans) of planning permission 2020/1054 to provide solar PV panels and air source heat pumps to plots 71-80 and 120-125 and solar PV panels to plots 1-14, 20-24, 33-41, 126-127, Land At Rolleston Drive, Arnold	1 July 2022
2022/1282NM A	Non-material amendment relating to planning permission 2021/1471 in relation to solar panels on plots 86-89 incl and 120-125 incl, Land At Rolleston Drive, Arnold	15 December 2022
2022/0223PN	Installation of PV solar equipment on a non-domestic premises, Sherwood Lodge, Sherwood Lodge Drive, Arnold	5 April 2022
2022/1012NM A	6 GSE in roof system solar panels to be added to the roof of the property, 3 either side of the window, Plot 8 96 Plains Road, Mapperley	16 September 2022
2022/0779	8KW solar panels system in the rear garden, Cobblestone Lodge, Lamins Lane, Bestwood, Nottingham	12 December 2022
2020/1072	Installation of solar panels to south facing roof, 51 Main Street, Lambley	17 February 2023
2022/1284	Installation of three solar powered carports, Sherwood Lodge, Sherwood Lodge Drive, Arnold	17 March 2023
2022/1359	Installation of solar panels to restored pitched roof, Youth Centre ,13 Shearing Hill, Gedling	15 March 2023

Table 5: Planning permissions granted for biofuel schemes since 2011

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

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

Ref	Description	Date granted
2011/0930	Retain installation of air source heat pump, Elysium, Newstead Abbey Park.	14 October 2011
2013/0246	Installation of an air source heat pump (Danfoss AT6), 428 Carlton Hill, Carlton.	08 April 2013
2015/0599	Installation of 2 no. 9kW Air Source Heat Pumps, 1-3 Stokers Cottages, Rigg Lane, Papplewick.	4 September 2015
2016/0788	Associated landscaping and external works; new paths; foul and surface water drainage provision; site lighting; external air source heat pump condenser compound, Gedling Country Park Spring Lane.	16 December 2016
2020/0027	Installation of a Stiebel Eltron WPL25 12kW air source heat pump, 32 Rowan Avenue, Ravenshead.	24 February 2020
2020/0828	Variation of condition 2 (approved drawings) of permission 2017/0157 for the inclusion of air source heat pumps to be positioned on external elevation of the building, Site of 72 To 74 Westdale Lane East Gedling.	2 November 2020

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

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

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

	Electricity use per meter: domestic users	Electricity use per meter: non-domestic users	Gas use per meter: domestic users	Gas use per meter: non-domestic users
2011	3,986	61,662	15,529	880,835
2021	3,480	50,855	13,791	1,148,489

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

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

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

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

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

	Industry	Commercial	Domestic	Transport	Total (t CO2) per capita
2011	90.2	54.9	240.0	114.0	4.6
2020	75.5	30.1	174.4	93.6	3.3

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

Flooding and water quality

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

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

- Zero planning permissions have been granted contrary to Environment Agency or Local Lead Flood Authority advice (including advice on flood risk, water quality and aquifers) since 2011. The information is available on the following website www.gov.uk/government/publications/environment-agency-objections-to-planning-on-the-basis-of-flood-risk. Where objections from statutory bodies are received the Council takes due regard and technical matters would be satisfied by a planning condition upon granting permission.
- Table 11 shows that there has been an increase of 32.36 hectares of land and 589 houses within Flood Zones 2 or 3 between 2011 and 2022.

- All new buildings granted planning permission since 2011 have either incorporated Sustainable Drainage Systems or a condition was attached to the decision requiring details for the disposal of surface water to be approved before commencement of the development in accordance with the Council's standard approach, to ensure that any flooding risks are fully mitigated.

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

Year	Area in Flood Zones 2 or 3	Number of households in Flood Zones 2 or 3	Number of households in Flood Zone 2	Number of households in Flood Zone 3
2011	1,189.47 ha	4,600	N/A	N/A
2012	1,233.00 ha	5,154	N/A	N/A
2013	1,233.00 ha	5,154	N/A	N/A
2014	1,233.00 ha	5,154	N/A	N/A
2015	1,233.00 ha	5,154	N/A	N/A
2016	1,233.00 ha	5,154	N/A	N/A
2017	1,180.83 ha	5,495	2,104	3,391
2018	1,206.00 ha	N/A	N/A	N/A
2019	1,232.00 ha	5,033	1,352	3,681
2020	1,211.70 ha	5,007	1,325	3,682
2021	1,221.83 ha	5,263	1,789	3,474
2022	1,221.83 ha	5,189	1,842	3,347
2023	1,221.76 ha	5,263	1,789	3,474

N/A = data not available

Waste management facilities

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

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

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

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

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

Ref	Description	Date granted
	Storage bays to rear of processing shed & Mobile glass cleaner and associated works. Enviro Building, Private Road No 4, Colwick Industrial Estate, Colwick	
2021/0648 NCC	Development of a waste management facility comprising a waste transfer station incorporating refuse derived fuel (RDF) production associated works. Land off Private Road No. 3, Colwick Industrial Estate, Nottingham, Colwick	14 September 2021
2022/0158 NCC	Use of existing yard area and workshop and storage building as part of the material recycling operations. Land off Hollinwood Lane, Calverton	20 April 2022

Environmental Protection

Environmental consultees

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

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

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

Air quality management

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

Monitoring Indicators: LPD Policy 11 & SA 8, 9

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

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

Green Belt

Green Belt land

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

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

- The Council adopted the Local Planning Document (Part 2 Local Plan) in July 2018. The Part 2 Local Plan released 215 hectares of Green Belt land across the Borough in accordance with Policy 3 of the Aligned Core Strategy. This represents a 2% reduction. 73% of Gedling Borough is now Green Belt (8,794 hectares).
- Since the Part 2 Local Plan was adopted, five planning permissions have been granted for disproportionate additions (above 50% of the original floor space), as set out in Policy LPD 13 and Policy LPD 14 of the Part 2 Local Plan. Table 13 sets out the reasons for these.
- Zero homes were granted planning permission for rural workers in the Green Belt (in accordance with Policy LPD 17 of the Part 2 Local Plan) in 2022/23.

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

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

Safeguarded land

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

Monitoring Indicators: ACS Policy 3

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

Table 14: Planning status of safeguarded land

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

Natural Environment

Nationally and internationally designated site and species

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

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

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

Locally Designated Sites

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

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

- Table 15 shows there are five Local Nature Reserves in Gedling Borough all of which have a management plan in place. The Hobbucks Management plan has expired and is being updated.
- Tables 16 and 17 set out the number and area of Local Wildlife Sites in Gedling Borough and the number of those under positive management using Single Data List Indicator 160. Information on Local Wildlife Sites and Local Geological Sites is provided by the Nottinghamshire Biological and Geological Records Centre. During 2022/23, there was a small increase in the size of three sites; Gedling Colliery Site and Dismantled Railway, Little Rickets Lane Scrub, and Newstead Park (including River Leen System), along with a larger decrease in the size of one site; Longdale Plantation, which has resulted in a small reduction in the overall area of Local Wildlife Sites.
- Table 18 sets out the number and area of Local Geological Sites, which were first identified in 2018.

Table 15: Local nature reserves

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

Table 16: Local wildlife sites

Year	Total sites	Area (ha)
Spring 2011	80	1,198.06 ha
Spring 2012	85	1,227.27 ha
Spring 2013	83	1,227.48 ha
Spring 2014	88	1,232.09 ha
Spring 2015	83	1,250.53 ha
Spring 2016	82	1,250.53 ha
Spring 2017	83	1,268.12 ha
Spring 2018	87	1,272.56 ha
Spring 2019	86	1,275.37 ha
Spring 2020	85	1,284.45 ha
Spring 2021	82	1,250.80 ha
Spring 2022	78	1,249.95 ha
Spring 2023	78	1,247.11 ha

Table 17: Local wildlife sites under positive management

Year	Total sites	Sites under positive management	Percentage under positive management
2011/12	68	24	35.3%
2016/17	79	22	27.8%
2018/19	79	23	29.1%
2019/20	85	N/A	N/A
2020/21	82	N/A	N/A
2021/22	78	N/A	N/A
2022/23	78	N/A	N/A

Table 18: Local geological sites

Site	Area (ha)
Bestwood II (Wildman's Wood) Quarry	18.36 ha
Culley Quarry, Linby (Yellowstone Quarry)	0.34 ha
Gedling Colliery Sidings	0.34 ha
Gedling Colliery Sidings/B	1.23 ha
Gedling Colliery Sidings/C	0.41 ha

Woodland and Ancient Woodland

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

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

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

Open Space and Recreational Facilities

Open space

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

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

- The Part 2 Local Plan includes Policy LPD 20 and Policy LPD 21 which seek to protect existing green infrastructure and provide new green infrastructure (10% on sites 0.4 hectares and above).
- Table 19 shows the area of open space in the Borough by type, as recorded by the Council’s Parks and Street Care team. It is noted that there may be some overlap between the categories. The 2018 figure equates to the area of open spaces shown on the Local Planning Document Policies Map.
- Table 20 shows the amount of greenfield land lost to new large development for housing (10 dwellings or more) and other uses. For information, land is considered ‘lost’ upon commencement of development.
- Open spaces committed from s106 agreements are set out in Table 21. There have been no new Open Spaces committed through Section 106 Agreements during 2022/23.
- Table 22 shows that there are 29 Local Green Spaces in Gedling Borough, which are designated through the adoption of a Development Plan including the Part 2 Local Plan and Neighbourhood Plans. There has been no net loss of designated Local Green Spaces since they were designated. It should be noted that Local Green Spaces in Burton Joyce were designated in the Part 2 Local Plan and not in the Neighbourhood Plan.

