

Agenda

Planning Committee

Date: **Wednesday 12 February 2025**

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 Julie Najuk
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 27 November 2024** 5 - 20
Planning Committee Protocol
3. **Declaration of Interests**
4. **Application no. 2024/0526 - Friar Tuck, Gedling Road, Arnold** 25 - 50
5. **Application no. 2024/0708 - Nottinghamshire Fire & Rescue Headquarters, Bestwood Lodge Drive** 51 - 80
6. **Application no. 2023/0851 - Leivers Court, Douro Drive, Arnold** 81 - 102
7. **Application no.2024/0910 - Solar Farm, Arnold Lane, Gedling** 103 - 111
8. **Application no.2024/0802 - Eagle Square, Front Street, Arnold** 113 - 119
9. **Application no.2024/0752TPO - Bestwood Country Park, Bestwood Lodge Drive** 121 - 124
10. **Authority Monitoring Report April 2023 - March 2024** 125 - 211
11. **Five Year Housing Land Supply Assessment 2024** 213 - 256
12. **Future Planning Applications** 257
13. **Planning Delegation Panel Action Sheets** 259 - 278
14. **Any other items which the Chair considers urgent.**

MINUTES PLANNING COMMITTEE

Wednesday 27 November 2024

Councillor Roy Allan (Chair)

In Attendance: Councillor Paul Wilkinson Councillor Julie Najuk
Councillor Sandra Barnes Councillor Lynda Pearson
Councillor Stuart Bestwick Councillor Sam Smith
Councillor David Ellis Councillor Ruth Strong
Councillor Rachael Ellis Councillor Jane Walker
Councillor Andrew Ellwood Councillor Henry Wheeler
Councillor Helen Greensmith

Absent: Councillor Catherine Pope, Councillor Grahame Pope
and Councillor Russell Whiting

Officers in Attendance: C Goodall, M Avery, N Bryan, J Krawczyk, N Osei,
H Stylianou and C Turton

36 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS.

Apologies for absence were received from Councillors Catherine Pope, Grahame Pope and Whiting. Councillor Rachael Ellis attended as substitute.

37 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 26 SEPTEMBER 2024.

RESOLVED:

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

38 DECLARATION OF INTERESTS

None.

39 APPLICATION NO. 2024/0404 - BAPTIST CHURCH, CROSS STREET, ARNOLD

Conversion of church building to 9 no. residential apartments and erection of 14 apartments, including ancillary bin stores, cycle stores and landscaping.

Taj Ubi, the applicant, spoke in support of the application.

The Principal Planning Officer introduced the report.

Councillor Smith joined the meeting.

RESOLVED:

TO GRANT PLANNING PERMISSION: Subject to the owner(s) entering into a planning obligation secured through a s106 legal agreement with the Borough Council as the Local Planning Authority and the County Council to secure an affordable housing financial contribution; the provision of build to rent flat units in perpetuity; bus stop infrastructure; monitoring and a local labour agreement; and subject to the conditions listed for the reasons set out in the report.

Conditions

1 The development must be begun not later than three years beginning with the date of this permission.

2 The development hereby permitted shall be completed in accordance with the submitted documents;-

Drawing no. 0164 S2 Rev P04, Conversion Proposed Elevations, received 7th October 2024

Drawing no. 0121 S2 Rev P03, Conversion Proposed Floorplans, received 7th October 2024

Drawing no. 01 S2 Rev P05, Conversion New Apartments Floorplans, received 7th October 2024

Drawing no. 0165 S2 Rev P04, New Build Proposed Elevations received 7th October 2024

Drawing no. 0170 S2 Rev P03, Proposed Site Street Elevations, received 24th September 2024

Drawing no. 0102 S2 Rev P05, Proposed Site Plan, received 11th June 2024

Drawing no. 0161 S2 P03, Conversion Demolition Elevations, received 11th June 2024

Drawing no. 0168 S2 P03, Cycle Store Details – Church Conversion, received 11th June 2024

Drawing no. 0169 S2 P03, Cycle Store Details – New Apartments, received 11th June 2024

Drawing no. 0120 S2 P04, Conversion – Existing + Demolition Floor Plans, received 11th June 2024

Drawing no. 0101 S2 P04 Existing Site Plan, received 11th June 2024

Drawing no. 0100, Site Location Plan, received 11th June 2024

Application forms, received 11th June 2024

- 3 No above ground construction works shall commence until samples of the proposed external facing materials to be used in the construction of the development have been submitted to, and approved in writing by, the Local Planning Authority and the development shall only be undertaken in accordance with the materials so approved and shall be retained as such thereafter.
- 4 No unit shall be occupied as a C3 residential use until a detailed scheme for the boundary treatment of the site, including position, design and materials, and to include all boundaries, cycle storage area and bin storage area, has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be completed before the buildings is first occupied as a C3 residential use.
- 5 No development shall be commenced until full details of hard landscape works have been submitted to and approved in writing by the local planning authority. The scheme as approved shall be carried prior to the first occupation of the development.
- 6 No part of the development hereby approved shall commence until a detailed surface water drainage scheme based on the principles set forward by the approved Flood Risk Assessment (FRA) and Drainage Strategy CSBC-DCE-XX-XX-RP-C-0001, April 2024, Dice., has been submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority. The scheme shall be implemented in accordance with the approved details prior to completion of the development. The scheme to be submitted shall:
 - Demonstrate that the development will use SuDS throughout the site as a primary means of surface water management and that design is in accordance with CIRIA C753 and NPPF Paragraph 169.
 - Limit the discharge generated by all rainfall events up to the 100 year plus 40% (climate change) critical rain storm to QBar rates for the developable area.
 - Provide detailed design (plans, network details, calculations and supporting summary documentation) in support of any surface water drainage scheme, including details on any attenuation system, the outfall arrangements and any private drainage assets.

Calculations should demonstrate the performance of the designed system for a range of return periods and storm durations

inclusive of the 1 in 1 year, 1 in 30 year and 1 in 100 year plus climate change return periods.

- No surcharge shown in a 1 in 1 year.
 - No flooding shown in a 1 in 30 year.
 - For all exceedance to be contained within the site boundary without flooding properties in a 100 year plus 40% storm.
- Evidence to demonstrate the viability (e.g Condition, Capacity and positive onward connection) of any receiving watercourse to accept and convey all surface water from the site.
 - Details of STW approval for connections to existing network and any adoption of site drainage infrastructure.
 - Evidence of approval for drainage infrastructure crossing third party land where applicable.
 - Provide a surface water management plan demonstrating how surface water flows will be managed during construction to ensure no increase in flood risk off site.
 - Evidence of how the on-site surface water drainage systems shall be maintained and managed after completion and for the lifetime of the development to ensure long term effectiveness.
- 7 Construction works shall only take place within the following hours;-
- 0800-1800 Monday-Friday, 0800-1300 Saturdays, No Sunday or Bank Holiday working.
- 8 No part of the development hereby permitted shall be brought into use until the cycle parking stores as indicated on drawing AR-AL-002, has been provided and that area shall not thereafter be used for any purpose other than the parking of cycles.
- 9 Prior to commencement of the development a Construction Emission Management Plan (CEMP) for minimising the emission of dust and other emissions to air during the site preparation and construction shall be submitted to and approved in writing by the Local Planning Authority. The CEMP must be prepared with due regard to the guidance produced by the Council on the assessment of dust from demolition and construction and include a site specific dust risk assessment. All works on site shall be undertaken in accordance with the approved CEMP unless otherwise agreed in writing by the Local Planning Authority.

- 10 Development may not be begun unless:
- (a) a biodiversity gain plan has been submitted to the planning authority; and
 - (b) The planning authority has approved the plan.

Development shall thereafter be carried out in accordance with the approved biodiversity gain plan, in accordance with the timings agreed by the biodiversity gain plan.

- 11 The Biodiversity Gain Plan shall be prepared in accordance with the Proposed Landscape Plan, received by the Local Planning Authority 11th June 2024, the Baseline and Proposed Habitat Plans, received 11th June 2024, and the BNG Metric, received by the Local Planning Authority 12th July 2024.

- 12 The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the approved Biodiversity Gain Plan and including:

- (a) a non-technical summary;
- (b) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
- (c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
- (d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
- (e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority, has been submitted to, and approved in writing by, the Local Planning Authority. Development shall thereafter be carried out in accordance with the approved details.

- 13 Notice in writing shall be given to the Council when the:

- (a) HMM] has been implemented; and
 - (b) habitat creation and enhancement works as set out in the HMMP have been completed.
- 14 Monitoring reports shall be submitted to local planning authority in writing in accordance with the methodology and frequency specified in the approved HMMP.
- 15 1. Unless otherwise agreed by the Local Planning Authority, development must not commence until the following has been complied with:

Site Characterisation

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

Submission of Remediation Scheme

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

- 2. In the event that remediation is required to render the development suitable for use, the agreed remediation scheme shall be implemented in accordance with the approved timetable of works. Prior to occupation of any building(s) a Verification Report (that demonstrates the effectiveness of the remediation carried out) must be submitted and approved in writing by the Local Planning Authority.
- 3. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority and once the Local Planning Authority has identified the part of the site affected by the unexpected contamination development must be halted on that part of the site.

An assessment must be undertaken in accordance with the requirements above, and where remediation is necessary a remediation scheme, together with a timetable for its implementation and verification reporting, must be submitted to and approved in writing by the Local Planning Authority.

- 16 No development or demolition shall take place until an Archaeological Mitigation Strategy for the protection of archaeological remains is submitted to and approved by the Local Planning Authority. The mitigation strategy will include appropriate Written Schemes of Investigation for archaeological mitigation. This scheme shall include the following:
1. An assessment of significance and proposed mitigation strategy (i.e. preservation by record, preservation in situ or a mix of these elements).
 2. A methodology and timetable of site investigation and recording
 3. Provision for site analysis
 4. Provision for publication and dissemination of analysis and records
 5. Provision for archive deposition
 6. Nomination of a competent person/organisation to undertake the work
- The scheme of archaeological investigation must only be undertaken in accordance with the approved details.
- 17 The archaeological site work must be undertaken only in full accordance with the approved written schemes referred to in Condition 16. The applicant will notify the Local Planning Authority of the intention to commence at least fourteen days before the start of archaeological work in order to facilitate adequate monitoring arrangements. No variation shall take place without prior consent of the Local Planning Authority.
- 18 A report of the archaeologist's findings shall be submitted to the Local Planning Authority and the Historic Environment Record Officer at Nottinghamshire County Council within 3 months of the works hereby given consent being commenced unless otherwise agreed in writing by the Local Planning Authority; and the condition shall not be discharged until the archive of all archaeological work undertaken hitherto has been deposited with the County Museum Service, or another public depository willing to receive it.
- 19 No development shall be commenced in respect of the features identified below on the church conversion building, until details of the design, specification, fixing and finish in the form of drawings

and sections at a scale of not less than 1:10 have been submitted to and approved in writing by the local planning authority. Development shall thereafter be undertaken in accordance with the approved details

New and replacement windows, including roof windows, doors and their immediate surroundings, including details of glazing and glazing bars.

20 No development shall be commenced in respect of the “look alike insulated panels” on the church conversion building where the new internal floor crosses the tall lancet windows.

21 Development shall not commence until the following has been submitted to and approved in writing by the Local Planning Authority. Development shall thereafter be carried out in accordance with the approved details;-

An ecological construction method statement including reasonable avoidance measures in relation to protected species, such as bats and nesting birds should be provided, including reasonable avoidance measures (RAMS) provided below.

A wildlife sensitive lighting scheme should be employed, both during and post-construction, in compliance with the following guidance: Bats and Artificial Lighting in the UK (Bat Conservation Trust and Institute of Lighting Professionals, 2018), to avoid impacts to foraging and commuting bats and other nocturnal and crepuscular species.

Works to the church, and scrub and tree clearance should be conducted outside bird nesting season (beginning of March to end of August inclusive) or be preceded by a nesting bird check within the 24 hours period before the works commence. If an active nest is identified, works should be halted until a suitably qualified ecologist has been consulted.

A toolbox talk should be delivered to workers prior to the commencement of works to inform them of the potential for protected species and what to do if protected species are found during works. This should include halting work until a suitably qualified ecologist has been consulted.

Any roof liner used should conform to bat conservation trust guidelines regarding Non-Bitumen Coated Roofing Membranes: Non-Bitumen Coated Roofing Membranes - Buildings, planning and development - Bat Conservation Trust (bats.org.uk)

Pollution prevention best practice should be followed.

- Appropriate RAMS should be followed to prevent entrapment of animals in pipes or trenches, such as provision of egress boards for any trenches left open overnight and capping of pipes over 200 mm in diameter.
- 22 No building on site shall be occupied until details of bat, bird and swift boxes have been submitted to and approved in writing by the local planning authority. The nest boxes shall then be installed, prior to occupation, in accordance with the approved details and retained thereafter for the lifetime of the development.
- 23 As identified in the submitted Bat Building Assessment Report, trees T3 and T4 should be subject to soft felling under the supervision of a bat licenced ecologist, preferably over winter months when bats are considered less likely to be utilising any potential features opportunistically.

Reasons

- 1 Reason: In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 Reason: For the avoidance of doubt.
- 3 Reason: In the interests of visual amenity.
- 4 Reason: In the interests of visual amenity.
- 5 Reason: In the interests of visual amenity.
- 6 Reason: A detailed surface water management plan is required to ensure that the development is in accordance with NPPF and local planning policies. It should be ensured that all major developments have sufficient surface water management, are not at increased risk of flooding and do not increase flood risk off-site.
- 7 Reason: In the interests of residential amenity.
- 8 Reason: To ensure that adequate cycle provision has been provided.
- 9 Reason: 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 Reason: To ensure that 10% BNG is achieved at the site in accordance with The Environment Act (2021) – Biodiversity Net

- Gain and Schedule 7A of the Town and Country Planning Act 1990 (as amended).
- 11 Reason: To ensure that 10% BNG is achieved at the site in accordance with The Environment Act (2021) – Biodiversity Net Gain and Schedule 7A of the Town and Country Planning Act 1990 (as amended).
 - 12 Reason: To ensure that 10% BNG is achieved at the site in accordance with The Environment Act (2021) – Biodiversity Net Gain and Schedule 7A of the Town and Country Planning Act 1990 (as amended).
 - 13 Reason: To ensure that 10% BNG is achieved at the site in accordance with The Environment Act (2021) – Biodiversity Net Gain and Schedule 7A of the Town and Country Planning Act 1990 (as amended).
 - 14 Reason: To ensure that 10% BNG is achieved at the site in accordance with The Environment Act (2021) – Biodiversity Net Gain and Schedule 7A of the Town and Country Planning Act 1990 (as amended).
 - 15 To ensure the development is safe and suitable for use, thereby taking into consideration paragraph 183 of the National Planning Policy Framework and policy LPD7 of the Councils Local Plan.
 - 16 To ensure the preparation and implementation of an appropriate scheme of archaeological mitigation in accordance with the National Planning Policy Framework.
 - 17 In order to ensure that satisfactory arrangements are made for the investigation, retrieval and recording of any possible archaeological remains on the site in accordance with the National Planning Policy Framework.
 - 18 In order to ensure that satisfactory arrangements are made for the reporting, archiving and dissemination of the results of the investigation in accordance with the National Planning Policy Framework.
 - 19 In the interests of visual amenity and to conserve the architectural and historical interest of the building.
 - 20 In the interests of visual amenity and to conserve the architectural and historical interest of the building.
 - 21 In the interests of biodiversity and in order to comply with Policies ACS17 LPD18.

- 22 In the interests of biodiversity and in order to comply with Policies ACS17 LPD18.
- 23 In the interests of biodiversity and in order to comply with Policies ACS17 LPD18.

Informatives

- 1 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.

- 2 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.
- 3 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.
- 4 With regards to condition 10, the biodiversity gain plan must include :
 - (a) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
 - (b) the pre-development biodiversity value of the onsite habitat;
 - (c) the post-development biodiversity value of the onsite habitat;

- (d) any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development;
 - (e) any biodiversity credits purchased for the development; and
 - (f) any such other matters as the Secretary of State may by regulations specify.
 - (g) timings for implementation
- 5 The applicant is advised that there is evidence that human remains and gravestones may be buried at the site. The applicant will need to explore what licences are required to legally remove these, if this is an option that they wish to pursue.
- 6 With respect to the attached archaeological conditions, please contact the Archaeology Planning Advice Team at Nottinghamshire County Council, County Hall, West Bridgford, Nottingham, NG2 7QP, email planning.archaeology@nottscc.gov.uk to discuss the requirements. It is recommended the resulting Archaeological Mitigation Strategy and written schemes of investigation are approved by the NCC Planning Archaeologist prior to formal submission to the Local Planning Authority. Ten days' notice is required before commencement of any archaeological works.
- 7 The site has caused a number of issues in the past with regards to people accessing and vandalising the site. As such, the developer will need to put measures in place to reduce the likelihood of trespassing during the construction phase.
- 8 New trees and shrubs should be native, locally sourced and include fruit bearing species, where possible. Planting should include night flowering plant species to encourage bats (as recommended within the BNG metric comments).

40 APPLICATION NO. 2023/0831 - 6 LACEWOOD CLOSE, BESTWOOD

Change of use of property from a residential dwelling house (C3) into a Residential Children's Home (C2) looking after children and young people with emotional and behavioural disorders (EBD) between the ages of 8 and 17 years.

Moses Musaka, the applicant, spoke in support of the application.

The Development Manager informed members that since the publication of the report, an additional representation had been received from

Bestwood Village Parish Council on 6 Lacewood Close, expressing similar concerns to those contained within the report around how the home would be operated. He added that as the applicant had confirmed, the operation of the home would be controlled by OFSTED.

He went on to inform members that as the next three applications on the agenda were linked, he would briefly outline the broad policy considerations relating to LPD 39 which applied to all three, before looking at the applications in turn as they were all very similar.

He then went on to introduce the report.

The recommendation to grant planning permission was not carried and therefore the Chair proposed an adjournment so that a revised recommendation could be drafted by officers.

The meeting was adjourned at 6.47pm

The meeting resumed at 6.52pm

The Director of Place proposed the following reason for refusal, contrary to officer recommendation:

Reason

1. The proposed change of use, if approved, would lead to an over-concentration of similar C2 uses within one cul-de-sac. This is likely to result in a significant adverse impact on the character of the area. The proposed change of use would therefore be contrary to Policy 39 of the Local Planning Document (2018).

The revised recommendation was carried and it was

RESOLVED:

TO REFUSE PLANNING PERMISSION for the following reason:

Reason

1. The proposed change of use, if approved, would lead to an over-concentration of similar C2 uses within one cul-de-sac. This is likely to result in a significant adverse impact on the character of the area. The proposed change of use would therefore be contrary to Policy 39 of the Local Planning Document (2018).

**APPLICATION NO. 2024/0408 - 18 LACEWOOD CLOSE,
BESTWOOD**

The property will be used as a residential children's home for up to 3 young people.

The Development Manager advised members that the key policy considerations for this application were those outlined previously, relating to LPD 39.

He went on to introduce the report.

He added that the recommendation was to refuse the application as outlined within the report and that based on previous decisions it would be for members of the committee to determine where that over concentration would lie.

He concluded that should members of the committee resolve to refuse the application, that in terms of the wording, the recommendation should align with that of the previous application as follows:

Reason

1. The proposed change of use, if approved, would lead to an over-concentration of similar C2 uses within one cul-de-sac. This is likely to result in a significant adverse impact on the character of the area. The proposed change of use would therefore be contrary to Policy 39 of the Local Planning Document (2018).

The Chair proposed an adjournment, which was carried.

The meeting was adjourned at 7.00pm.

The meeting resumed at 7:03pm.

RESOLVED:

TO REFUSE PLANNING PERMISSION for the following reason:

Reason

1. The proposed change of use, if approved, would lead to an over-concentration of similar C2 uses within one cul-de-sac. This is likely to result in a significant adverse impact on the character of the area. The proposed change of use would therefore be contrary to Policy 39 of the Local Planning Document (2018).

42 APPLICATION NO. 2024/0703 - 10 LACEWOOD CLOSE, BESTWOOD

Change of use from a residential dwelling house (C3) into a Residential Children's Home (C2)

The Development Manager advised members that the key policy considerations for this application were those outlined previously, relating to LPD 39.

He went on to introduce the report.

He concluded that the recommendation in the report was to refuse the application, but was subject to the amended wording for the reason for refusal.

The Director of Development added for clarity, that the recommendation had been updated in accordance with the decision that was made on items 5 and 6 on the agenda as follows:

Reason

1. The proposed change of use, if approved, would lead to an over-concentration of similar C2 uses within one cul-de-sac. This is likely to result in a significant adverse impact on the character of the area. The proposed change of use would therefore be contrary to Policy 39 of the Local Planning Document (2018).

RESOLVED:

To REFUSE PLANNING PERMISSION for the following reason:

Reason

1. The proposed change of use, if approved, would lead to an over-concentration of similar C2 uses within one cul-de-sac. This is likely to result in a significant adverse impact on the character of the area. The proposed change of use would therefore be contrary to Policy 39 of the Local Planning Document (2018).

43 FUTURE PLANNING APPLICATIONS

RESOLVED:

To note the information.

44 ACTION SHEETS - PLANNING DELEGATION PANEL

RESOLVED:

To note the information.

45 ANY OTHER ITEMS WHICH THE CHAIR CONSIDERS URGENT.

None.

The meeting finished at 7.09 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

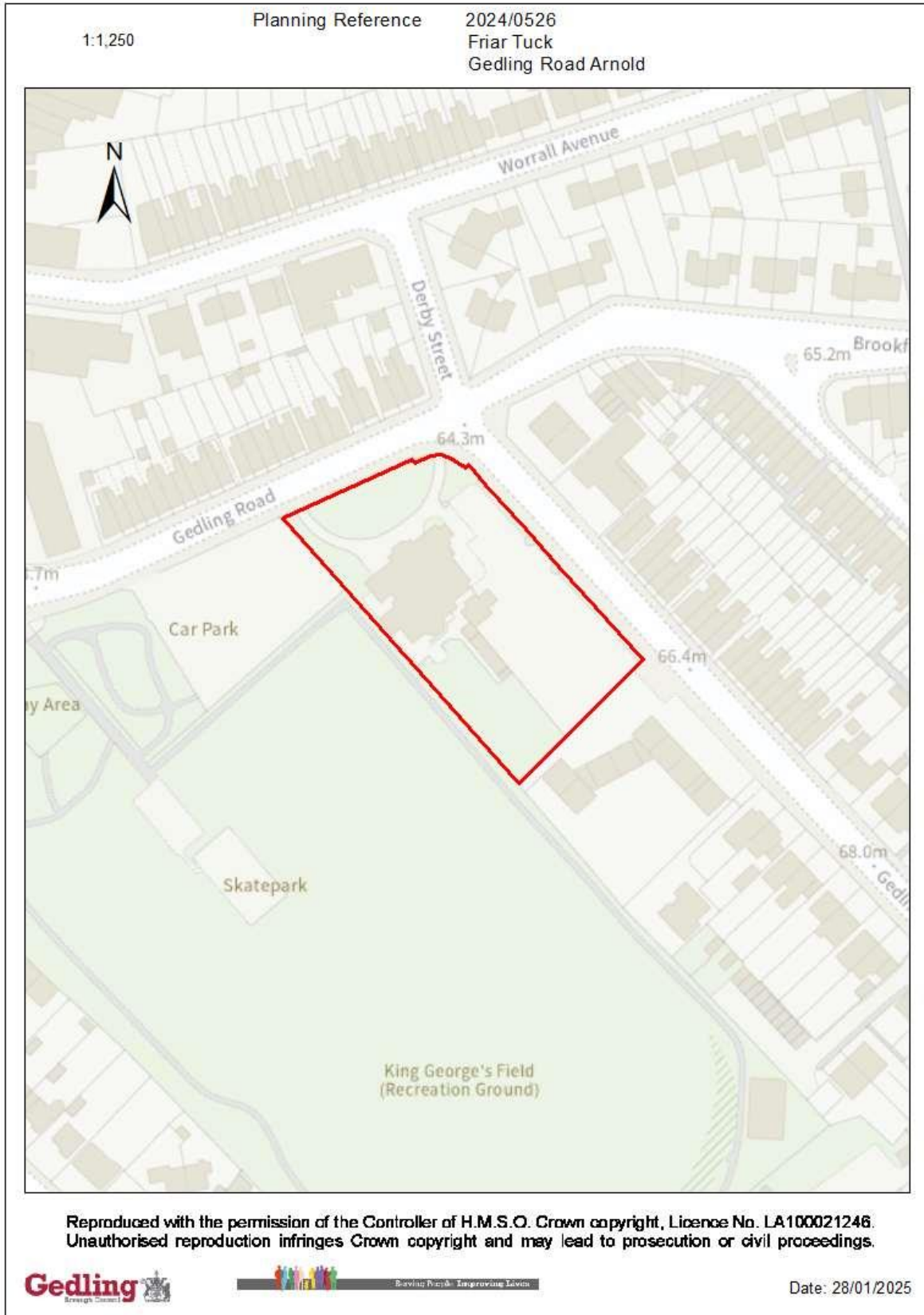
19. Councillors will then debate the motion and may ask for clarification from officers. However, if there are issues which require factual clarification, normally these should be directed to the case Officer before the Committee meeting, not at the meeting itself. After Councillors have debated the 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 2024/0526



Report to Planning Committee

Application Number:	2024/0526
Location:	Friar Tuck, Gedling Road, Arnold
Proposal:	Demolition of existing buildings and erection of a 51 no. apartment retirement living development (Use Class C3), landscaping, car parking and associated works
Applicant:	McCarthy and Stone Retirement Lifestyle Ltd
Agent:	Planning Potential
Case Officer:	Joe Baldwin

This application has been referred to Planning Committee to accord with the Constitution as more than 9 dwellings are proposed.

1.0 Site Description

- 1.1 The application site relates to a parcel of land which is currently occupied by the Friar Tuck public house and associated car park, which is located off Gedling Road, to the north of the King George V Recreation Ground and in the centre of Arnold.
- 1.2 The site has neighbouring residential properties to the south east and on the opposite side of Gedling Road to the north east and north west. To the south west of the site is the King George V Recreation Ground and associated Gedling Borough Council Car Park.
- 1.3 The site comprises the existing public house, private car park and areas of external seating associated with the public house. Vehicular access to the site is gained directly off Gedling Road to the north east with further pedestrian access available from the north. The boundary of the site adjacent to the highway is formed of low-level stone walling with parcels of planting and garden behind. The boundary with the recreation ground is formed by a close boarded fence and mature tree planting. The topography of the site rises from west to east by approximately 2.5m.
- 1.4 The site is not in a Conservation Area and there are no listed buildings within the vicinity. There are no trees on or adjacent to the site which are subject to any tree preservation orders and the site is in a Flood Zone 1 area, which is land at the lowest flooding risk.

2.0 Proposed Development

- 2.1 Full planning permission is sought for the demolition of the existing buildings on site and erection of a 51 no. apartment retirement living development (Use Class C3), landscaping, car parking and associated works.
- 2.2 The proposed development would comprise of self-contained apartments, with a mix of 15 no. 2-bed apartments and 36 no. 1-bed apartments distributed across three floors. The building would be L-shaped and centrally located.
- 2.3 There will be a total of 22 off-street parking spaces, including 2 disabled spaces, provided within the site that would be accessed from a new site access off Gedling Road to the south of the existing access point.
- 2.4 It is proposed that the area around the building would be a communal garden for the residents where it is proposed to introduce new tree and hedge planting in addition to paved patio areas.

3.0 Relevant Planning History

- 3.1 None relevant.

4.0 Consultations

- 4.1 **Strategic Housing (Gedling Borough Council):** - First Homes are no longer pertinent, as a result, the Council would require the following: 5 x shared ownership (1 or 2 bed) and 5 x affordable rent (1 or 2 bed).
We would ask that the developer give consideration to national guidance relating to space standards for affordable housing which is currently set out in the DCLG (Homes England) document "Technical housing standards – nationally described space standard"
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/524531/160519_Nationally_Described_Space_Standard_Final_Web_version.pdf
- 4.2 **Environment Agency:** - We have reviewed the submitted documents and on this occasion the Environment Agency will not be making any formal comment on the submission for the following reason:
 - The development falls within flood zone 1 and therefore we have no fluvial flood risk concerns associated with the site.There are no other environmental constraints associated with the application site which fall within the remit of the Environment Agency. If, however, the proposal subsequently changes such that you feel that it may pose a significant environmental risk then please do not hesitate to contact us and we will be pleased to review our response.
- 4.3 **Lead Local Flood Authority (Nottinghamshire County Council):** - Nottinghamshire County Council as the Lead Local Flood Authority (LLFA) has reviewed the application which was received on the 14/08/2024. Based on the submitted information we have no objection to the proposals and can recommend approval of planning subject to conditions.
- 4.4 **NHS Primary Healthcare:** – To make this development acceptable from a health perspective additional infrastructure would be needed as a result of the

proposals. The practices affected by this development would be Highcroft Surgery, Stenhouse Medical Centre and Daybrook Medical Centre. The financial contribution requested is £27,635.

- 4.5 **Nottinghamshire Police (Designing Out Crime Officer):** - Direct the agent to the latest Secured By Design (SBD) Homes Guide 2024 which contains details of the specifications recognised nationally as providing the security aspirations for the developer. Ideally, the site would also apply for and achieve the Secured by Design Gold Standard. Construction site security is also of concern when this development progresses, and there is also guidance provided by Secured by Design.
- 4.6 **Strategic Policy (Nottinghamshire County Council):** - The proposed development is for retirement living and therefore in accordance with the Developer Contributions Strategy no contribution is sought toward education provision. In respect of bus stop infrastructure, a contribution of £21,100 is requested in respect of improvement works to Bus Stop reference GE0387 (Friar Tuck). The improvements would be a real time bus stop pole and display, polycarbonate bus shelter and solar/electrical lighting. No contribution is sought for bus service provision. In respect of archaeology, a request for a heritage statement was made. In respect of waste, they advise that as the proposal is likely to generate significant volumes of waste through the development or operational phases, it would be useful for the application to be supported by a waste audit.
- 4.7 **Local Highway Authority (Nottinghamshire County Council):**- We would expect a development of this scale to provide 1 parking space per apartment which equates to 51 spaces. The proposed level of provision falls short of this standard with just 20 spaces (plus 2 disabled user bays) being made available. The proposed compliment has been derived from independent research at the applicant's similar facilities which has determined a parking demand of 0.5 spaces per apartment across its development sites. When considering the proposal is being marketed as retirement accommodation, where the end users are less likely to own a car, the total number of spaces being made available is sufficient. On-street parking on the surrounding roads is controlled by Traffic Regulation Order. If any displacement does occur then it is more likely to result in an amenity issue for residents. The existing vehicular access will be relocated to the south-east corner of the site. It should not be constructed as a radii junction as shown on the site plan, but installed as a footway crossing to retain priority for pedestrians.

Amendments were also sought to the applicants submitted Travel Plan.

Overall, no highway objections to the scheme subject to conditions and a request of a Travel Plan Monitoring Fee of £7,500

- 4.8 **Tree Officer (Gedling Borough Council):** – The submitted arboricultural reports offer adequate safeguards for potential development of the site. Should planning be approved, please ensure that any work within the root protection areas of trees is conducted in accordance with the tree reports.

- 4.9 **Conservation Officer (Gedling Borough Council):** – Following consultation with NCC Strategic Policy, this may well be a Cecil Howitt and Partners building, so is of some local importance, which would agree justify a recording condition. The recording condition should ideally be in several parts, firstly asking that a specification for recording be first submitted to and approved in writing (in this case to cover floor plans, elevations and a photographic recording of each elevation and of internal rooms), that the building is then recorded in accordance with this specification and the report to be submitted for approval by the LPA prior to demolition, once the report is agreed it then should be lodged with the LPA and Nottinghamshire Historic Environment Record for archiving.
- 4.10 **Parks and Streetcare (Gedling Borough Council):** - Note the site is 0.43 hectares in size. Given the proximity of the adjacent park, they would be willing to accept a payment of £53,156.04 in-lieu of on-site provision.
- 4.11 **Ecology Officer (Gedling Borough Council):** -

Protected and Priority Species, Designated Sites, Priority Habitats, Important Ecological Features

I am satisfied that the appropriate level of survey work and reporting for this application, have been completed by competent ecologists. Providing the recommendations made within the Preliminary Ecological Appraisal (PEA) report (Middlemarch, 2024a), recommendations R3-R6 within the Preliminary Bat Roost Assessment report – Rev A (Middlemarch, 2024b), and the mitigation strategy and recommendations within the Bat Surveys & Mitigation Strategy report (Middlemarch, 2024c) are followed I am satisfied that this development will comply with relevant wildlife legislation, paragraphs 185-188 of the National Planning Policy Framework, Aligned Core Strategy Policy 17 and Local Plan Policy LPD 18.