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

Type of Open Space	Area in LPD (2018)	Net change since 2018
Allotments	24.41 ha	N/A
Amenity greenspaces	113.13 ha	N/A
Cemeteries	26.39 ha	N/A
Green corridors	0.99 ha	N/A
Natural and semi natural urban green	107.4 ha	N/A
Outdoor sports facility	348.24 ha	N/A
Parks and gardens	446.01 ha	N/A
Play areas/young people	22.09 ha	N/A

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

N/A = data not available

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

Year	Site Name	Type	Area lost
2011/12	147 homes on Ashwater Drive allocation site (allocated in 2005 Local Plan).	Residential	4.58 ha
2012/13	49 homes on Howbeck Road allocation site (allocated in 2005 Local Plan).	Residential	1.50 ha
2012/13	113 homes on Main Street and Hollinwood Lane, Calverton (designated safeguarded land).	Residential	3.76 ha
2013/14	18 homes on Park Road in Bestwood Village.	Residential	0.29 ha
2014/15	38 homes on part of the Top Wighay Farm strategic site.	Residential	1.47 ha
2015/16	No loss.		
2016/17	150 homes on Spring Lane allocation site (H6).	Residential	9.88 ha
2017/18	237 homes on North of Papplewick Lane strategic site.	Residential	7.87 ha
2018/19	No loss.		
2019/20	199 homes (phase 1) on part of the Teal Close strategic site.	Residential	4.80 ha
2019/20	66-bedroom care home on the Teal Close strategic site.	Residential care home	0.44 ha
2020/21	164 homes on part of the Howbeck Road/ Mapperley Plains allocation site (H7).	Residential	7.69 ha
2020/21	14 homes on Wood Lane allocation site (allocated in 2005 Local Plan).	Residential	0.72 ha
2020/21	14 homes on Mill Field Close allocation site (H20) in Burton Joyce.	Residential	0.75 ha
2021/22	Additional 18 homes on North of Papplewick Lane strategic site.	Residential	0.91 ha
2021/22	353 homes (phase 2) on part of the Teal Close strategic site.	Residential	11.32 ha
2021/22	Unit 1 and 14 trade counter units on part of the Teal Close strategic site.	Employment	3.4 ha
2021/22	101 homes on part of the Westhouse Farm allocation site (H12) in Bestwood Village.	Residential	3.29 ha
2021/22	351 homes on Park Road allocation site (H16) in Calverton.	Residential	13.6 ha
2022/23	Units 2 to 7 industrial units on part of the Teal Close strategic allocation - comprising 10,312 sq. metres.	Employment	3.05 ha

Year	Site Name	Type	Area lost
2022/23	Glebe Farm 14 homes on land off Glebe Drive, Burton Joyce	Residential	1.24 ha
2022/23	Dark Lane housing allocation (H14) Calverton	Residential	2.22 ha
2022/23	Burton Road, Land to the South - Linden Grove housing allocation (H4)	Residential	3.97 ha

Table 21: Open space contributions 2022/23

Ref	Site name	Breakdown of Obligations	Maintenance Contribution	Capital Contribution
None				

Note - Whilst three new Section 106 Agreements and five Deed of Variations were completed during 2022/23, there were no new obligations contained within these agreements in relation to Open Space contributions. The number of new agreements was lower than for the previous year and the nature of the developments that they related to resulted in no Open Space contributions being sought.

Table 22: Local Green Spaces in the Borough

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

Recreational open space and facilities

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

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

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

- Three planning permissions for new tourist accommodation have been granted since the adoption of the Local Planning Document as shown in Table 24.

Table 23: Green Flag awarded to open spaces since 2011

Open Space	Award	Management
Arnot Hill Park	Since 2007	Managed by the Council and the Friends of Arnot Hill Park. Completed projects include improvements to the lake, play areas, buildings, car parks and security and installation of planting schemes and sculptures.
Gedling Country Park	Since 2016	Managed by the Council supported by the Friends of Gedling Country Park. Completed projects include the play area, café 1899, visitor centre and information, nature trail and sculptures, relocation of the beehives onto the Butterfly walk, Ivan Gollop memorial garden, viewing platforms and extensions to the car park.
Burton Road Jubilee Park	2014-2018 Since 2019	A Friends of Burton Road Jubilee Park group is now involved with the management and development.
Bestwood Country Park	Since 2020	Green Flag awarded summer 2020. The park is owned by Gedling Borough Council and Nottinghamshire County Council. The Council have the maintenance responsibilities for all of the park through a collaborative agreement with County. The Friends of Bestwood Country Park also assist with the development and management with frequent volunteering conservation activities.
Breck Hill Park	First award 2022	Managed by the Council and supported by the Friends of Breck Hill Park. Refurbishment of the playground completed in February 2021.

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

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

Historic Environment

Heritage assets

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

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

- The number of designated and non-designated heritage assets by type in Gedling Borough are:-
 - 195 Listed Buildings (6 Grade I, 15 Grade II* and 174 Grade II).
 - Nine Scheduled Monuments.
 - Four Registered Parks and Gardens.
 - Six Conservation Areas.
 - 144 non-designated heritage assets.
- Further information on Listed Buildings, Scheduled Monuments and Registered Parks and Gardens are available on Historic England's national heritage list website <https://historicengland.org.uk/listing/the-list>. Recent Listed Building entries are reported on the Council's web page www.gedling.gov.uk/heritage-assets.
- The area of each Registered Park and Garden in Gedling Borough is:-
 - Bestwood Pumping Station – 2.35 hectares
 - Newstead Abbey – 287.33 hectares
 - Papplewick Hall – 46.33 hectares
 - Papplewick Pumping Station – 2.75 hectares
- Appraisals have been adopted for each of the six Conservation Areas which are available on the Council's website www.gedling.gov.uk/conservation-areas. An appraisal for Linby Conservation Area has been reviewed and adopted in November 2021. Work to consider the designation of a new Conservation Area in Gedling is underway. Work has also commenced on the review of the Calverton Conservation Area Character Appraisal (2007) with the intent of preparing a new Conservation Area Appraisal and Management Plan for this Conservation Area. The area currently covered by each Conservation Area is:-
 - Bestwood Village – 15.71 hectares
 - Calverton – 14.25 hectares
 - Lambley – 24.62 hectares
 - Linby – 25.54 hectares
 - Papplewick – 55.70 hectares
 - Woodborough – 45.43 hectares

- Table 25 shows that there are five out of 214 (2.3%) designated heritage assets at risk in Gedling Borough and the information is provided in the Heritage at Risk Midlands Register 2022 by Historic England (<https://historicengland.org.uk/advice/heritage-at-risk>). The Council has not identified non-designated heritage assets at risk.
- The Council adopted 'Non Designated Heritage Assets: Selection Criteria' in January 2019 in order to progress the implementation of Policy LPD 31 of the Part 2 Local Plan. The Council has reviewed non-designated heritage assets using the selection criteria document since 2020 and the latest local heritage list was published in March 2022. Further information is available on the Council's web page www.gedling.gov.uk/heritage-assets.

Table 25: Designated heritage assets at risk by type

Type of heritage asset	2012	2022
Listed Buildings	3	4
Conservation Areas	0	0
Scheduled Monuments	1	1
Registered Park and Gardens	0	0
Non-Designated Heritage Assets	0 (not identified)	0 (not identified)

Planning applications in historic environment

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

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

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

Design

New development

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

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

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

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

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

	Number of dwellings at up to 29 dph	Number of dwellings at 30 dph and over
2018/19	0	163
2019/20	0	250
2020/21	0	130
2021/22	0	262
2022/23	0	406

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

	Number of dwellings at up to 19 dph	Number of dwellings at 20 dph and over
2011/12	0	33
2012/13	0	13
2013/14	0	0
2014/15	0	1
2015/16	0	0
2016/17	1	12
2017/18	0	0
2018/19	1	0
2019/20	0	0
2020/21	0	2
2021/22	0	6
2022/23	5	34

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

	Number of dwellings at up to 24 dph	Number of dwellings at 25 dph and over
2011/12	0	46
2012/13	3	0
2013/14	2	6
2014/15	4	77
2015/16	2	55
2016/17	0	9
2017/18	3	11
2018/19	0	15
2019/20	0	4
2020/21	0	6
2021/22	0	14
2022/23	0	132

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

Year	Total (net) completions	Number of completions on garden land	Percentage (%)
2011/12	275	59	21%

Year	Total (net) completions	Number of completions on garden land	Percentage (%)
2012/13	227	32	14%
2013/14	321	35	11%
2014/15	311	30	10%
2015/16	174	36	21%
2016/17	198	40	20%
2017/18	237	26	11%
2018/19	286	29	10%
2019/20	360	21	6%
2020/21	310	27	9%
2021/22	357	34	10%
2022/23	691	18	3%
TOTAL	3,747	387	10%

Homes

Housing delivery

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

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

- The Part 1 Local Plan was adopted in September 2014 and sets the housing requirement. The Part 2 Local Plan was adopted in July 2018 and includes housing allocations in line with the objectives of the Part 1 Local Plan.
- The Department for Levelling Up, Housing and Communities published the results of the Housing Delivery Test for 2021 on 14 January 2022 – no results were published in 2022. The 2021 result for Gedling Borough Council was 85% and was based on the three year period 1 April 2018 to 31 March 2021. This was an improved performance in comparison with 68% with the previous Housing Delivery Test result for 2020. Following the Housing Delivery Test results for 2018, 2019 and 2020, the Council was required to publish an Action Plan and a buffer of 20% was added to the supply of deliverable sites for the purposes of housing delivery assessment. The Housing Delivery Test result for 2021 meant that the Council needed to prepare an action plan and that a buffer of 20% no longer needed to be added to its five year housing land supply.
- The Council's Housing Delivery Action Plan was published in July 2022 and has not been updated as the Housing Delivery Test has not been updated. The 2022 Action Plan is available on the following Council's web page www.gedling.gov.uk/resident/planningandbuildingcontrol/planningpolicy/monitoringreports. As well as including a detailed analysis of the key reasons for the under delivery of the Council's housing requirement the Action Plan identifies the measures the Council intends to undertake to increase/maintain delivery of new housing in Gedling Borough. Many of the actions identified in the previous Housing Delivery Action Plan have already been implemented and a number of actions are ongoing.
- The Council's Five Year Housing Land Supply Assessment 2022 published in November 2023 considers the Borough's supply of housing against the housing target (based on the annual local housing need calculated using the standard method because the housing requirement set out in the Part 1 Local Plan is now out of date). Gedling Borough Council has a 6.76 year supply. The direct web link to the latest five year housing land supply assessment is www.gedling.gov.uk/5yys.
- The Council updates its Brownfield Land Register annually in accordance with the Housing and Planning Act 2015. The latest Brownfield Land Register is available on the Council's web page www.gedling.gov.uk/shlaa.

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

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

Locality area	Aligned Core Strategy housing requirement 2011-2028	Local Planning Document 2011-2028	Completions 2011-2022
Urban area (Arnold and Carlton) including Teal Close and Gedling Colliery/Chase Farm sites	4,045	4,890	4,890
Around Hucknall including North of Papplewick Lane and Top Wighay Farm	Approx 1,300 homes including up to 300 homes on North of Papplewick Lane and 1,000 homes on Top Wighay Farm	1,265 homes	254 (211 on North of Papplewick Lane and 38 on Top Wighay Farm)
Key settlement for growth - Bestwood Village	Up to 560 homes	540 homes	116
Key settlement for growth - Calverton	Up to 1,055 homes	820 homes	323
Key settlement for growth - Ravenshead	Up to 330 homes	300 homes	130
Other villages (listed below)	Up to 260 homes	170 homes including 80 homes in Burton Joyce and 50 homes	

Locality area	Aligned Core Strategy housing requirement 2011-2028	Local Planning Document 2011-2028	Completions 2011-2022
		in Woodborough	
• Burton Joyce		80 homes	78
• Lambley			31
• Linby			5
• Newstead			8
• Papplewick			0
• Stoke Bardolph			1
• Woodborough		50 homes	23
Total			3,747

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

Site	Progress and planning status
Teal Close	Allocated for 830 homes. Site has outline planning permission for residential development, employment uses and other uses (2013/0546). First housing phase of 199 homes is currently under construction (2017/0800). Second housing phase of 353 homes is also currently under construction (2019/0152). Reserved matters for the third and final housing phase of 255 homes (2019/0560) granted in July 2022. Total figure granted to date is 807 homes. As at 31 March 2023, 331 dwellings have been built. 184 homes on phase 1 (15 plots remaining) and 147 homes on phase 2 (206 plots remaining) have been built.
North of Papplewick Lane	Allocated for up to 300 homes. The site is currently under construction for 255 homes including an additional 18 homes (2017/0201 and 2020/0258). As at 31 March 2023, 211 homes have been built.
Top Wighay Farm	Allocated for 845 homes. Part of site for 38 homes (2014/0950) is built. Outline planning permission for mixed-use development comprising 805 homes (2020/0050) granted in March 2022.
(H1) Rolleston Drive	Allocated for 140 homes. The site is currently under construction for 131 factory-built affordable homes (2020/1054). As at 31 March 2023 10 homes have been built.
(H2) Brookfields Garden Centre	Allocated for 90 homes. A combined development brief for three sites (H2, H7 and H8) to the north east of Arnold adopted in January 2019. Outline planning permission for up to 32 homes on part of the site (to the rear of Brookfields Garden Centre) (2017/0155) granted in March 2020. This permission lapsed in March 2023 as no works had started on site.
(H3) Willow Farm	Allocated for 110 homes. Development brief (informal guidance) adopted in February 2020. Full planning

	application for 24 houses on part of the site (2021/1398) was submitted in December 2021 and was approved by Planning Committee in January 2023.
(H4) Linden Grove	Allocated for 115 homes. Site is currently under construction for 120 homes (2021/0694). As at 31 March 2023 14 homes have been built.
(H5) Lodge Farm Lane	Allocated for 150 homes. Resolution to grant outline planning application for up to 148 homes (2018/0347) in August 2019 subject to the signing of the s106.
(H6) Spring Lane	Allocated for 150 homes. Site completed in April 2019.
(H7) Howbeck Road/ Mapperley Plains	Allocated for 205 homes. A combined development brief for three sites (H2, H7 and H8) to the north east of Arnold adopted in January 2019. The majority of the site is currently under construction for 164 homes (2019/0213). As at 31 March 2023, 89 homes have been built.
(H8) Killisick Lane	Allocated for 230 homes. A combined development brief for three sites (H2, H7 and H8) to the north east of Arnold adopted in January 2019. The Local Planning Document includes a phasing policy to ensure that development of the site follows the extraction and progressive restoration of the adjoining quarry. Quarry extraction was scheduled to be complete by 2021, however due to COVID-19 the extraction of clay 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	Allocated for 1,050 homes (updating the strategic location made in the Aligned Core Strategy). Development brief adopted in June 2008. The site currently under construction for 508 homes on phase 1 (2015/1376, 2017/1018, 2017/1076, 2017/1275, 2018/0249, 2018/0392, 2019/0304, 2019/0586, 2019/0759 and 2020/0667). Reserved matters for the second housing phase of 433 homes (2021/1294) granted in March 2022. Total figure granted to date is 941 homes. Resolution to grant full planning application for 24 homes on the remainder part of the site (2022/0200) in June 2022 subject to the signing of the s106. As at 31 March 2023, 438 homes have been built.
(X1) Daybrook Laundry	Allocated for 50 homes.
(X2) Land West of A60 A	Allocated for 70 homes. Site completed in February 2023.
(X3) Land West of A60 B	Allocated for 150 homes. Full planning application for 157 homes was submitted in January 2021 and pending consideration (2021/0072).
(H10) Hayden Lane	Allocated for 120 homes. Full planning application for 135 homes was submitted in April 2022 and pending consideration (2022/0501).

(H11) The Sycamores, Bestwood Village	Allocated for 25 homes. The site is currently under construction for 11 homes (2018/0650 and 2019/0678). As at 31 March 2023, 3 homes have been built.
(H12) Westhouse Farm, Bestwood Village	Allocated for 210 homes. Part of the site is currently under construction for 101 homes (2018/0823). As at 31 March 2023, 30 homes have been built.
(H13) Bestwood Business Park, Bestwood Village	Allocated for 220 homes. Outline planning permission for up to 220 homes (2014/0214) lapsed in March 2018.
(H14) Dark Lane, Calverton	Allocated for 70 homes. The site is currently under construction for 57 homes (2017/1263).
(H15) Main Street, Calverton	Allocated for 75 homes. Outline planning permission for up to 79 homes (2018/0360) granted in April 2021.
(H16) Park Road, Calverton	Allocated for 390 homes. Majority of the site is currently under construction for 363 homes (2022/0584). As at 31 March 2023, 78 homes 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
(X4) Flatts Lane, Calverton	Allocated for 60 homes. The site is currently under construction for 82 homes (2020/0822). As at 31 March 2023, 37 homes have been built.
(H17) Longdale Lane A, Ravenshead	Allocated for 30 homes. Full planning application for 33 homes was submitted in January 2023 and is pending consideration.
(H18) Longdale Lane B, Ravenshead	Allocated for 30 homes. Resolution to grant outline planning application for up to 31 homes (2014/0273) in August 2018 subject to the signing of the s106. Approved at Planning Committee in October 2022 to agree amendments to the planning obligations and conditions to facilitate custom/self-build developments.
(H19) Longdale Lane C, Ravenshead	Allocated for 70 homes. Reserved matters for 47 homes (2017/1164) granted in December 2019.
(X5) Kighill Lane A, Ravenshead	Allocated for 20 homes. Being delivered as three separate sites:- <ul style="list-style-type: none"> • The west part of the allocation site (land of 22 Kighill Lane) for six homes was completed in April 2022 (2020/0741). • For the middle part of the allocation site, a new dwelling 16 Kighill Lane was built in August 2019 (2018/1004). • For the east part of the allocation site (land adjacent to 16 Kighill Lane), full planning permission for 7 dwellings (2020/1108/FULL) was granted in May 2021. As of 31 March 2023 1 home has been built.
(X6) Kighill Lane B, Ravenshead	Allocated for 30 homes. Full application for 11 homes on part of the allocation site was submitted in March 2022 and pending consideration (2022/0250).
(H20) Mill Field Close, Burton Joyce	Allocated for 20 homes. Site completed in March 2022

(H21) Orchard Close, Burton Joyce	Allocated for 15 homes. Reserved matters for 14 homes (2021/0301) granted in August 2021.
(H22) Station Road, Newstead	Allocated for 40 homes. Allocated in the Local Planning Document but not included in housing supply due to uncertainty over delivery, in part due to difficulties regarding access. The public house on site was demolished in early 2018.
(H23) Ash Grove, Woodborough	Allocated for 10 homes. Reserved matters for 12 homes (2007/0831) granted in November 2007. Plot 1 (3 Ash Close) was built in May 2018 (2016/0888). Full planning permission for a dwelling on plot 2 (adjacent to 3 Ash Grove) (2019/1147) granted in March 2020.
(H24) Broad Close, Woodborough	Allocated for 15 homes. Two full planning applications. Resolution to grant full planning application for three detached houses on part of the allocation site to be accessed off Private Road (2019/1079) in August 2020 subject to the signing of the s106. Outline planning application for 11 residential houses on the remainder of the allocation site to be accessed off Broad Close (2019/1080) was submitted in November 2019 and pending consideration.