Compliance with the above recommendations should all be conditioned, including the requirement that a licence should be obtained from Natural England and that a Construction Ecological Management Plan and a Landscape and Ecology Management Plan be submitted to us and approved, prior to the commencement of any works on site.

The findings of the PEA report are only valid for a 12-month period from the date of the survey (25th January 2024). If this application has not been decided by 25th January 2025, results of an update survey should be provided before the application is decided. The bat survey results are also valid for a 12-month period from the date of the latest survey, however these were completed in September 2024 for all buildings and trees except T2, which was surveyed in August.

Biodiversity Net Gain

This application is subject to mandatory Biodiversity Net Gain under [Schedule 7A of the Town and Country Planning Act 1990 \(as inserted by Schedule 14 of the Environment Act 2021\)](#). I am satisfied that sufficient information has been provided to assess mandatory biodiversity net gain. I am further satisfied that, providing the on-site habitat retention, enhancement, creation and management recommended with the Biodiversity Statement & Metric Assessment

(Middlemarch, 2024d) and associated statutory metric calculation sheet (Middlemarch, 2024e) is completed, a 10% net gain can be achieved. The proposed on-site gains should be secured via a planning condition or section 106 planning obligation.

A Biodiversity Net Gain Plan must be submitted and approved by the LPA, following planning approval, but prior to commencement of development.

A Habitat Management and Monitoring Plan (HMMP) should also be conditioned, to be provided alongside the Biodiversity Net Gain Plan for significant on-site enhancements, including creation of mixed scrub, other neutral grassland, urban trees and native hedgerow.

4.12 **Gedling Borough Council Scientific Officer (Contamination):** – Having considered the contamination assessment submitted with the application they have no objection to the proposals subject to conditions requiring the development being carried out in accordance with this assessment. They also state that conditions in relation to the provision of EV charging points and a Construction Emission Management Plan to control construction on the site is required.

4.13 **Members of the public:** - A press notice was published; a site notice was displayed, and neighbour notification letters were posted. A total of 6 representations have been received in objection to the proposed development which raise the following concerns:

- The existing building deserves to be retained.
- Concern regarding highway safety.
- Concerns regarding the scale of the proposed building.
- The development does not include sufficient parking and may lead to illegal/inconvenient street parking.
- The development would not serve local people.
- Concerns regarding loss of a community facility.
- Concerns regarding flooding of the site and the risk to residents.

5.0 Assessment of Planning Considerations

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

5.2 The most relevant national planning policy guidance in the determination of this application is contained within the National Planning Policy Framework 2024 (NPPF) and the additional guidance provided in the National Planning Practice Guidance (NPPG).

Development Plan Policies

The following policies are relevant to the determination of the application.

5.3 National Planning Policy Framework (2024) - Sets out the national objectives for delivering sustainable development. The following sections are particularly relevant:

Section 2 – Achieving sustainable development

Section 4 – Decision making

Section 5 - Delivering a sufficient supply of homes

Section 8 – Promoting healthy and safe communities

Section 9 – Promoting sustainable transport

Section 11 - Making effective use of land

Section 12 - Achieving well-designed places

Section 14 – Meeting the challenge of climate change, flooding and coastal change

5.4 Greater Nottingham Aligned Core Strategy 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 17: Biodiversity – sets out the approach to ecological interests.

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

5.5 The Gedling Borough Local Planning Document (LPD) is part of the development plan for the area. The relevant policies are:

LPD 4: Surface Water Management – sets out the approach to surface water management.

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

LPD 18: Protecting and Enhancing Biodiversity - Wherever possible, development proposals will be expected to take opportunities to incorporate biodiversity in and around development and contribute to the establishment and maintenance 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.

LPD 31: Locally Important Heritage Assets – sets out the requirement for the significance of Locally Important Heritage Assets to be preserved or enhanced.

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

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

LPD36: Affordable Housing – sets out that a 20% affordable housing provision will be required in Arnold but that a lower requirement may be justified provided there is sufficient evidence which takes account of all potential contributions 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 40: Housing Development on Unallocated Sites – sets out criteria which housing developments on new sites must comply with.

LPD 48: Local Labour Agreements - The Borough Council will seek to negotiate planning agreements to secure local labour agreements for developments of 10 or more dwellings

LPD 56: Protection of Community Facilities – Planning permission for development proposals that would result in the loss of existing community facilities will not be granted unless i) alternative provision exists with sufficient capacity which can be reasonably accessed by walking, cycling or public transport and would not result in a significant increase in car journeys; iv) it has been satisfactorily demonstrated that it is no longer economically viable, feasible or practicable to retain the existing community use and its continued use has been fully explored.

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.

5.6 Supplementary Planning Documents/Guidance

- Parking Provision for Residential and Non-Residential Developments SPD – (2022)
- Air Quality and Emissions Mitigation (2019)
- Low carbon planning guidance for Gedling Borough (2021)
- Environment Act (2021)
- Design Code Framework (2024)

6.0 Planning Considerations

Principle of Development

- 6.1 Whilst located outside of Arnold Town Centre, as identified by policy LPD 49, the application site is located within the main built-up area of Arnold. Policy LPD 40 is supportive in principle of new residential developments on sites in such locations subject to the development being appropriate in terms of character appearance not resulting in harm to the amenity of neighbouring residents, not resulting in the loss of buildings/features which contribute to an areas character and sufficient car parking being made available. Subject to the assessment of each of the above issues within this report, the principle of residential development on this site is supported by both National and Local Planning Policies.
- 6.2 Policy 56 of the Local Planning Document seeks to protect existing community facilities. Within the submitted Design and Access Statement, the applicants contend that the existing building on site would be deemed a “destination amenity pub/restaurant” due to the primary function of the building being for serving food and that this would not engage policy LPD56 of the Local Planning Document as a restaurant would not constitute a community facility, unlike a public house.
- 6.3 The Local Planning Authority do not necessarily agree with the assessment and would deem the existing building to be a public house, which is protected by policy LPD56. As a result, the application would need to comply with policy LPD56, which is reproduced below and identifies the circumstances in which development involving the loss of a community facility would be supported:
- i. alternative provision exists with sufficient capacity which can be reasonably accessed by walking, cycling or public transport and would not result in a significant increase in car journeys; or
 - ii. alternative provision will be provided as part of the redevelopment of the site; or
 - iii. alternative provision will be provided in an appropriate location which can be reasonably accessed by walking, cycling or public transport and would not result in a significant increase in car journeys; or

- iv. it has been satisfactory demonstrated that it is no longer economically viable, feasible or practicable to retain the existing community use and its continued use has been fully explored.
- 6.4 The applicants have identified 11 further public houses within a 15-minute walk of the site, a number of which are within the adjacent Local Centre, these include Sasha's Bar, Dexter's, Ernehale and the Greyhound. This level of provision is considered to constitute a sufficient level of provision within the vicinity, which can be accessed by walking, cycling and public transport (which can be easily accessed on the opposite side of Gedling Road). It should also be noted that the public house is no longer operational, although no information has been submitted in respect of whether or not it is any longer economically viable. Having regard to the above it is considered that the requirements of i) of LPD56 has been met and the loss of the existing building is acceptable.
- 6.5 On the basis of the above, the principle of development is considered to be in accordance with the aims of the National Planning Policy Framework (2024) and policies LPD40 and LPD56 of the Local Planning Document (2018).

Design and layout

- 6.6 The position of the proposed apartment building within the site form is L-shaped and centrally located with the proposed parking being located toward the south east of the site. The submitted Design and Access Statement also highlights that this arrangement would take advantage of solar gain due to the increased southerly aspect.
- 6.7 Whilst the proposed building would be slightly set back from the highway edge behind a landscaped buffer, the site would be prominent in views from Gedling Road to the north east and north west. The building would be constructed with a parapet roof, the height of which would slightly exceed the existing residential properties to the south and on the opposite side of Gedling Road however the increase in height is modest (less than 1m) and given the separation distances between this building and neighbouring properties, this is not deemed to appear significant and would not be harmful to the character of the wider street scene.
- 6.8 The building would be constructed using red brickwork to the lower floors and blue brickwork to the upper most storey in an attempt to mimic the change in materials between a standard brickwork and clay tiled dwelling which would help to further reduce the visual impact of the building. The projecting bays would however be entirely of red brick construction in order to provide a visual break in the elevations which is considered important on an elevation of such scale.
- 6.9 The application as submitted included some small, pitched roofs over the bay projections however this was deemed to be unnecessary and the plans were amended to omit this detail. This has resulted in the proposed building having a simple and contemporary appearance which remains in keeping with the existing character and appearance of the area.
- 6.10 The internal layout would provide for appropriately sized retirement apartments for future residents with sufficient communal areas.

- 6.11 In summary, it is considered that the proposed design and layout is acceptable and would result in a development that would be well-designed, be of an appropriate scale and would be in keeping with its surroundings. As such the proposed development is considered to accord with objectives of the National Planning Policy Framework, Aligned Core Strategy (ACS) Policy 10.

Impact on residential amenity

- 6.12 LPD policy 32 relates specifically to amenity and 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.
- 6.13 The proposed development is located on an existing commercial site. The existing residential properties to the south east, and on the opposite side of Gedling Road to the north east and north west are likely to be most impacted by the proposed development.
- 6.14 As set out above, the height of the parapet roof of the proposed development would exceed the ridge height of nearby residential properties however, there is a significant separation distance between the application building and neighbouring properties such that there are no concerns with regard to any overshadowing/overbearing impacts as a result of the proposed development.
- 6.15 The proposed building would be separated from existing residential properties Gedling Road to the north stand north west and the proposed car park to the south east. To the south west of the site is the King George V recreation ground. There are no concerns regarding overlooking/loss of privacy to neighbouring residents.
- 6.16 Given the existing use of the site as a public house with associated large car park, the proposed use for retirement living accommodation is not likely to generate any significant additional noise which would adversely impact neighbouring residents.
- 6.17 Taking the above matters into account it is considered that the proposed development would not result in any significant impact on the residential amenity of neighbouring occupiers or future occupiers of the development. As such the proposal is considered to accord with the relevant policies of the National Planning Policy Framework and Policy LPD 32 of the Local Planning Document.

Highway safety and parking

- 6.18 It is proposed to access the application site from a relocated access point further south along the north eastern boundary with the existing access point being blocked with a boundary treatment to match the existing. Within the site it is proposed to provide 22 on site parking spaces, including 2no. disabled spaces. All parking spaces would be served by an Electric Vehicle (EV) charging point.
- 6.19 The adopted Parking Provision for Residential and Non-Residential Developments SPD – (2022) states that the level of parking for both 1 and 2

bedroom apartments with no allocated spaces would be 0.8 spaces per apartment which equates to a requirement of 40 parking spaces to serve the development. However, it also states in paragraph 4.12 that: *“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.”*

- 6.20 The applicant states in their submitted planning statement that “the site is located in a highly accessible area” and has “excellent access to public transport in the form of buses and the train”. The closest bus stop to the site is located immediately adjacent to the site and would provide links to Sherwood and Nottingham City Centre. The statement also advises that the use of these sustainable transport modes is encouraged by the submitted Travel Plan. In addition, the site is located within close proximity of a number of public car parks including the Gedling Borough Council car park located immediately to the west of the site if there were periods of excess parking demands.
- 6.21 The reduced level of parking is also further justified in the applicants Transport Statement due to the nature of the development being for retirement living. The occupants of such a development are likely to have a reduced demand for car parking than a development for open market residential apartments. The parking provision proposed as part of this development exceeds the provision of parking at a similar recently approved development for 51 retirement apartments nearby.
- 6.22 The Highway Authority have been consulted on the proposals and concluded that whilst the development does not meet the usual required level of parking, based on the above circumstances the level of parking being made available as part of this development would be sufficient.
- 6.23 No objections were made by the Local Highway Authority in relation to the proposed relocated access to the site. It was requested that the radii junction be amended to a footway crossing in order to prioritise pedestrians. The proposed site plan has been amended to reflect this.
- 6.24 Overall, on the basis of the above, it is considered a reduced parking requirement can be justified given the nature of the development as retirement living apartments, which can be secured via condition and ensure at least one occupant of each apartment is 60 years of age or over. It has also been demonstrated that the site is accessible by other means of transport, and it is well connected to public services. Whilst the parking requirement would be below the desired threshold set out in the SPD, taking in to account the above and having no objections from the highway authority it is considered that the proposal would not be harmful to highway safety or the surrounding highway network in general, and therefore the proposal would accord with the objectives of the National Planning Policy Framework, Local Planning Document Policies LPD 57 and 61, and the Parking Provision for residential developments Supplementary Planning Document.

Planning Obligations

6.25 The application site is larger than 10 residential units and therefore liable for planning obligations. Following consultation with consultees, planning policies would require the following obligations to be met:

- A requirement for 20% affordable housing meaning that 10 units would need to be provided in the form of 5 shared ownership and 5 Affordable Rent;
- A contribution of £27,635 to NHS Primary Healthcare for additional infrastructure at affected practices – Highcroft Surgery, Stenhouse Medical Centre and Daybrook Medical Centre
- A contribution of £7,500 for travel plan monitoring.
- A Parks and Open Space contribution of £53,156.04 is sought to be expended on the King George V Recreational Ground.
- A contribution of £21,100 in respect of improvements to the existing bus stop at Friar Tuck GE0387.
- A local labour agreement is also sought, in accordance with policy LPD48.

6.26 However, the NPPF advises that planning obligations must only be sought where they are necessary, directly related to the development and fairly and reasonably related in scale and kind to the development. Paragraph 59 of the NPPF states that *“Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force.....”*

6.27 In this instance a financial viability assessment was submitted with the application which concluded that the development could not support any planning obligations. It stated that there was no financial headroom available for planning obligations, after accounting for the anticipated gross sales receipts and all reasonable aspects of the outlay necessary. The assessment outlined that the residual land value for the proposed scheme was £198,112. When compared against the Benchmark Land Value (BLV) of £672,000 the scheme produced a deficit of -£473,888 and would therefore be unable to support any planning obligations.

6.28 An externally appointed independent viability expert reviewed and queried the submitted viability assessment and raised difference between their own estimated Gross Development Value, empty property costs and benchmark land value and within the submitted viability assessment. This assessment concluded that the development could support a total contribution of £70,000. Following this assessment and further discussion, the applicants have committed to a £70,000 contribution which is in line with the independent advice received by the Local Planning Authority. This is therefore deemed to be acceptable in this case.

6.29 A £70,000 contribution would not be sufficient in meeting the required contributions for healthcare, travel plan monitoring, parks and open space and affordable housing contributions, which are outlined above. The key matter for consideration in this regard is whether the development can be supported on this basis and whether such development could be sustainable development.

6.30 In this case, given the nature of the proposed development for retirement living and the age of the future occupants of the development it is considered important that contributions are made to support the local healthcare practices. Given the shortfall in level of parking provision on site and again, likely age and identified reduced car ownership of future occupants, securing the Travel Plan Monitoring and Bus Stop improvement works contributions would also be required in order to support the proposed development. Once healthcare contributions, travel plan monitoring costs and bus stop improvement contributions are removed from the identified £70,000, this would leave a total of £13,764. Based on the location of the site immediately adjacent to the King George V recreation ground, a contribution toward new parks and open space may not be deemed to be as significant as a contribution toward off site affordable housing in this case. To summarise, this would comprise:

- Travel Plan monitoring- Travel Plan Monitoring Fee of **£7500** based on £1,500 per annum, and £900 per annum for subsequent years beyond year 5.
- Bus stop infrastructure- A bus stop infrastructure contribution of **£21,100** to provide improvements to the one bus stop denoted GE0387 Friar Truck.
- NHS- Financial contribution £27,635.62 for additional infrastructure at affected practices – Highcroft Surgery, Stenhouse Medical Centre and Daybrook Medical Centre
- Affordable Housing- £13,764.38

Total £70,000

6.31 Whilst the affordable housing contribution is not met, paragraph 64 of the National Planning Policy Framework (2024) states that this is acceptable provided that “the agreed approach contributes to the objective of creating mixed and balanced communities”. Paragraph 5.3 of the Gedling Borough Council Affordable Housing SPD also sets out the requirements for planning obligations in respect of affordable housing, with input for Housing Strategy and Development Management. In this instance it is accepted that the scheme would be unviable with the full affordable requirement and it is therefore considered to be unreasonable to insist on its inclusion. Paragraph 11.2.6 of LPD 36 acknowledged that the requirements for affordable housing as set out in the Affordable Housing SPD may make a development unviable and where this is the case the SDP confirms that a lower requirement of affordable housing contribution may be justified, provided sufficient evidence regarding all potential sources of funding has been provided and a viability assessment has been undertaken by the Council which demonstrates this. There is also a need to consider other material considerations in that other contributions have been achieved and that the scheme will deliver a toward a diverse housing mix within the Borough.

6.32 The development is therefore deemed to comply with guidance in the National Planning Policy Framework (2024) and ACS19 of the Aligned Core Strategy (2014).

Flooding and Drainage

6.33 The site is located within Flood Risk Zone 1, and not at a high risk of fluvial flooding. The Greater Nottingham Strategic Flood Risk Assessment does not indicate that the site is at risk of surface water flooding under a scenario of a 1 in 100-year flood risk event. The Environment Agency do not object to the proposals.

6.34 In terms of drainage, it is proposed to discharge into the existing Severn Trent Water surface/foul water system within Gedling Road. It is proposed to discharge through a HydroBrake from the development at a rate of 2l/s in accordance with local drainage standards, a 40% climate change allowance will be applied to the calculations.

6.35 Surface water from the development would be collected by a series of chambers, gullies and pipes where it would be brought into the car park area and discharged into a cellular storage system.

6.36 Foul water from the development would be collected through a series of soil vent pipes, sewers and manhole chambers. This will be brought to the southeast of the site where it will discharge into the existing combined sewer via a proposed manhole to be built over this pipe.

6.37 The Local Lead Flood Authority do not object to these proposals. As such the proposed development is not considered to be at risk from flooding and would not result in increased flooding elsewhere. The proposal is considered to accord with Policy LPD4.

Ecology

6.38 In addition to the Biodiversity Metric, the application is supported by a Biodiversity Survey, Report and Statement and Preliminary Bat Roost Assessment and Bat Mitigation Strategy.

6.39 The Preliminary Bat Roost Assessment has been reviewed by the Borough Council's Ecology Officer and it has been considered that an appropriate level of survey works has been carried out in order to inform the mitigation strategy which has been submitted. It is noted the survey work was undertaken in January 2024 and there are questions over whether they remain valid; however, the PEA identifies that they are valid for 24 months and, therefore, weighing things in the round, the survey is considered to be acceptable with a note identifying the need to comply with pertinent Wildlife legislation. Subject to the works being carried out in accordance with the recommendations of the Preliminary Ecological Assessment, R3-R6 of the Batt Roost Assessment report (Rev A) and the mitigation strategy and recommendations in the Bat Surveys and Mitigation Strategy are followed, the development would comply with National Planning Policy Framework paragraphs 192-195 and policy LPD18 of the Local Planning Document (2018).

- 6.40 In accordance with the recommendations of the Council's Ecology Officer, it is considered that a Construction Ecological Management Plan and Landscape Ecology Management Plan should be submitted to and approved in writing prior to the commencement of development. The submission of these documents will therefore be conditioned separately.
- 6.41 This application is subject to mandatory Biodiversity Net Gain under Schedule 7A of the Town and Country Planning Act 1990.
- 6.42 The submitted Biodiversity Metric and supporting Biodiversity Statement the Local Planning Authority are satisfied that a 10% biodiversity net gain can be achieved on site. Subject to a condition securing the Biodiversity Net gain plan prior to the commencement of development, the development is considered to meet the requirements of the Environment Act (2021).

Trees and Landscaping

- 6.43 An Arboricultural Impact Assessment, prepared by Middlemarch which identified the required removal of 3 trees from group G2 and 6 trees from group G3. All trees which are proposed to be removed are deemed to be of retention category C (Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm). The Arboricultural impact Assessment (AIA) concludes that the development of the site would not impact the visual amenity of the local area.
- 6.44 In terms of further planting, a Landscape Masterplan has been submitted in support of the application. It includes the planting of an additional 17 trees which would be largely around the north eastern and north western boundaries of the site in addition to a small number of trees within the new communal garden area. The landscaping scheme also includes small patio areas to ground floor apartments and a larger patio area within a communal garden to the south of the proposed building. Large areas of the site would be laid with rich flowering lawn grass and seed or a wildflower grass seed mix.
- 6.45 The Borough Council's Tree Officer raises no objection in principle to the loss of the trees on the site and supports the provision of new planting. It has been requested that any works within the Root Protection Area of the Trees which are to be retained should be carried out in accordance with the mitigation measures outlined within the submitted Arboricultural Method Statement. This can be secured by condition. Subject to this planning condition, the proposal therefore complies with the objectives of the NPPF and ACS Policy 10 and with policy LPD 19 of the adopted Local Planning Document.

Heritage Impact

- 6.46 The development site is not located within any defined Conservation Area and would not harm the setting of any Listed Buildings.
- 6.47 Initial comments were received from Strategic Planning (Nottinghamshire County Council) which stated that a heritage statement should be submitted in support of the application. It appears that the building is a Cecil Howitt and Partners

building and would therefore be of local importance. Following discussions with the Borough Council's Conservation Officer it is deemed appropriate in this instance to attach a recording condition

- 6.48 Subject to this condition, the development is not deemed to result in any significant harm any designated or non-designated heritage assets nearby and would be in accordance with policy LPD 31 of the Local Planning Document (2018).

Air Quality

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

Other Matters

- 6.53 Should permission be granted it would be prudent to condition the future occupancy of the site to over 60s only as defined in the planning application submission because the sale of the premises on the open market could affect viability and parking at a later date.
- 6.54 A waste Audit has also been recommended by the County Council, and is something that can be secured by condition.

7.0 Conclusion

- 7.1 The principle of the development accords with the objectives of National and Local planning policies. It is considered that the proposed 51 apartments would be accommodated on the site in a manner that would not cause undue harm to visual and residential amenity or highway safety. It has also been demonstrated and verified by an independent valuer that the scheme would only be viable if the level of developer contributions were restricted to £70,000.
- 7.2 It is therefore considered that the proposals would fully accord with the guidance contained in the National Planning Policy Framework (2024), policies A, 1, 2, 8, 10, 17 and 19 of the Aligned Core Strategy, policies 4, 11, 18, 19, 21, 31, 32, 35, 36, 37, 40, 48, 56, 57, and 61, Local Planning Document and 'Interim Planning Policy Statement: First Homes', 'Parking Provision for residential developments

Supplementary Planning Document' and the 'Low Carbon Planning Guidance'. A recommendation of approval is made accordingly.

Recommendation: Grant Planning Permission: Subject to the owner(s) entering into a planning obligation secured through a Section 106 legal agreement with the Borough Council as the Local Planning Authority and the County Council to secure an affordable housing contribution, a contribution towards bus stop infrastructure and travel plan monitoring, a healthcare contribution and a Local Labour Agreement; and the conditions listed for the reasons set out within the report.

Conditions

1. The development must be begun not later than the expiration of 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 report specification listed below:

0100 P03 – Site Location Plan
0101 P02 – Existing Site Plan
0102 P08 – Proposed Site Plan
0104 P03 – Ground Floor Plan
0105 P02 – Upper Floors Plan
0106 P02 – Roof Plan
0107 P05 – Boundary Treatment Plan
0108 P02 – Buggy and Bin Store
0120 P06 – North and West Elevations
0121 P04 – South and East Elevations
0122 P06 – Streetscenes
0130 P04 – Site Sections
0140 P03 - Design and Access Statement
Existing Drainage Plan P01
Existing Impermeable Area Plan P01
Proposed Foul Water Drainage Plan P02
Proposed Surface Water Drainage Plan P02
Proposed Impermeable Area Plan P02
Proposed Cut and Fill Layout P01
Proposed Levels Layout P04
R/2778/1B – Landscape Masterplan
Site Access Plan P05
Swept Path Plan P04
Travel Plan (pb associates, 2024)
Air Quality Assessment (NoiseAir, 2024)
Arboricultural Impact Assessment Middlemarch, 2024)
Arboricultural Method Statement (Middlemarch, 2024)
Biodiversity Statement and Metric assessment (Middlemarch, 2024)
Preliminary Ecological Appraisal (Middlemarch, 2024)
Energy Statement (Focus, 2024)
Flood Risk and Drainage Impact Assessment (GGP Consult, 2024)
Phase I Site Appraisal (Patrick Parsons, 2024)
Phase II Site Appraisal (Patrick Parsons, 2024)

Preliminary Arboricultural Assessment (Middlemarch, 2024)
Preliminary Bat Roost Assessment (Middlemarch, 2024)
Transport Statement (pb associates, 2024)
Planning Statement (Planning Potential 2024)
Preliminary Bat Roost Assessment, Ground Level Tree Assessment and Aerial Inspection Survey (Rev A) (Middlemarch, 2024)

3. Occupation of the proposed development shall not take place until the parking layout as shown for indicative purposes on drawing EVS2964-BSA-ARC-00-DR-A-0102 has been provided. The parking layout shall be maintained in accordance with the approved details for the lifetime of the development.
4. Occupation of the proposed development shall not take place until the existing site access has been permanently closed and the crossing has been reinstated to footway with full height kerbs.
5. Occupation of the proposed development shall not take place until the site access is fronted by a dropped kerb vehicular crossing.
6. Occupation of the proposed development shall not take place until the site access has been constructed with provision to prevent the discharge of surface water from the access to the public highway. The provision to prevent the discharge of surface water from the access to the public highway shall be retained for the lifetime of the development.
7. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
 - the parking of vehicles of site operatives and visitors
 - loading and unloading of plant and materials
 - storage of plant and materials used in constructing the development
 - the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 - wheel washing facilities
 - measures to control the emission of dust and dirt during construction
 - a scheme for recycling/disposing of waste resulting from demolition and construction works
8. No part of the development hereby permitted shall be occupied until a Travel Plan has been submitted to and approved in writing by the local planning authority. The Travel Plan shall set out proposals (including targets, a timetable and enforcement mechanism) to promote travel by sustainable modes which are acceptable to the local planning authority and shall include arrangements for monitoring of progress of the proposals. The Travel Plan shall be implemented in accordance with the timetable set out in that plan unless otherwise agreed in writing by the local planning authority.

9. Prior to first occupation the agreed eleven (11) EV charging points should be operational and available for residents and staff. All EV charging points shall meet relevant safety and accessibility requirements and be clearly marked with their purpose; which should be drawn to the attention of new residents in their new home welcome pack / travel planning advice.
10. Prior to commencement of the development a Construction Emission Management Plan (CEMP) for minimising the emission of dust and other emissions to air during the site preparation and construction shall be submitted to and approved in writing by the Local Planning Authority. The CEMP must be prepared with due regard to the guidance produced by the Council on the assessment of dust from demolition and construction and include a site specific dust risk assessment. All works on site shall be undertaken in accordance with the approved CEMP unless otherwise agreed in writing by the Local Planning Authority.
11. Unless otherwise agreed by the Local Planning Authority, development must not commence until a detailed remediation scheme (to bring the site to a condition suitable for the intended use by removing unacceptable risks to critical receptors) is submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures. The agreed remediation scheme shall be implemented in accordance with the approved timetable of works.
12. Prior to occupation of any building(s) a Verification Report (that demonstrates the effectiveness of the remediation carried out) must be submitted and approved in writing by the Local Planning Authority.
13. 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 good practice and where remediation is necessary a remediation scheme, together with a timetable for its implementation and verification reporting, must be submitted to and approved in writing by the Local Planning Authority.
14. Development may not be begun unless:
 - a) a biodiversity gain plan has been submitted to the planning authority;
and
 - b) The planning authority has approved the plan.

Development shall thereafter be carried out in accordance with the approved biodiversity gain plan, in accordance with the timings agreed by the biodiversity gain plan.

15. The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the approved Biodiversity Gain Plan and including:
- a) a non-technical summary;
 - b) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
 - c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
 - d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
 - e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority,

has been submitted to, and approved in writing by, the Local Planning Authority. Development shall thereafter be carried out in accordance with the approved details.

16. The development hereby approved shall be carried out in strict accordance with the recommendations set out in the Preliminary Ecological Appraisal (PEA) report (Middlemarch, 2024a), recommendations R3-R6 within the Preliminary Bat Roost Assessment report – Rev A (Middlemarch, 2024b), and the mitigation strategy and recommendations within the Bat Surveys & Mitigation Strategy report (Middlemarch, 2024c).

17. Prior to the commencement of development, in accordance with the recommendations of the submitted Preliminary Ecological Appraisal (Middlemarch, 2024) a Construction Ecological Management Plan shall be submitted to and approved in writing by the Local Planning Authority, the development shall be carried out in accordance with the approved details thereafter.

18. Prior to the commencement of development, in accordance with the recommendations of the submitted Preliminary Ecological Appraisal (Middlemarch, 2024) a Landscape and Ecology Management Plan shall be submitted to and approved in writing by the Local Planning Authority, the development shall be carried out in accordance with the approved details thereafter.

19. All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first use of the site or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a

period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

20. No part of the development hereby approved shall commence until a detailed surface water drainage scheme based on the principles set forward by the approved Flood Risk Assessment (FRA) and Drainage Strategy 30097/DIA/WOB 19th July 2014, GGP Consult, has been submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority. The scheme shall be implemented in accordance with the approved details prior to completion of the development. The scheme to be submitted shall:

- Demonstrate that the development will use SuDS throughout the site as a primary means of surface water management and that design is in accordance with CIRIA C753 and NPPF Paragraph 169.
- Limit the discharge generated by all rainfall events up to the 100 year plus 40% (climate change) critical rain storm to QBar rates for the developable area.
- Provide detailed design (plans, network details, calculations and supporting summary documentation) in support of any surface water drainage scheme, including details on any attenuation system, the outfall arrangements and any private drainage assets.
- Calculations should demonstrate the performance of the designed system for a range of return periods and storm durations inclusive of the 1 in 1 year, 1 in 30 year and 1 in 100 year plus climate change return periods.
 - No surcharge shown in a 1 in 1 year.
 - No flooding shown in a 1 in 30 year.
 - For all exceedance to be contained within the site boundary without flooding properties in a 100 year plus 40% storm.
- Evidence to demonstrate the viability (e.g Condition, Capacity and positive onward connection) of any receiving watercourse to accept and convey all surface water from the site.
- Details of STW approval for connections to existing network and any adoption of site drainage infrastructure.
- Evidence of approval for drainage infrastructure crossing third party land where applicable.
- Provide a surface water management plan demonstrating how surface water flows will be managed during construction to ensure no increase in flood risk off site.

- Evidence of how the on-site surface water drainage systems shall be maintained and managed after completion and for the lifetime of the development to ensure long term effectiveness.

21. No development shall commence until such time as a Waste Audit has been submitted and approved in writing by the Local Planning Authority, which shall demonstrate in both construction and operational phases of a proposed development, waste will be minimised as far as possible and that such waste as is generated will be managed in an appropriate manner in accordance with the Waste Hierarchy. In particular, the waste audit could cover the following:

- a) the anticipated nature and volumes of waste that the development will generate;
- b) where appropriate, the steps to be taken to ensure the maximum amount of waste arising from development on previously developed land is incorporated within the new development;
- c) the steps to be taken to ensure effective segregation of wastes at source including, as appropriate, the provision of waste sorting, storage, recovery and recycling facilities; and
- d) any other steps to be taken to manage the waste that cannot be incorporated within the new development or that arises once development is complete

Thereafter, development shall proceed in accordance with the approved Waste Audit.

22. Each Unit of the development hereby permitted shall be occupied only by:

- a) at least one person over the age of 60 years;
- b) persons living as part of a single household with such a person or persons;
- c) persons who where living in the unit as part of a single household with such a person or persons who have since died.

23. Samples of all materials to be used in the construction of the external surfaces of the proposed development shall be submitted to and approved in writing by the Local Planning Authority before any work to any external surface is carried out. The development shall thereafter be constructed in accordance with the approved details.

24. The development hereby approved shall be carried out in accordance with the recommendations set out in the part 3 of the submitted Arboricultural Method Statement (Middlemarch, 2024).

25. Prior to demolition of the existing building on site details of a programme of historic building recording (including elevations, floor plans and internal features in the form of measured drawings and photographs and any relevant elements of architectural/historical analysis) shall first be submitted to and approved in writing by the local planning authority. Recording shall thereafter be carried out prior to the demolition, in accordance with the approved details. The recording shall be presented in format as agreed in the approved programme, and a copy

lodged with the Local Planning Authority and Nottinghamshire Historic Environment Record.

Reasons

- 1) To comply with Section 91 of the Town and Country Planning Act 1990, as amended by the Planning & Compulsory Purchase Act 2004.
- 2) For the avoidance of doubt and to define the permission.
- 3) In the interest of highway safety in accordance with policy LPD61.
- 4) In the interest of highway safety in accordance with policy LPD61.
- 5) To ensure drivers can cross the footway in a safe and controlled manner in accordance with policy LPD61.
- 6) In the interest of highway safety in accordance with policy LPD61.
- 7) In the interest of highway safety in accordance with policy LPD61.
- 8) To ensure that the development encourages forms of travel other than the private motor vehicle and to comply with guidance within the NPPF.
- 9) To ensure the development is constructed in an appropriate sustainable manner which takes into consideration air quality with in the Borough, and takes into consideration the National Planning Policy Framework and policy LPD11 of the Councils Local Plan.
- 10) To ensure the development is constructed in an appropriate sustainable manner which takes into consideration air quality with in the Borough, and takes into consideration the National Planning Policy Framework and policy LPD11 of the Councils Local Plan.
- 11) To ensure the development is safe and suitable for use, thereby taking into consideration paragraph 196 of the National Planning Policy Framework and policy LPD7 of the Councils Local Plan.
- 12) To ensure the development is safe and suitable for use, thereby taking into consideration paragraph 196 of the National Planning Policy Framework and policy LPD7 of the Councils Local Plan.
- 13) To ensure the development is safe and suitable for use, thereby taking into consideration paragraph 196 of the National Planning Policy Framework and policy LPD7 of the Councils Local Plan.
- 14) To ensure that 10% BNG is achieved at the site in accordance with The Environment Act (2021) - Biodiversity Net Gain and Schedule 7A of the Town and Country Planning Act 1990 (as amended).

- 15) To ensure that 10% BNG is achieved at the site in accordance with The Environment Act (2021) - Biodiversity Net Gain and Schedule 7A of the Town and Country Planning Act 1990 (as amended).
- 16) In the interest of preserving protected habitats and species in accordance with policy LPD18 of the Local Planning Document (2018).
- 17) In the interest of preserving biodiversity in accordance with policy LPD18 of the Local Planning Document (2018).
- 18) In the interest of preserving biodiversity in accordance with policy LPD18 of the Local Planning Document (2018).
- 19) To ensure a satisfactory standard of landscaping in the interests of amenity in accordance with policy 10 of the Aligned Core Strategy LPD19 of the Local Planning Document (2018)
- 20) A detailed surface water management plan is required to ensure that the development is in accordance with NPPF and local planning policies. It should be ensured that all major developments have sufficient surface water management, are not at increased risk of flooding and do not increase flood risk off-site.
- 21) To accord with Policy WCS2 'Waste awareness, prevention and re-use' of the Waste Core Strategy and paragraph 049 of the Planning Practice Guidance.
- 22) In order to support the considerations of the viability assessment which effectively reduced the level of financial obligations required from this development based on the demographic of the proposed occupiers and given the lower level of parking provided, and subsequently to prevent the sale of these units on the open market to any individual and to comply with policies LPD36, LPD37 and LPD57.
- 23) To ensure that the character of the area is respected and to comply with policies ACS10 and LPD40.
- 24) To protect the retained trees throughout the development in accordance with policy LPD19 of the Local Planning Document (2018).
- 25) To ensure and safeguard the recording and inspection of matters of archaeological and historical importance associated with the building, in accordance with Policy LPD 26 and 31

Informatives

In accordance with the requirements of Article 31 of the Town and Country Planning (Development Management Procedure) (England) (Order) 2010, as amended, and the National Planning Policy Framework 2024, the Council has worked in a positive

and proactive way in determining the application and has granted planning permission.

The development makes it necessary to construct/reinstate a vehicular crossing of the public highway, which is land subject to the provisions of the Highways Act 1980 (as amended) and therefore land over which you have no control. In order to undertake the works you are required to obtain a licence. Please contact licences@viaem.co.uk for further details.

The applicants should consult Severn Trent Water Limited who should be satisfied that the sewerage and sewage disposal systems serving the development have sufficient capacity to accommodate additional flows, generated as a result of the development, without causing pollution.

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.

Please note that this grant of planning permission does not override the need to comply with the Wildlife and Countryside Act or need to ensure protected species are not detrimentally impacted.



Planning Report for 2024/0708

1:3,000	Planning Reference	2024/0708
		Nottinghamshire Fire & Rescue Headquarters Bestwood Lodge Drive Bestwood

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Gedling Borough Council   Being Proud. Improving Lives. Date: 28/01/2025

Report to Planning Committee

Application Number: 2024/0708

Location: Nottinghamshire Fire And Rescue Headquarters,
Bestwood Lodge Drive, Bestwood, Nottinghamshire,
NG5 8PD

Proposal: Full planning application to demolish existing buildings and develop a new private residential therapy and treatment centre, together with associated infrastructure and landscaping.

Applicant: Delamere Health Prop Co 1

Agent:

Case Officer: Claire Turton

The application is referred to Planning Committee because part of the site defined by the red line on the site location plan (the access road) is within the ownership of Gedling Borough Council.

1.0 Site Description

- 1.1 The site is currently vacant but was previously occupied by the Nottinghamshire Fire and Rescue Service as their regional headquarters, until 2022. There are a number of two and three storey buildings which occupy the site and other smaller ancillary buildings and hard surfacing. The site has an area of approximately 2.05 hectares.
- 1.2 To the west of the site is the Bestwood Country Park, parts of which are defined in the Gedling Local Plan as Protected Open Space and a Local Wildlife Site. To the north of the site are large, residential properties in large plots of land. To the south of the site lies the Bestwood former stable block, which is now converted into residential properties and Bestwood Lodge Hotel. The land to the south-east of the site is also within control of the applicant but does not form part of the application site. This is an area of private open space that was previously used as sports pitch by the Fire HQ but is currently not marked out.
- 1.3 The site itself comprises a plateau which sits at a higher level to the former playing fields that lie to the south-east.
- 1.4 There are a number of designated and non-designated heritage assets in the vicinity of the site including;-

Bestwood Lodge Hotel and Terrace Wall, Grade II*

Bakery North of Bestwood Lodge Hotel, Grade II
Stable Court, Grade II
Garden Walls and Gateway at Beswood Lodge Hotel, Grade II
The Old Lodge, Grade II
Non-Designated Heritage Asset (NDHA) of the historic gardens to Bestwood Lodge, landscaped by Teulon and Thomas Church
NDHA Medieval hunting Park of Bestwood Park

- 1.5 The site is accessed from Bestwood Lodge Drive which connects to Queens Bower Road over a distance of approximately 1.5km. The section of Bestwood Lodge Drive between the application site and Woodchurch Road is privately maintained. The private section of Bestwood Lodge Drive varies in width between 5.5m and 7.5m and features a number of speed humps. The private access road currently provides access to the Fire and Rescue HQ, Bestwood Lodge Hotel, Bestwood Country Park and several other residential properties.
- 1.6 The site is located within the Green Belt and Flood Zone 1 (Low Risk of fluvial Flooding).
- 1.7 There are a large number of mature trees screening the western, northern and eastern boundaries. Trees to the north and west of the site are protected by a Woodland Tree Preservation Order (TPO).

2.0 Proposed Development

- 2.1 Full planning permission is sought for;-

“Full planning application to demolish existing buildings and develop a new private residential therapy and treatment centre, together with associated infrastructure and landscaping.”

- 2.2 Guests at the clinic are self-referred when any aspect of their life becomes overwhelming. This may be their relationship with alcohol, drugs, work or their mental health. Guests typically stay for 28 days and receive both clinical and therapeutic services.
- 2.3 The proposed clinic will accommodate 32 en-suite residential bedrooms with supporting therapy and ancillary spaces, within a single built form. The ancillary spaces include administration offices, single and group therapy rooms, social and dining spaces as well as nursing provision.
- 2.4 The proposed use would be served by 30 car parking spaces (with further overflow if required) and bicycle storage.
- 2.5 Access is provided using the existing site access point, via Bestwood Lodge Drive. Some minor interventions to provide improvements to Bestwood Lodge Drive are included within the application proposals.
- 2.6 The proposed building sees a reduction in floorspace, footprint and volume than the existing building and is the same height at AOD115.14. In this case, this is approx. 11.8 metres and its highest point from the lower ground level of the site.

- 2.7 The proposal looks to remain on the previously developed area of the site, with much of the footprint commensurate with that of the existing building. The overall layout is condensed to form a smaller footprint more central to the site.
- 2.8 The proposal is 2-3 storeys with the third storey being at lower ground floor level where the topography of the site allows.
- 2.9 Materials proposed are a mix of brickwork, clay tiles and reconstituted stonework.

3.0 Relevant Planning History

- 3.1 2021/1225 Outline planning permission was sought for “Outline planning application with means of access, layout and scale for consideration for the construction of 32 dwellings.” This application was presented to the Planning Committee on the 7th September 2022, where it was resolved to grant planning permission, subject to the signing of a Section 106 Legal Agreement seeking developer contributions. However, the S106 agreement is still unsigned and the application still remains pending consideration.
- 3.2 The site has been the subject of a number of applications over a period of time relating to its function as the Fire and Rescue HQ. These applications are not, however, directly relevant to this planning application. Nonetheless, the most recent applications are included for completeness.

93/1651 – Extension to form new control room, workshop, stores and office – Granted Planning Permission 27th Jan 1994.

99/0588 – Single storey prefabricated office unit – granted planning permission on 19th July 1999.

2005/0165 – Erect 2m high palisade fencing – Granted Planning Permission on 5th April 2005.

2006/0424 – Alterations and extension of existing canteen – Granted Planning Permission – 20th July 2006.

2011/0995 – Installation of photovoltaic panels – Granted Planning Permission 27th October 2011.

4.0 Consultations

- 4.1 Parish Council:- Support proposal with the following summarised comments.

The new plan will preserve the existing footprint of the buildings set for demolition, replacing them with a contemporary yet sympathetic structure. The developer has given satisfactory guarantees that all materials, including roofing slates and brickwork, will harmonise with the adjacent Grade II listed buildings.

It is likely that the footfall and anticipated traffic flow would be less intrusive than a planned housing estate.

There is the additional benefit of employment opportunities in the near future.

Would like the following conditioned;- Samples and details of the finish of all external facing materials, hard and soft landscaping including boundary materials, any lighting, signage and parking delineation, details of the cycle store, details of the external pavilion, location and details of any plant required.

Residents believe the existing drainage system for removing surface water from Bestwood Lodge Drive is inadequate. Those living in the Stables, located opposite to the site entrance, have observed flooding, especially after heavy rain. The Parish Council and residents would endorse any measures that Nottinghamshire County Council highways / flood risk find acceptable.

The biodiversity net loss is noted at 15.67%. The application appears to address this issue, but it is crucial that the biodiversity net gain target is met and any plans must be approved by Gedling Borough Council upon the approval of this planning application.

The lighting scheme that includes both external and street lighting should be supportive of the natural habitat of bats that are located in this area. As recommended by the EcIA, wildlife friendly lighting both during and post-development should be followed. The details for a construction phase lighting scheme should be set out within the CEMP, while a post-construction Artificial Lighting Strategy sensitive to roosting and foraging bats should be secured by a separate condition. Any external lighting during the hours of darkness should not infringe on the neighbouring properties, such as the Stables, Bestwood Lodge dwellings.

- 4.2 Gedling Borough Council (GBC) Conservation Officer;- There are no heritage objections to this application which will not harm the historic parkland and will preserve the setting of, and thereby significance, of the Grade II* Lodge and its associated outbuildings. Element of the proposal will potentially enhance the setting of these heritage assets. The proposal is in accordance with S66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF, and policies in the local plan. Recommend conditions regarding external facing materials, hard and soft landscaping including boundary materials, any lighting, signage and parking delineation, details of the cycle store, details of the external pavilion, location and details of any plant required. Suggests conditions regarding samples and details of the finish of all external facing materials, hard and soft landscaping including boundary materials, any lighting, signage and parking delineation, details of the cycle store, details of the external pavilion, location and details of any plant required.
- 4.3 GBC Ecology Officer; No objection subject to conditions regarding mitigation measures, a pre-commencement badger survey, wildlife friendly lighting and bat and bird boxes. A Biodiversity Net Gain Plan must be submitted and approved by the LPA, following planning approval, but prior to commencement of development. A Habitat Management and Monitoring Plan (HMMP) should also be provided alongside the Biodiversity Net Gain Plan for off-site enhancements and any significant on-site enhancements.

- 4.4 GBC Scientific Officer;- No objection subject to conditions regarding contaminated land, electric vehicle charging and a Construction Emission Management Plan.
- 4.5 GBC Parks and Open Spaces Officer;- No objection to the proposed improvements to the access road (which is under the ownership of GBC). Would propose an annual contribution to routine maintenance and repairs.
- 4.6 GBC Arboricultural Officer;- No objection subject to conditions regarding proposed landscaping and tree planting, tree retention and tree protection.
- 4.7 Nottinghamshire County Council (NCC) Highways;- No objection subject to conditions. The proposed alterations have minimal impact from a Highways point of view. The proposed access arrangements for journeys by foot along Bestwood Lodge Drive mirrors those previously considered to be acceptable under application reference 2021/1225 for 32 dwellings. A Travel Plan monitoring fee of £7,500 is required.
- 4.8 NCC Lead Local Flood Authority (LLFA);- No objection, subject to a condition regarding drainage.
- 4.9 NCC Planning Policy;- No objection. The proposal does not trigger the requirement for any developer contributions. The application site lies within the historic landscape of Bestwood Lodge and Park, however it is clear that there have been significant impacts to ground levels for prior development of the site and it is unlikely that there are surviving archaeological remains that may be impacted by the development. No recorded public rights of way are affected by the proposal. However, the applicant should be made aware that a claim for a bridleway has been made along the track that the applicant proposes to use for access. If the claim for a bridleway is successful, this will need to be accommodated within the development.
- 4.10 Police;- No objection. Provide advice to the development regarding the Police Secure by Design Standards and Construction Site Security Guide.
- 4.11 Environment Agency. No response received.
- 4.12 Cadent Gas. No response received.
- 4.13 Historic England;- Do not offer advice but suggest the LPA seek the views of the internal heritage advisers. Internal heritage advisers have been consulted (as per 4.2 above).

4.14 Neighbouring properties were consulted via letter, a site notice was placed at the site and a notice published in the local press. 4 letters have been received from neighbouring occupiers. 2 letters are in support of the scheme and 2 letters overall support the scheme but raise some concerns. These are summarised below;-

Support

Design

The proposed development looks stylish and private

The proposed development is not overbearing in the location.

The proposed new development will be much more in keeping with the area than the existing buildings

The proposed buildings are of a height that appears conducive to the area and nestled into the hillside as it rises from the current playing field.

The materials and structure of the proposed buildings use modern materials whilst remaining sympathetic to the character and ambience of the area.

The existing buildings have no beauty and have grown on a practical basis to accommodate the needs of the former occupants and therefore have no historic or architectural value.

Welcome the concept of keeping most of the new building on the existing building's footprint

Natural Environment

The applicant seems to care about the site, the natural woodland environment and the protected football fields

The drawing look sympathetic to the existing landscape and they appear to have taken great care to cause minimal impact on the established woodland, planting and trees already on the site

Approve of the efforts that are being made to minimise the removal of trees and to have a tree planting scheme appropriate with the adjacent wooded area

This development is more in keeping with the environment and with what it was replacing than the original proposal for residential development

Use

The purpose of the development also feels of benefit to the area

There is a need in the area for these facilities

Welcome the proposed social activities that will be provided on the site for the residents

Access

The number of vehicle movements will be less than when the fire service was in operation

The applicants are proposing a solution for segregating pedestrians from the vehicular traffic when they are using the access road

Other

Having the site once again occupied 24 hours a day will help detract individuals from behaving anti-socially

The removal of the large floodlights and the introduction of less industrial lighting will be of benefit

The applicant's other facility in Cheshire appears to be maintained to a high quality and also has an impressive routine of general upkeep and presentation

Concerns

The north-east corner of the building is somewhat nearer the boundary of the site than the building to be removed

Would prefer the existing palisade fencing to be removed with something more in keeping.

Concerned regarding the number of trees to be removed.

Concerned that replacement tree planting is likely to be dealt with through a planning condition and not prior to determination.

The existing building blends into the countryside with the help of the trees which are due to be removed.

Would like lighting to be kept to a minimum
Occupiers of residential properties in Bestwood Park have to adhere to strict covenants as they are attempting to blend into the forest.

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 had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise’.
- 5.2 The most relevant national planning policy guidance in the determination of this application is contained within the National Planning Policy Framework (NPPF) (2024) and the National Planning Practice Guidance (NPPG). The NPPF sets out the national objectives for delivering sustainable development. Sections 2 (Achieving Sustainable Development), 4 (Decision Making), 6 (Building a Strong , Competitive Economy), 8 (Promoting healthy and safe communities), 9 (Promoting sustainable transport), 11 (Making effective use of land), 12 (Achieving well-designed places), 13 (Protecting Green Belt land), 14 (Meeting the challenge of climate change, flooding and coastal change), 15 (Conserving and enhancing the natural environment), 16 (Conserving and enhancing the historic environment) are particularly relevant in this instance.
- 5.3 The Environment Act (2021) – Biodiversity Net Gain. In England, BNG is mandatory from 12 February 2024 under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Developers must deliver a BNG of 10%. This means a development will result in more or better-quality natural habitat than there was before development.
- 5.4 The Gedling Borough Council Aligned Core Strategy (GBACS) (September 2014) is part of the development plan for the area. The following policies are relevant in considering this application:
- Policy A (Presumption in Favour of Sustainable Development) sets out that a positive approach will be taken when considering development proposals.
 - Policy 1 (Climate Change) sets out sustainability criteria for new dwellings.
 - Policy 2 (The Spatial Strategy) identifies the settlement hierarchy to accommodate growth and the distribution of new homes.
 - Policy 3 (The Green Belt) refers to Green Belt boundaries.
 - Policy 4 (Employment Provision and Economic Development) the economy of the area will be strengthened and diversified.
 - Policy 10 (Design and Enhancing Local Identity) sets out that “development will be assessed in terms of its ‘massing, scale and proportion; materials, architectural style and detailing and impact on the amenity of nearby residents and occupiers’.”

- Policy 11 (The Historic Environment) Proposals and initiatives will be supported where the historic environment and heritage assets and their settings are conserved and/or enhanced in line with their interest and significance.
- Policy 12 (Local Services and Healthy Lifestyles) New community facilities will be supported where they meet a local need.
- Policy 14 – (Managing Travel Demand). The need to travel, especially by private car, will be reduced by securing new developments of appropriate scale in the most accessible locations. The priority for new development is in firstly selecting sites already accessible by walking, cycling and public transport.
- Policy 16 – (Green Infrastructure, Parks and Open Spaces). Seeks to protect and enhance green infrastructure.
- Policy 17 (Biodiversity) sets out how the biodiversity will be increased over the plan period.
- Policy 18 (Infrastructure) New development must be supported by the required infrastructure at the appropriate stage.

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

- Policy LPD 4 (Surface Water Management) all development proposals should, wherever possible, include measures to pro-actively manage surface water including the use of appropriate surface treatments and Sustainable Drainage Systems in order to minimise the risk of flooding on the development site without increasing flood risk elsewhere.
- Policy LPD 7 (Contaminated Land) Planning permission will be granted for development on land potentially affected by land contamination provided effective and sustainable measures are taken to assess, treat, contain or control the contamination.
- Policy LPD 11 (Air Quality) Planning permission will not be granted for development proposals that have the potential to adversely impact on air quality, unless measures to mitigate or offset their emissions and impacts have been incorporated
- Policy LPD 14 (Replacement of Buildings within the Green Belt). Part a) i to iii set out the criteria for when planning permission will be granted for replacement buildings Part b) Where buildings have been substantially extended, replacement buildings will only be granted where the new buildings have the same or reduced floorspace as the buildings replaced. Part c) I to iv sets out the expectations of replacement buildings
- Policy LPD 18 (Protecting and Enhancing Biodiversity) development proposals will be expected to take opportunities to incorporate biodiversity in and around development and contribute to the establishment and maintenance of green infrastructure.

- Policy LPD 19 (Landscape Character and Visual Impact). Where practicable the recommendations of the Greater Nottingham Landscape Character Assessment will be required. The proposal site is in zone S PZ 41 Bestwood Wooded Farmlands.
- Policy LPD 20 – (Protection of Open Space). a) Planning permission will not be granted for development on land that is used, or was last used, as open space as shown on the Policies Map. Exceptions to this policy will be allowed where one of the following conditions is met: the proposed development is ancillary to the use of the site and would not have an adverse impact on how it is used;
- Policy LPD 26 (Heritage Assets). All development proposals that may affect any designated or non-designated heritage asset will be required to provide a heritage impact assessment of the significance of the heritage asset and identify the impact of the proposals on the special character of the asset and / or its setting.
- Policy LPD 27 – (Listed Buildings) Alterations, extensions and development to or within the setting of a Listed Building should consider scale, form, mass, design, siting, detailing and materials.
- Policy LPD 32 (Amenity) requires that development proposals do not have a significant adverse impact on the amenity of nearby residents or occupiers, taking into account potential mitigation measures.”
- Policy LPD 35 (Safe Accessible and Inclusive Development) sets out that the massing, scale and proportion of development should be appropriate to the immediate context, site constraints, character of adjoining streets and spaces and the sites the location within the townscape.
- Policy LPD 39 (Specialist Accommodation) - Parts a), b) and c) set out when planning permission for specialist accommodation will be granted
- Policy LPD 48 – (Local Labour Agreements). The Borough Council will seek to negotiate planning agreements to secure local labour agreements for development of 10 or more dwellings, on 0.5 hectares of land or development that will create more than 15 jobs.
- Policy LPD 57 (Parking Standards) provides that permission for residential development will be granted where the development proposal meets the Council’s requirement for parking provision, or otherwise agreed by the local planning authority.
- Policy LPD 61 (Highway Safety) sets out that 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 people.

5.6 Supplementary Planning Documents/Guidance

- Parking Provision for Residential and Non-Residential Development SPD (2022) sets out the parking provision requirements for new developments.

- Low Carbon Planning Guidance for Gedling Borough (2021) sets out sustainability guidance.
- Biodiversity Net Gain Interim Planning Policy Statement January 2024
- Position Statement on Green Belt Policies LPD 13 and LPD 14 of the LPD
- Greater Nottingham Landscape Character Assessment
- Nottinghamshire County Council's Highway Design Guide

Appraisal

6.0 The principle of development in green belt and a C2 use

6.1 The use of the building will fall within a C2 use and, therefore, policy LPD39 applies and identifies that three criteria against which the proposal needs to be assessed. Firstly, good access to services is sought, whilst it may have good access to conventional services, it also has good access to open space, which residents of this particular site are likely to require. Secondly, there are no known other such uses in the area and as a result there would be no over concentration of similar uses. Thirdly, a good level of amenity is required for both neighbouring occupiers and proposed users, which is considered later in this report (see 9.0 below). The proposal is, therefore, considered to comply with LPD39.

6.2 The NPPF sets out at paragraph 154 that development in the Green Belt is inappropriate unless one of the exceptions listed in that paragraph applies

Exception (g) allows for “Limited infilling or the partial or complete redevelopment of previously developed land... whether redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt.”

6.3 The site is previously developed land in that it comprises 3,640m² of buildings over 2-3 storeys which were previously occupied by Fire and Rescue HQ. The site also includes a large car park with approximately 80 spaces and internal road network. The proposal would involve the redevelopment of the site.

6.4 As such the principle of the development is considered to accord with the first requirement of the exception in paragraph 154(g).. The second requirement of the exception is that the proposed development should not cause substantial harm to the openness of the Green Belt. The matter of openness is considered later in this report (see 7.0).

6.5 To summarise, for the reasons stated above, the redevelopment of the site for a private healthcare and rehabilitation clinic is, in principle, acceptable subject to the proposal not causing substantial harm to the openness of the Green Belt and the proposal complying with other relevant material planning considerations that are also considered later in this report.

7.0 Impact on the openness of the Green Belt

7.1 As explained above, in order to comply with planning policy, the proposal must not cause substantial harm to the openness of the Green Belt. The table below

demonstrates that the application scheme proposes material reductions across all the relevant indicators.

7.2

Item	GIA floor space	Footprint	Volume	Height at Highest Point	Total Hardstanding
Existing buildings	3,640 sq m	2,995 sq m	15,050 m3	AOD 115.14	6,000 sq m
Proposed Clinic	3,154 sq m	2,088 sq m	14,096 m3	AOD 115.14	2,966 sq m
% Reduction	-13.35%	-30%	-6.34%	-	-51%

7.3

In addition to these quantitative measures, it is also worth noting that the particular form of development will also ensure that there is no harm (indeed a reduced/beneficial impact compared to that which exists) on the openness of the green belt. The proposal is a much more compact form of development compared to the existing buildings, (and also when seen alongside the previous “approved” residential scheme). This current proposal represents a 63% reduction in the width of the existing built area and a 17% reduction in the depth of the existing built area, compared to existing. Overall, there is a 56% reduction in the area of building zone compared to existing. The proposal also looks to remain on the previously developed area of the site to mitigate any sprawl of built development.

7.4

Works to the full length of the existing private driveway serving the site are proposed including pedestrian footways, speed humps and additional signage. Due to the amount and nature of physical works proposed, these works are not considered to cause substantial harm to the openness of the Green Belt and are in accordance with paragraph 154 h) of the NPPF which allows for local transport infrastructure which can demonstrate a requirement for a Green Belt location.

7.5

For the reasons stated above, the proposal is considered to not cause substantial harm to the openness of the Green Belt and comply with Paragraph 154 of the NPPF.

8.0 Design, Appearance and Heritage Impacts

8.1

The Council’s Conservation Officer has assessed the proposal and has raised no objections.

8.2

The following heritage assets lie within close proximity to the application site;-

Bestwood Lodge Hotel and Terrace Wall, Grade II*

Bakery North of Bestwood Lodge Hotel, Grade II

Stable Court, Grade II

Garden Walls and Gateway at Beswood Lodge Hotel, Grade II

The Old Lodge, Grade II

Non-Designated Heritage Asset (NDHA) of the historic gardens to Bestwood Lodge, landscaped by Teulon and Thomas Church

NDHA Medieval hunting Park of Bestwood Park.

- 8.3 The Fire and Rescue HQ date to the mid-20th Century and are of no known architectural or historic interest. There is not considered to be any harm that would arise from their demolition. Given the presence of the existing development and changes at this part of the site there is scope here to redevelop the site in a way that does not erode the historic landscape and which preserves, or enhances, the setting, and thereby significance, of the listed buildings in this former country estate.
- 8.4 Retaining the site in one ownership, rather than piecemeal private residential ownerships, allows for a potentially more comprehensive approach to landscaping, design and built form, which benefits this scheme considering the sensitivity of the setting. There is also less scope for suburbanisation of the site through this proposed use. The exclusion of the existing sports area from the red line also limits the area of potential change and alteration in the future.
- 8.5 The idea here of creating a generally coalesced built form is sound, allowing retention of the important green and wooded borders of the site and creating ample space for areas of landscaping.
- 8.6 The other design element that works well here is the linear and gabled form of the proposed new buildings, arranged around a series of courtyards, which in a broad sense emulates of the courtyard style layout of the existing stable block, walled garden and linear bakehouse. The general formality of layout with an emphasis on green landscaping also reflects the overall character of the historic site.
- 8.7 The footprint of the structures now proposed exceed those of any typical outbuilding, and in this respect, it is not necessarily an ancillary planform or proposal. However, the restriction of two storey elements to the rear of the site and the use of a lower ground floor level exploits the change in land levels here to help allow for a greater floor space but lessen the impact, and overall the scope of development and massing as submitted is acceptable here.
- 8.8 The chosen layout also re-uses existing hardstanding for the rear carpark and replaces a large and unattractive outbuilding with the overflow carpark, so has managed to assimilate these elements with little change. The removal of unused hardstanding and replacement with green landscaping is also a positive of the scheme.
- 8.9 The overall design successfully combines a broadly simple linear layout, but with areas of architectural ornamentation, and in this respect successfully mirrors the architectural approach taken to the stable courtyard. The contemporary detailing will create a legibly new building range here, which should also be assimilated into the overall style and character of the wider setting. The materials are also a good mixture of the red clay bricks and tiles, which is a strong local building material, while the elements of stonework also reflect the stone dressings used in the historic buildings here. Limited areas of metal work will add architectural interest in a recessive way, while the timber shingles on the walls gives a nod to the wooded setting. Together the materials will make a complementary and mellow palette.

- 8.10 The removal of existing structures and their replacement with landscaping at the southern entrance to the site is a successful element of the scheme, enhancing this part of the site and enhancing the immediate setting of the stable courtyard - allowing more of the wooded and treed setting that has been identified as being important and a positive element in the setting of the heritage assets here. This green landscaping and additional planting will go a long way to softening the impact of the scheme, which otherwise has a potentially more significant built form than the existing buildings.
- 8.11 While the proposal creates a more significant built form adjacent to the walled garden, the change in levels and retention of greenery will avoid the proposal being intrusive in its setting. The current historical link will remain legible in plan form terms by retaining the primacy of the Lodge and the retention of the historic tree banks to the west that currently link the Lodge and walled gardens.
- 8.12 The earlier Grade II Lodge at the entrance to Bestwood Lodge Drive may well have a greater visual impact from this proposal than from the existing HQ. However, this building already sits within a relatively altered setting owing to its proximity to the HQ and modern suburban developments of modern Bestwood. The proposed new development will not be unattractive in its setting, but will reflect the overall character of the wider site, and it will not detract from the current legibility of the site overall, as such should not harm the setting, or significance, of the listed Lodge.
- 8.13 It is anticipated that the degree of separation of Bestwood Lodge Hotel from the proposal site, along with the intervening green screening, new landscaping, and limited height of the proposed buildings, will retain the current visual separation of the two sites. Further, any glimpsed intervisibility of the site with the Lodge Hotel should be of a mellow material palette and complementary form, such that there will be no harm to the setting of the Grade II* Lodge and its Bakehouse.
- 8.14 To ensure the detailed finish of the proposal is acceptable, the following conditions should be attached to the grant of any planning permission;- Samples and details of the finish of all external facing materials, hard and soft landscaping including boundary materials, any lighting, parking delineation, details of the cycle store, details of the external pavilion, location and details of any plant required. An informative should be added advising the applicant that any new signage may require advertisement consent.
- 8.15 The following tree information has been submitted with the application;- BS 5837:2012 Tree Survey, Arboricultural Impact Assessment (AIA), Arboricultural Method Statement (AMS) & Tree Protection Plan (TPP) Reference RSE_8329_R1_V2_ARB.
- 8.16 The trees shown as retained on site have sufficient protection described. Due to the amount of trees protected by a TPO and category B trees within direct influence of the proposed works, it is important to the local environment and the site itself that every effort is taken to ensure their safe long-term retention. If planning is granted, a condition should be attached ensuring that all retained trees, and hedges are protected in accordance with the submitted tree survey and implemented before and during construction phases.

- 8.17 The indicative proposed landscaping plan shows a suitable level of tree planting to offset the loss of canopy due to development. Should planning permission be granted then precise details of proposed landscaping should be controlled through a planning condition.
- 8.18 A neighbour has raised concerns that replacement tree planting is likely to be dealt with through a planning condition and not prior to determination. However, this is standard practice and the Council's Arboricultural Officer has supported this approach. The Arboricultural Officer will be consulted on any future discharge of condition application regarding trees.
- 8.19 To conclude this section of the report, the design, layout and scale of the proposal is considered to be acceptable and does not have an unacceptable impact on nearby heritage assets. It is therefore considered that the proposal accords with Section 12 of the NPPF (2024), Policies 10 and 11 of the GBACS (2014), Policies LPD 19, 26, 27 of the LPD (2018) and the Council's Design Code Framework.