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

	Completions	Allocated (%)	Unallocated (%)	Safeguarded (%)
2011/12	275	134 (49%)	141 (51%)	0 (0%)
2012/13	227	170 (75%)	57 (25%)	0 (0%)
2013/14	321	195 (61%)	120 (37%)	6 (2%)
2014/15	311	154 (50%)	98 (32%)	59 (19%)
2015/16	174	48 (28%)	78 (45%)	48 (28%)
2016/17	198	63 (32%)	135 (68%)	0 (0%)
2017/18	237	91 (38%)	146 (62%)	0 (0%)
2018/19	286	163 (57%)	123 (43%)	0 (0%)
2019/20	360	251 (70%)	109 (30%)	0 (0%)
2020/21	310	196 (63%)	114 (37%)	0 (0%)
2021/22	357	235 (66%)	122 (34%)	0 (0%)
2022/23	691	540 (78%)	151 (22%)	0 (0%)
TOTAL	3,747	2240 (60%)	1394 (37%)	113 (3%)

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

	New build	Conversions	Changes of use	Total	All completions	PDL %
2011/12	117	3	9	129	295	44%
2012/13	19	3	5	25	233	11%
2013/14	54	23	12	89	327	27%
2014/15	31	5	15	51	319	16%
2015/16	37	5	11	53	192	28%
2016/17	63	9	31	103	210	49%

	New build	Conversions	Changes of use	Total	All completions	PDL %
2017/18	101	15	25	141	261	54%
2018/19	154	6	15	175	303	58%
2019/20	137	5	43	185	367	50%
2020/21	40	7	45	92	322	29%
2021/22	63	1	28	92	369	25%
2022/23	199	6	16	221	701	32%

Housing delivery by type

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

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

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

- The Council introduced a self-build matchmaker service in June 2021 which aims to match landowners who are considering selling their land with people who want to build their own home within Gedling Borough. Information on the matchmaker service is available on the Council's web page www.gedling.gov.uk/selfbuild.

Table 34: Percentage of affordable homes delivered since 2011

Year	Net completions	Affordable homes type delivered	Total affordable
2011/12	275	Social rent: 42 Intermediate: 12 Affordable rent: n/a	54 (20%)
2012/13	227	Social rent: 7 Intermediate: 12 Affordable rent: 17	36 (16%)
2013/14	321	Social rent: 7 Intermediate: 21 Affordable rent: 28	56 (17%)
2014/15	311	Social/affordable rent: 23 Intermediate: 15	38 (12%)
2015/16	174	Social/affordable rent: 12 Intermediate: 6	18 (10%)
2016/17	198	Social rent: 28 Intermediate: 11	39 (20%)
2017/18	237	Social rent: 28 Intermediate: 24	52 (22%)
2018/19	286	Social rent: 22 Intermediate: 28	50 (17%)
2019/20	360	Social/affordable rent: 11 Intermediate: 8	19 (5%)
2020/21	310	Social/affordable rent: 24 Intermediate: 7	31 (10%)
2021/22	357	Social/affordable rent: 29 Shared ownership: 8	37 (10%)
2022/23	691	Social/affordable rent: 103 Shared ownership: 21 First Homes: 4	128 (18%)

Chart 2: Type and size of housing completions since 2011

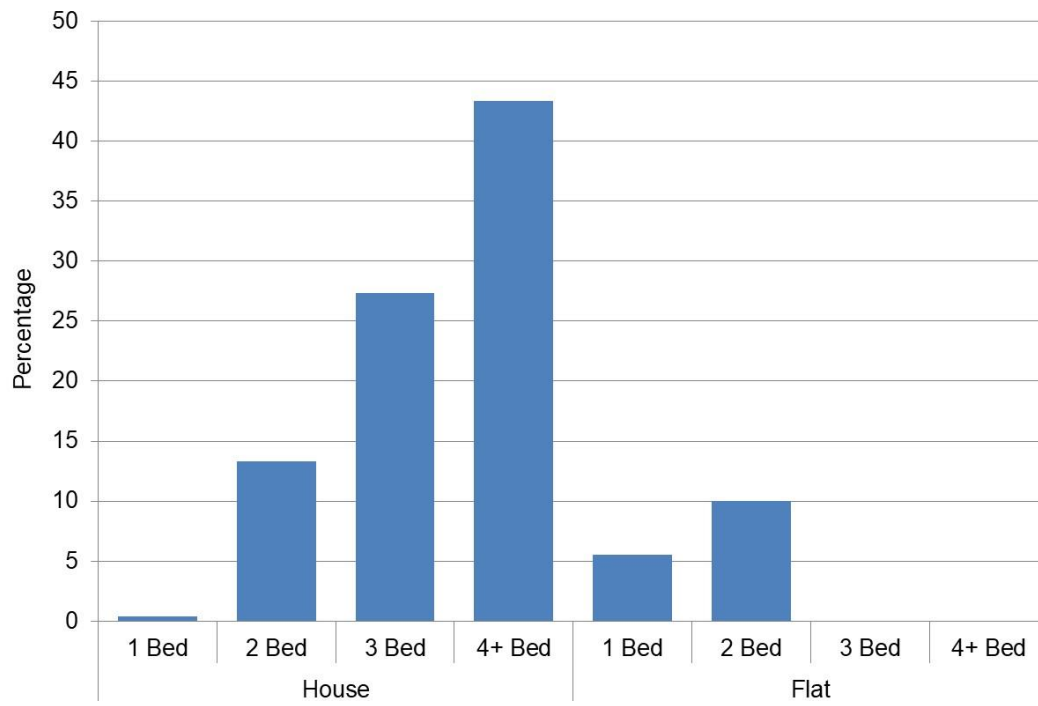


Table 35: Specialist accommodation granted permission or built since 2011

Ref	Site name	Type	Proposal and number of bedrooms	Date granted	Status
2010/1118	The Maid Marian (Coppice Road), Arnold	Elderly	New development. 64 beds.	31 March 2011	Built June 2012.
2011/0223	Mansfield Road (738), Woodthorpe	Dementia care	New development. 31 beds.	21 April 2011	Built April 2012.
2012/0618	Grey Goose, Gedling	Elderly	New development. 52 beds.	26 July 2012	Built Nov 2013.
2014/0033	St Andrews House, Mapperley	Elderly	Conversion of sheltered housing to apartments. 32 beds.	9 May 2014	Built May 2015.
2015/1268	Braywood Gardens (Millbrook Drive), Carlton	Elderly	Extension of care home. +12 beds.	23 December 2015	Built June 2016.
2017/0614	Moriah House, Carlton	Elderly	Extension of care home. +16 beds.	11 July 2017	Built November 2018.
2018/0318	Eden Lodge, Bestwood Village	Elderly	Demolish and replace existing care home. 64 beds.	6 September 2018	Lapsed.
2019/1191	Teal Close, Netherfield (Rivendell View)	Elderly	New development. 66 beds.	11 March 2020	Built March 2021.
2020/0880	Ernehale Lodge, Arnold	Elderly	Extension of care home. +7 beds	2 December 2020	Not implemented.
2021/0484	274 Porchester Road, Mapperley	Children's home	Change of use from dwelling house to care home. 6 beds.	21 June 2021	Not implemented.
2021/0847	7 Dawlish Court Mapperley	Children's home	Change of use from dwelling house to care home. 4 beds.	17 September 2021	Completed October 2023
2021/0674	26 Breck Hill Road, Woodthorpe	Children's home	Change of use from dwelling house to care home. 3 beds.	24 September 2021	Not implemented.

Ref	Site name	Type	Proposal and number of bedrooms	Date granted	Status
2021/0968	30 Church Street Arnold	Children's home	Change of use from dwelling house to care home. 3 beds.	26 October 2021	Completed March 2022
2021/1138	160 Mapperley Plains, Mapperley	Children's home	Change of use from dwelling house to care home. 3 beds.	19 November 2021	Completed in December 2021 .
2021/1421	Orla House, 317 Mapperley Plains	Elderly	3 additional bedrooms: 2 additional residents (15 to 17)	5 April 2022	Site is under construction.
2022/0348	1 Hughes Lane, Gedling	Children's home	Change of use from dwelling house to children's home. 3 children & 3 caregivers	1 June 2022	Not implemented.
2021/1466	1 Forester Road, Carlton	Children's home	Change of use from res. dwelling to a children's home. 2 children & 3 caregivers	8 July 2022	Completed in January 2022.
2020/1312	53 Woodthorpe Drive, Woodthorpe	Elderly	A new build residential care home for 40 residents	19 July 2022	Site is under construction.
2022/1120	160 Mansfield Lane, Calverton	Children's home	Change of use from dwelling house to children's home. 3 children & 2 staff	25 November 2022	Completed in May 2023.

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

Base period	Number of entries in total	Number of entries on Part 1	Number of entries on Part 2
Base period 1: 1 April 2016 to 30 Oct 2016	20	N/A	N/A
Base period 2:	47	N/A	N/A

Base period	Number of entries in total	Number of entries on Part 1	Number of entries on Part 2
31 Oct 2016 to 30 Oct 2017			
Base period 3: 31 Oct 2017 to 30 Oct 2018	35	N/A	N/A
Base period 4: 31 Oct 2018 to 30 Oct 2019	31	19	12
Base period 5: 31 Oct 2019 to 30 Oct 2020	28	19	9
Base period 6: 31 Oct 2020 to 30 Oct 2021	46	33	13
Base period 7: 31 Oct 2021 to 30 Oct 2022	42	26	16
Base period 8: 31 Oct 2022 to 30 Oct 2023	31	22	9

N/A = not applicable

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

	Number of plots suitable
Base period 1: 1 April 2016 to 30 Oct 2016	11
Base period 2: 31 Oct 2016 to 30 Oct 2017	22
Base period 3: 31 Oct 2017 to 30 Oct 2018	31
Base period 4: 31 Oct 2018 to 30 Oct 2019	12
Base period 5: 31 Oct 2019 to 30 Oct 2020	17
Base period 6: 31 Oct 2020 to 30 Oct 2021	14
Base period 7: 31 Oct 2021 to 30 Oct 2022	11
Base period 8: 31 Oct 2022 to 30 Oct 2023	4

Accessibility of homes

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

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

- The percentage of households within 800 metres/10 minutes' walk of a bus stop with an hourly or better daytime bus service (weekdays 0600-1800) in Gedling Borough is 94%. By comparison the percentage of such households within 400 metres/ 5 minutes' walk is 74%. The number of

total households with access to public transport is not available. The information is based on data collated in February 2023 by Nottinghamshire County Council Performance, Intelligence and Policy.