9.0 Residential Amenity

- 9.1 With regards to issues of overlooking, massing / overshadowing and overbearing, the separation distances of the site to neighbouring properties should be noted.
- 9.2 The rear garden boundaries of properties to the north do border the site. The proposed building is approx. 10 metres away from this boundary at its closest point. Due to the long rear gardens, the dwellings themselves are in excess of 80 metres away from the proposed building. There are also existing trees to this boundary which provides screening. Bestwood Lodge Stables (now residential properties) lie approx. 120 metres to the south of the site with the driveway intervening. Given these separation distances, it is considered that the proposal will not cause significant issues of massing / overshadowing, overbearing or overlooking.
- 9.3 A neighbour has raised concerns that the north-east corner of the building is somewhat nearer the boundary of the site than the building to be removed. However, given the separation distances explained above, this is not considered to have an unacceptable impact on neighbouring amenity.
- 9.4 With regards to issues of noise and disturbance, the proposal would host 32 residents and 40 full-time equivalent members of staff. The proposal is to provide a tranquil retreat for the residents of the rehabilitation unit and, as such, should not cause unacceptable issues of noise and disturbance. It is likely that the proposal will result in less noise than the proposed 32 dwellings which the Planning Committee has resolved to grant subject to the signing of a Section 106 legal agreement and also the previous use as the Nottinghamshire Fire and rescue regional headquarters. Any noise during construction is for a temporary period only.
- 9.5 The Council's Scientific Officer has requested a Construction Emissions Management Plan. This should address how the developers intend to conduct

dust suppression. This should be controlled through a planning condition, should planning permission be granted.

- 9.6 In summary, for the reasons stated above, it is considered that the proposed development would not have a harmful impact on existing neighbouring amenity and is therefore in accordance with Policies LPD32 – Amenity and LPD39 Specialist Accommodation which requires that new development would not cause a significant adverse impact on the amenity of nearby residents.

10.0 Highway Matters

- 10.1 The site is accessed via a private driveway which currently provides access to the former Nottinghamshire Fire and Rescue Service (NFRS) site, Bestwood Lodge Hotel, Bestwood Lodge Stables which are now converted into residential units, other residential properties and Bestwood Country Park (albeit there is a public car park towards the start of the private driveway serving the Country Park).

- 10.2 The proposed access point to the NFRS site itself is to remain as existing. As part of this current planning application, it is proposed to provide some improvements to the full length of the private drive leading up to the site itself to aid pedestrian access to the site. These works are the same as “approved” for the previous planning application for residential development at the site. This includes pedestrian footways, additional speed humps and additional signage. The Highway Authority has raised no objections to the proposed works to the private driveway. The Council’s Parks and Open Spaces team (Gedling Borough Council are the owners of the driveway) has also raised no objections to the proposal. The applicant will have an obligation to pay annual maintenance contributions for the upkeep of the road to GBC under the terms of a legal agreement which already exists between Nottinghamshire Fire and Rescue Service and GBC; The applicant will take on this liability when they buy the site (if planning permission is granted for this proposal).

- 10.3 The proposed use would be supported by 30 car parking spaces to the rear of the site with further overflow for 22 cars if required as well as bicycle storage.

- 10.4 Neither Gedling Borough Council’s Parking Provision for Residential and Non-Residential Development SPD or Nottinghamshire County Council’s Highway Design Guide set out parking standards for a private residential therapy centre. However, the Highway Authority has assessed the proposed parking provision and has commented that;-

“Parking provision has been assessed against practices at an existing Delamere site. Should the proposed number of spaces not be sufficient, then there are other non-designated areas where drivers could park.”

There is no reason to disagree with the professional advice of the Highway Authority.

- 10.5 The applicant has submitted a draft Travel Plan in support of this current planning application. This includes measures encouraging staff to walk, cycle, use public transport or car share to travel to work. The Highway Authority has

suggested a pre-commencement condition regarding precise details of a Travel Plan to be submitted and agreed in writing by the Local Planning Authority, in accordance with advice from the Highway Authority, prior to the commencement of development.

10.6 An informative should be attached to the grant of any planning permission advising the applicant that a claim for a bridleway has been made along the track that the applicant proposes to sue for access and the contact details for NCC Rights of Way team should be provided to the applicant.

10.7 For the reasons stated above, it is considered that the proposals would not have an unacceptable adverse impact on highway safety and is in accordance with Section 9 of the NPPF (2024) and Policies LPD 57 and LPD 61 of the LPD (2018).

11.0 Flood Risk and Drainage

11.1 The site is located within Flood Zone 1 and, as such, is at a low risk of flooding. Nonetheless, due to the size of the proposal, the applicant has submitted a Flood Risk Assessment and Drainage Strategy.

11.2 The LLFRA raises no objection to the proposal subject to a condition regarding a detailed surface water drainage scheme based on the principles set forward by the submitted Flood Risk Assessment and Drainage Strategy to be submitted to and approved by the LPA prior to development commencing. It is considered that there is no reason to disagree with the professional advice of the LLFRA.

11.3 The Environment Agency has been consulted on the application but has not submitted any comments. However, the site is located in Flood Zone 1 where the proposed use is compatible.

11.4 For the reasons stated above, subject to conditions, drainage at the site is acceptable and the proposal will not increase flood risk in the area. As such, the proposal is considered to be in accordance with Part 14 of the NPPF, Policy 1 of the ACS and LPD4.

12.0 Ecology

12.1 An Ecological Impact Assessment (EclA) report has been submitted in support of the planning application which includes assessments of bats, great crested newts, badgers, reptiles, birds and other animals. This report concluded that the buildings on site were unsuitable or absent of roosting bats but that some of the trees had the potential for bat roosting features and that foraging and commuting bats have the potential to be affected by artificial light source. There was no evidence of badger setts but there may be the potential for badgers to build setts through the site in the future. Great Crested Newts and other reptiles were not considered to be a constraint due to the absence of unsuitable habitats. There was the potential for nesting birds at the site.

12.2 The Council's Ecology Officer has assessed the EclA and has raised no objections. This is subject to recommendations within the EclA being secured

by way of planning conditions regarding a Construction Emissions Management Plan (CEMP), a pre-commencement badger survey, wildlife friendly lighting both during and post-development, avoiding site clearance outside of bird-nesting season or site to be checked for nesting birds immediately prior to clearance and an ecological enhancement plan to include the installation of bat and bird boxes.

- 12.3 The site lies within the buffer zone of the Sherwood Forest potential Special Protection Area (pSPA) where impacts on breeding nightjar and woodlark. By way of policy background, paragraph 3.17.3 in the Council's ACS states 'whilst this is not a formal designation, it does mean that these areas are under consideration by the Joint Nature Conservation Committee, and may be declared a proposed Special Protection Area in due course. The Aligned Core Strategies and Infrastructure Delivery Plan therefore take a precautionary approach and treat the prospective Special Protection Area as a confirmed European Site. The infrastructure Delivery Plan sets out requirements for a range of mitigation measures as recommended in the Habitats Regulation Assessment Screening Record. A decision on the extent of any possible Special Protection Area is not known. The application site is not in the core breeding area and the buffers, as noted above, are currently unknown. The proposed development on site is currently proposed over existing built development and hardstanding and located on a similar footprint to the existing development on site. Hardstanding is considered to be unsuitable habitat for nightjar or woodlark. It is therefore considered that the current proposed development of this site will have no impact on breeding populations of woodlark and nightjar.
- 12.4 For the reasons stated above, subject to conditions, the proposal is considered to not impact on ecology at the site and is considered to comply with part 15 of the NPPF as well as policies ACS17 and LPD18.
- 13.0 Biodiversity Net Gain (BNG)
- 13.1 From 12th February 2024 Biodiversity Net Gain (BNG) is mandatory for major development that does not meet the required exemptions. This means that developers must deliver a BNG of 10%. This results in a development with more or better quality natural habitat than there was before development.
- 13.2 The Biodiversity Impact Assessment, provided as part of the EclA, demonstrated a net loss of 15.67% Habitat Units on site, requiring the delivery of a further 3.30 Units of habitats appropriate to satisfy trading rules in order to meet the mandatory net gain target. The applicant has indicated that the remaining units will be delivered in the area within the blue line boundary on the site plans which is the private playing fields associated with the Fire Headquarters immediately to the east of the site.
- 13.3 No further BNG details are required at the planning application determination stage. However, should planning permission be granted for this development then this should be subject to the inclusion of a condition requiring a Biodiversity Gains Plan to be submitted to and agreed in writing. It is at this stage that precise details of both on-site and off-site BNG are assessed. A condition

requiring a Habitat Management and Monitoring Plan is also required to ensure that the BNG remains for a period of at least 30 years.

14.0 Other Matters

- 14.1 The Highway Authority has requested a Travel Plan Monitoring Fee of £7,500 which the applicant has agreed to pay. This will be secured through a Legal Agreement. The proposal does not meet the requirements for any other planning contributions.
- 14.2 In accordance with LPD 48, a a local labour agreement for construction is required, this can be secured as part of the aforementioned Legal Agreement.
- 14.3 The proposal will employ 32 workers on a full-time basis and 14 workers on a part-time basis and will therefore aid the local economy.
- 14.4 Nottinghamshire Police: Designing Out Crime & Architectural Liaison Officer has raised no objection to the proposal. They have, however, provided advice regarding designing out crime features for commercial developments as well as site security during construction. This should be included as an informative on the decision notice, should planning permission be granted.
- 14.5 The applicant has confirmed that the proposal will comply with the Council's Low Carbon Planning Guidance by submitting an energy strategy stating that the site is in a sustainable location and also makes use of electric vehicle charging and cycle storage. The proposal removes hardstanding and includes the provision of additional landscaping. The proposal makes use of solar panels, SuDS as well as technology to minimise water usage and heating.
- 14.6 In accordance with the comments of the Council's Scientific Officer conditions regarding contaminated land, electric vehicle charging and a Construction Emission Management Plan should be attached to the grant of any planning permission.
- 14.7 NCC Planning Policy has confirmed that the site is not within a Mineral Safeguarding and Consultation Area, near to any existing mineral extraction sites or existing waste sites. They have, however, advised that the applicant submit a Waste Audit outlining how they will deal with waste during the construction and operational phases of the development.
- 14.8 There may be a gas pipeline running close to the site. Cadent Gas has been consulted on the application but has not submitted any comments. An informative should be attached to the grant of any planning permission advising the applicants to contact Cadent Gas directly.
- 14.9 With regards to neighbour objections that have not been addressed in the main body of this report;-

Details of proposed boundary treatments can be secured by way of a condition, should planning permission be granted.

In line with the comments of the Council's Ecology Officer, a condition should be attached to the grant of any planning permission controlling lighting levels at the site during construction and operation.

A neighbour has stated that occupiers of residential properties in Bestwood Park have to adhere to strict covenants as they are attempting to blend into the forest. Covenants are a legal matter outside of the planning system. However, it is considered that the proposal does not impact on the visual amenity or character of the area in any case, for the reasons set out in paragraphs 8.0 to 8.19 of this report.

15.0 Conclusion

15.1 The proposed development is consistent with local and national planning policies. The proposal constitutes the redevelopment of Previously Developed Land in the Green Belt and does not cause substantial harm to the openness of the Green Belt. The design, layout and scale of the proposal is acceptable and does not have an unacceptable impact on nearby heritage assets. The proposed development would not have a harmful impact on neighbouring amenity. The proposal will not impact on highway safety, flood risk or biodiversity in the area. The proposal achieves a Biodiversity Net Gain. It is considered that the proposal is appropriate for its context and is in accordance with the NPPF (Parts 2, 4, 6, 8, 9, 11, 12, 13, 14, 15, 16), Policies A, 1, 2, 3, 4, 10, 11, 12, 14, 16, 17, 18 of the ACS, Policies LPD 4, 7, 11, 14, 18, 19, 20, 26, 27, 32, 35, 39, 48, 57 and 61 of the LPD, Gedling Borough Council's, Parking Provision SPD, Biodiversity Net Gain Interim Planning Policy Statement and Low Carbon Planning Guidance for Gedling Borough and Design Code Framework.

16.0 **Recommendation: GRANT PLANNING PERMISSION subject to the signing of a Legal Agreement with the Borough Council as the Local Planning Authority and the County Council to secure Travel Plan monitoring and a local labour agreement, and the following conditions;-**

- 1 The development must be begun not later than three years beginning with the date of this permission.
- 2 The development hereby permitted shall be completed in accordance with the submitted documents;-

Existing Plans, received 18th November 2024
Proposed Elevation Plans, 23rd October 2024
Proposed Floor Plans, received 3rd October 2024
Proposed Site Plan, received 3rd October 2024
Site Location Plan, received 3rd October 2024
Application Form, received 3rd October 2024
Drawing no. PBL5-BSP-ZZ-ZZ-DR-D-0001 Rev P02, received 23rd January 2025

- 3 No above ground construction works shall commence until samples of the proposed external facing materials to be used in the construction of the development have been submitted to, and approved in writing by, the Local Planning Authority and the development shall only be undertaken in accordance with the materials so approved and shall be retained as such thereafter.
- 4 The development shall not be occupied until a detailed scheme for the boundary treatment of the site, including position, design and materials, and to include all boundaries, cycle storage area and bin storage area, has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be completed before the development is first brought into use.
- 5 No development shall be commenced until full details of hard landscape works have been submitted to and approved in writing by the local planning authority. The scheme as approved shall be carried prior to the first occupation of the development.
- 6 No part of the development hereby approved shall commence until a detailed surface water drainage scheme based on the principles set forward by the approved Flood Risk Assessment (FRA) and Drainage Strategy has been submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority. The scheme shall be implemented in accordance with the approved details prior to completion of the development. The scheme to be submitted shall:
 - Demonstrate that the development will use SuDS throughout the site as a primary means of surface water management and that design is in accordance with CIRIA C753 and NPPF Paragraph 175.
 - Limit the discharge generated by all rainfall events up to the 100 year plus 40% (climate change) critical rain storm to QBar rates for the developable area.
 - Provide detailed design (plans, network details, calculations and supporting summary documentation) in support of any surface water drainage scheme, including details on any attenuation system, the outfall arrangements and any private drainage assets.Calculations should demonstrate the performance of the designed system for a range of return periods and storm durations inclusive of the 1 in 1 year, 1 in 30 year and 1 in 100 year plus climate change return periods.
 - No surcharge shown in a 1 in 1 year.
 - No flooding shown in a 1 in 30 year.
 - For all exceedance to be contained within the site boundary without flooding properties in a 100 year plus 40% storm.
 - Evidence to demonstrate the viability (e.g Condition, Capacity and positive onward connection) of any receiving watercourse to accept and convey all surface water from the site.

- Details of STW approval for connections to existing network and any adoption of site drainage infrastructure.
 - Evidence of approval for drainage infrastructure crossing third party land where applicable.
 - Provide a surface water management plan demonstrating how surface water flows will be managed during construction to ensure no increase in flood risk off site.
 - Evidence of how the on-site surface water drainage systems shall be maintained and managed after completion and for the lifetime of the development to ensure long term effectiveness.
 - Details of the proposed Swales and Soakaways are required prior to the discharge of condition stage.
- 7 From 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 three (3) active chargepoints and, cable routes installed to at least one-fifth of the remaining 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.
- 8 No part of the development hereby permitted shall be brought into use until the cycle parking store as indicated on the submitted site plan, has been provided and that area shall not thereafter be used for any purpose other than the parking of cycles.
- 9 Prior to commencement of the development a Construction Emission Management Plan (CEMP) for minimising the emission of dust and other emissions to air during the site preparation and construction shall be submitted to and approved in writing by the Local Planning Authority. The CEMP must be prepared with due regard to the guidance produced by the Council on the assessment of dust from demolition and construction and include a site specific dust risk assessment. The CEMP should include detailed plans for all relevant mitigation recommendations set out within the EclA report. All works on site shall be undertaken in accordance with the approved CEMP unless otherwise agreed in writing by the Local Planning Authority.
- 10 Development may not be begun unless:
- (a) a biodiversity gain plan has been submitted to the planning authority; and
 - (b) The planning authority has approved the plan.

Development shall thereafter be carried out in accordance with the approved biodiversity gain plan, in accordance with the timings agreed by the biodiversity gain plan.

11 The Biodiversity Gain Plan shall be prepared in accordance with the Ecological Impact Assessment, received 3rd October 2024 and the BNG Metric, received by the Local Planning Authority 3rd October 2024.

12 The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the approved Biodiversity Gain Plan and including:

- (a) a non-technical summary;
- (b) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
- (c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
- (d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
- (e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority,

has been submitted to, and approved in writing by, the Local Planning Authority. Development shall thereafter be carried out in accordance with the approved details.

13 Notice in writing shall be given to the Council when the:

- (a) HMMP has been implemented; and
- (b) habitat creation and enhancement works as set out in the HMMP have been completed.

14 Monitoring reports shall be submitted to and approved in writing by local planning authority in accordance with the methodology and frequency specified in the approved HMMP.

15 a) Development must not commence until the following has been complied with:

Site Characterisation

An assessment of the nature and extent of any potential contamination has been submitted to and approved in writing by the Local Planning Authority. This assessment must be undertaken by a competent person, and shall assess any contamination on the site, whether or not it originates on the site. Moreover, it

must include; a survey of the extent, scale and nature of contamination and; an assessment of the potential risks to: human health, property, adjoining land, controlled waters, ecological systems, archaeological sites and ancient monuments.

Submission of Remediation Scheme

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

b) In the event that remediation is required to render the development suitable for use, the agreed remediation scheme shall be implemented in accordance with the approved timetable of works. Prior to occupation of any building(s) a Verification Report (that demonstrates the effectiveness of the remediation carried out) must be submitted and approved in writing by the Local Planning Authority.

c) 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.

- 16 No development shall commence until a Waste Audit has been submitted to and approved in writing by the Local Planning Authority. Development shall thereafter be carried out in accordance with the approved details. Specific guidance on what should be covered within a waste audit is provided within paragraph 049 of the National Planning Practice Guidance.
- 17 Development shall not commence until a pre-commencement badger survey has been submitted to and approved in writing by the Local Planning Authority. Development shall thereafter be undertaken in accordance with the approved details.
- 18 Development shall not commence until precise details of wildlife friendly lighting both during and post-development have been submitted to and approved in writing by the Local Planning Authority. Development shall thereafter be carried out in accordance with the approved details.
- 19 If protected species are encountered during development then works should halt, the scheme ecologist should be consulted and the Local Planning Authority informed. Works should not re-commence until any required mitigation measures to ensure no adverse impact to that species have been

submitted to the Local Planning Authority and approved in writing. Development shall then re-commence in accordance with the approved details.

- 20 Development shall not commence until an ecological enhancement plan, including enhancement recommendations made within the EclA report, such as installation of a variety of bat and bird boxes on retained site trees within the site has been submitted to and approved in writing by the Local Planning Authority. Development shall thereafter be carried out in accordance with the approved details.
- 21 All retained trees, and hedges must be protected in accordance with the submitted tree survey and implemented before and during construction phases.
- 22 If the tree protection fencing layout is altered from what is shown within the Tree Protection Plan - site location plan Tree Protection Plan RSE_8329_TPP then the Council's Arboricultural Officer must be notified and must agree in writing to any such alterations prior to any works being carried out within the root protection area of retained trees. Development shall thereafter be carried out in accordance with the approved details.
- 23 No development shall take place until a date for the Council's Arboricultural Officer to inspect the installed tree protection fencing in accordance with tree survey as part of the pre-development preparations has been agreed in writing by the Local Planning Authority.
- 24 Any structures built on the site should comply with current building regulations and NHBC Chapter 4.2 - Building near Trees (2022) 6. Foundation depths for buildings near or adjacent to trees should consider the potential size of the trees at maturity and their subsequent water demand. The soil types throughout the site should be fully investigated and appropriate measures taken. If trees are removed across the site, the potential for soil heave should be assessed and foundations designed accordingly.
- 25 No development shall be commenced until the following details have been submitted to and approved in writing by the Local Planning Authority. Development shall thereafter be carried out in accordance with the approved details.
 1. a scaled plan showing all existing vegetation and landscape features to be retained and trees and plants to be planted
 2. a schedule detailing sizes and numbers/densities of all proposed trees/plants
 3. specifications for operations associated with plant establishment and maintenance that are compliant with best practise
 4. a written five-year maintenance programme following planting. Any new tree(s) that die(s), are/is removed or become(s) severely damaged or diseased shall be replaced and any new planting (other than trees) which dies, is removed, becomes severely damaged or diseased within five years of planting shall be replaced. Replacement planting shall be in accordance with the approved details.
- 26 There shall be no excavation or raising or lowering of levels within the prescribed root protection area of retained trees.

27 Development shall not commence until precise details of the following have been submitted to and approved in writing by the Local Planning Authority. Development shall thereafter be carried out in accordance with the approved details.

Samples and details of the finish of all lighting
Parking delineation
Details of the cycle store
Details of the external pavilion
Location and details of any plant required

28 The proposed development hereby permitted shall not be brought into use until a Travel Plan has been submitted to and approved in writing by the local planning authority. The Travel Plan shall set out proposals (including targets, a timetable and enforcement mechanism) to promote travel by sustainable modes which are acceptable to the local planning authority and shall include arrangements for monitoring of progress of the proposals. The Travel Plan shall be implemented in accordance with the timetable set out in that plan.

29 The proposed development hereby permitted shall not be brought into use until the highway works as shown on drawing number PBL5-BSP-ZZ-ZZ-DR-D-0001 Rev P02, received by the Local Planning Authority, 23rd January 2025, have been provided.

30 No part of the development shall be commenced until details of the existing and proposed ground and finished floor levels of the site and approved building[s] have been submitted to and approved in writing by the local planning authority. The development shall be carried out thereafter in accordance with the approved details.

Reasons

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

2 Reason: For the avoidance of doubt.

3 Reason: In the interests of visual amenity and heritage.

4 Reason: In the interests of visual amenity and heritage.

5 Reason: In the interests of visual amenity and heritage.

6 Reason: A detailed surface water management plan is required to ensure that the development is in accordance with NPPF and local planning policies. It should be ensured that all major developments have sufficient surface water management, are not at increased risk of flooding and do not increase flood risk off-site.

7 Reason: 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.

- 8 Reason: To ensure that adequate cycle provision has been provided.
- 9 Reason: To ensure the development is constructed in an appropriate sustainable manner which takes into consideration air quality with in the Borough, and takes into consideration the National Planning Policy Framework and policy LPD11 of the Councils Local Plan and in the interest of biodiversity.
- 10 Reason: To ensure that 10% BNG is achieved at the site in accordance with The Environment Act (2021) – Biodiversity Net Gain and Schedule 7A of the Town and Country Planning Act 1990 (as amended).
- 11 Reason: To ensure that 10% BNG is achieved at the site in accordance with The Environment Act (2021) – Biodiversity Net Gain and Schedule 7A of the Town and Country Planning Act 1990 (as amended).
- 12 Reason: To ensure that 10% BNG is achieved at the site in accordance with The Environment Act (2021) – Biodiversity Net Gain and Schedule 7A of the Town and Country Planning Act 1990 (as amended).
- 13 Reason: To ensure that 10% BNG is achieved at the site in accordance with The Environment Act (2021) – Biodiversity Net Gain and Schedule 7A of the Town and Country Planning Act 1990 (as amended).
- 14 Reason: To ensure that 10% BNG is achieved at the site in accordance with The Environment Act (2021) – Biodiversity Net Gain and Schedule 7A of the Town and Country Planning Act 1990 (as amended).
- 15 To ensure the development is safe and suitable for use, thereby taking into consideration the National Planning Policy Framework and Policy LPD7 of the Councils Local Plan.
- 16 Reason: To minimise the creation of waste.
- 17 Reason: In the interests of biodiversity and in order to comply with Policies ACS17 LPD18.
- 18 Reason: In the interests of biodiversity and in order to comply with Policies ACS17 LPD18.
- 19 Reason: In the interests of biodiversity and in order to comply with Policies ACS17 LPD18.
- 20 Reason: In the interests of biodiversity and in order to comply with Policies ACS17 LPD18.
- 21 In the interests of visual amenity and biodiversity.
- 22 In the interests of visual amenity and biodiversity.

- 23 In the interests of visual amenity and biodiversity.
- 24 In the interests of visual amenity and biodiversity.
- 25 In the interests of visual amenity and biodiversity.
- 26 In the interests of visual amenity and biodiversity.
- 27 In the interests of visual amenity and heritage.
- 28 To promote sustainable travel.
- 29 To promote sustainable travel, in the general interest of highway safety.
- 30 In the interests of visual amenity and in order to preserve the openness of the Green Belt.

Informatives

- 1 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.
- 2 An informative should be added advising the applicant that any new signage may require advertisement consent.
- 3 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.
- 4 With regards to condition 10, the biodiversity gain plan must include :
 - (a) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
 - (b) the pre-development biodiversity value of the onsite habitat;
 - (c) the post-development biodiversity value of the onsite habitat;
 - (d) any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development;
 - (e) any biodiversity credits purchased for the development; and
 - (f) any such other matters as the Secretary of State may by regulations specify.

(g) timings for implementation

- 5 With regards to condition 7, 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
- 6 A claim for a bridleway has been made along the track that the applicant proposes to use for access. The applicant is strongly advised to contact countryside.access@nottscc.gov.uk for further information regarding the status of the claim and the impact that this may have on the proposal. If the claim for a bridleway is successful, this will need to be accommodated within the development.
- 7 It is recommended that the Secured by Design standard is adopted as part of this property redevelopment. Nottinghamshire Police Designing Out Crime Officers will be available to provide ongoing guidance to the developer in the adoption of the SBD standards, Further information can be found at;-

https://www.securedbydesign.com/images/COMMERCIAL_GUIDE_2023_v4.pdf
- 8 The developer is encouraged to consider site security during construction and review the relevant guide;-

https://www.securedbydesign.com/images/CONSTRUCTION_SITE_SECURITY_GUIDE_A4_8pp.pdf
- 9 The proposed development lies within an area that has been defined by the Mining Remediation Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Mining Remediation Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure a suitable engineering design which takes account of all relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Mining Remediation Authority Policy in relation to new development and mine entries available at:

<https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries>

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Mining Remediation Authority Permit. Such activities could include site investigation boreholes,

excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Application forms for Mining Remediation Authority permission and further guidance can be obtained from The Mining Remediation Authority's website at: www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property

What is a permit and how to get one? - GOV.UK (www.gov.uk)

In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.

If any future development has the potential to encounter coal seams which require excavating, for example excavation of building foundations, service trenches, development platforms, earthworks, non-coal mineral operations, an Incidental Coal Agreement will be required. Further information regarding Incidental Coal Agreements can be found here –

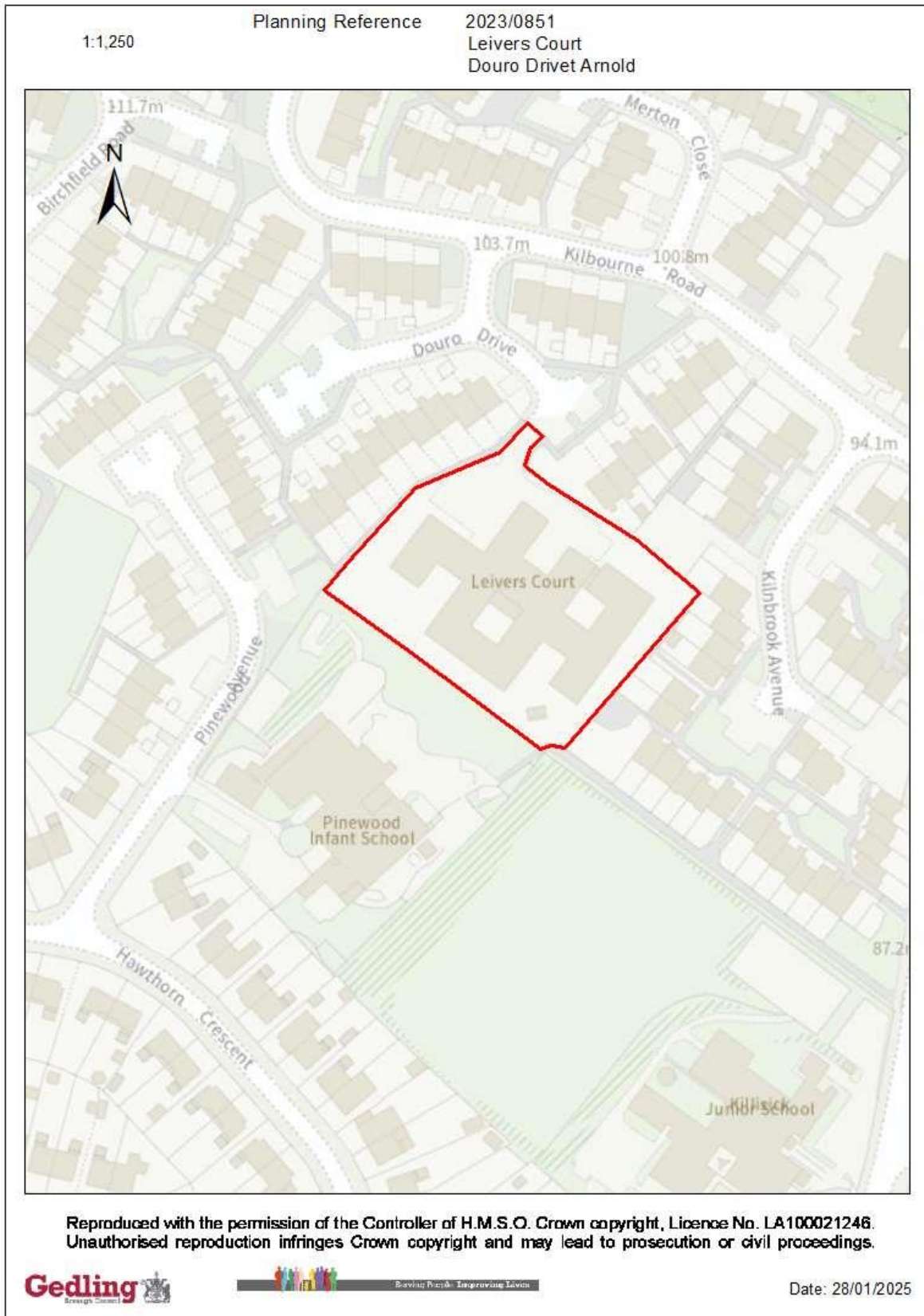
<https://www.gov.uk/government/publications/incidental-coal-agreement/guidance-notes-for-applicants-for-incidental-coal-agreements>

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Mining Remediation Authority on 0800 288 4242. Further information is available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

- 10 There may be a gas pipeline close to the site. The applicant is advised to contact Cadent Gas for further information.



Planning Report for 2023/0851



Report to Planning Committee

Application Number:	2023/0851
Location:	Leivers Court, Douro Drive, Arnold, Nottinghamshire
Proposal:	Demolition of existing care home and construction of a 3-storey building to incorporate 22 flats providing supported accommodation, staff office, and communal hub, and the erection of 8 semi-detached dwellings including access, parking and turning.
Applicant:	Nottingham Community Housing Association
Agent:	Pelham Architects
Case Officer:	Joe Baldwin

This application has been referred to Planning Committee to accord with the Constitution as more than 9 dwellings are proposed.

1.0 Site Description

- 1.1 The application relates to Leivers Court, a 0.47ha site which accommodates a former care home which has been vacant since 2019. The site is located off the southern side of Douro Drive toward the northeastern edge of Arnold.
- 1.2 The site remains occupied by the vacant care home building of buff brickwork and concrete roof tile construction, which is surrounded by existing trees and areas of informal planting. The topography surrounding the site slopes from the north west down toward the properties along Kilnbrook Avenue to the south east of the site. The site itself; however, is relatively flat.
- 1.3 The site is surrounded by existing residential dwellings to all sides, with the exception of Pinewood Infant School which immediately adjoins the south western boundary of the site.
- 1.4 The site is not located within a designated conservation area, is some 600m away from the nearest listed building and is located entirely within Flood Zone 1 – an area which is at low risk of flooding from rivers and the sea.

2.0 Proposed Development

- 2.1 Full planning permission is sought for the demolition of the existing care home building and the erection of 30 new dwellings with associated access and parking.

- 2.2 The 30 dwellings would comprise:- 22 one-bedroom apartments (supported living for young persons) in a 3 storey block toward the north east of the site; 6 two-bedroom semi-detached dwellings and 2 three-bedroom semi-detached dwellings. All flats will provide supported living accommodation and all semi-detached dwellings will be affordable rent properties managed by Nottingham Community Housing Association.
- 2.3 Access to the site would be gained via the existing access off Douro Drive with a new shared access road created into the site terminating at a turning square. 27 parking spaces will be created within the site which would be allocated as follows: 8 spaces for the supported living flats (to be used by support staff and visitors); 16 spaces serving the 8 semi-detached dwellings and 3 visitor spaces. All of the above spaces would be provided with EV charging points.
- 2.4 A communal courtyard would be created to the north east of the new supported living building and each of the semi-detached dwellings would be provided with a private garden.

3.0 **Relevant Planning History**

82/1063 Home for the elderly and day care centre Granted 24/11/1982

3.1

4.0 **Consultations**

- 4.1 **Strategic Housing Officer (Gedling Borough Council):** – Note that the 8 semi-detached houses are for affordable rent and that the Council would receive nomination rights from the Council's housing register. No objections to the proposed Scheme.
- 4.2 **Tree Officer (Gedling Borough Council):** – The submitted tree survey schedule is adequate to identify the trees on site but more details are required to show retained trees to be protected during all phases of construction. Moving forwards with the protection of any retained trees that may be impacted upon the development, the applicant should provide a tree protection plan (TPP) and arboricultural method statement (AMS) detailing:
- a) Location and installation of services/ utilities/ drainage.
 - b) Details of construction within the RPA or anything that may impact on the retained trees
 - c) A full specification for the installation of boundary treatment works
 - d) A full specification for the construction of any new roads, parking areas and driveways, including details of the no-dig specification and extent of the areas of the roads, parking areas and driveways to be constructed using a no-dig specification. Details shall include relevant sections through them.
 - e) Detailed levels and cross-sections to show that the raised levels of surfacing, where the installation of no-dig surfacing within Root Protection Areas is proposed, demonstrating that they can be accommodated where they meet with any adjacent building damp proof courses.
 - f) A specification for protective fencing to safeguard trees during both demolition and construction phases and a plan indicating the alignment of the protective fencing.
 - g) A specification for scaffolding and ground protection within tree protection zones.

- h) Tree protection during construction indicated on a TPP and construction and construction activities clearly identified as prohibited in this area.
- i) Details of site access, temporary parking, on site welfare facilities, loading, unloading and storage of equipment, materials, fuels and waste as well concrete mixing and use of fires
- j) Boundary treatments within the RPA
- k) Methodology and detailed assessment of root pruning
- l) Arboricultural supervision and inspection by a suitably qualified tree specialist
- m) Reporting of inspection and supervision
- n) Methods to improve the rooting environment for retained and proposed trees and landscaping

4.3 **Lead Local Flood Authority (Nottinghamshire County Council)** – Based on the information submitted, no objections subject to a condition securing a detailed surface water drainage scheme based on the principles within the submitted Flood Risk Assessment.

4.4 **Nottinghamshire County Council Strategic Policy:** -

Minerals - The County Council does not, therefore, wish to raise any objections to the proposal from a minerals perspective.

Waste - In terms of the Waste Core Strategy, there are no existing waste sites within the vicinity of the site whereby the proposed development could cause an issue in terms of safeguarding existing waste management facilities (as per Policy WCS10). As the proposal is likely to generate significant volumes of waste through the development or operational phases, it would be useful for the application to be supported by a waste audit.

Bus Service Support - The closest existing bus stops are located on Killisick Road and located approximately 300 metres from the site. At this time, it is not envisaged that contributions towards local bus service provision will be sought.

Bus Stop Infrastructure - The Council request that a Planning Obligation be added to state: A bus stop infrastructure contribution of £14,100 is paid to provide improvements to the two bus stops on Killisick Road denoted GE0362 and GE0369 Spinningdale.

School Transport - The closest/catchment schools to the site include Pinewood Infant and Nursery School, Killisick Junior School and Redhill Academy. At this time, it is not envisaged that contributions towards school transport provision will be sought.

Sustainable Travel - Transport and Travel Services expect free introductory bus travel should be made available to residents and employees of the development to encourage usage of public transport.

4.5 **Conservation Officer (Gedling Borough Council):** - The care home was erected post 1970's and is of no special interest in heritage terms. The site of the development was, prior to the 1970's, open fields as was the area surrounding the school and care home. Housing close by is of the latter part of the C20th. There are no heritage assets within the setting of the proposed development and there are no heritage concerns.

4.6 **Scientific Officer (Gedling Borough Council):** – Suggested conditions to ensure land contamination is addressed and the development does not result

in a significant reduction in air quality. Also request that EV charging is secured by condition and that a Construction Emission Management Plan be submitted.

- 4.7 **Parks and Street Care (Gedling Borough Council):** - There is sufficient land on site to meet the overall requirement for 10% Public Open Space (POS). However, there are no details of how the developer intends to supply required play element of the POS, which would require a Local Area for Play (LAP). There is not room or suitable topography on site on to provide this, but we would accept an off-site contribution in lieu of play provision. In this instance it would be £53,377.20 toward provision and £22,560.00 for its on-going maintenance.
- 4.8 **NHS Primary Healthcare:** – To make this development acceptable from a health perspective additional infrastructure would be needed as a result of the proposals. The practices affected by this development would be Highcroft Surgery, Stenhouse Medical Centre and Daybrook Medical Centre. The financial contribution requested is £16,256.25
- 4.9 **Local Highway Authority (Nottinghamshire County Council):** – The proposal is to construct 8 dwellings and 22 apartments on the redundant land of a previous care home.

The comments regarding the proposed layout of the site are made on the revised plan entitled 'Proposed Site Plan', drawing no. 2759/P 102 -D.

The access to the site from Douro Drive will remain as existing which is not to adoptable standards in terms of width and gradient into the site, therefore will remain private with a maintenance agreement to maintain the private roads and associated drainage. The access complies with a private development showing 5.8m in width, with suitable swept paths showing cars/refuse vehicles can enter the site.

The parking within the site is on the low side; however, it would be for Gedling Borough Council to confirm whether or not the level is acceptable and complies with their parking policy. Together with the agreement that GBC Refuse team will also enter the Private development to collect the refuse.

In view of the above, the Highway Authority considers that the proposal is now satisfactory, and now has no objections subject to conditions.

- 4.10 **Ecology Officer (Gedling Borough Council):** - I am satisfied that a suitable survey to determine the hibernation potential of the building has been conducted by suitably qualified ecologists. I note that the building was determined to have negligible/low hibernation potential. Not all roof voids could be inspected during the survey and Figure 4.1 in the Bat Survey for Professional Ecologists Good Practice Guidelines, 4th Edition recommends that where there is a known roost outside winter within a non-classic hibernation site, consideration should be given to increasing the assessment level for the building. I would therefore recommend that a precautionary approach should be taken and the building should be treated as low potential and demolished outside of the hibernation season (November – March inclusive). The applicant may wish to consult their ecologist on this recommendation and either confirm that they are happy to comply with this precaution or provide justification as to why it is not appropriate/necessary.

The mitigation recommendations provided in section 6.1 of the Emergence Survey Report should also be conditioned.

- 4.11 **Members of the Public:** - A press notice was published; a site notice was displayed, and neighbour notification letters were posted.

One letter of representations has been received and raises the below points:

- Concerns regarding the impact of the development on local wildlife and levels of noise, violence and crime generated by the development

5.0 **Assessment of Planning Considerations**

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

- 5.2 The most relevant national planning policy guidance in the determination of this application is contained within the National Planning Policy Framework December 2024 (NPPF) and the additional guidance provided in the National Planning Practice Guidance (NPPG).

Development Plan Policies

The following policies are relevant to the determination of the application.

- 5.3 National Planning Policy Framework (December 2024) - Sets out the national objectives for delivering sustainable development. The following sections are particularly relevant:

Section 2 – Achieving sustainable development

Section 4 – Decision making

Section 5 - Delivering a sufficient supply of homes

Section 8 – Promoting healthy and safe communities

Section 9 – Promoting sustainable transport

Section 11 - Making effective use of land

Section 12 - Achieving well-designed places

Section 14 – Meeting the challenge of climate change, flooding and coastal change

- 5.4 **Greater Nottingham Aligned Core Strategy Part 1 Local Plan (2014)**

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

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

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

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

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

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

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

5.5 The Gedling Borough Local Planning Document (LPD) (2018):

LPD4: Surface Water Management – sets out the approach to surface water management.

LPD11: 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.

LPD18 - Protecting and Enhancing Biodiversity - Wherever possible, development proposals will be expected to take opportunities to incorporate biodiversity in and around development and contribute to the establishment and maintenance of green infrastructure.

LPD19: 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.

LPD21: 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.

LPD32: Amenity – planning permission will be granted for proposals that do not have a significant adverse impact on the amenity of nearby residents or occupiers.

LPD33: 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.

LPD35: 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.

LPD36: Affordable Housing – sets out that a 20% affordable housing provision will be required in Arnold but that a lower requirement may be justified provided there is sufficient evidence which takes account of all potential contributions and a viability assessment has been undertaken by the Council which demonstrates this.

LPD37: Housing Type, Size and Tenure – states that planning permission will be granted for residential development that provides for an appropriate mix of housing.

LPD39 - Specialist Accommodation - Planning permission will be granted for specialist accommodation provided it meets the criteria set out in a) to c):

- a) the proposal is located in an existing residential area, close to good public transport routes, shops, community facilities and open space appropriate to the needs of the occupiers; and
- b) the proposal would not result in an over concentration of similar uses in any one area, leading to a significant adverse impact on the character of the area; and
- c) a satisfactory residential environment can be achieved for the benefit of the intended occupants without detriment to the amenity of adjoining dwellings.

LPD40: Housing Development on Unallocated Sites – states that planning permission will be granted for residential development on unallocated sites which are not located in the greenbelt subject to impact on amenity of neighbouring properties, appropriate design, scale and massing and appropriate parking provision.

LPD48 - Local Labour Agreements - The Borough Council will seek to negotiate planning agreements to secure local labour agreements for developments of 10 or more dwellings, on 0.5 hectares of land or development that will create more than 15 jobs.

LPD57: Parking Standards – sets out the requirements for parking.

LPD61: 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.

LPD63 - Housing Distribution - A minimum of 7,250 homes will be provided for during the plan period (2011-2028), distributed as follows: 5. Windfall allowance - 240 homes.

5.6 Supplementary Planning Documents/Guidance

- Parking Provision for Residential and Non-Residential Developments SPD – (2022)
- Air Quality and Emissions Mitigation (2019)
- Low carbon planning guidance for Gedling Borough (2021)
- Environment Act (2021)
- Design Code Framework (2024)

6.0 Planning Considerations

Principle of Development

- 6.1 The application site is not an allocated housing site identified under Policy LPD 64 of the Local Planning Document (2018). The site is however identified as being within the Main Built-Up Area of Nottingham within the Aligned Core Strategies Part 1 Local Plan (ACS) (2014). Policy 2 (The Spatial Strategy) of the ACS identifies the main built-up area of Nottingham as the primary area for growth and development to be located.
- 6.2 Policy LPD 40 of the Local Planning Document (2018) relates specifically to Housing Development on Unallocated Sites and states that the principle of such development, on land which is not within the Green Belt is acceptable and planning permission will be granted provided that:
1. the proposal is of a high standard of design and does not adversely affect the area by reason of its scale, bulk, form, layout or materials; and
 2. the proposal would not result in the loss of buildings or other features including open space which make an important contribution to the appearance of the area; and
 3. the proposal would not cause a significant adverse impact on the amenity of nearby residents and occupiers; and
 4. appropriate provision for parking is made.
- 6.3 Subject to the assessment of each of the above issues within this report, the principle of residential development on this site is supported by both National and Local Planning Policies.

Design and Layout

- 6.4 Policy ACS 10 relates specifically to the design of new development and states that all development should be designed to:
- a) make a positive contribution to the public realm and sense of place;
 - b) create an attractive, safe, inclusive and healthy environment;
 - c) reinforce valued local characteristics;
 - d) be adaptable to meet changing needs of occupiers and the effects of climate change; and
 - e) reflect the need to reduce the dominance of motor vehicles.

The policy then sets out a number of elements of a proposal which should be assessed in terms of design.

- 6.5 In this case the development comprises a large, 3 storey flat building, 8 semi-detached dwellings and associated access and parking. The position of the proposed three storey flat building is toward the raised north western portion of the site with the proposed 2-storey semi-detached units being located toward the lower eastern and southern boundaries of the site. The 3 storey building has been designed to match the height of the dwellings to the north west along Douro Drive, which helps to retain the drop in scale of buildings that currently follows the drop in land levels from North West to South East.
- 6.6 All buildings proposed within the development would be fairly traditional in appearance incorporating traditional pitched roofs and construction materials

including Nottingham red bricks and grey roof tiles which are the prominent materials in the vicinity of the site. The windows are proposed to be a grey upvc.

- 6.7 The mass of the larger flat building would be broken up with a modest central gable to the front (north east) elevation. The south eastern elevation would be set back slightly between the large gables at either end and the north western elevation would surround a central communal garden area. It is also proposed to use a secondary brick colour and Juliette balconies to further break up the mass of the building and add architectural interest.
- 6.8 The scheme has also been submitted along a landscaping scheme which will be commented on below.
- 6.9 In summary, it is considered that the proposed design and layout is acceptable and would result in a development that would be well-designed, be of an appropriate scale and would be in keeping with its surroundings. As such the proposed development is considered to accord with objectives of the National Planning Policy Framework, Aligned Core Strategy (ACS) Policy 10.

Impact on residential amenity

- 6.10 The application site is occupied by a former, currently vacant care home building and has immediate neighbouring residential properties to the north west, north east and south east with Pinewood Infant School and its associated playing field by adjacent to the south western and southern boundaries.
- 6.11 Policy LPD 32 requires new development proposals to not result in a significant adverse impact on existing neighbouring residents and occupiers. The existing care home building on site is single storey therefore the addition of a new 3 storey flat building and 8, two storey semi-detached dwellings would represent an increase in the scale of buildings and number of occupants on the site.
- 6.12 As part of the application, the applicant has submitted a sectional drawing which demonstrates the falling levels from the properties along Douro Drive to the north west down toward the properties along Kilnbrook Avenue to the south east with the relatively flat site located between. The sectional drawing demonstrates that despite the new flat building being 3 storeys in height with a traditional pitched roof, the overall height of the ridge line would match the existing ridgeline of the properties on Douro Drive. The second-floor windows of the new building would therefore be approximately the same levels as the first floor windows of the Douro Drive properties. There would also be a significant 30 metre distance between these buildings. Despite the increased scale of the flat building compared to the former care home, there is not considered to be any significant overshadowing caused to the existing dwellings to the north west. Also, due to the northern western elevation windows of the new flat building being restricted to the main corridor rather than any habitable rooms, in addition to the significant separation distance, there is not likely to be any significant loss of privacy to existing occupants.
- 6.13 Regarding the existing properties along Kilnbrook Avenue, to the south east of the site, these would likely be most impacted by the proposed semi-detached dwellings identified as plots 1-4. The height of plots 1-4, as shown on the

submitted sectional drawings would be comparable to the existing dwellings to the north of the site, which share a similar relationship with properties along Kilnbrook Avenue. There is a separation distance of over 24m which includes a proposed landscape buffer. This is considered to be sufficient in providing a satisfactory relationship between the new development and existing properties, which would not result in significant harm to the amenity of existing occupants in accordance with policy LPD 32.

- 6.14 Whilst there is likely to be an increase in activity at the site as a result of the proposed development, the residential nature of the proposed development is not likely to result in any significant additional noise or nuisance over and above the existing and would be appropriate in an existing residential area. There is nothing to suggest the development would bring about an increase in violence or crime.
- 6.15 Taking the above matters into account it is considered that the proposed development would not result in any significant impact on the residential amenity of neighbouring occupiers or future occupiers of the development. As such the proposal is considered to accord with the relevant policies of the National Planning Policy Framework and Policy LPD 32 of the Local Planning Document.

Highway safety and capacity

- 6.16 It is proposed to access the application site from the existing (modified) access into the site from Doruo Drive. A shared access drive would then terminate at a turning head within the centre of the site. A total of 27 total parking spaces will be created within the site serving the dwellings, flats, staff and visitors. The submitted design and access statement states that “Electric car charging points will be provided for parking bays in accordance with Building Regulations”.
- 6.17 The adopted Parking Provision for Residential and Non-Residential Developments SPD – (2022) states that the 2 and 3 bedroom semi-detached dwellings would require 2 allocated parking spaces, which is met by the proposed development. The additional 1.8 unallocated/visitor spaces required could also be accommodated within the additional 2 visitor spaces located to the north east of plots 7 and 8 of the submitted site plan. With regard to the flats, the Design and Access Statement states that 8 spaces will be provided which would serve staff and visitors. This would fall below the required 17.6 spaces required (calculated using the 0.8 spaces per flat as set out in the SPD).
- 6.18 Whilst the above demonstrates the development provides a lack of parking spaces to serve the flats, paragraph 4.13 of the SPD states that: *“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.”*
- 6.19 In this case, the application site is located within approximately 300m of an existing bus stop which serves both Arnold Centre and Nottingham City Centre. The submitted Design and Access Statement also outlines that “It is understood that the service user tenants do not own cars, so there is no parking provided for

them". The applicants state that this reflects the parking provision at a similar scheme nearby.

- 6.20 In this scenario, it is considered a reduced parking requirement can be justified given the nature of the development as supported living flats and the level of accessibility to local services via public transport.
- 6.21 Whilst not to adoptable standards, due to the width and gradient into the site, the Local Highway Authority have raised no highway safety concerns with the access and internal roads being constructed as private with a maintenance agreement to maintain the roads and associated drainage.
- 6.22 Overall, on the basis of the above, it is considered that the proposal would not be harmful to highway safety or the surrounding highway network in general, and therefore the proposal would accord with the objectives of the National Planning Policy Framework, Local Planning Document Policies LPD 57 and 61, and the Parking Provision for residential developments Supplementary Planning Document.

Flooding and Drainage

- 6.23 The site is located within Flood Risk Zone 1, and not at a high risk of fluvial flooding. The Greater Nottingham Strategic Flood Risk Assessment does not indicate that the site is at risk of surface water flooding under a scenario of a 1 in 100-year flood risk event.
- 6.24 With regard to surface water, a 121m³ attenuation tank is proposed to be installed below the access road which would hold water before allowing controlled discharge into the existing sewer network. The submitted drainage strategy which forms part of this application indicates that this would result in a surface water discharge rate of 2.3l/s which represents an 85% decrease from the 15.5l/s existing run off rate.
- 6.25 Foul water from the development would be collected through a series of soil vent pipes, sewers and manhole chambers. This will then be discharged via a new connection into the existing Severn Trent Water Sewer on Kilnbrook Avenue.
- 6.26 Based on the information provided alongside this application and subject to a condition securing a detailed scheme which follows the proposed strategy, the Lead Local Flood Authority, have raised no objections to the proposed development. As such the proposed development is not considered to be at risk from flooding and would not result in increased flooding elsewhere. The proposal is considered to accord with Policy LPD4.

Trees and Landscaping

- 6.27 A tree survey prepared by Paul Hicking Associates which identifies the majority of existing trees on site could be retained. There are concerns that the works to the entrance to the site could harm trees T1 – T4 due to changes to the ground conditions and accidental harm. These comprise of 1no Cat B, 2no, Cat C2 and 1no Cat U trees. Three further trees T25, T26 and T27 will also be removed in

order to accommodate the private gardens to plots 5 and 6 however the report states that these will be replaced on a 2:1 basis within the site.

- 6.28 In terms of further planting, as set out above, a detailed finalised hard and soft landscaping plan is to be required by condition. This will seek to ensure the replanting of trees to be removed and provide further details on additional planting throughout the development.
- 6.29 The council's tree officer does not object in principle to the loss of the trees on the site but has requested additional details regarding the measures used to protect existing trees throughout all phases of the development. This can be secured by condition.
- 6.30 Subject to conditions, the proposal therefore complies with the objectives of the NPPF and ACS Policy 10 and with policy LPD 19 of the adopted Local Planning Document.

Air Quality and Land Contamination

- 6.31 The application is accompanied by a Geo-Environmental Desk carried out by Ground Investigation Associates. This report concludes that further survey work is required in order to further refine the Conceptual Site Model (CSM) for the site. The report has been considered by the Borough Council's Scientific Officer who has suggested the attachment of a Contaminated Land condition.
- 6.32 The proposed development constitutes a small development for the purpose of the *Air Quality and Emissions Mitigation - Guidance for Developers* document, which relates to Policy LPD11 of the Local Development Plan 2018. The Borough Council's Scientific Officer has suggested that subject to a number of conditions in relation to Electric Vehicle charging points and a Construction Emission Management Plan, the development would not result in any significant adverse impacts on air quality.
- 6.33 Taking into account the above matters and subject to conditions it is considered that the scheme would comply with policy LPD 11 and with Policy 1 of the ACS.

Heritage Impacts

- 6.34 The development site is not located within any defined Conservation Area and would not harm the setting of any Listed Buildings. The Borough Council's Conservation Officer has been consulted on the application and raises no objections.

Planning Obligations

- 6.35 The application site is larger than 10 residential units and therefore liable for planning obligations. Following consultation with consultees, planning policies would require the following obligations to be met:

- A contribution of £16,256.25 to NHS Primary Healthcare for additional infrastructure at affected practices – Highcroft Surgery, Stenhouse Medical Centre and Daybrook Medical Centre

- A Parks and Open Space contribution of £53,377.20 toward off-site provision and £22,560.00 for its future maintenance.
- A bus stop infrastructure contribution of £14,100 is paid to provide improvements to the two bus stops on Killisick Road denoted GE0362 and GE0369 Spinningdale.
- Local Labour Agreement

6.36 In addition to the above, in respect of affordable housing, as set out in policy LPD36 of the Local Planning Document, the Council would seek to ensure that a development of this scale located in Arnold provided a total of 20% of the development as affordable units. In this case, the development is being carried out by a Community Housing Association as a 100% affordable scheme. Whilst securing 100% affordable housing, over and above the 20% identified in the policy, isn't generally required, it is considered that there are material considerations making it acceptable in this instance. Notably, the parking provision is less than would be agreeable for an open market housing scheme, with it considered likely that car ownership would be lower for affordable dwellings. The application has been submitted by a Housing Association who have identified that all of the dwellings would be affordable; there is a recognised shortfall of such houses and the additional provision would accord with current Government objectives and Section 5 of the NPPF. As a result, it is considered acceptable to secure all units as affordable housing through the legal agreement.

6.37 Subject to the above being secured by a s106 agreement, the development is deemed to comply with guidance in the National Planning Policy Framework (2024) and ACS19 of the Aligned Core Strategy (2014).

Ecology

6.38 The application was initially submitted alongside an ecological appraisal that concluded that a total of 5 bird species were seen on site including 2 red listed (Swift and House Sparrow) and 2 amber listed (Wood Pigeon and Wren) species. The existing building was deemed to have no external feature which would allow birds to access the interior of the building. The ecological appraisal also identified that the existing trees on site offered negligible potential to support roosting bats however the existing building offered moderate potential and further dusk surveys were recommended to be undertaken.

6.39 Further surveys have since been carried out which the Borough Council's Ecology Officer deem to be sufficient in determining the hibernation potential of the building. The Ecology Officer is satisfied that if the building was to be demolished outside of the hibernation period, that the development would not result in any harm to protected species.

6.40 Due to the application being submitted prior to 12th February 2024, there is no mandatory requirement under the Environment Act (2021) to provide a measurable 10% net gain in biodiversity. Nevertheless, the proposed site plan indicates areas of soft landscaping within the development site which offers the opportunity for modest enhancements. The applicants state in the submitted

Design and Access Statement that a condition securing final details of the soft landscaped areas would be acceptable.

6.41 Subject to the above conditions it is considered that the proposals meet the requirements set out in LDP - Policy 18.

7.0 Conclusion

7.1 The site is a previously developed site within the Main Built-Up Area of Nottingham as identified within the Aligned Core Strategies Part 1 Local Plan (ACS) (2014). It is considered that the proposed block of 22 supported living flats and 8 semi-detached dwellings would be accommodated on the site in a manner that would not cause undue harm to the character and visual appearance of the area; residential amenity or highway safety.

7.2 It is therefore considered that the proposals would fully accord with the guidance contained in the National Planning Policy Framework (2024), policies A, 1, 2, 8, 10, 17 and 19 of the Aligned Core Strategy, policies 4, 11, 18, 19, 21, 32, 33, 35, 36, 37, 39, 40, 48, 57, 61 and 63 of the Local Planning Document and 'Interim Planning Policy Statement: First Homes', 'Parking Provision for residential developments Supplementary Planning Document' and the 'Low Carbon Planning Guidance'. A recommendation of approval is made accordingly.

Recommendation: Grant Planning Permission: Subject to the owner(s) entering into a planning obligation secured through a Section 106 legal agreement with the Borough Council as the Local Planning Authority and the County Council to secure an affordable housing, parks and public open space enhancements, bus stop infrastructure, a healthcare contribution and a local labour agreement; and the conditions listed for the reasons set out within the report

Conditions

1. The development must be begun not later than the expiration of 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 report specification listed below:

Design and Access Statement
Phase 1 Geo-Environmental Desk Study (GI Associates)
Existing Tree Survey Report (Paul Hicking Associates)
Drainage Strategy (BSP Consulting)
Flood Risk Statement (BSP Consulting)
Levels Strategy (BSP Consulting)
Swept Path Analysis (BSP Consulting)
Protected Species Survey (Paul Hicking Associates)
Emergence Survey (Thompson Ecology)
Technical Note (Thompson Ecology)
47492_T – Topographical Survey
2339-01 – Tree Survey and Root Protection Areas
2759/P 100 – Site Location Plan
2759/P 102D – Proposed Site Plan

2759/P 103 – Proposed Site Section
2759/P 200A – Plots 1-4
2759/P 201A – Plots 5-6
2759/P 202A – Plots 7-8
2759/P 203C GF Plans – Flats
2759/P 204C FF Plans – Flats
2759/P 205C SF Plans – Flats
2759/P 206B Elevations – Flats

3. Prior to occupation, details of the proposed arrangements and plan for future management and maintenance of the private road including associated drainage should be submitted to and approved in writing by the Local Planning Authority. The private road and drainage shall thereafter be maintained in accordance with the approved management and maintenance details, until such time that a private Management and Maintenance Company has been established.
4. The access into the site shall remain hard surfaced in a bound material. The surfaced drive shall then be maintained in such hard-bound material for the life of the development.
5. No part of the development hereby approved shall commence until a detailed surface water drainage scheme based on the principles set forward by the approved Flood Risk Assessment (FRA) and Drainage Strategy LCDD-BSP-XX-XX-T-W-0001-P01_Drainage_Strategy, 25th October 2023, BSP Consulting., has been submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority. The scheme shall be implemented in accordance with the approved details prior to completion of the development. The scheme to be submitted shall:
 - Demonstrate that the development will use SuDS throughout the site as a primary means of surface water management and that design is in accordance with CIRIA C753 and NPPF Paragraph 169.
 - Limit the discharge generated by all rainfall events up to the 100 year plus 40% (climate change) critical rain storm to QBar rates for the developable area.
 - Provide detailed design (plans, network details, calculations and supporting summary documentation) in support of any surface water drainage scheme, including details on any attenuation system, the outfall arrangements and any private drainage assets.
 - Calculations should demonstrate the performance of the designed system for a range of return periods and storm durations inclusive of the 1 in 1 year, 1 in 30 year and 1 in 100 year plus climate change return periods.
 - No surcharge shown in a 1 in 1 year.

- No flooding shown in a 1 in 30 year.
 - For all exceedance to be contained within the site boundary without flooding properties in a 100 year plus 40% storm.
- Evidence to demonstrate the viability (e.g Condition, Capacity and positive onward connection) of any receiving watercourse to accept and convey all surface water from the site.
 - Details of STW approval for connections to existing network and any adoption of site drainage infrastructure.
 - Evidence of approval for drainage infrastructure crossing third party land where applicable.
 - Provide a surface water management plan demonstrating how surface water flows will be managed during construction to ensure no increase in flood risk off site.
 - Evidence of how the on-site surface water drainage systems shall be maintained and managed after completion and for the lifetime of the development to ensure long term effectiveness.
6. From the date of first occupation every property built on the site shall be provided with access to electric vehicle (EV) charge point(s) in line with Part S of the Building Regulations. All EV charging points shall meet relevant safety and accessibility requirements and be clearly marked with their purpose; which should be drawn to the attention of new residents in their new home welcome pack / travel planning advice.
 7. 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.
 8. No development shall commence until such time as a Waste Audit has been submitted and approved in writing by the Local Planning Authority, which shall demonstrate in both construction and operational phases of a proposed development, waste will be minimised as far as possible and that such waste as is generated will be managed in an appropriate manner in accordance with the Waste Hierarchy. In particular, the waste audit could cover the following:

- a) the anticipated nature and volumes of waste that the development will generate;
- b) where appropriate, the steps to be taken to ensure the maximum amount of waste arising from development on previously developed land is incorporated within the new development;
- c) the steps to be taken to ensure effective segregation of wastes at source including, as appropriate, the provision of waste sorting, storage, recovery and recycling facilities; and
- d) any other steps to be taken to manage the waste that cannot be incorporated within the new development or that arises once development is complete

Thereafter, development shall proceed in accordance with the approved Waste Audit.

9. Prior to commencement of development, a Tree Protection Plan (TPP) and Arboricultural Method Statement (AMS) shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.
10. Samples of all materials to be used in the construction of the external surfaces of the proposed development shall be submitted to and approved in writing by the Local Planning Authority before any work to any external surface is carried out. The development shall thereafter be constructed in accordance with the approved details.
11. Prior to the commencement of development, a scheme of landscaping showing the location, species and size of specimens to be planted shall be submitted to and approved in writing by the Local Planning Authority.
12. All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.
13. Prior to the commencement of development, the following shall be complied with:

A) Site Characterisation

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

B) Submission of Remediation Scheme

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

14. In the event that remediation is required to render the development suitable for use, the agreed remediation scheme shall be implemented in accordance with the approved timetable of works. Prior to occupation of any building(s) a Verification Report (that demonstrates the effectiveness of the remediation carried out) must be submitted and approved in writing by the Local Planning Authority.

15. 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.

Reasons

- 1) To comply with Section 91 of the Town and Country Planning Act 1990, as amended by the Planning & Compulsory Purchase Act 2004.
- 2) For the avoidance of doubt and to define the permission.
- 3) To ensure that the road infrastructure is maintained to an appropriate standard in accordance with policy LPD61 of the Local Planning Document (2018).
- 4) To reduce the possibility of deleterious material being deposited on the public highway in the interest of highway safety in accordance with policy LPD61 of the Local Planning Document (2018).

- 5) A detailed surface water management plan is required to ensure that the development is in accordance with NPPF and local planning policies. It should be ensured that all major developments have sufficient surface water management, are not at increased risk of flooding and do not increase flood risk off-site.
- 6) To ensure the development is constructed in an appropriate sustainable manner which takes into consideration air quality with in the Borough, and takes into consideration the National Planning Policy Framework and policy LPD11 of the Councils Local Plan.
- 7) To ensure the development is constructed in an appropriate sustainable manner which takes into consideration air quality with in the Borough, and takes into consideration the National Planning Policy Framework and policy LPD11 of the Councils Local Plan.
- 8) To accord with Policy WCS2 'Waste awareness, prevention and re-use' of the Waste Core Strategy and paragraph 049 of the Planning Practice Guidance.
- 9) To protect the retained trees throughout the development in accordance with policy LPD19 of the Local Planning Document (2018).
- 10) To ensure that the character of the area is respected and to comply with policies ACS10 and LPD40.
- 11) To ensure a satisfactory standard of landscaping in the interests of amenity in accordance with policy 10 of the Aligned Core Strategy LPD19 of the Local Planning Document (2018)
- 12) To ensure a satisfactory standard of landscaping in the interests of amenity in accordance with policy 10 of the Aligned Core Strategy LPD19 of the Local Planning Document (2018)
- 13) To ensure the development is safe and suitable for use, thereby taking into consideration paragraph 196 of the National Planning Policy Framework and policy LPD7 of the Councils Local Plan.
- 14) To ensure the development is safe and suitable for use, thereby taking into consideration paragraph 196 of the National Planning Policy Framework and policy LPD7 of the Councils Local Plan.
- 15) To ensure the development is safe and suitable for use, thereby taking into consideration paragraph 196 of the National Planning Policy Framework and policy LPD7 of the Councils Local Plan.

Informatives

In accordance with the requirements of Article 31 of the Town and Country Planning (Development Management Procedure) (England) (Order) 2015, as amended, and the National Planning Policy Framework 2024, the Council has worked in a positive and proactive way in determining the application and has granted planning permission.

Works to the public highway are subject to the approval of the Highway Authority. For the new accesses works to be carried out to the satisfaction of the Highway Authority, you should contact Via (in partnership with Nottinghamshire County Council) on 0300 500 8080 or at Licences@viaem.co.uk to arrange for these works to take place.