Empty homes, homelessness and house prices

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

Monitoring Indicators: ACS SA 1 / LPD SA 1

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

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

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

	Private	Local authority	Registered social housing	Total
2022	1,295	8	59	1,362
2023	1,438	8	61	1,507

Chart 3: Empty homes brought back into use since 2011

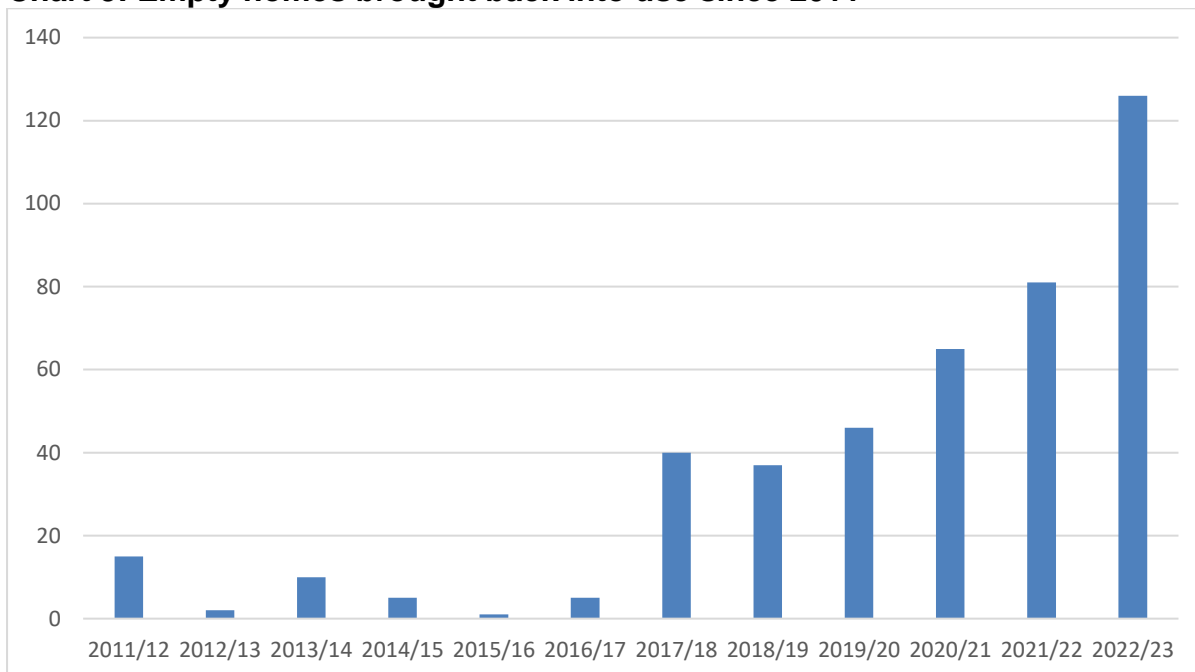
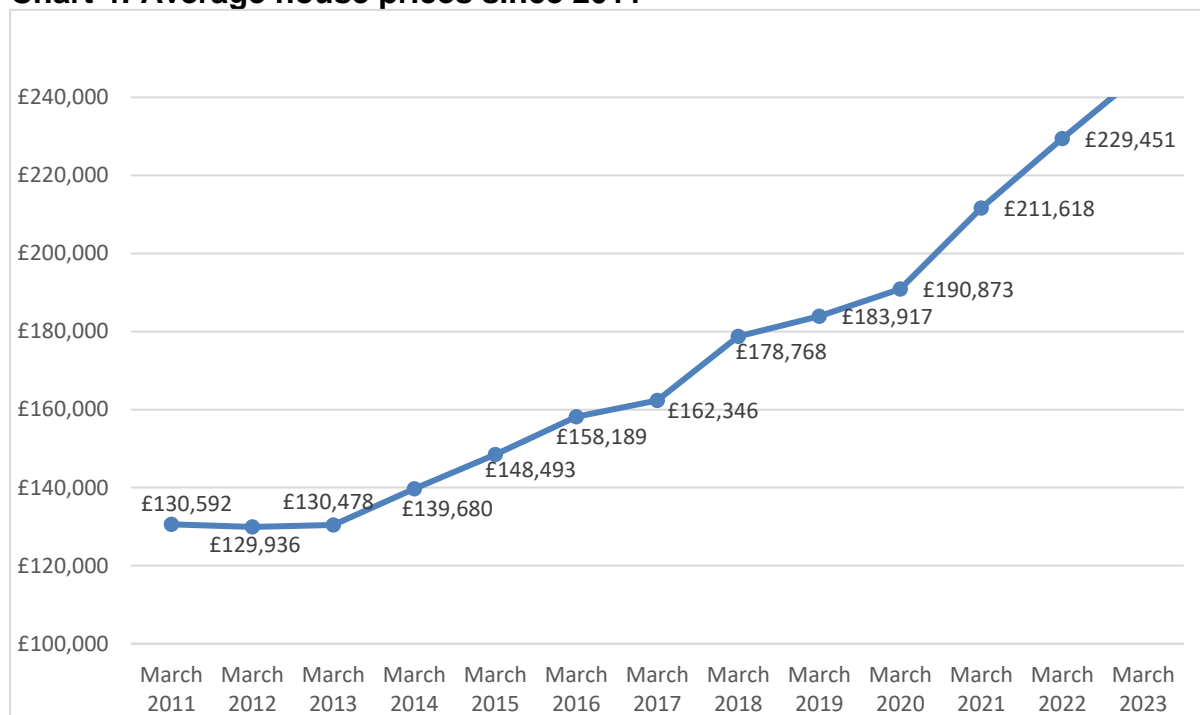


Table 39: Number of homelessness acceptances since 2012

Year	Number of homelessness acceptances
2012/13	56
2013/14	51
2014/15	74
2015/16	75
2016/17	100
2017/18	99
2018/19	351
2019/20	358
2020/21	288
2021/22	268
2022/23	286

Chart 4: Average house prices since 2011



Gypsy and travellers pitches

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

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

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

Employment

Employment delivery

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

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

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

Table 40: Progress made on allocated employment sites

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

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

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

Ref	Site	Use class	Proposal	Date granted
2020/0873	Colwick Industrial Estate (Midland Catering, Road No 5)	E(g), B2 and B8	Full permission for demolition of existing two industrial units and erection of 18 units in 3 blocks. 170 sq. m to be replaced with erection of 18 B1, B2 and B8 units comprising 1,251 sq. m (a net gain of 1,081 sq. m). Construction commenced April 2022	15 January 2021
2022/0798	Former Total petrol Storage Site off Road No 3	E (g) (iii) B2/B8	Full permission for erection of a building for a builders merchant and erection of 13 units for logistics and industrial uses. Comprises 9,457.8 sq. m on 2.52 ha.	13 th January 2023.

Employment development

- 5.26. Appendix 1 sets out that the Council will monitor the net addition of new office floor space and industrial and warehouse development (i.e. by type and location); the area of employment land lost to residential and other uses; new industrial and warehouse floor space taken up on non-allocated sites; the number of planning permissions granted for rural/employment business development; the percentage of large developments including Local Labour Agreements.
- 5.27. The Council is also monitoring the gross take up of employment land and office space from 1st April 2018 (over 500 sq. m of floorspace or 0.1 hectares and above) to 31st March 2023 in order to coincide with the forecasting period for the Employment Land Study May 2021 undertaken by Lichfields which has assessed employment land needs over the period 2018 - 2038 and used as evidence for the emerging Greater Nottingham Strategic Plan.

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

- There has been no net new office development during the monitoring period (over 1,000 square metres floor space or 1 hectare site size) as shown in Table 42.
- There has been a net gain of 15,477 sq. m sq. m new industrial and warehouse units (over 1,000 square metres floor space or 1 hectare site size) during the monitoring period as shown in Table 42. This includes completion of phase 1 at Teal Close, a new development for six industrial units for B1, B2 and B8 uses comprising 10,312 sq. m (2019/0615). Phase 2 was completed in September 2021 and reported in the 2021/22 AMR although this contained an error in that this development comprised 7,687 sq. m and not 6,877 sq. m as reported. A new warehouse has also been constructed south of the Colwick Loop Road off Road Number 3, Colwick Industrial Estate comprising (2021/1080) comprising 1,470 sq m for a builders' merchant on 1.34 ha. Planning application 2021/0502 has also been implemented for the demolition of existing units and for a new rear extension at Ken Wilkins Print, Road Number 1, Colwick Industrial Estate resulting in a net gain of 3,695 sq. m (completed November 2022).
- Between 31st March 2018 and 31st March 2023 2,299 sq. m of office space and 9.66 hectares industrial / warehousing land have been completed (over 500 sq. m floorspace or 0.1 ha site size).
- Table 43 sets out the area of employment land (above 0.1 hectares) lost to residential or other uses. During the monitoring period there have been no employment land lost to residential or other uses over the threshold.
- There were no planning applications granted for rural employment / business development over the monitoring period under LPD Policy 47 of the Part 2 Local Plan.
- Table 44 provides a list of developments in Gedling Borough which included local labour agreement. Table 38 reports on the number of local labour agreements in place. It is intended that more detail will be provided in future authority monitoring reports.