The applicants should consult Severn Trent Water Limited who should be satisfied that the sewerage and sewage disposal systems serving the development have sufficient capacity to accommodate additional flows, generated as a result of the development, without causing pollution.

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.

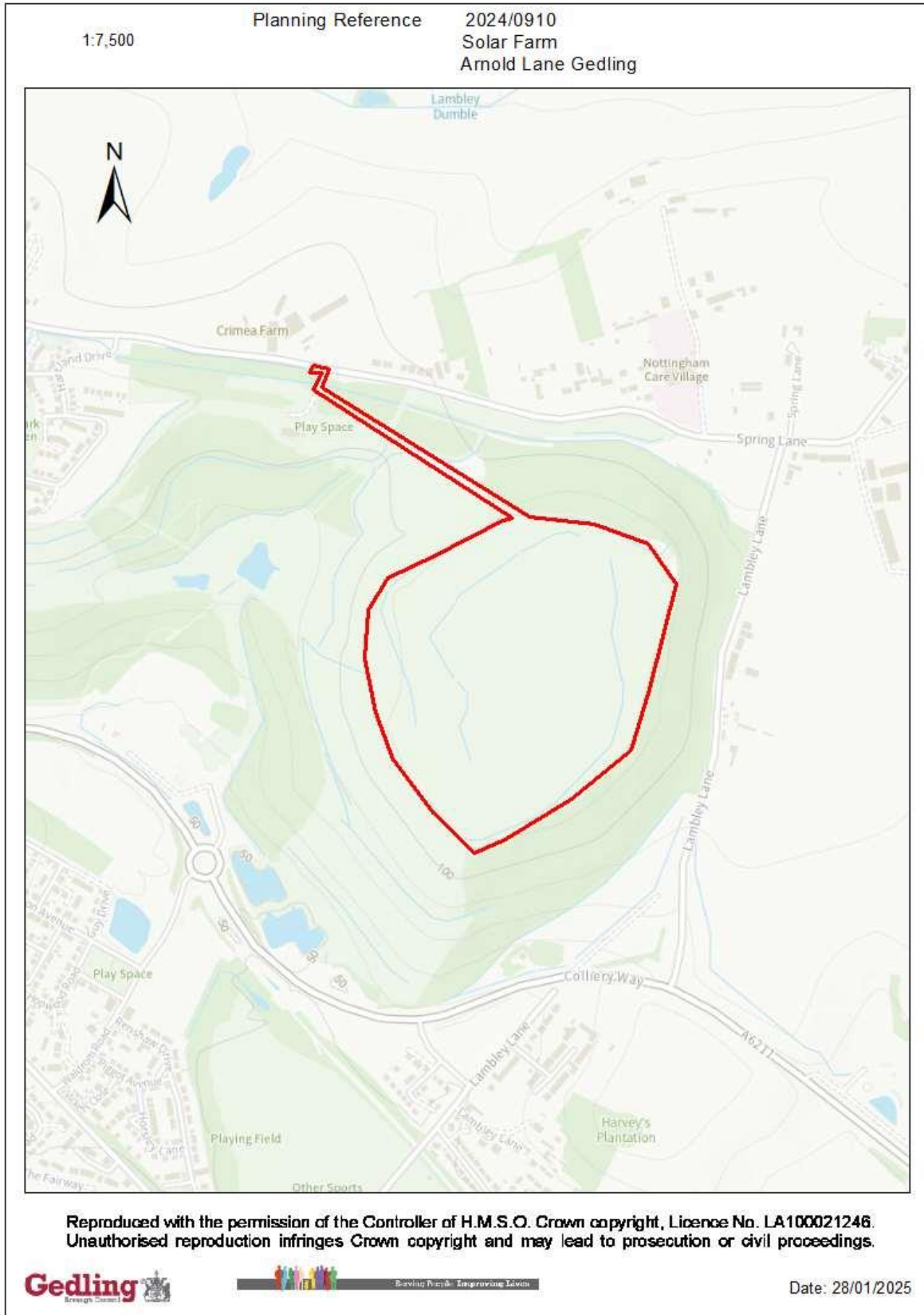
The submitted Tree Protection Plan and Arboricultural Impact Assessment required by condition 10 shall detail include the following:

- a) Location and installation of services/ utilities/ drainage.
- b) Details of construction within the RPA or anything that may impact on the retained trees.
- c) A full specification for the installation of boundary treatment works.
- d) A full specification for the construction of any new roads, parking areas and driveways, including details of the no-dig specification and extent of the areas of the roads, parking areas and driveways to be constructed using a no-dig specification. Details shall include relevant sections through them.
- e) Detailed levels and cross-sections to show that the raised levels of surfacing, where the installation of no-dig surfacing within Root Protection Areas is proposed, demonstrating that they can be accommodated where they meet with any adjacent building damp proof courses.

- f) A specification for protective fencing to safeguard trees during both demolition and construction phases and a plan indicating the alignment of the protective fencing.
- g) A specification for scaffolding and ground protection within tree protection zones.
- h) Tree protection during construction indicated on a TPP and construction and construction activities clearly identified as prohibited in this area.
- i) Details of site access, temporary parking, on site welfare facilities, loading, unloading and storage of equipment, materials, fuels and waste as well concrete mixing and use of fires
- j) Boundary treatments within the RPA
- k) Methodology and detailed assessment of root pruning
- l) Arboricultural supervision and inspection by a suitably qualified tree specialist
- m) Reporting of inspection and supervision
- n) Methods to improve the rooting environment for retained and proposed trees and landscaping



Planning Report for 2024/0910



Report to Planning Committee

Application Number:	2024/0910
Location:	Solar Farm, Arnold Lane, Gedling, Nottinghamshire
Proposal:	Solar Farm – Variation of condition 16 of planning permission 2014/0633 to allow retention of solar farm for 40 rather than 25 years.
Applicant:	C Cowden – Foresight Group
Agent:	
Case Officer:	Claire Turton

The application is referred to Planning Committee because the site is owned by Gedling Borough Council.

1.0 Site Description

- 1.1 The application site is approximately 14 hectares in size and comprises part of the former Gedling Colliery site, which has been restored since mining ceased in November 1991. The site is surrounded by Gedling Country Park but does not form part of the park itself. The site is on the upper part of the former colliery spoil tip, the plateau is known as Wicketwood Hill. The site has been in use as a solar farm since 04/03/2015.
- 1.2 Beyond Gedling County Park, Spring Lane and Lambley Lane lie to the north and east respectively, both of which have sporadic pockets of residential and business properties. Further to south and west, lies the main urban conurbations of Gedling, Carlton and Mapperley.
- 1.3 The Gedling Borough Council Local Plan designates the site as Protected Open Space. It is outside of the Green Belt and close to, but not within, a Local Wildlife Site.

2.0 Proposed Development

- 2.1 Planning permission is sought for;-

“Solar farm - Variation of condition 16 of planning permission 2014/0633 to allow retention of solar farm for 40 rather than 25 years.”

- 2.2 Condition 16 of planning permission 2014/0633 states that;-

“The proposed Solar Farm and associated works hereby permitted shall be dismantled and removed from the site within 6 months at the end of 25 years from it first being brought into use or in the event of it becoming non-operational, whichever is the sooner, and the site re-instated and returned to its original condition, unless otherwise prior approved in writing by the Borough Council.”

2.3 It is proposed that the revised condition should state:-

“The proposed Solar Farm and associated works hereby permitted shall be dismantled and removed from the site within 6 months at the end of 40 years from it first being brought into use or in the event of it becoming non-operational, whichever is the sooner, and the site re-instated and returned to its original condition.”

2.4 The applicant has justified this amendment due to a result of market changes and technological advancement, which allow solar farms to be maintained for longer periods. They state that the panels themselves are also capable of an electricity generating life much greater than the 25-year period. It has been determined that the solar farm can continue to operate viably beyond the 25 year period and the project can make effective use of the existing infrastructure and grid connection during years 25-40.

2.5 This application proposes no physical changes to the solar farm or any of the mitigation measures previously permitted.

2.6 Also of relevance is the Section 106 Legal Agreement (S106 Agreement) attached to planning permission 2014/0633 securing annual financial biodiversity contributions of £1,000 for a period of 25 years (25 years being the lifetime of the development under planning permission 2014/0633). The applicant has confirmed that they will continue to pay this financial contribution for years 25 – 40 of the solar farm, if planning permission is granted.

3.0 Relevant Planning History

3.1 **2012/1456** In April 2013, planning permission was granted for the Gedling Country Park. The application site for the Country Park excluded the plateau area on top of the former spoil tip to which the current planning application refers.

3.2 **2012/1335** In October 2013, planning permission was granted for the construction of a solar photovoltaic (PV) farm, with an installed electricity generation capacity of 5.5 MWp, capable of generating approximately 5 million kWh of electricity per annum. This would include 23,328 by 240W solar panels, 3 associated central inverter stations (each comprising two inverters and one transformer) and an exit point sub-station building, a security fence, CCTV and associated underground cabling and access road, with access off Spring Lane.

3.3 **2014/0633** Planning permission was granted for the above solar farm but with the removal and variation of some conditions attached to planning permission 2012/1335. This was due to an overlap of planning conditions with the Gedling Country Park application. As such, planning permission 2014/0633 is now the correct and updated planning permission for the existing solar farm at Gedling

Country Park. This planning permission has been implemented and the solar farm began operation on 04/03/2015.

4.0 Consultations

- 4.1 Gedling Conservation Trust – Under a provision of the original S106 agreement, the Trust is due to receive the sum of £1,000 p.a. for the 25 year duration of the original application and planning permission. This money is used as mitigation for the Solar Farm development and is used to maintain habitats at the Netherfield Lagoons Local Nature Reserve.

The Trust has the following comments on the new application:

1. It would be right and proper for the existing agreement for the Trust to receive £1,000 p.a. for the new period of operation of the solar farm i.e. 40 years
2. Since this period is significant in economic terms, the Trust requests that the £1,000 p.a. made under the agreement is increased each year in line with inflation. Without such inflation-proofing, the real value of the annual payment will decline and have an impact on the Trust's ability to carry out the habitat maintenance work.
3. Since the date of the original agreement (more than 10 years ago), the habitat maintained by the Trust has been significantly impacted by the presence of the non-native, invasive plant species, Himalayan balsam, making the task of maintaining the relevant area much more difficult. This plant is now a major problem along the length of the Ouse dyke downstream from the Trust's nature reserve. This issue can only be tackled by all relevant parties working together to physically remove the plants. The reality is that contractors will be required to help with the work and there is an opportunity here for the solar farm to make a financial contribution to the balsam removal as part of the mitigation provisions. This would make a significant contribution to improving the local environment. We would suggest an annual grant towards this work of £5,000 for the years 2025, 2026, 2027. It is projected that, with this grant aid, the task could be accomplished over this period.

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 had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise'.
- 5.2 The most relevant national planning policy guidance in the determination of this application is contained within the National Planning Policy Framework (NPPF) (2024) and the National Planning Practice Guidance (NPPG). The NPPF sets out the national objectives for delivering sustainable development. Sections 2 (Achieving Sustainable Development), 4 (Decision making), 11 (Making effective use of land), 12 (Achieving well-designed places), 15 (Conserving and enhancing the natural environment), are particularly relevant in this instance.

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

- Policy A (Presumption in Favour of Sustainable Development) sets out that a positive approach will be taken when considering development proposals.
- Policy 1 (Climate Change) states All development proposals will be expected to mitigate against and adapt to climate change, to comply with national and contribute to local targets on reducing carbon emissions and energy use.
- Policy 10 (Design and Enhancing Local Identity) sets out that “development will be assessed in terms of its ‘massing, scale and proportion; materials, architectural style and detailing and impact on the amenity of nearby residents and occupiers’.”
- Policy 19 (Developer Contributions) contributions may be required towards local services.

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

- Policy LPD 2 - Other Renewable Energy Schemes states that Proposals for renewable energy schemes, other than wind turbines, will be granted planning permission where they are acceptable in terms of:
 - a. Green Belt;
 - b. landscape and visual effects;
 - c. ecology and biodiversity;
 - d. the historic environment;
 - e. open space and other recreational uses;
 - f. amenity of nearby properties;
 - g. grid connection;
 - h. form and siting;
 - i. mitigation;
 - j. the decommissioning and reinstatement of land at the end of the operational life of the development;
 - k. cumulative impact with existing and proposed development;
 - l. emissions to ground, water courses and/or air;
 - m. odour;
 - n. vehicular access and traffic; and
 - o. proximity of generating plants to the renewable energy source
- Policy LPD 18 (Protecting and Enhancing Biodiversity) development proposals will be expected to take opportunities to incorporate biodiversity in and around development and contribute to the establishment and maintenance of green infrastructure.
- Policy LPD 19 - Landscape Character and Visual Impact states Planning permission will be granted where new development does not result in a significant adverse visual impact or significant adverse impact on the character of the landscape.

- Policy LPD 32 (Amenity) requires that development proposals do not have a significant adverse impact on the amenity of nearby residents or occupiers, taking into account potential mitigation measures.”

Appraisal

- 6.1 The original planning application (2014/0633) for the solar farm fully addressed issues of ecology, landscape and trees, amenity, highway safety and design / visual impact, as required by LPD Policy 2, which were all considered to be acceptable. The solar farm is now built out and has been fully operational since 04/03/2015.
- 6.2 This current planning application seeks to allow the retention of the existing solar farm for 40 rather than 25 years only. No physical changes to the solar farm or any of the mitigation measures previously permitted are proposed as part of this application.
- 6.3 As such, it is only the retention of the existing solar farm for a 40-year period (instead of a 25-year period) that is being assessed as part of this current planning application.
- 6.4 The applicant states that the proposed retention of the existing solar farm for a 40-year period is due to a result of market changes and technological advancement, which allow solar farms to be maintained for longer periods. They state that the panels themselves are also capable of an electricity generating life much greater than the 25-year period. It has been determined that the solar farm can continue to operate viably beyond the 25-year period and the project can make effective use of the existing infrastructure and grid connection during years 25-40.
- 6.5 The proposed amendment to condition 16 to allow an increased period of solar farm operation remains consistent with the original purpose of the condition, which is to ensure the proper decommissioning of the solar farm at the end of its operational life, in the interests of visual amenity.
- 6.6 The site has been in operation for ten years without issue. There would appear to be no reason why the solar farm would cause any additional harm if it continued to operate for the proposed extended period of time (40 years instead of 25 years), whilst it is still capable of producing renewable energy.
- 6.6 The solar farm will continue to make a positive contribution to meeting renewable energy targets and policies, including paragraph 161 of the NPPF, which states that the planning system should support the transition net zero by 2050 by encouraging the reuse of existing resources and supporting renewable and low carbon energy and associated infrastructure, and policy LPD2.
- 6.7 A S106 Agreement was attached to planning permission 2014/0633 securing annual financial biodiversity contributions of £1000 for a period of 25 years (25 years being the lifetime of the development under planning permission 2014/0633). The applicant has confirmed that they will continue to pay this

financial contribution for years 25 – 40 of the solar farm, if planning permission is granted. At the request of the Planning Officer, this is now proposed to be paid in one lump sum which will remove the need for annual monitoring and may also help the Gedling Conservation Trust with their immediate needs regarding the removal of Himalayan balsam.

6.8 This financial contribution is used by Gedling Conservation Trust (GCT) to maintain habitats at the Netherfield Lagoons Local Nature Reserve. GCT has commented on this application and requested that the £1,000 financial contribution made under the agreement is increased each year in line with inflation. They state that the habitat maintained by the Trust has been significantly impacted by the presence of the non-native, invasive plant species, Himalayan balsam, making the task of maintaining the relevant area much more difficult and that this issue can only be tackled by all relevant parties working together to physically remove the plants. The reality is that contractors will be required to help with the work and there is an opportunity here for the solar farm to make a financial contribution to the balsam removal. They suggest an annual grant towards this work of £5,000 for the years for the years 2025, 2026 and 2027.

6.9 However, the original S106 agreement did not index link the original financial contribution. As a result, it is considered that asking for a larger contribution would now be unreasonable in that one was not in the original agreement. It is also considered that asking for a larger financial contribution would be contrary to paragraph 58 of the NPPF which states that;-

“Planning obligations must only be sought where they meet all of the following tests:-

(a) necessary to make the development acceptable in planning terms;

(b) directly related to the development; and

(c) fairly and reasonably related in scale and kind to the development.”

6.10 If planning permission is granted then this planning application will essentially re-issue the original planning permission for the solar farm (but with the wording of condition 16 varied). As such, all other conditions attached to the original planning permission are still relevant and will need to be included on the decision notice, should this current application be granted planning permission. The proposed conditions are set out in full in Section 8 of this report.

7.0 Conclusion

7.1 For the reasons stated above, it is considered that the proposed amendment to condition 16 to allow an increased period of solar farm operation remains consistent with the original purpose of the condition, which is to ensure the proper decommissioning of the solar farm at the end of its operational life, in the interests of visual amenity. The site has been in operation for ten years without issue and there would appear to be no reason why the solar farm would cause any additional harm to continue to operate for the proposed extended period of time, whilst it is still capable of producing renewable energy. The solar

farm will continue to make a positive contribution to meeting renewable energy targets and policies. It is considered that the proposal is appropriate for its context and is in accordance with the NPPF (Parts 2, 4, 11, 12 and 15), Policies A, 1, 10, and 19 of the ACS and Policies LPD 2, 18, 19 and 32 of the LPD.

8.0 Recommendation: GRANT PLANNING PERMISSION subject to the signing of a Legal Agreement and the following conditions:-

- 1 The development hereby permitted shall be read in accordance with the following approved plans and documents submitted as part of planning application 2014/0633:

Extended Phase I Habitat Survey, including Desk Study, (SLR Ref: 424-04114-00003), June 2013 Rev 01, received on 28th June 2013; Technical Details 1 (4020 1069-69.2), received on 23rd July 2013; PV Array Elevation and Section (000903_09 Rev A), Technical Details 2 (4020 1069-69.2), DNO Substation and Customer Switchgear Enclosure (000903_10 Rev A), LV Station Arrangement (3 no.) (000903_08 Rev A), deposited on 19th May 2014; Site Location Plan (000903_04 Rev D) received on 29th May 2014; and the revised Site Layout - Planning (000903_01_ PL Rev B), received on 18th August 2014.

- 2 The surface water drainage scheme approved on 4th September 2014, under application no: 2014/0619DOC shall be retained for the lifetime of the development.
- 3 The CCTV cameras shown on the details approved on 4th September 2014, under application no: 2014/0619DOC shall be retained for the lifetime of the development.
- 4 The sub-station adjacent to the western boundary shall remain a dark green finish for the lifetime of the development.
- 5 The proposed Solar Farm and associated works hereby permitted shall be dismantled and removed from the site within 6 months at the end of 40 years from it first being brought into use or in the event of it becoming non-operational, whichever is the sooner, and the site re-instated and returned to its original condition.
- 6 The measures contained within the Habitat Management Plan reference 424.05075.00002, version No. 1, October 2016, submitted as part of planning application 2014/0633 shall be maintained and retained for the lifetime of the development.

Within three months of the development hereby permitted first being brought into use, there shall be submitted to and approved in writing by the Borough Council a Habitat Management Plan, detailing works to enhance the retained grassland beneath the solar arrays, including a sensitive mowing regime, the re-seeding of disturbed areas, and the over-seeding of the whole compound site with a wildflower seed mix to raise its botanical diversity (further details of which, including species mixes, should be submitted within the Habitat Management Plan). The Habitat Management Plan shall be complied with and implemented as approved and shall

thereafter be maintained or retained for the lifetime of the development, unless otherwise prior agreed in writing by the Borough Council.

- 1 Reason: For the avoidance of doubt.
- 2 Reason: To prevent the increased risk of flooding; to improve and protect water quality; to improve habitat and amenity; and to ensure the future maintenance of the sustainable drainage structures
- 3 Reason: In the interests of amenity
- 4 Reason: In the interests of visual amenity
- 5 Reason: In the interests of visual amenity
- 6 Reason: To enhance biodiversity

Informatives

The Borough Council has worked positively and proactively with the applicant, in accordance with paragraphs 39 of the National Planning Policy Framework based on seeking solutions to problems arising in relation to dealing with the planning application.



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Planning Report for 2024/0802

1:1,250	Planning Reference	2024/0802
		Eagle Square
		Front Street Arnold

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Gedling Borough Council   Bearing Pride. Improving Lives. Date: 28/01/2025

Report to Planning Committee

Application Number:	2024/0802
Location:	Eagle Square, Front Street, Arnold, Nottinghamshire
Proposal:	Use of land for siting 12 market stalls.
Applicant:	Gedling Borough Council
Agent:	
Case Officer:	Joe Davies

The application is referred to Planning Committee to comply with the Council constitution as the application is submitted by the Council and is on Council land.

1.0 Site Description

- 1.1 This application relates to 626 square metres of land comprising a public square at the southern end of and within The Arnold Primary Shopping Centre. It is bounded by and serviced from High Street to the west and the pedestrianised Front Street to the east and is adjoined by various commercial units.

2.0 Relevant Planning History

2020/1042 - Change of use of Eagle Square to allow for the temporary relocation of 12 market stalls for up to 12 months – (04.12.2020).
2024/0071 - Temporary planning permission of 12 Market Stalls to continue to trade for a further 12 months (change of use) – Conditional permission (12.04.2024)

3.0 Proposed Development

- 3.1 Planning permission is sought to change the use of Eagle Square to make the current temporary market use permanent to accommodate 12 market stalls. Two planning permissions have previously been granted for the same for this use, albeit on a temporary basis in 2020 and 2024.
- 3.2 Each stall would have maximum dimensions of 3.6m in length, 1.2m in width and 2.5m in height. 2no. waste bins secured within an enclosure would be provided to the High Street boundary.
- 3.3 Opening hours are however proposed as being 08.00 – 22.00, 7 days per week.

4.0 Consultations

Neighbouring properties were consulted and a site notice was placed at the site. Following three weeks of consultation one letter of objection was received. This raised the following concerns:

- Impact on neighbouring businesses that are struggling to remain viable in the current economic climate
- Impact on visibility of surrounding retail units
- Business rates are crippling businesses in the area
- Too many other takeaways have been granted permission locally.

5.0 Assessment of Planning Considerations

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

5.2 The most relevant national planning policy guidance in the determination of this application is contained within the National Planning Policy Framework 2024 (NPPF) and the additional guidance provided in the National Planning Practice Guidance (NPPG).

6.0 Development Plan Policies

6.1 The following policies are relevant to the application:

6.2 At the national level the National Planning Policy Framework (NPPF) (December 2024) is relevant. At the heart of the NPPF is a presumption in favour of sustainable development. The NPPF sets out the national objectives for delivering sustainable development. Sections 2 (Achieving sustainable development), 4 (Decision making), 6 (Building a strong and competitive economy), 7 (Ensuring the vitality of town centres), 9 (Promoting sustainable transport), and 12 (Achieving well designed places) are particularly relevant.

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

Policy A (Presumption in Favour of Development) sets out that a positive approach will be taken when considering development proposals.

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

Policy 6 (Role of Town and Local Centres) identifies Arnold as a town centre within the retail hierarchy. Part 6 sets out the vitality and viability of centres will be maintained including widening the range of uses. This policy also identifies Arnold Town Centre as in need of enhancement or to be underperforming.

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

Policy 12 (Local Services and Healthy Lifestyles) supports the principle of new facilities located within town centres.

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

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

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

LPD 49 (Retail Hierarchy and Town Centre Boundaries) identifies Arnold as a town centre within the retail hierarchy.

LPD50 (Development within town and local centres) identifies the types and use of development that is likely to be acceptable in Local Centres.

LPD53 (Markets) sets out that planning permission will be granted for development proposals that result in the enhancement of existing markets or the creation of new markets within town and local centres subject to a number of criteria, including the design is of a high standard and adequate parking is provided.

LPD 61 (Highway Safety) provides that 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 people.

7.0 Planning Considerations

The principle of development

- 7.1 The application site falls within Arnold Town Centre and the proposed market stalls are considered to fall within the definition of a main town centre use. Policy LPD 53 (Markets) is relevant to the determination of this application and identifies that permission will be granted for proposals that result in an enhancement of existing markets subject to a number of criteria, notably that the proposal is of a high standard of design, will not result in the loss of buildings or open space that contribute to the character of the area, the amenity of nearby residents or occupiers is not comprised and that adequate parking provision is provided. These matters are considered later in this report.
- 7.2 A grant of permanent planning permission would provide an opportunity for the continued operation of a market and other community or retail events to take place particularly given the proposed flexible hours of operation. This would enhance the retail and community experience and the vitality and viability of Arnold Town Centre. Taking the above into account it is considered that the principle of the proposal is acceptable and is therefore in accordance with

Sections 6, 7 and 12 of the NPPF (December 2023), Policies 6, 10 and 12 of the GBACS (2014), and Policies LPD 49, LPD 50 and LPD 53 of the LPD (2018).

Impact on Public Open Space

- 7.3 Although the proposal would result in the current temporary change of use of Eagle Square becoming permanent, as with the most recent temporary permission, the plans submitted with the application indicate that the existing public seating areas will be retained and made available at all times. It is therefore considered that the proposal would be ancillary to the existing use of the public square and would not impact on but would enhance how the area is currently used together with enhancing the current shopping experience within the Town Centre. It is therefore considered that the proposal accords with Policy 35 of the Aligned Core Strategy (2014).

Impact on Visual Amenity

- 7.4 The use is existing albeit temporary and this being made permanent, would not detract from the visual amenity of Eagle Square. On the contrary, it would create visual diversity within the area. The stalls would not be fixed into the ground. Additionally, existing trees and seating areas would be retained and the proposed stalls are of acceptable scale, design and of a traditional market stall appearance which will sit well within the character and appearance of Eagle Square and the wider Town Centre context.
- 7.5 Taking into account the above it is considered that the proposal would provide an attractive form which would not detract from the visual amenity of this public realm or the Town Centre setting in accordance with Section 12 of the NPPF (December 2024) and Policy 10 of the GBACS (2014) and Policy LPD 53 of the LPD (2018).

Impact on amenity

- 7.6 Given the Town Centre location of the proposal it is not considered that it would result in any undue impact on the amenity of nearby properties.
- 7.7 Taking into account the nature of the proposal it is therefore considered that the proposal would accord with Section 12 of the NPPF (2019), and Policies LPD 32 and LPD 53 of LPD (2018).

Highway Matters

- 7.9 Given the location of the site within the Town Centre, having good public transport links which will allow visitors to access the market in a sustainable way, and that there are a number of public car parks in the vicinity, it is not considered that the proposal would result in any undue parking or highway impacts. Taking the above into account it is considered that the proposal would have adequate access and parking facilities and would not have an unacceptable adverse impact on highway safety and is deemed to be in accordance with Section 9 of the NPPF (2019), Policies LPD 53 and LPD 61 of the LPD (2018).

Community Safety

- 7.11 Although no formal security for the site would be provided, the activity and use of Eagle Square together with the prominent location of the stalls would provide a level of natural surveillance. Furthermore, the site is well lit and surveillance is also provided by the Town Centre CCTV cameras. This would assist in discouraging anti-social behaviour.

8.0 Other Matters

- 8.1 In terms of the objections received, the primary concern is regard to possible detrimental impacts on the viability of existing town centre uses. However, it is considered that the provision of the market is likely to lead to increased footfall in the town centre. The granting of planning permission for other takeaways is a matter separate from this planning application that can't be taken into account and competition would not be a material planning consideration that could be taken into account in the determination of a planning application. Furthermore, business rates are not related to the planning process and would have no bearing on the application.

9.0 Conclusion

- 9.1 The principle of the development is supported in that it will result in retention of a market facility in Arnold Town Centre whilst a full review is undertaken. The proposals will enhance the character of the area as well as enhance the vitality and viability of Arnold Primary and Secondary Shopping Area. Furthermore, the application would not be detrimental to residential amenity or highway safety. The application is, therefore, deemed to comply with policies A, 2, 6, 10 and 10 of the Aligned Core Strategy (2014); policies 32, 35, 49, 50, 53, and 61 of the Local Planning Document (2018) and guidance within the National Planning Policy Framework (notably chapters 2, 4, 6, 7, 9, and 12).

Recommendation: Grant full Planning Permission subject to the conditions listed for the reasons set out in the report.

Conditions

- 1 The development hereby permitted shall be completed in accordance with the following plans, received by the Local Planning Authority on 31 January 2024:

2020_1042-BLOCK_PLAN-916940; and
Layout Plan – Bin Storage.

Reasons

- 1 For the avoidance of doubt.

Notes to Applicant

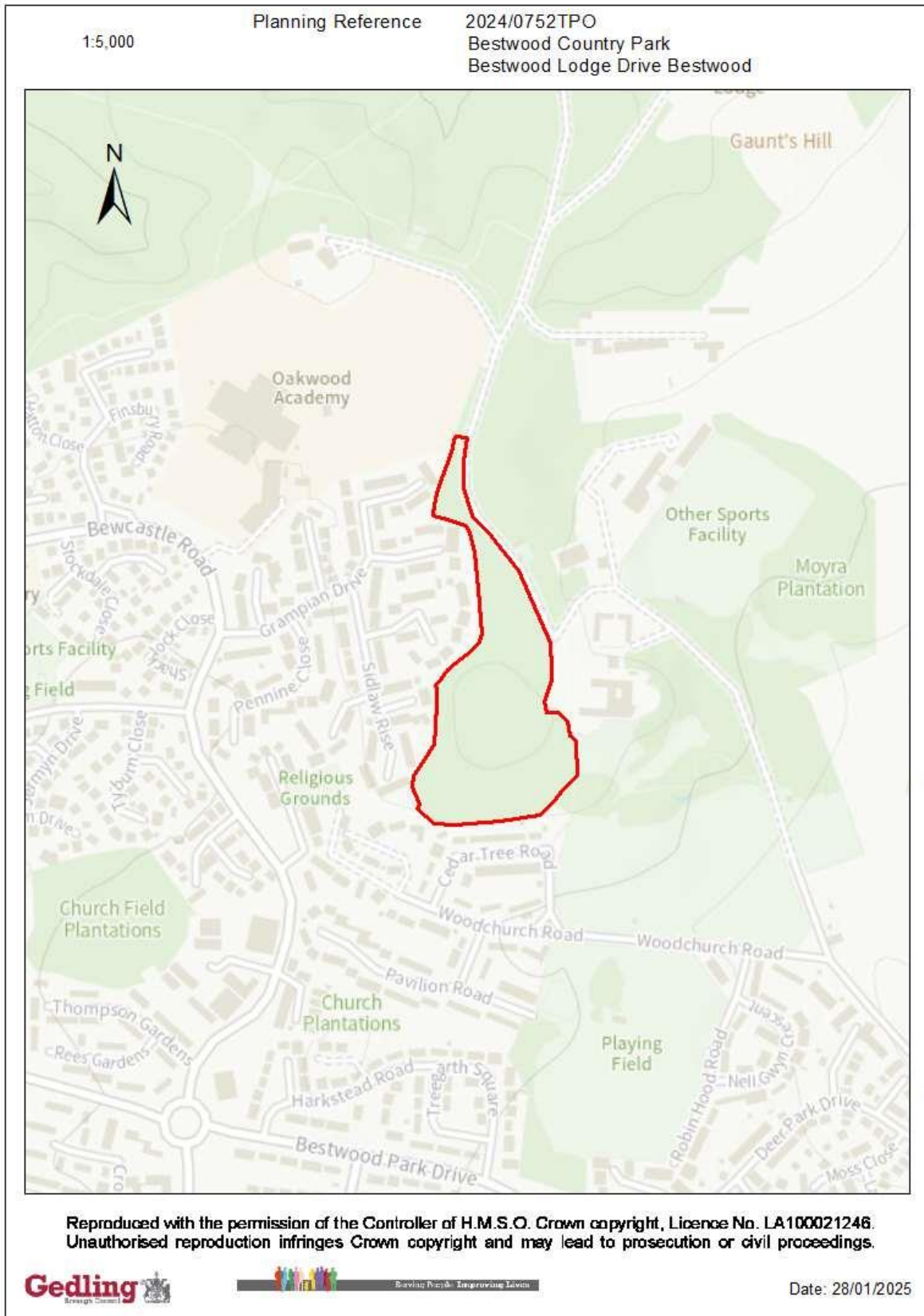
The Borough Council has worked positively and proactively with the applicant in accordance with paragraph 39 of the National Planning Policy Framework. During the processing of the application there was no problems for which the Local Planning Authority had to seek a solution in relation to this application.

Additionally, your attention is drawn to the following:-Sufficient electric supply should be provided for the stalls. The trees in the area and the in situ seating area should be protected when installing the market stalls to prevent damage. Access must be allowed from High Street into the precinct for shop deliveries, emergency vehicles and disable blue badge holders. As a public right of way it should not be blocked - unless an alternative route is arranged with Nottinghamshire County Council highways. The flood relief water storage tank under the Eagles Square shall remain accessible at all times. The applicant is advised that all planning permissions granted on or 16th October 2015 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website. The proposed development has been assessed and it is the Council's view that CIL is not payable on the development given that there is no net additional increase of floorspace as a result of the development.

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Planning Report for 2024/0752TPO



Report to Planning Committee

Application Number: 2024/0752TPO

Location: Bestwood Country Park, Bestwood Lodge Drive, Bestwood, Nottinghamshire.

Proposal: Removal of 14 Sycamore trees (G1)- Remove trees due to poor structural condition and damage caused by squirrels.

Removal of trees will benefit adjacent trees within the woodland.

Applicant: Mr Terry Ball – Gedling Borough Council

Agent:

Case Officer: Joe Davies

This application has been referred to Planning Committee to accord with the Constitution as the applicant is Gedling Borough Council and it is on land under the control of Gedling Borough Council

1.0 Site Description

1.1 This application relates to 14 sycamore trees, which are protected by the Group Tree Preservation Order 00048 and dates from 2004.

2.0 Relevant Planning History

2.1 None relevant,

3.0 Proposed Development

3.1 The removal of 14 sycamore trees due to squirrel damage.

4.0 Consultations

4.1 Forestry Officer (Gedling Borough Council) – Trees were in poor structural condition due to squirrel damage within the crown. Such damage may increase the likelihood of branch failure. Works to remove these trees will benefit adjacent trees set further back within the woodland. On undertaking any works, it is recommended these are in accordance with BS3998: 2010 Recommendations for Tree Work. It is expected that all vegetation control is carried out in accordance with best arboricultural practice and care taken not contravene the provisions of legislation protecting plants and wildlife.

4.2 Neighbouring Residents were notified – No comments received.

5.0 Planning Considerations

5.1 The main planning consideration for this application is to consider whether the proposed works are appropriate and whether they would have an adverse effect on the visual amenity of the application site and surrounding locality.

5.2 In accordance with the Forestry Officers comments, the works are considered to be acceptable in that removal of the trees would allow adjacent trees to grow and the trees are at risk of failure given damage to them. Given that removing the trees will allow existing trees to grow, it is not considered necessary to replace the trees that are being removed.

5.3 Having regard to the above, it is recommended that conditional permission be granted.

Recommendation Grant permission subject to the following conditions: -

Conditions

- 1 The works must be carried out within 2 years beginning of the date of this permission.
- 2 The works are to be carried out in accordance with the submitted Site Plan and Application Form received: 18/10/2024
- 3 All works are carried out in accordance with BS 3998 2010 and by good arboriculture practice.

Reasons

- 1 In order to comply with Section 17 2(d) of Part 4 of the Town and Country Planning (Tree Preservation) (England) Regulations 2012.
- 2 For the avoidance of doubt and to define the terms of this permission.
- 3 In the interests of safety and good tree husbandry.

Notes to Applicant

When considering carrying out any work to trees it is important to consider the provisions made in the Wildlife and Countryside Act 1981, Conservation (natural habitats) Regulations 1994 and the Countryside Rights of Way Act 2000, which mean it is an offence to intentionally or recklessly kill, injure or take a bat, Intentionally or recklessly damage, destroy or obstruct access to any structure or place used for shelter or protection by a bat, Intentionally or recklessly disturb a bat while it is occupying a structure or place that it uses for shelter or protection, damage, destroy or block access to the resting place of any bat, Intentionally or recklessly kill, injure or take a wild bird, Intentionally or recklessly take, damage or destroy the nest of any wild bird when it is in use or being built, Intentionally or

recklessly take, damage or destroy the egg of any wild bird. These points outline the main parts of the above legislation. If you are unsure about these issues, it would be advisable to contact an ecological consultant before undertaking any tree work operations.

Planning Statement - The Borough Council has worked positively and proactively with the applicant in accordance with paragraph 38 of the National Planning Policy Framework (2019).



Report to Planning Committee

Subject: Authority Monitoring Report April 2023 – March 2024

Date: 12th February 2025

Author: Planning Policy Manager

Purpose

To note the Gedling Borough Council Authority Monitoring Report April 2023 – March 2024.

Recommendation(s)

THAT Planning Committee:

- 1) **Notes the Gedling Borough Council Authority Monitoring Report April 2023 - March 2024 attached as Appendix A.**

1 Background

- 1.1 The Authority Monitoring Report is prepared annually and the updated version covers the period 1 April 2023 to 31 March 2024.
- 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 2023/24 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. The six week consultation on the GNSP Publication Draft began on 4th November and ended on 16th December 2024. 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 2023 - March 2024.

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 2023 - March 2024

7 Background Papers

None

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Authority Monitoring Report

April 2023 – March 2024

Published December 2024

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.....	11
Environmental Protection.....	19
Green Belt	20
Natural Environment.....	22
Open Space and Recreational Facilities.....	25
Historic Environment.....	29
Design	31
Homes	33
Employment.....	50
Retail and Community Facilities	56
Transport	64
Infrastructure and Developer Contributions	68
Appendix 1 – Monitoring Indicators	70

1. Introduction

- 1.1. The Authority Monitoring Report is based upon the monitoring period **1 April 2023 to 31 March 2024**.
- 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. More recently, the Council has published Planning Guidance on Biodiversity Net Gain (18th April 2024) and adopted a Borough wide Design Code Framework as an SPD relating to new residential development (7th November 2024).

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 a 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. A further Preferred Approach consultation on Strategic Distribution and Logistics Sites took place during September – November 2023.
- 2.15. A Publication Draft Greater Nottingham Strategic Plan was published for public consultation on 4th November, with comments invited until 16th December 2024. An updated Local Development Scheme will be prepared for submission.

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 November 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.
- Similarly, the Greater Nottingham Authorities have prepared a joint Strategic Employment Land Availability Assessment (SELAA) methodology report to ensure consistency in reporting on employment land availability.

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.

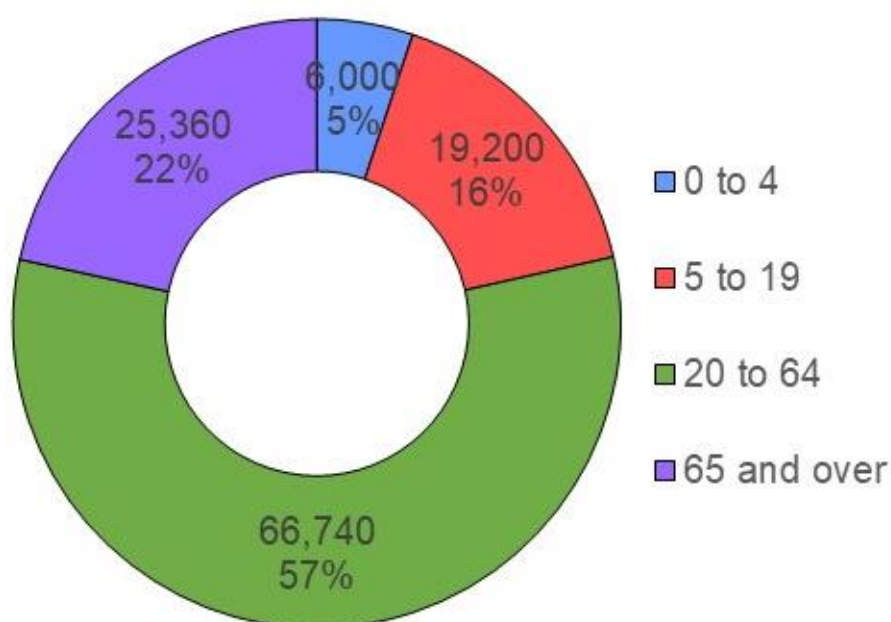
4.2. The government also publishes population mid-estimates annually.

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

Ref	Description	Date granted
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

Ref	Description	Date granted
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 premise, 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
2023/0277	Detached garage with solar panels and front boundary wall and electric sliding gates, 172 Mansfield Road Redhill, Nottinghamshire	12 June 2023
2023/0201	Installation of 2 x 16kw Air Source Heat Pumps, Warren House, Bestwood Lodge Drive, Bestwood	22 June 2023
2023/0582	Installation of 2 x 16kw Samsung Air Source Heat Pumps (model AE160RXYDEG/EU), Warren House, Bestwood Lodge Drive.	15 September 2023

Ref	Description	Date granted
	<u>2023/0201</u> : Wwo 16kW air source heat pumps have been granted. Amended plans to relocate the proposal further south on the elevation to address concerns raised by the Council's Environmental Health Team.	
2023/0457NM A	Non-material amendment to reserved matters approval 2019/0152 for the addition of solar panels to various plots, Land Off Teal Close, Netherfield	20 July 2023
2023/0529	Array of solar panels on flat roof using low profile mounting system, Land and Buildings, Road No 3, Colwick	1 September 2023
2023/0578NM A	Non-material amendment to reserved matters approval 2019/0560 (addition of PV Panels to roofs), Land At Teal Close, Netherfield	13 September 2023
2023/0496	Installation of a 4.9kW solar PV system comprising of 12 x Canadian Solar 410w modules, The Annexe At Hollinwood House, Hollinwood Lane, Calverton	16 October 2023
2023/0721NM A	Non material amendment to permission 2020/0020 (solar panels to roofs of certain plots), Land North West Park Road	19 October 2023
2023/0722NM A	Non-material amendment to permission 2022/0584 (PV solar panels to some plots), Land North West of Park Road, Calverton	19 October 2023
2023/0827	Erection of two-bedroom detached house with roof-mounted solar panel, 238 Carlton Hill Carlton Nottinghamshire	12 January 2024

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

Ref	Description	Date granted
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
2019/0004	Retention of two air source heat pumps	3 May 2023
2023/0292	Heat pump on side of the house, 6 Churchmoor Lane, Redhill, Nottinghamshire	1 August 2023

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
2022	3,136	52,381	11,921	1,073,469

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
2021	0.5	4.0	36.3	97.8	28.4	4.6

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
2012	105.6	53.1	260.3	110.7	4.9
2022	92.3	30.6	151.3	108.2	3.4

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 32.26 hectares of land and 983 houses within Flood Zones 2 or 3 between 2011 and 2024.
- 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

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
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
2024	1,221.73 ha	5,583	2,194	3,389

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

Ref	Description	Date granted
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; Storage bays to rear of processing shed & Mobile glass cleaner and associated works. Enviro Building, Private Road No 4, Colwick Industrial Estate, Colwick	30 June 2021
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
2022/1242	Extension 65% over original floor space. The development would result in an overall 30% decrease, as the existing percentage of total increase from original is currently 95%.	18 May 2023
2023/0679	Extension over 50% of original floor space. The proposed development would result in a decrease in floor space over how the building currently stands.	6 December 2023
2023/0880	Extension over 50% of original floorspace. Very Special Circumstances demonstrated.	2 February 2024
2023/0881	Extension over 50% of original floorspace. Very Special Circumstances demonstrated.	8 March 2024
2023/0885	Extension over 50% of original floorspace. Very Special Circumstances demonstrated.	11 March 2024

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. 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.
- 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 2023/24, a new Local Wildlife Site, described as a former pit spoil heap supporting a mosaic of habitats, was designated at Calverton Colliery and covers an area measuring 138.71 ha. The Lodge Farm Grassland Local Wildlife Site has been removed. However, this has resulted in a substantial increase in the overall area of Local Wildlife Sites. A new Local Wildlife Site at Bestwood Pit Top, a former pit top supporting butterflies of conservation importance, may also be designated in the next monitoring period, subject to surveys being undertaken later this year.
- 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

Year	Total sites	Area (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
Spring 2024	78	1,386.80 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
2023/24	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.forestryresearch.gov.uk/tools-and-resources/national-forest-inventory>.

- The Forestry Commission recorded approximately 55.1 hectares of ancient woodland in Gedling Borough in 2020. This has decreased from 56.8 hectares in 2019.
- During the monitoring period no planning permissions have been granted that resulted in the loss of trees within designated ancient woodland.

Open Space and Recreational Facilities

Open space

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

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

- The Part 2 Local Plan includes Policy LPD 20 and Policy LPD 21 which seek to protect existing green infrastructure and provide new green infrastructure (10% on sites 0.4 hectares and above).
- Table 19 shows the area of open space in the Borough by type, as recorded by the Council's Parks and Street Care team. It is noted that there may be some overlap between the categories. The 2018 figure equates to the area of open spaces shown on the Local Planning Document Policies Map.
- Table 20 shows the amount of greenfield land lost to new large development for housing (10 dwellings or more) and other uses. For information, land is considered 'lost' upon commencement of development.
- Open spaces committed from s106 agreements are set out in Table 21. A total of two new Section 106 Agreements and one Deed of Variation were completed during the financial year 2023/24. There were no new obligations contained within these agreements in relation to Open Space Contributions.
- 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

Type of Open Space	Area in LPD (2018)	Net change since 2018
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
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

Year	Site Name	Type	Area lost
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
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
2023/24	255 homes Teal Close (phase 3).	Residential	13.32 ha
2023/24	47 homes Cornwater Fields	Residential	2.92 ha
2023/24	11 homes Ashdale, Burton Joyce	Residential	0.57 ha
2023/24	14 homes Hillside Farm, Burton Joyce	Residential	0.7 ha

Table 21: Open space contributions 2023/24

Ref	Site name	Breakdown of Obligations	Maintenance Contribution	Capital Contribution
2022/0200	Land on the West Side of Lambley Lane, Gedling, Nottingham	Open Spaces Contribution of £89,750.64 (RPI Index Linked)	£26,628.00 (RPI Index Linked)	£63,122.64 (RPI Index Linked)
2021/1398	Land at Grange View Road, Gedling	Open Spaces Scheme to be submitted and approved.	N/A	N/A
2022/0823 (Deed of Variation)	Orchard Close, Burton Joyce, Nottingham	Open Spaces Scheme to be submitted and approved.	N/A	N/A

Note - Whilst three new Section 106 Agreements and five Deed of Variations were completed during 2023/24, 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.

Open Space	Award	Management
Bestwood Country Park	2020 - 2023	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. Green Flag not applied for in 2023/24.
Breck Hill Park	Since 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 2023 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 October 2023. 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	2024
Listed Buildings	3	3
Conservation Areas	0	0
Scheduled Monuments	1	2

Type of heritage asset	2012	2024
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, 11% 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
2018/19	0	163
2019/20	0	250
2020/21	0	130
2021/22	0	262
2022/23	0	406
2023/24	33	265

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
2023/24	10	6

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

	Number of dwellings at up to 24 dph	Number of dwellings at 25 dph and over
2011/12	0	46
2012/13	3	0
2013/14	2	6
2014/15	4	77
2015/16	2	55
2016/17	0	9
2017/18	3	11
2018/19	0	15
2019/20	0	4
2020/21	0	6
2021/22	0	14
2022/23	0	132
2023/24	0	161

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

Year	Total (net) completions	Number of completions on garden land	Percentage (%)
2011/12	275	59	21%
2012/13	227	32	14%
2013/14	321	35	11%
2014/15	311	30	10%
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%
2023/24	604	19	3%
TOTAL	4,351	406	9%

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 2022 on 19th December 2023. The 2022 result for Gedling Borough Council was 88% and was based on the three year period 1 April 2019 to 31 March 2022. This was an improvement against the figure of 85% for the 2021 Housing Delivery Test result. The Housing Delivery Test result for 2022 meant that the Council needed to prepare an action plan.
- The Council's Housing Delivery Action Plan was published in April 2024 and has been updated to reflect the result of the Housing Delivery Test 2022. The latest 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 2023 published in December 2024 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 6.19 year supply. The direct web link to the latest five year housing land supply assessment is www.gedling.gov.uk/5yls.
- 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 2011-2024
Urban area (Arnold and Carlton) including Teal Close and Gedling Colliery/Chase Farm sites	4,045	4,890	3,144
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	284 (241 on North of Papplewick Lane and 38 on Top Wighay Farm)
Key settlement for growth - Bestwood Village	Up to 560 homes	540 homes	148
Key settlement for growth - Calverton	Up to 1,055 homes	820 homes	467
Key settlement for growth - Ravenshead	Up to 330 homes	300 homes	140
Other villages (listed below)	Up to 260 homes	170 homes including 80 homes in Burton Joyce and 50 homes in Woodborough	
• Burton Joyce	-	80 homes	96
• Lambley	-	-	34
• Linby	-	-	5
• Newstead	-	-	8
• Papplewick	-	-	0
• Stoke Bardolph	-	-	1
• Woodborough	-	50 homes	24
Total			4,351

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

Site	Progress and planning status
	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). The third and final housing phase of 255 homes is also under construction (2019/0560). The total figure granted to date is 807 homes. As at 31 March 2024, 414 dwellings have been built. 197 homes on phase 1 (2 plots remaining) and 217 homes on phase 2 (136 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, 246 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. Reserved Matters granted in September 2024 for 763 homes (2023/0872).
(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 2024, 19 homes have been built. Construction paused in Autumn 2023 but has resumed in Autumn 2024.
(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) lapsed in March 2023. No planning applications have since been received.
(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) granted in April 2023.
(H4) Linden Grove	Allocated for 115 homes. Site is currently under construction for 120 homes (2021/0694). As at 31 March 2024, 64 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 2024, 140 homes have been built. Full planning permission for 54 homes on the remainder of the site was approved at Planning Committee subject to s106 in September 2024 (2023/0926).

Site	Progress and planning status
(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. Full planning permission on part of the site for 45 homes is going to Planning Committee in June 2024 (2023/0830).
(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) and 433 homes on phase 2 (2021/1294) . Full permission granted for 24 homes on the remainder of the site in (2022/0200) December 2023. Total figure granted to date is 965 homes. As at 31 March 2024, 526 homes have been built.
(X1) Daybrook Laundry	Allocated for 50 homes. Full planning permission for 51 retirement apartments (2023/0701) was granted in March 2024.
(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 144homes was approved at Planning Committee in March 2024 subject to s106 (2021/0072).
(H10) Hayden Lane	Allocated for 120 homes. Full planning application for 135 homes(2022/0501) was approved at Planning Committee in October/November 2023. The planning application for the access arrangement is located in the Ashfield district and was refused by members in March 2024.
(H11) The Sycamores, Bestwood Village	Allocated for 25 homes. Construction of 11 homes (2018/0650 and 2019/0678) had been completed by November 2023A planning application for a further 3 dwellings was granted in July 2024.
(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 2024, 49 homes have been built. Full planning permission for 93 homes on the remainder of the site (2024/0095) was submitted in February 2024 and is currently pending.
(H13) Bestwood Business Park, Bestwood Village	Allocated for 220 homes. Outline planning permission for up to 220 homes (2014/0214) lapsed in March 2018.

Site	Progress and planning status
(H14) Dark Lane, Calverton	Allocated for 70 homes. The site is currently under construction for 57 homes (2017/1263). As of 31 March 2024, 12 homes have been built.
(H15) Main Street, Calverton	Allocated for 75 homes. Outline planning permission for up to 79 homes (2018/0360) granted in April 2021. A Reserved Matters application for 77 dwellings (2024/0217) was received in April 2024 and is currently pending.
(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 2024, 158 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 2024, 73 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. Site is currently under construction for 47 homes (2017/1164).
(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 2024 3 homes have 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 withdrawn (2022/0250). No planning applications have been received since.
(H20) Mill Field Close, Burton Joyce	Allocated for 20 homes. Site completed in March 2022.
(H21) Orchard Close, Burton Joyce	Allocated for 15 homes. Site is under construction for 14 homes (2021/0301). As of 31 March 2024, 7 homes have been built.

Site	Progress and planning status
(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) and plot 2 (adjacent to 3 Ash Grove) (2019/1147) was built in August 2023.
(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%)
2023/24	604	495 (82%)	109 (18%)	0 (0%)
TOTAL	4,351	2,735 (63%)	1,503 (35%)	113 (2%)

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%
2023/24	66	9	30	105	615	17%

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 rent.
- 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, one planning permission has been granted for a live work unit.
- 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. Only those who meet the local connection test are entered on Part 1 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%)
2023/24	604	Social/affordable rent: 74 Shared ownership: 37 Discount Off Market Value: 1 Unknown: 8	120 (20%)

Chart 2: Type and size of housing completions since 2011

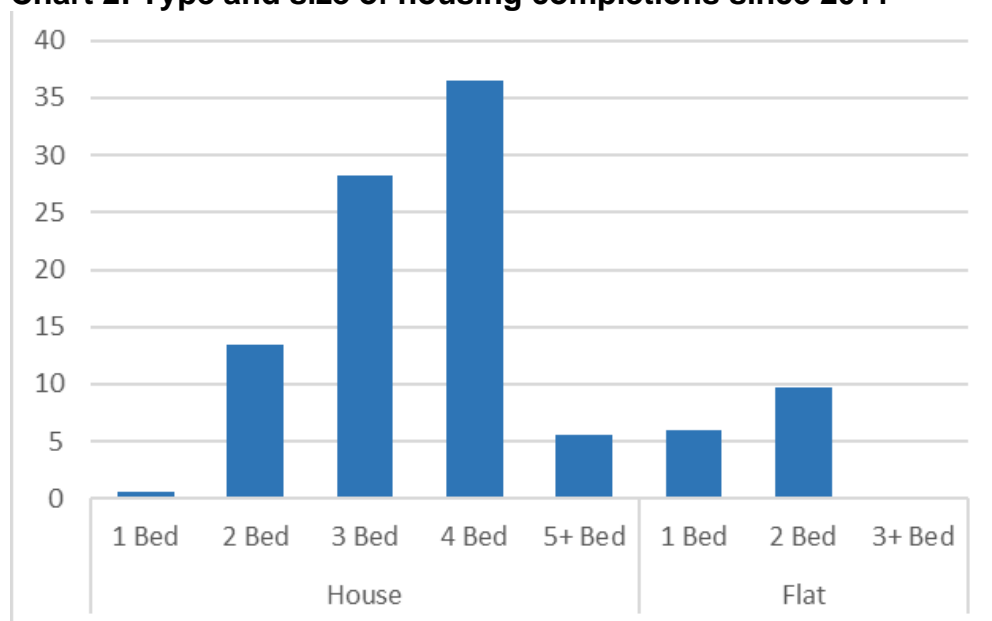


Table 35: Specialist accommodation granted permission or built since 2011

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.

Ref	Site name	Type	Proposal and number of bedrooms	Date granted	Status
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.
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 .

Ref	Site name	Type	Proposal and number of bedrooms	Date granted	Status
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.
2022/0975	1 Moss Close, Bestwood	Care Home	Change of use from dwelling house to care home	8 Sept 2023	
2023/0915	46 Claygate, Carlton	Children's home	Change of use from dwelling house to children's care home	11 March 2024	
2023/0278	16 Pitch Close, Carlton	Children's home	Change of use from dwelling house to children's care home	6 June 2023	
2023/0251	17 Bailey Drive, Arnold	Children's home	Change of use from a dwelling house to a	26 May 2023	

Ref	Site name	Type	Proposal and number of bedrooms	Date granted	Status
			children's home		
2023/0911	4 Lacewood Close, Bestwood	Children's home	Change of use from dwelling house to children's care home	15 February 2024	
2023/0125	272 Longdale Lane, Ravenshead	Children's Home	Change of use from holiday let to children home	12 April 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: 31 Oct 2016 to 30 Oct 2017	47	N/A	N/A
Base period 3: 31 Oct 2017 to 30 Oct 2018	35	N/A	N/A
Base period 4: 31 Oct 2018 to 30 Oct 2019	31	19	12
Base period 5: 31 Oct 2019 to 30 Oct 2020	28	19	9
Base period 6: 31 Oct 2020 to 30 Oct 2021	46	33	13
Base period 7: 31 Oct 2021 to 30 Oct 2022	42	26	16
Base period 8: 31 Oct 2022 to 30 Oct 2023	31	22	9
Base Period 9: 31 Oct 2023 to 30 Oct 2024	18	17	1

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

	Number of plots suitable
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
Base period 9: 31 Oct 2023 to 30 Oct 2024	8

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 93%. By comparison the percentage of such households within 400 metres/ 5 minutes walk is 73%. The number of total households with access to public transport is not available. The information is based on data collated in October 2024 by Nottinghamshire County Council Performance, Intelligence and Policy.
- An accessibility score for Gedling has been calculated as 3.83/4.00, based on October 2024 data collated by Nottinghamshire County Council Performance, Intelligence and Policy. Scoring comprises consideration of postcodes in the borough and whether four key tested facilities can be reached within 20 minutes walking, cycling or public transport. Tested facilities include Primary Schools, GP's, Supermarkets and Leisure Facilities.

Empty homes, homelessness and house prices

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

Monitoring Indicators: ACS SA 1 / LPD SA 1

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

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

	Private	Local authority	Registered social housing	Total
2013	1,735	3	31	1,769
2014	1,431	3	53	1,487
2015	1,490	0	34	1,524
2016	1,268	1	122	1,391
2017	1,372	2	108	1,482
2018	1,595	2	86	1,683
2019	1,391	5	99	1,495
2020	1,464	6	80	1,550
2021	1,252	5	68	1,325
2022	1,295	8	59	1,362
2023	1,438	8	61	1,507
2024	1,562	12	79	1,653

Chart 3: Empty homes brought back into use since 2011

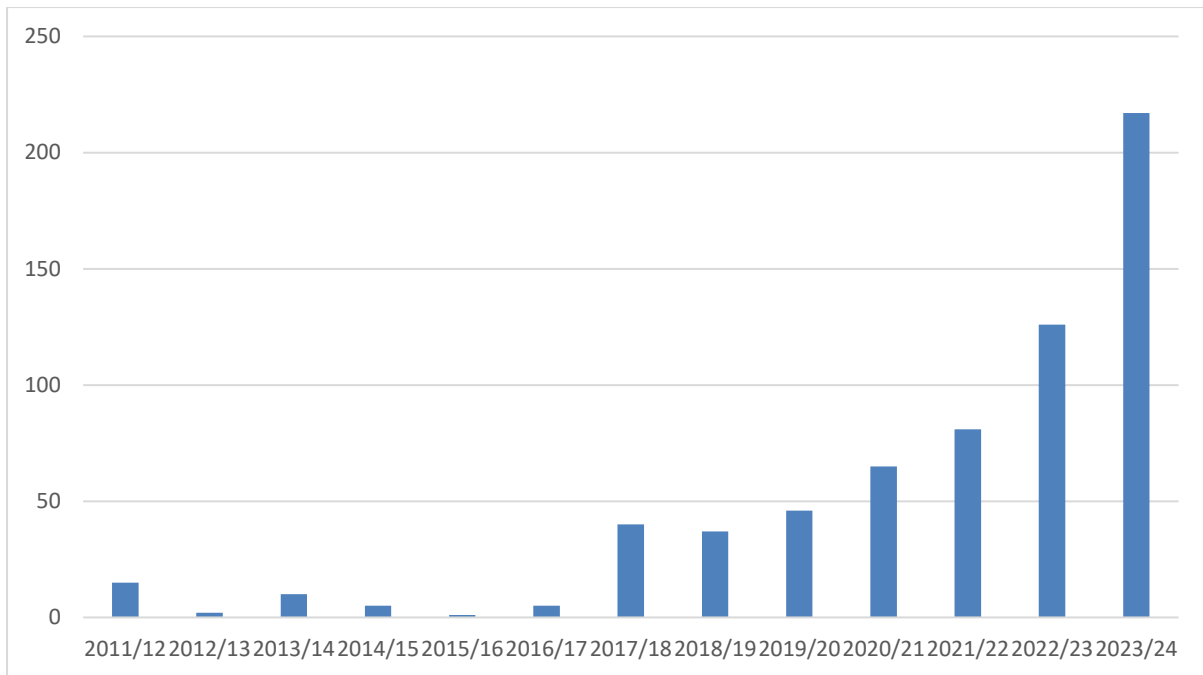
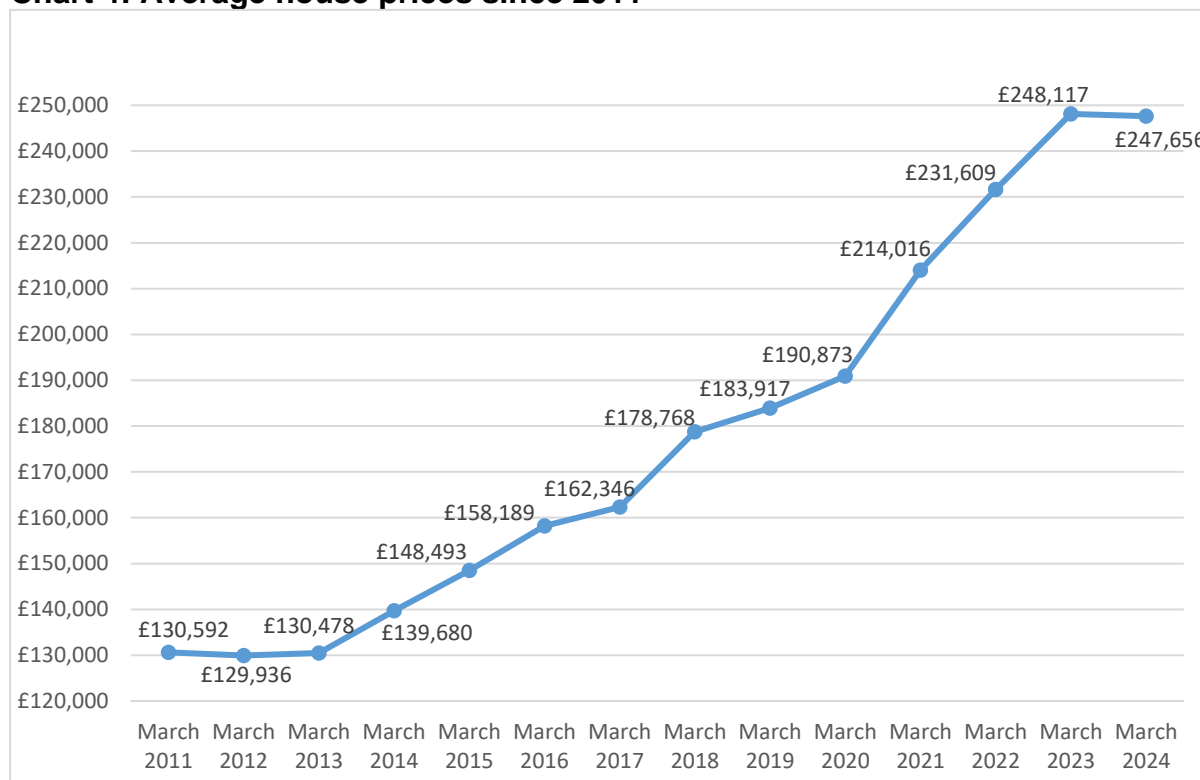


Table 39: Number of homelessness acceptances since 2012

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
2023/24	322

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 m2 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

Allocated Site	Progress and planning status
	implemented the residual employment land allocation is around 5.2 ha.
Gedling Colliery/Chase Farm	Allocated site for 5 hectares. Outline planning permission for a mix of employment units, pub/restaurant and a drive through unit (2017/1571) granted in July 2020 on 4.12 ha net site area
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). Completed 1 st September 2023.	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.
7/2021/06 48NCC	Colwick Industrial Estate (Land south of Road No 2 west and east of Road No 5)	Sui generis	Previously had outline planning consent for B1, B2 and B8 uses as part of Hybrid Planning Application 2013/0500. This outline permission has lapsed. Site has been granted planning permission by Nottinghamshire County Council for a waste management facility sui generis compatible with an identified employment	16 th September 2021

Ref	Site	Use class	Proposal	Date granted
			location on 2.18 ha. Under construction.	