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

Year	Office floor space B1(a) and E(g)(i)	Industrial and warehouse floor space B1(b), B1(c), E(g)(ii), E(g)(iii), B2 and B8
2011/12	0 sq. m	-2,760 sq. m
2012/13	0 sq. m	-1,320 sq. m
2013/14	0 sq. m	0 sq. m
2014/15	0 sq. m	-2,760 sq. m
2015/16	0 sq. m	0 sq. m
2016/17	0 sq. m	-880 sq. m
2017/18	9,630 sq. m	7,800 sq. m
2018/19	0 sq. m	0 sq. m
2019/20	-193 sq. m	0 sq. m
2020/21	-109 sq. m	3,200 sq. m

Year	Office floor space B1(a) and E(g)(i)	Industrial and warehouse floor space B1(b), B1(c), E(g)(ii), E(g)(iii), B2 and B8
2021/22	-3,707 sq. m	160 sq. m
2022/23	0 sq. m	15,477 sq. m
Total	5,621 sq. m	18,917 sq. m

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

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

Year	Losses in employment or regeneration area	Amount lost to residential development only
2011/12	0 ha	0.69 ha
2012/13	0.33 ha	0.33 ha
2013/14	0 ha	0 ha
2014/15	1.40 ha	0 ha
2015/16	0 ha	0 ha
2016/17	0 ha	0.22 ha
2017/18	0 ha	0 ha
2018/19	0 ha	0 ha
2019/20	0 ha	0.10 ha
2020/21	0 ha	0.32 ha
2021/22	0 ha	5.32 ha
2022/23	0 ha	0 ha
Total	1.73 ha	6.98 ha

Table 44: Local Labour Agreements secured

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

Ref	Site	Proposal	Agreement
2019/1186	Linden Grove, Gedling	Residential development for up to 120 dwellings	Local Labour Agreement
2017/1263	Dark Lane, Calverton	Erection of 57 dwellings	Local Labour Agreement
2019/1031	Earl of Chesterfield, Carlton Hill	Erection of 23 sheltered accommodation flats with one office	Local Labour Agreement
2020/0050	Top Wighay Farm	Mixed-use development comprising 805 homes, land for employment purposes, a Local Centre and a 1.5 form entry Primary School	Employment and Skills Plan
2020/1054	Land at Rolleston Drive, Arnold	Residential development for 140 dwellings	Employment and Skills Plan
2020/0954	The Phoenix, Shelford Road, Gedling	Construction of 26 self-contained flats	Employment and Skills Plan
2018/0817	Car Park, North Green , Calverton	Erect 20 No. single storey bungalows	Employment and Skills Plan
2018/0360	Land south of Main Street, Calverton	Residential development for up to 79 dwellings	Employment and Skills Plan
2020/1312	53 Woodthorpe Drive, Woodthorpe	Residential care home for 40 residents.	Employment and Skills Plan
2022/0240	Netherfield Methodist Church, Victoria Road, Netherfield	Conversion of property and change of use to 13 one bed residential units	Employment and Skills Plan
2020/1254	Site of High Clere Lodge, 73 Burton Road, Carlton	Residential development of 20 apartments	Employment and Skills Plan
2021/1398	Land at Grange View Road, Gedling	Residential development of 24 dwellings.	Employment and Skills Plan

Employment profile

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

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

- Employment profile information is from the Office for National Statistics. A profile report for Gedling Borough is available on the following website <https://www.nomisweb.co.uk/reports/lmp/la/1946157165/report.aspx>.

- At the time of writing, qualification estimates for Jan 22 to Dec 23 are temporarily suspended and not yet available. Table 45 shows that for the period January 2021 to December 2021 that 82.7% of the working age population of Gedling Borough are qualified to NVQ2 or above. Table 45 shows a breakdown of qualifications by type.
- Table 46 shows the overall number of employee jobs in Gedling Borough.
- The employment and unemployment rate in Gedling Borough is set out in Table 47.
- The employment profile of Gedling Borough residents is shown in Table 48.
- The weekly earnings for full-time workers is shown in Table 49. Whilst wages have risen since 2011 the gap in pay between male and female full time employees has widened.

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

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

Note: at the time of writing qualification estimates for Jan 22 to Dec 23 are temporarily suspended and not yet available. The above table is for the year January 2021 to December 2021

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

Year	(Full-time employee jobs)	(Part-time employee jobs)	Total employee jobs
2011	17,000	12,000	29,000
2022	21,000	13,000	34,000

Table 47: Number of working age people (16+) in employment, self-employed and unemployed in Gedling Borough (2010/11 and 2022/23)

Year	People in employment (including self-employed)	Self-employed	Unemployed
April 2010 – March 2011	56,300 (74.1%)	6,100 (7.0%)	3,700 (6.2%)
April 2022 – March 2023	55,000 (74.7)	4,800 (6.0%)	2000 (3.5%)

Table 48: Employment profile of Gedling Borough by occupation (working age) (2010/11 and 2022/23)

Employment Group	April 2010 – March 2011	April 2022 – March 2023
Managers, directors and senior officials	12.4%	13.1%
Professional occupations	17.6%	28.8%
Associate professional and technical	8.8%	10.3%
Administrative and secretarial	14.1%	10.7%
Skilled trades occupations	11.3%	7.1%
Caring, leisure and other service occupations	11.2%	No data
Sales and customer services occupations	8.0%	10.1%
Process plant and machine operatives	6.7%	7.5%
Elementary occupations	9.9%	No data

Table 49: Earnings by residence (gross weekly pay) (2011 and 2022)

	Male Full-Time Workers	Female Full-Time Workers	Full-Time Workers (all)
2011	£501.00	£387.10	£456.70
2022	£ 659.50	£ 479.20	£ 587.30

Retail and Community Facilities

Retail monitoring

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

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

- The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as Use Classes. For any planning applications submitted the Use Classes will be used to determine it. The Use Classes were last updated on 1 September 2020 and the new Class E introduced uses previously defined in the revoked Classes covering retail uses A1, A2, A3 with other retail uses A4 and A5 being under sui generis.
- Retail need has been established in the 'Broxtowe, Gedling, Nottingham City and Rushcliffe Retail Study (2015)' and the findings of which for Gedling Borough are summarised in Table 50.
- Table 51 shows that the health and diversity of Arnold town centre and local centres is monitored by measuring the percentages of uses of ground floor frontages. The target percentages are set out in Policy LPD 50 of the Part 2 Local Plan.
- Vacancies within Arnold town centre and local centres between 2011 and 2020 are also shown in Table 52.
- No new office floor space (over 1,000 sq. m floor space or 1 hectare site size) has been completed in Arnold town centre during the monitoring period. However, seven new retail units at ground floor level with flexible commercial space above were completed at Arnold Market Place as part of the AMP scheme (planning application 2021/0240) comprising 850 sq. m of retail and commercial space completed on 28th October 2022.
- No planning permissions were granted for new retail development (over 1,000 sq. m floor space or 1 hectare site size) within town and local centres during the monitoring period.
- Hybrid application for a balancing lagoon (full application) and outline permission for local shops at the Gedling Colliery/Chase Farm site (2020/1255) was granted in December 2021. When implemented, the centre will be added to Tables 51 and 52 in future authority monitoring reports.
- Planning permission (2020/1292) was granted on 21st May 2021 for a new food store comprising 1818 sq. m which is to be part of the new local centre for the Teal Close strategic site as reported in the previous AMR. This foodstore was constructed during the monitoring period. A reserved matters application was approved on 21st May 2021 (2019/0613) for the appearance, landscaping and layout of the Local Centre comprising of a public house, commercial retail terrace and children's day nursery which is

under construction. The retail terrace has a total of 371.6 sq. m. The combined floor area of the food store and local centre is 3,447 sq. m. When fully implemented, the local centres will be added to Tables 51 and 52 in future authority monitoring reports.

- The amount of retail floor space approved and built outside of defined centres is set out in Table 53.
- Policy LPD 51 of the Part 2 Local Plan has been used to justify planning permissions for change of use of upper floors to retail uses and other uses. During the monitoring period eight planning permissions were granted with reference to this Policy as shown in Table 54.
- Zero applications for A1 uses above 500 sq. m, and therefore requiring a Retail Impact Assessment under Policy LPD 52 of the Part 2 Local Plan, were determined by the Council during the monitoring period.

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

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

Table 51: Percentage of frontage by uses of ground floor units within town and local centres (April 2023)

Shopping Centre	Shops	Financial and professional services	Café or restaurant	Pub or drinking establishment	Take away	Other non-retail uses
Arnold Town Centre (Primary Area)	65%	14%	5%	8%	2%	8%
Arnold Town Centre (Secondary Area)	38%	9%	3%	10%	11%	30%
Burton Joyce Local Centre	40%	11%	4%	0%	9%	36%
Calverton Local Centre	45%	0%	9%	0%	12%	34%
Carlton Hill Local Centre	50%	5%	7%	4%	9%	24%

Shopping Centre	Shops	Financial and professional services	Café or restaurant	Pub or drinking establishment	Take away	Other non-retail uses
Carlton Square Local Centre	53%	0%	6%	0%	16%	25%
Gedling Village Local Centre	40%	7%	8%	7%	11%	27%
Mapperley Plains Local Centre	52%	12%	13%	7%	6%	10%
Netherfield Local Centre	45%	4%	5%	3%	6%	38%
Ravenshead Local Centre	50%	19%	5%	0%	6%	21%

Table 52: Percentage of vacancies of ground floor units within local centres (April 2023).

Shopping Centre	August/September 2011	March 2023
Arnold Town Centre (Primary Area)	9%	12%
Arnold Town Centre (Secondary Area)	6%	7%
Burton Joyce Local Centre	0%	5%
Calverton Local Centre	5%	5%
Carlton Hill Local Centre	9%	7%
Carlton Square Local Centre	24%	4%
Gedling Village Local Centre	5%	4 %
Mapperley Plains Local Centre	3%	11 %
Netherfield Local Centre	13%	9 %
Ravenshead Local Centre	0%	0%

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

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

Ref	Site	Proposal	Date granted	Status
		station and outline permission for B1/B2/B8 employment uses.		November 2021.
2013/1518	The White Hart	Former public house demolished and redeveloped for a new retail food store.	15 May 2014	Built.
2016/0808	Former B&Q, 786 Mansfield Road	Installation of a mezzanine floor to add 1,115 sq. m of A1 retail floor space within an existing retail building.	22 September 2016	Implemented December 2016.
2020/1292	Teal Close (part of new local centre)	New retail store. Total 1,818 sq. m.	21 May 2021	Implemented January 2023
2020/1174	Timmermans Garden Centre, Woodborough	Demolition of commercial buildings and the erection of 15 artisan outlets and play barn. Net gain 175 sq. m.	3 June 2021	Not implemented.

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

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

Ref	Site	Proposal	Date granted
2021/0145	41A Plains Road	Change of use of first floor from A2 (Use Class E, since 1st September 2020) to aesthetics clinic and training (Sui Generis).	8 April 2021
2021/0997 PN	116 St Austell Drive	Change of use of upper floors to residential.	8 October 2021
2021/0682	2A Mayfield Road	Erection of first floor over existing retail unit to also be used as Use Class E (Commercial, Service and Business class).	27 August 2021
2021/0227	43B Plains Road	Change of use from accountant office (B1) to training centre (D1).	25 May 2021
2021/1326	4 Coppice Road	Change of use of first floor to two 1 bed residential units with shared kitchen accommodation.	8 th August 2022
2022/1119	31 Plains Road	Change of use and extension to ground floor to create bar restaurant and erection of two storey side and rear extensions with commercial unit at ground floor with four apartments and office space above.	7 th February 2023
2021/1135	135 - 141 Front Street	Demolition of existing building and the creation of residential departments and a ground floor commercial unit	12 th December 2022
2021/1343	908 Woodborough Road, Mapperley	Construction of a two storey rear extension to the existing public house use	7 June 2022
2022/0319 PN	Byron House 140 Front Street Arnold	Convert first and second floor offices to 12 self-contained residential flats	13 May 2022
2022/0831	17 Main Road, Gedling	Extension comprising one self-contained flat above	11 November 2022
2022/1010	15 Kenrick Street, Netherfield	Conversion and partial demolition of old cinema and 15 Kenrick Street for	8 December 2022

Ref	Site	Proposal	Date granted
		residential development comprising 8 dwellings	
2021/0936	Regenerate 53 Front Street, Arnold	Erection and conversion from ancillary storage to residential apartments	15 March 2023

Community facilities

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

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

- Table 55 records the number of local facilities within Gedling Borough which include the following:-
 - 18 community centres – seven council operated (The Brickyard, Burton Road, Killisick, Pond Hills Lane, Westdale Lane, Eagles Nest and Haywood Road). Information on the council operated community centres is available on the following website www.gedling.gov.uk/resident/community/communitycentres. There are also other community centres not operated by the Council (Bestwood Village Community Centre, Colwick Community Centre, Netherfield St Georges Centre, Papplewick & Linby Village Hall, Burton Joyce & Bulcote Village Hall, Calverton Village Hall, Woodborough Village Hall, Lambley Village Hall, Ravenshead Village Hall, Stoke Bardolph Village Hall and Newstead Centre). Note the table does not include private sector community centres in the Borough, and the figure differs from last year due to a revised definition.
 - 15 GP practices. Information is available on the following website <https://www.bestcarecompare.com>.
 - Six leisure centres – five council operated (Arnold, Redhill, Carlton Forum, Calverton and Richard Herrod) and one operated by Ravenshead Parish Council. Information on the council operated leisure centres is available on the following website www.gedling.gov.uk/leisure/ourcentres. Note the table does not include private sector leisure facilities in the Borough.
 - Two accredited museums (Papplewick Pumping Station and Newstead Abbey). Unaccredited museums include Bestwood Winding Engine House; Burton Joyce Centre for Local History and Calverton Folk Museum. Information is available on the following website <https://finds.org.uk/contacts/accreditedmuseums>.

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

Table 55: Number of local facilities

	Community centres	GP practices	Leisure centres	Museums	Libraries
Arnold and Carlton	9	12	4	0	6
Bestwood Village	1	0	0	0	0
Calverton	1	1	1	0	1
Ravenshead	1	0	1	0	1
Burton Joyce	1	2	0	0	1
Lambley	1	0	0	0	0
Linby	0	0	0	0	0
Papplewick	1	0	0	1	0
Newstead	1	0	0	1	0
Stoke Bardolph	1	0	0	0	0
Woodborough	1	0	0	0	0
Total	18	15	6	2	9

Community information

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

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

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

Table 56: Life expectancy

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

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

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

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

	Inactive (<30 minutes per week)	Fairly Active (30-149 minutes per week)	Active (150+ minutes per week)	Adults taken part in sport or activity 2+ times in last 28 days
May 2016/17	28.9%	11.7%	59.4%	74.3%
May 2017/18	20.7%	13.6%	65.7%	81.3%
May 2018/19	25.1%	13.9%	61.0%	79.7%
May 2019/20	21.4%	13.2%	65.4%	81.9%
May 2020/21	24.5%	9.8%	65.7%	76.0%
Nov 2021/22	25.8%	11.1%	63.1%	76.7%

Table 59: Number of crimes by type

	All crime	Burglary - Residential	Burglary – Business and Community	Robbery	Violence against the person
2015/16	3,663	Not available	680	40	1,132
2018/19	6,539	389	789	67	2,138
2019/20	6,584	370	822	62	2,265
2020/21	5,794	233	700	46	2,156
2021/22	6,117	Not available	712	44	1,341
2022/23	6,469	173	79	53	2,455

Transport

Parking and transport schemes

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

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

- Policy LPD 57 of the Part 2 Local Plan and the Parking Provision for Residential and Non-Residential Developments SPD (2022) set out parking standards for developments in Gedling Borough. Conformity with Policy LPD 57 is a planning consideration for all proposals in Gedling Borough.
- Zero planning permissions for major development have been granted contrary to advice from the Highways Authority since 2011. Where objections from statutory bodies are received the Council takes due regard and technical matters would be satisfied by a planning condition upon granting permission.
- Zero park and ride facilities have been granted during the monitoring period.
- Progress made on the delivery of transport schemes promoted in Policy 15 of the Part 1 Local Plan and Policy LPD 60 of the Part 2 Local Plan is set out in Table 60.
- Two travel plans in the Borough was approved by Nottinghamshire County Council Highways during the monitoring period. One of them relates to the planning permission for residential development on the housing allocation site H10 Hayden Lane (2022/0501), while the other related to the planning permission for erection of a building for a builders' merchant and logistics and industrial units (Use Class B8) on former Total petrol storage site (2022/0798).

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

Transport Scheme	Type	Progress
A60 Larch Farm Crossroads Improvements	Road	The improvement scheme was completed on 20 September 2019.
A60 Leapool to Sherwood Express Busway	Road	The County Council is currently safeguarding land for this scheme. The project was initially awarded funding from the Transforming Cities Fund (TCF) in March 2020 but the cost to construct the package was significantly greater than the allocated budget and will not be delivered as part of the TCF programme.
Gedling Access Road	Road	The Gedling Access Road project commenced construction in January 2020. The new road A6211

Transport Scheme	Type	Progress
		Colliery Way opened to traffic on 22 March 2022. The final phase of construction works at Arnold Lane was completed on 15 July 2022
A612 Daleside Road Improvement (bus priority linked to City Southern Growth Corridor)	Road	Nottingham City Council completed their works on their highway network. No works planned for this section as part of County Council's Transforming Cities programme.
A612 Colwick Loop Road (bus priority linked to City Southern Growth Corridor)	Road	The County Council is currently safeguarding land for this scheme. The project was awarded funding from the Transforming Cities Fund (TCF) in March 2020 but will no longer be delivered through the TCF programme.
South Notts Rail Network (Netherfield to Gedling route)	Rail	The County Council is currently safeguarding a scheme for possible construction during the third Local Transport Plan for Nottinghamshire 2011-2026 (LTP3). This scheme does not however feature in the current LTP3 implementation programme.
Minerals Railway "Robin Hood Line" (near Bestwood Village) to Calverton	Rail	The County Council has acquired the former railway line for a possible multi user trail i.e. cycling and walking. The scheme is not however included in a construction programme and is being considered for future implementation within the Local Transport Plan period up to 2026.
Fourth Trent Crossing	Road	No safeguarded scheme at this location.

Transport usage

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

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

- The latest traffic growth in Gedling Borough by cars and cycling is shown in Table 61 and provided by Nottinghamshire County Council Highways. Data for the number of individual journeys is not available. The year 2020 saw a decrease in car traffic and a huge increase of 'leisure counters' during the first lockdown during the covid-19 pandemic, i.e. sites with higher number of cyclists at the weekend than on a weekday, which has influenced the data for 2020. 2022 data for car traffic is not available in time for this year's AMR.
- Table 62 provides estimated railway station usage in Gedling Borough which shows reduced station usage due to the covid-19 pandemic during 2020/21. The information is available at the following website <https://dataportal.orr.gov.uk/statistics/usage/estimates-of-station-usage>.

- The main mode of public transport in Gedling Borough is buses. Table 63 sets out the number of bus boardings registered for each service operator. (Data should be treated as indicative as recording depends on the operator).
- In 2021, the proportion of residents who travel to work by bus (6.4%), was lower than 2011 (9.2%). However, the 2021 level remains higher than the figure for the County (3.1%) and national average (4.3%) according to the 2021 Census.
- The percentage of households within 800 metres/10 minutes' walk of a bus stop with an hourly or better daytime bus service (weekdays 0600-1800) in Gedling Borough is 94%. The information is based on February 2023 provided from Nottinghamshire County Council Performance, Intelligence and Policy.

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

	Car traffic (%)	Cycling (%)
2010	0.0%	0.0%
2011	-0.2%	7.6%
2012	-2.8%	-0.2%
2013	-0.8%	5.8%
2014	3.2%	11.2%
2015	2.5%	13.1%
2016	2.8%	11.9%
2017	4.1%	8.4%
2018	3.1%	12.3%
2019	3.7%	4.4%
2020	-15.4%	45.7%
2021	-6.4%	18.3%
2022	N/A	14.8%

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

	Burton Joyce	Carlton	Netherfield	Newstead
2011/12	6,786	22,372	7,410	34,750
2012/13	6,928	21,410	6,682	30,872
2013/14	5,302	20,298	5,382	28,624
2014/15	5,372	25,168	6,050	33,938
2015/16	8,228	36,344	6,544	31,932
2016/17	11,542	46,578	7,742	35,868
2017/18	16,268	54,282	8,644	41,796
2018/19	16,084	54,632	9,150	40,288
2019/20	15,330	57,552	8,292	44,200
2020/21	1,826	12,254	1,210	8,570
2021/22	6,146	27,610	5,556	23,010

Table 63: Bus boardings in Gedling Borough by operator

Bus Operator	Bus boardings 2022/23
Nottingham City Transport	4,738,805

Bus Operator	Bus boardings 2022/23
Trent Barton	345,639
Stagecoach East Midlands	100,432
Nottinghamshire County Council Fleet Service	4,936
Ravenshead Community Transport	2,874

Infrastructure and Developer Contributions

Infrastructure delivery

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

Monitoring Indicators: ACS Policy 18

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

Community Infrastructure Levy (CIL) and Section 106 contributions

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

Monitoring Indicators: ACS Policy 19

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

Table 64: Summary of Community Infrastructure Levy contributions

Cumulative CIL position from 16 October 2015 to 31 March 2023	Amount (£)
Total CIL receipts	£6,979,649
Total receipts retained as at 31 March 2023	£1,169,176

Table 65: Summary of Section 106 contributions

Section 106 position as of 31 March 2023	Capital amount (£)	Revenue amount (£)
Contributions received in 2022/23	£650,954	£148,757
Contributions spent on projects in 2022/23	£280,058	£29,729
Total contributions remaining	£3,547,099	£170,695

Appendix 1 – Monitoring Indicators

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

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

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

Climate Change, Flood Risk and Water Management

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

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

Environmental Protection

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

Green Belt

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

Natural Environment

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

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

Open Space and Recreational Facilities

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

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

Historic Environment

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

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

Design

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

Homes

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

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

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

Indicator	Target	ACS/ LPD Policy or SA Framework
Number of homelessness acceptances	No target	ACSSA1 LPDSA1

Employment

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

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

Retail and Community Facilities

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

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

Transport

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

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

Infrastructure and Developer Contributions

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

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

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Report to Planning Committee

Subject: Future Planning Applications

Date: 10/01/2024

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

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

<u>App No</u>	<u>Address</u>	<u>Proposal</u>	<u>Possible Date</u>
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
2021/0072	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
2023/0872	Land At Top Wighay Farm Wighay Road Linby	Reserved Matters Application (including scale, layout, appearance and landscaping) for the erection of 763 dwellings, including details of Public Open Space, Community Hub/ Multi Use Games Area and Allotments, bell mouth entrances and associated infrastructure pursuant to outline permission Ref: 2020/0050.	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 - 24th November 2023

2023/0426

90 Somersby Road Woodthorpe Nottinghamshire

Proposed front porch extension, increase in ridge height of existing roof, erection of pitched roof over existing two storey side extension and construction of front and rear dormers

The proposed development would have a significant detrimental impact on the amenity of a neighbouring property and be harmful to the character of the area.

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

Decision: To refuse permission.

2023/0539

Land At Marsham Drive, Arnold

New dwelling and detached garage

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: To grant permission.

2023/0743

Ravenshead Farm Shop, At 131 Main Road, Ravenshead

Single storey 'link' extension from Farmshop to the additional tearoom seating area, preparation and storage areas

The proposed development would result in a disproportionate extension to the original building that would be detrimental to the openness and inappropriate development within the Green Belt.

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

Decision: To refuse permission.

24th 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

ACTION SHEET PLANNING DELEGATION PANEL – 1st December 2023

2023/0139

Harlow Woof Farm, Park Lane, Lambley
Erection of a replacement dwelling

The proposed replacement dwelling would not represent in any significant greater harm to the openness the Green Belt and that 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: To grant permission.

2023/0588

Redhill Academy, Redhill Road, Redhill
Erection of a single storey teaching block

That the need for the teaching block is wholly justified and the loss of the small area of playing field is adequately replaced by a larger play area. The proposed development would also respect the character of the area, residential amenity and highway safety.

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

Decision: Resolution to grant permission and refer to the Secretary of State (via the National Planning Casework unit) before determination

2023/0623TPO

15 St Emmanuel View, Bestwood
Tree Preservation Order application to fell mature Sycamore tree (T1)

That the loss of the TPO tree has not been justified and still adds to the general amenity of the area.

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

Decision: To refuse permission.

1st November 2023

Video Conference Call Meeting

Cllr Roy Allan

Cllr David Ellis

Cllr Stuart Bestwick

Cllr Ron McCrossen

Cllr Lynda Pearson

Cllr Ruth Strong

Craig Miles – Principal Planning Officer

ACTION SHEET PLANNING DELEGATION PANEL – 8th December 2023

2023/0705

160 Mansfield Lane, Calverton

Erection of an ancillary office-pod within the rear garden (Retrospective)

The alterations to the existing office-pod compared to the previously approved 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: To grant permission.

2023/0712

42 Chapel Lane, Ravenshead

Proposed ground floor front bay window extension & first floor side extension, with front and rear dormers over existing garage

The proposed development would respect the character of the area and would not harmfully affect residential amenity or existing trees.

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

Decision: To grant permission.

8th December 2023

Video Conference Call Meeting

Cllr Roy Allan

Cllr David Ellis

Cllr Stuart Bestwick

Cllr Ron McCrossen

Cllr Lynda Pearson

Cllr Ruth Strong

Craig Miles – Principal Planning Officer

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ACTION SHEET PLANNING DELEGATION PANEL – 15th December 2023

2022/0629

29 Heddington Gardens, Arnold

Alterations to fenestration details and retention of single storey rear extension to dwelling

The proposed development would respect the character of the area and would not harmfully affect residential amenity, subject to a condition being in place for the removal of the existing outbuildings as the applicant has stated in their submission.

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

Decision: To grant permission.

2023/0555

918 Woodborough Road, Mapperley

Outline application for the demolition of a single storey triple garage and replacement with a 2-storey development containing up to 4 studio apartments

The application is to be referred to Planning Committee to assess the impact of the proposal highway network from increased on-street parking.

The Panel recommend that the application be considered by Planning Committee.

2023/0665

225 Longdale Lane, Ravenshead

Variation of condition 2 (approved details) of planning permission 2022/0031 - approval of the conversion of the garage/store building to residential dwelling including extensions

The alterations to the design and layout compared to the previously approved development would respect the character of the area, residential amenity and highway safety, and would have not harmful impact on the openness of the green belt.

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

Decision: To grant permission.

2023/0699

The Limes Main Street, Linby

Proposed replacement carport and store

The proposed development would respect the character of the area and would not harmfully affect residential amenity and the setting of heritage assets.

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

Decision: To grant permission.

2023/0709

164 Spring Lane, Lambley

Application to vary condition 2 (approved plans) of planning permission 2022/0173 (Full planning application for the demolition of existing buildings and replace with 5 No. Dwellings). Variations include erection of four garages, internal alterations and addition of solar panels. Variation of conditions 3 (materials), condition 6 (Construction Emissions Management Plan), condition 8 (boundary treatment), condition 9 (hard and soft landscape works) in that further details have been submitted to address these conditions

The alterations to the design and layout compared to the previously approved development would respect the character of the area, residential amenity and highway safety, and would have not harmful impact on the openness of the green belt. Based on the information submitted, the amendments to conditions previously imposed are considered acceptable.

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

Decision: To grant permission.

2023/0745

47 Acton Road, Arnold

Two storey side and rear extension; change of use from C4 to Sui Generis (12 bed HMO)

The application was withdrawn prior to consideration by Panel.

Decision: Withdrawn.

15th December 2023

Video Conference Call Meeting

Cllr Roy Allan

Cllr David Ellis

Cllr Stuart Bestwick

Cllr Ron McCrossen

Cllr Lynda Pearson

Cllr Ruth Strong

Craig Miles – Principal Planning Officer

ACTION SHEET PLANNING DELEGATION PANEL - 22nd December 2023

2022/0737

Gas Governor, Cross Street, Arnold

Construction of detached building to house 8 apartments across 3 floors on existing waste land. Development to include 3 electric parking bays, 1 disabled parking bay, 5 standard parking bays and space for 3 motorcycles.

The proposed development would have a detrimental impact on the character of the area and residential amenity for proposed and existing occupiers.

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

Decision: To refuse permission.

2022/1211

Land On The North Side Bank Hill, Woodborough

Erection of barn for the storage of hay, creation of new pond, and new access road from Bank Hill

The proposed development would be appropriate development within the Green Belt that would not have a detrimental impact on residential amenity, the character of the area or highway safety.

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

Decision: To grant permission.

2023/0657

Newstead Abbey Park, Nursery Gardens, Station Avenue, Newstead

The erection of 5no. glamping units, a bike store, recycling/waste facilities, parking/turning area with electric vehicle charging points together with associated footpaths and a water treatment plant and biodiversity enhancements

The proposed development would have a detrimental impact on the openness of the Green Belt, with no very special circumstances to justify the application. Insufficient information has been submitted to demonstrate what the impacts from the development would be on ecology. The proposal would also have a detrimental impact on the residential amenity of neighbouring properties through noise that would be generated.

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

Decision: To refuse permission.

22nd December 2023

Video Conference Call Meeting

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

Nigel Bryan – Development Manager
Craig Miles – Principal Planning Officer