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 loss of industrial and warehouse unit space (over 1,000 sq. m or 1 hectare site size) amounting to minus 999 sq. m during the monitoring period. Gross losses amounted to 2040 sq m due to the change of use of two small industrial sites at Burton Road and Sunnyholme, Greendale Road which was partly offset by a gain of 1,081 sq m at Midland Caterers, Colwick Industrial Estate.
- Between 31st March 2018 and 31st March 2024 no office space has been developed. This amends the position set out in last year's AMR that incorrectly stated 2,299 sq. m of office space was developed between 2018 and 2023. Over the period 31st March 2018 to 31st March 2024, 10.11 ha of 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 has been a change of use from office to a meditation centre at Gedling House, comprising a loss of 1050 sq. m of office space on a site area of 1.1 ha of land. Two small sites in employment use were redeveloped for residential use at Burton Road (builders yard, 0.23 ha reference 2019/1167) and Sunnyholme, Greendale Road (storage/warehouse, 0.29 ha reference 2022/0108).
- There was one planning application granted for rural employment / business development over the monitoring period under LPD Policy 47 of the Part 2 Local Plan. Conditional planning permission was granted

(reference 2023/0302) for a change of use to an agricultural field granted on 19//10/2023 to secure a recreational dog walking facility on land East of Blidworth Way, Papplewick which is a farm diversification project.

- 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	--5,600 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
2021/22	-3,707 sq. m	160 sq. m
2022/23	0 sq. m	15,477 sq. m
2023/24	-1050 sq. m	-999 sq. m
Total	4,571 sq. m	15,078 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 other 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
2023/24	1.1 ha	0.52 ha
Total	2.83 ha	7.5 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
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	Conversion of property and change of use to 13 one bed residential units	Employment and Skills Plan

Ref	Site	Proposal	Agreement
	Church, Victoria Road, Netherfield		
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
2022/0200	Land on the west side of Lambley Lane, Gedling, Nottingham	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 RQF/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 2023 to December 2023)

Individual Levels	Number of residents	Percentage (%)
RQF4/NVQ4 and above	34,500	47.8%
RQF3/NVQ3 and above	49,200	68.2%
RQF2/NVQ2 and above	67,000	92.8%
RQF1/NVQ1 and above	68,300	94.6%
Other qualifications	No data	No data
No qualifications	No data t	No data

Table 46: Employee jobs in Gedling Borough (excluding farm-based agriculture, self-employed, government-supported trainees and HM forces) (2011 and 2022)

Year	(Full-time employee jobs)	(Part-time employee jobs)	Total employee jobs
2011	17,000	12,000	29,000
2023	20,000	13,000	33,000

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 2023 – March 2024	58,900 (76.3)	10,400 (13.2%)	2,300 (3.8%)

Table 48: Employment profile of Gedling Borough by occupation (working age) (2010/11 and 2023/24)

Employment Group	April 2010 – March 2011	April 2023 – March 2024
Managers, directors and senior officials	12.4%	10.7%
Professional occupations	17.6%	26.4%
Associate professional and technical	8.8%	12.6%
Administrative and secretarial	14.1%	10.0%
Skilled trades occupations	11.3%	9.2%
Caring, leisure and other service occupations	11.2%	9.2%
Sales and customer services occupations	8.0%	6.9%
Process plant and machine operatives	6.7%	No data
Elementary occupations	9.9%	9.5%

Table 49: Earnings by residence (gross weekly pay) (2011 and 2023)

	Male Full-Time Workers	Female Full-Time Workers	Full-Time Workers (all)
2011	£501.00	£387.10	£456.70
2023	£671.00	£608.80	£645.70

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 2024 are also shown in Table 52.
- No new office floor space (over 1,000 sq. m floor space or 1 hectare site size) has been completed in Arnold town centre during the monitoring period.
- No planning permissions were granted for new retail development (over 1,000 sq. m floor space or 1 hectare site size) within town and local centres during the monitoring period.
- 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 1,818 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. The retail terrace (371.6 sq. m) was completed in May 2022. The combined floor area of the food store and local centre is 3,447 sq. m. Full planning permission was granted on 30th November 2023 for a drive through restaurant on the proposed site of the public house within the Local

Centre. 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 two 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 2024)

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%	4%	8%	2%	8%
Arnold Town Centre (Secondary Area)	38%	9%	3%	10%	11%	30%
Burton Joyce Local Centre	37%	11%	4%	0%	9%	39%
Calverton Local Centre	45%	0%	9%	0%	12%	34%
Carlton Hill Local Centre	50%	5%	7%	4%	9%	24%
Carlton Square Local Centre	53%	0%	6%	0%	16%	25%

Shopping Centre	Shops	Financial and professional services	Café or restaurant	Pub or drinking establishment	Take away	Other non-retail uses
Gedling Village Local Centre	38%	7%	8%	7%	11%	29%
Mapperley Plains Local Centre	52%	12%	12%	7%	6%	11%
Netherfield Local Centre	42%	1%	5%	3%	5%	44%
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 2024
Arnold Town Centre (Primary Area)	8%	10%
Arnold Town Centre (Secondary Area)	6%	7%
Burton Joyce Local Centre	0%	0%
Calverton Local Centre	5%	11%
Carlton Hill Local Centre	9%	8%
Carlton Square Local Centre	24%	13%
Gedling Village Local Centre	4%	4 %
Mapperley Plains Local Centre	3%	10 %
Netherfield Local Centre	13%	8 %
Ravenshead Local Centre	0%	0%

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

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

Ref	Site	Proposal	Date granted	Status
		B1/B2/B8 employment uses.		
2013/1518	The White Hart	Former public house demolished and redeveloped for a new retail food store.	15 May 2014	Built.
2016/0808	Former B&Q, 786 Mansfield Road	Installation of a mezzanine floor to add 1,115 sq. m of A1 retail floor space within an existing retail building.	22 September 2016	Implemented December 2016.
2020/1292 2019/0613	Teal Close (part of new local centre)	New retail food store comprising 1,818 sq. m. and new retail terrace of 372 sq. m.	Both applications 21 May 2021	Food store implemented January 2023 and retail terrace May 2022.
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
2023/0147	84 Front Street, Arnold	Change use of ground floor café (Class Eb) and first floor storage to bar and bistro	26 May 2023
2021/0734	16 Westdale lane East, Gedling	Change of use of rear ground floor store to be incorporated into the existing ground floor flat to create a two bedroom flat and first floor extension to create a one bedroom flat with external steel staircase.	11 September 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.
 - 13 GP practices. Information is available from NHS Nottingham and Nottinghamshire Integrated Care Board.

- 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	10	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	13	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	2020-22
Male	80.3	79.4	80.0	80.1	80.9	80.1	79.1
Female	82.9	83.6	83.2	83.0	82.9	83.1	83.3

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%
Nov 2022/23	10.8%	24.6%	64.6%	77.9%

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
2023/24	6,274	177	74	56	2,465

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.
- There were no travel plans in the Borough approved by Nottinghamshire County Council Highways during the monitoring period. However, one has a discharge of condition (2022/1344DOC) pursuant to planning application Ref: 2020/1292 which relates to the approval of a Travel Plan associated with an application for the “erection of a retail store (Class E) with associated car parking, landscaping and other infrastructure” on Land Off, Teal Close, Netherfield.

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 Colliery Way opened to traffic on 22 March 2022. The final phase of construction works at Arnold Lane was completed on 15 July 2022.

Transport Scheme	Type	Progress
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 currently under investigation with a view to NCC submitting a future funding bid to Active Travel England.
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 93%. The information is based on October 2024 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	Data not available	14.8%
2023	Data not available	4.1%

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
2022/23	9,426	36,846	6,946	31,702

Table 63: Bus boardings in Gedling Borough by operator

Bus Operator	Bus boardings 2023/24
Nottingham City Transport	5,061,343
Trent Barton	Data not available
Stagecoach East Midlands	Data not available

Bus Operator	Bus boardings 2023/24
Nottinghamshire County Council Fleet Service	7,502
Ravenshead Community Transport	3,360

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. On 17th April 2024, Council resolved to commence a review of the current Infrastructure List (previously Regulation 123 List).
- 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 2024	Amount (£)
Total CIL receipts	£9,833,134
Total receipts retained as at 31 March 2024	£2,237,110

Table 65: Summary of Section 106 contributions

Section 106 position as of 31 March 2024	Capital amount (£)	Revenue amount (£)
Contributions received in 2023/24	£409,749	£147,762
Contributions spent on projects in 2023/24	£447,479	£39,814
Total contributions remaining	£3,237,015	£487,700

Appendix 1 – Monitoring Indicators

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

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

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

Climate Change, Flood Risk and Water Management

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

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

Environmental Protection

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

Green Belt

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

Natural Environment

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

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

Open Space and Recreational Facilities

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

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

Historic Environment

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

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

Design

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

Homes

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

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

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

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

Employment

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

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

Retail and Community Facilities

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

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

Transport

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

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

Infrastructure and Developer Contributions

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

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

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Report to Planning Committee

Subject: Five Year Housing Land Supply Assessment 2024

Date: 12th February 2025

Author: Planning Policy Manager

Purpose

To note the latest five year housing land supply assessment

Recommendation

THAT: Planning Committee

- **Notes the Gedling Borough Five Year Housing Land Supply Assessment 2024 published in December 2024, attached as Appendix 1.**

1 Background

- 1.1 This report sets out the latest five year housing land supply position for Gedling Borough Council as at 31st March 2024, which is attached at **Appendix 1**. The National Planning Policy Framework 2023 requires that local planning authorities update their five year housing land supply assessments on an annual basis.
- 1.2 The assessment includes the housing sites in the Local Planning Document which was adopted by Council on 18 July 2018. The five year period is 1 April 2024 to 31 March 2029. For clarity, this is the assessment against the housing requirement as calculated using the Government's standard methodology (published December 2023) as the Aligned Core Strategy was adopted in September 2014 and the policies are yet to be reviewed.
- 1.3 A joint SHLAA methodology was first published in November 2020 by Broxtowe Borough Council, Erewash Borough Council, Gedling Borough Council, Nottingham City Council and Rushcliffe Borough Council. It is considered that a common approach is more robust and the methodology is

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

- 1.4 The assessment shows that against the housing target as calculated using the standard methodology, Gedling Borough Council does have a five year plus 5% buffer supply of land for housing. The Council has a 6.19 year supply. This is a decrease from the previous 2023 assessment's figure of 6.76 year supply. The main reason for this is due to the strong progress in terms of completions from sites allocated in the Aligned Core Strategy and Local Planning Document, resulting in fewer dwellings left to build out across the 5-year period.

2 Proposal

- 2.1 It is proposed that Planning Committee notes the content of the Gedling Borough Five Year Housing Land Supply Assessment 2024 as set out in **Appendix 1** which was noted by Cabinet on 12th December 2024.

3 Legal Implications

- 3.1 Paragraph 77 of the National Planning Policy Framework 2023 states 'local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide either a minimum of five years' worth of housing against their housing, or a minimum of 4 years' worth of housing if the provisions in paragraph 226 apply. The supply should be demonstrated against either the housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old.

4 Equalities Implications

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

5 Carbon Reduction/Environmental Sustainability Implications

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

6 Appendices

6.1 Gedling Borough Five Year Housing Land Supply Assessment 2024.

7 Background Papers

7.1 None.

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Five Year Housing Land Supply Assessment 2024

Published December 2024

Contents

Introduction	3
Policy context	4
Methodology.....	6
Five year housing land supply assessment.....	10
Appendix A: Calculating the annual local housing need.....	12
Appendix B: Schedule of deliverable sites in the plan period 2011 to 2028	16
Appendix C: Housing trajectory.....	Error! Bookmark not defined.

Introduction

- 1 The five year housing land supply assessment is based on the Council's Strategic Housing Land Availability Assessment (SHLAA) 2024 update.
- 2 The purpose of this five year housing land supply assessment is to monitor and review the Council's housing supply against the housing requirement set out in adopted strategic policies or against their local housing need where the strategic policies are more than five years old as required by the National Planning Policy Framework 2023.
- 3 The Department of Levelling Up, Housing and Communities last published the results of the Housing Delivery Test for 2022 on 19 December 2023. The Housing Delivery Test result for 2022 for Gedling Borough Council is 88%. 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 2022 means that the Council must continue to prepare an action plan but no longer needs to apply a buffer of 20% to its five year housing land supply. For further information on the Housing Delivery Test and the Council's Action Plan, please see separate Gedling Borough Housing Delivery Action Plan 2022 which is available at the following web page www.gedling.gov.uk/resident/planningandbuildingcontrol/planningpolicy/monitoringreports. For the purposes of this five year housing land supply assessment, a 5% buffer has been applied in accordance with the Housing Delivery Test data published on 14 January 2022, being the most recent data.
- 4 The current development plan for Gedling Borough consists of the Aligned Core Strategy and the Local Planning Document. The Aligned Core Strategy was adopted in September 2014 and allocates strategic sites for housing and other uses. The Aligned Core Strategy sets the housing requirement. The Local Planning Document was adopted on 18 July 2018 and allocates non-strategic sites for housing and other uses.

Policy context

- 5 Paragraph 76 of the National Planning Policy Framework 2023 states that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old (unless these strategic policies have been reviewed and found not to require updating).
- 6 The supply of specific deliverable sites should in addition include a buffer of:-
- a) 5% to ensure choice and competition in the market for land; or
 - b) 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or
 - c) 20% where there has been significant under delivery of housing over the previous 3 years, to improve the prospect of achieving the planned supply.
- 7 Annex 2 of the National Planning Policy Framework 2024 defines deliverable sites as follows:-
- To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:*
- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*
 - b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.*
- 8 Paragraph 72 of the National Planning Policy Framework 2023 states that local planning authorities may only make an allowance for windfall sites as part of anticipated housing supply if there is compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends. The Framework also states that local planning authorities should consider the case for setting out policies in

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

- 9 The Aligned Core Strategy sets a housing requirement of 7,250 homes for the plan period 2011-2028. As the Aligned Core Strategy was adopted in September 2014 and the policies are yet to be reviewed, this means that the housing requirement figure is out of date and the Council must now monitor and review the housing supply against the annual local housing need figure calculated using the standard method.
- 10 The annual local housing need for Gedling Borough is 460. **Appendix A** explains and provides the breakdown on how the figure was calculated using the standard method as published in 2024.
- 11 The Use Classes Order 1987 (as amended) defines Use Class C2 (Residential Institutions) as residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres. National Planning Practice Guidance states that local planning authorities will need to count housing provided for older people, including residential institutions in Use Class C2, as part of their housing land supply. All student accommodation, whether it consists of communal halls of residence or self-contained dwellings, and whether or not it is on campus, can in principle count towards contributing to an authority's housing land supply based on the amount of accommodation that new student housing releases in the wider housing market (by allowing existing properties to return to general residential use); and / or the extent to which it allows general market housing to remain in such use, rather than being converted for use as student accommodation. The Housing Delivery Test Measurement Rule Book published in July 2018 explains how the net homes delivered calculated with adjustments for net student accommodation and net other communal accommodation (calculated by applying nationally set ratios to the bedroom data of 2.5 and 1.8 respectively) for the Housing Delivery Test results.

Methodology

- 12 The Council calculates the housing supply using the approach set out in the Greater Nottingham Planning Partnership's Joint Methodology Report for Strategic Housing Land Availability Assessments (SHLAAs) which can be found at the following web page www.gedling.gov.uk/shlaa. This will be referred to as the "SHLAA methodology report" throughout in this document.
- 13 The SHLAA methodology report was updated in 2023 and Appendix C to the SHLAA methodology report updates the evidence used to support Gedling Borough Council's approach to the SHLAA methodology which includes lead-in times and build-out rates, the windfall allowance and non-implementation rates.

Deliverable sites that make up the housing supply

- 14 The sites that will make up the housing supply are those assessed to be deliverable within five years. The SHLAA methodology report explains that, in accordance with the NPPF, this consists of sites that are available now, suitable and achievable now. They include sites that are currently under construction, small sites with outline planning permission, sites with detailed planning permission and medium/large sites with outline planning permission with evidence that the site will be progressed within five years.
- 15 All sites in the assessment have been identified through the Council's SHLAA 2023 update and are listed in **Appendix B**. The appendix includes:-
 - All strategic sites in the Aligned Core Strategy and site allocations in the Local Planning Document.
 - Sites granted planning permission before 31 March 2024.
 - Updates to existing sites in the SHLAA database during the current financial year (i.e. since 1 April 2024) such as work starting on site, construction completing, a new planning permission being granted or a new planning application being submitted have been noted.
- 16 New sites that are not currently in the SHLAA and have been granted planning permission during the current financial year (i.e. since 1 April 2024) are not included in this assessment, but will be included in next year's assessment.
- 17 The assessment takes account of the loss of a dwelling where this is replaced by at least one dwelling in order to provide a net figure for the number of new dwellings. **Appendix B** does not include sites that involve a loss of a dwelling where replaced by a single dwelling, unless the loss has occurred and work on the replacement dwelling has not yet started.
- 18 The approach taken to completion timescales and delivery rates is set out in the SHLAA methodology report.

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

Future sources of supply (windfall allowance)

- 22 Paragraph 72 of the National Planning Policy Framework 2023 states that local planning authorities may only make an allowance for windfall sites as part of anticipated housing supply if there is compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends. The National Planning Policy Framework 2023 defines windfall sites as sites not specifically identified in the development plan (which includes Local Plan).
- 23 Paragraphs 45-49 of the SHLAA methodology report explains the approach taken and concludes that a windfall allowance of 137 dwellings per annum will contribute to the housing supply from Year 4 onwards.

Consideration of undersupply (under-delivery)

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

5%, 10% or 20% buffer

- 25 The Housing Delivery Test result for 2022 means that the Council will need to apply a buffer of 5% to its five year housing land supply by reason that paragraph 74 of the National Planning Policy Framework 2023 states that the

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

Forward look approach

- 26 It is considered appropriate for the five year period to begin with the current financial year i.e. this assessment will look at the period 1 April 2024 to 31 March 2029.

Non-implementation (lapse) rates

- 27 Paragraphs 51-52 of the SHLAA methodology report explain the approach taken to non-implementation rates which will be applied to the totalled figure of all unimplemented sites with planning permission i.e. sites where construction work has not started. The non-implementation rates are:-
- 8% for small sites (1-9 dwellings) and;
 - 2% for medium/large sites (10+ dwellings).

Communal accommodation

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

Five year land supply calculation

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

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

5 year housing target ÷ 5 years = annual target

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

Summary

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

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

Five year housing land supply assessment

- 31 The local housing need for the five year period is 2,300 homes. However, as a result of the Housing Delivery Test 2022 result, a 5% buffer is applied which increases the housing target for the five year period to 2,431 homes.

Annual local housing need	460
Local housing need for five years (460 x 5 years)	2,300
5% buffer (rounded)	115
Five year housing target	2,415

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

Table 1: Estimated housing supply for the five year period

	Allocations in the Local Plan [#]	Sites under construction	Small sites with permission	Medium/ large sites with permission	Total
Urban area	1431	75	57	10	
Edge of Hucknall	570	0	0	0	
Bestwood Village	93	0	4	0	
Calverton	320	2	7	0	
Ravenshead	82	3	3	0	
Other villages	7	19	26	0	
Total	2,503	99	97	10	
Non-implementation (lapse) rates applied	N/A	N/A	8% rate applied	2% rate applied	
Revised total	2,530	99	89	10	2701
Windfall allowance (137 x 2 years = 276)					274
Communal accommodation					17
Housing supply					2,992

[#] Aligned Core Strategy and Local Planning Document

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

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

Conclusion

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

Housing supply for five years	2,9923
Annual housing target (2,15 divided by five years) (rounded)	483
No of years supply (rounded)	6.19 years

- 36 The assessment shows that against the housing target, Gedling Borough Council has a **6.19** year supply.

Appendix A: Calculating the annual local housing need

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

Standard method

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

Step 1 – Setting the baseline

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

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

Step 2 – An adjustment to take account of affordability

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

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

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

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

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

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

Step 3 – Capping the level of any increase

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

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

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

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

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

Step 4 – cities and urban centres liftoff

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

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

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

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

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

Calculating the annual local housing figure for Gedling Borough

Step 1 – Baseline

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

Household projections for 2024 = 54,628

Household projections for 2034 = 58,500
Difference = 3,872
Divided by 10 years = 387.2

Average annual household growth = 387.2 (not rounded).

Step 2 – Adjustment factor

Latest ratio of median house price to median workplace-based earnings from Table 5C of the house price to workplace-based earnings ratio dataset (released on 25 March 2023) from the following web page
<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningslowerquartileandmedian>.

Ratio of median house price to median workplace-based earnings for 2023 = 7.02
Adjustment = $([7.02 \text{ minus } 4] \text{ divided by } 4) = 0.755$
Multiply by 0.25 = 0.18875
Add 1 = 1.18875

Multiply average annual household growth (387.2) (from step 1) by adjustment factor (1.18875) = 460.284

Annual local housing need = 460 (rounded).

Step 3 – should the cap be applied?

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

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

Projected household growth over 10 year period is 3,872 or 387 homes per annum
 $40\% \text{ of } 3,872 = 1,548.8$
 $3,872 + 1,548.8 = 5,420.888$ or 542. per annum

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

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

The annual local housing need calculated according to the standard method in steps 1 and 2 is 460. This figure does not exceed the higher of the two caps calculated in step 3 (i.e. 542 and 597.06) and therefore the cap does not apply.

Step 4 – should the uplift be applied?

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

The annual local housing need for Gedling Borough is 460.

Appendix B: Schedule of deliverable sites in the plan period 2011 to 2029

Urban Area

Net completions 1 April 2011 to 31 March 2024:-

Arnold = 928 homes
 Carlton = 2,222 homes
 Total = 3,144 homes

Allocations in the Local Plan

Local Plan ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2024-25	2025-26	2026-27	2027-28	2028-29
H1	Rolleston Drive	Arnold	112	Assumptions for build-out rates based on information from developer	SHLAA site G18. The site is allocated for 140 homes in the Local Planning Document (site H1). The site is currently under construction for 131 factory-built affordable homes (2020/1054). As of 31 March 2024, 19 homes have been completed.	59	53			
H2	Brookfields Garden Centre	Arnold	90	Delivery rates to be added when planning application is submitted.	SHLAA site G49. The site is allocated for 90 homes in the Local Planning Document (site H2). Outline planning permission for up to 32 homes on part of the site (to the rear of Brookfields Garden Centre) (2017/0155) granted in March 2020 has since lapsed in March 2023.					
H3	Willow Farm	Carlton	110	Assumptions for build out rates	SHLAA site G1225 (formerly part of SHLAA site G459). Site is allocated for 110 homes in the Local Planning Document (site H3). The landowner has promoted a wider site, including SHLAA sites G459 and G1225, for residential development through the Greater Nottingham Strategic Plan Growth Options consultation. Full planning application for 24 houses on part of the site (2021/1398) was submitted in December 2021 and granted permission in April 2023. No planning application has been received for the remainder of the site.	13	11			
H4	Linden Grove	Carlton	56	Based on past build-out rates	SHLAA site G542. The site is allocated for 115 homes in the Local Planning Document (site H4). Site is currently under construction for 120 homes (2021/0694). As of March 2024, 64 homes have been completed.	50	6			
H5	Lodge Farm Lane	Arnold	148	SHLAA consultation response 2023	SHLAA site G48. The site is allocated for 150 homes in the Local Planning Document (site H5). Resolution to grant outline planning application for up to 148 homes (2018/0347) in August 2019 subject to the signing of the s106. The landowner has promoted a wider site, including SHLAA sites G48 and G462, for residential development through the Greater Nottingham Strategic Plan Growth Options consultation. Information from the SHLAA 2023 consultation provides the delivery rates for the site.			36	36	36
H6	Spring Lane	Carlton			Site completed in April 2019.					

Local Plan ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2024-25	2025-26	2026-27	2027-28	2028-29
H7	Howbeck Road/ Mapperley Plains	Arnold	78	SHLAA consultation response 2023 for the majority of the site under construction. Delivery rates to be added when planning application is submitted or permission granted for the remainder of the site	The site (which consists of SHLAA sites G51 and G671) is allocated for 205 homes in the Local Planning Document (site H7). The majority of the site is currently under construction for 164 homes (2019/0213). As at 31 March 2024, 140 homes have been built. A planning application for 54 homes on the remainder of the site was received in December 2023 and is currently pending consideration (2023/0926).	24	34	22		
H8	Killisick Lane	Arnold	230	Assumptions for build out rates	The site (which consists of SHLAA sites G50, G871, G872, G873 and G1032) is allocated for 230 homes in the Local Planning Document (site H8). The Local Planning Document includes a phasing policy to ensure that development of the site follows the extraction and progressive restoration of the adjoining quarry. Quarry extraction was scheduled to be complete by 2021, however due to COVID-19 the extraction of clay was slower than expected and consent has since been granted to vary the timing phasing condition. It is now anticipated that extraction will be completed by summer 2024 with progressive restoration taking place following this. Full planning permission on part of the site for 45 homes is going to Planning Committee in June 2024 (2023/0830). No planning applications have yet been received for the remainder of the site.		36	9		
H9	Gedling Colliery/ Chase Farm	Carlton	439	Based on past build-out rates	SHLAA site G131. The site is identified in the Aligned Core Strategy as a strategic location and is allocated for 1,050 homes in the Local Planning Document (site H9). The site currently under construction for 508 homes on phase 1 (2015/1376, 2017/1018, 2017/1076, 2017/1275, 2018/0249, 2018/0392, 2019/0304, 2019/0586, 2019/0759 and 2020/0667) and 433 homes (2021/1294) on phase 2. Full permission granted for 24 homes on the remainder of the site in (2022/0200) December 2023. Total figure granted to date is 965 homes. As at 31 March 2024, 526 homes have been built.	84	84	84	84	84
X1	Daybrook Laundry	Arnold	51	Delivery rates to be added when planning application is submitted or permission granted	SHLAA site G477. The site is allocated in the Local Planning Document (site X1). Full planning permission for 51 retirement apartments (2023/0701) was granted in March 2024.		51			
X2	West of A60 A	Arnold			Site completed in February 2023					
X3	West of A60 B	Arnold	144	SHLAA consultation response 2023	SHLAA site G778. The site is allocated for 150 homes in the Local Planning Document (site X3). Full planning application for 144 homes was approved at Planning Committee in March 2024 subject to s106 (2021/0072).		36	36	36	36
Total						230	313	183	156	156

Local Plan ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2024-25	2025-26	2026-27	2027-28	2028-29
ACS	Teal Close	Carlton	393	Based on past build-out rates	SHLAA site G782. The site is allocated for 830 homes in the Aligned Core Strategy and has outline planning permission for residential development, employment uses and other uses (2013/0546). All three housing phases are currently under construction (2017/0800, 2019/0152 and (2019/0560). Total figure granted to date is 807 homes. As of 31 March 2024, 331 homes have been built. 197 homes on phase 1 with 2 plots remaining and 217 homes on phase 2 have been built.	83	83	83	83	61

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

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2024-25	2025-26	2026-27	2027-28	2028-29
G238	Acton Road (66, Land Adj To)	Arnold	2	Site visit	Site is currently under construction for two dwellings (2022/0344) granted in August 2022	2				
G882	Beech Avenue (35, Land Adj To)	Arnold	3	Site visit	Site is currently under construction for three detached dwellings (2015/1037).	3				
G1236	Birkland Avenue (31, Land Adj To)	Arnold	2	Site visit	Site is currently under construction for a new dwelling (2021/0559) granted in July 2021.	1				
G820	Byron House	Arnold	12	Building Control	Site completed for change of use from first and second floor offices to 12 residential flats (2022/0319PN) in April 2024	12				
G351 (part)	Calverton Road	Arnold	1	Building Control	Remaining two plots on site - plots 49 and 62. Part of site is currently under construction for 1 detached dwelling on plot 62 (9 Shotton Drive) (2023/0660) granted in October 2023.	1				
G1113	Church Street (3)	Arnold	2	SHLAA consultation response 2023	Site is currently under construction for change of use from offices to two apartments (2018/0749).	2				
G1048	Dairy Farm	Arnold	3	Assumptions for build-out rates	Site is currently under construction for change of use from farm buildings to three residential units (2021/0961).	3				
G1294	Front Street (53)	Arnold	2	Site visit	Site is currently under construction for the erection of an upper floor extension and conversion of retail storage building (2021/0936) granted in February 2023.	2				
G119	Marlborough Road (34, Land Adj To)	Arnold	2	Assumptions for build-out rates	Site is currently under construction for two new dwellings (2021/0747) granted in August 2021	2				
G932	Newcombe Drive (4)	Arnold	1	Site visit	Full planning permission for a new dwelling (2021/1331) granted in February 2022.	1				
G1228	Sandfield Road (49, Land To Side & Rear Of)	Arnold	3	Site visit	Site is currently under construction for three new dwellings (2020/0922) granted in May 2021	1	2			
G1240	Arnold Lane (123)	Carlton	2	Site visit						
G735	Blenheim Avenue (21 and 23)	Carlton	1	Assumptions for build-out rates	1 plot completed in September 2017 (2014/0234). 1 remaining plot is currently under construction (2017/1084).	1				
G1295	Breck Hill Road (146)	Carlton	1	Building Control	Site completed the demolition of the existing house and replacement with 2.5 storey apartment block granted in April 2024.	8				
G184	Broadway East (12A)	Carlton	1	Site visit	Site is currently under construction for a new dwelling (2019/0961). Construction commenced October 2022	1				
G1057	Burton Road (148)	Carlton	4	SHLAA consultation response 2023	Full planning permission for four new dwellings (2019/1167) granted in September 2020	4				

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2024-25	2025-26	2026-27	2027-28	2028-29
G1227	Carlton Hill (238)	Carlton	1	Assumptions for build-out rates	Full planning permission for a new dormer bungalow (2020/0097) granted in April 2020. Site is under construction.	1				
G117	Gardenia Grove (35)	Carlton	5	Assumptions for build-out rates	Site is currently under construction for five dwellings (2022/0545).	1	1	1	1	1
G1187	Hucknall Crescent (2A)	Carlton	1	Assumptions for build-out rates	Site is currently under construction for a new dwelling (2020/0070).	1				
G1234	Lambley Lane (32, Land Rear Of)	Carlton	1	SHLAA consultation response 2023	Site is under construction for a new dwelling (2021/0284)	1				
G151	Old Brickyard (1-15)	Carlton	7	Site visit	Site is currently under renovation for change of use of ground floor storage units to seven additional new flats (2020/0602)	7				
G1231	Pheonix Avenue (94)	Carlton	1	Assumptions for build-out rates	Site is currently under construction for a new dwelling (2018/0833).	1				
G725	Plains Road (88)	Carlton	2	Site Visit	The site is currently under construction for 2no. detached two storey dwellings (2019/0721) granted in September 2021	2				
G1040	Plains Road (96)	Carlton	9	Site Visit	Site is currently under construction for 9 new dwelling (2021/0737).	9				
G1212	Simkin Avenue (145)	Carlton	1	Assumptions for build-out rates	Site is currently under construction for a new dwelling (2020/1153).	1				
	Wollaton Avenue (4)	Carlton	2	Site visit	Site is currently under renovation for the change of use of the ground floor from Retail (use class A1) to Residential (use class C3) to create 4 self-contained flats. Two of the flats appear completed.	2				
G365	Wood Lane (31)	Carlton	1	SHLAA consultation response 2022	Construction work for a new chalet bungalow on site started in 2005 (2003/0923). Information from the SHLAA 2022 consultation provides the delivery rates for the site.			1		
Total						63	7	4	1	0

Sites with planning permission

Small sites with planning permission

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2023-24	2024-25	2025-26	2026-27	2027-28
G1278	Calverton Road (20A)	Arnold	2	Assumptions for lead-in times and build-out rates	Outline planning permission for a demolition of existing dwelling and construction of three residential units (2021/1078) granted in October 2022.			1	1	
G1165	Coppice Farm Stables	Arnold	3	Assumptions for lead-in times and build-out rates	Reserved matters for three detached houses (2023/0927) granted in March 2024 pursuant to outline planning permission houses (2022/0426) granted in November 2022.		1	1	1	
G1275	Coppice Road (4)	Arnold	1	Assumptions for lead-in times and build-out rates	Full planning permission for change of use to two residential units (2021/1326) granted in August 2022.	2				

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2023-24	2024-25	2025-26	2026-27	2027-28
G1272	Croft Road (8)	Arnold	1	Assumptions for lead-in times and build-out rates	The site has permitted development rights for change of use of existing first floor offices to one flat (2021/0076PN). Decision date is August 2022.	1				
G1283	Front Street (135-141)	Arnold	5	Assumptions for lead-in times and build-out rates	Full planning permission (2021/1135) for the demolition of existing building including four flats and the creation of nine residential apartments, net gain of five residential units granted in December 2022.	5				
G1324	2A Henry Street	Arnold	1	Assumptions for lead-in times and build-out rates	Full planning permission (2023/0741) granted for construction of 2 storey dwelling with off road vehicle access and parking					
G1281	Mapperley Plains (383)	Arnold	1	Assumptions for lead-in times and build-out rates	Full planning permission for a new dwelling (2021/1448) granted in October 2022.	1				
G1292	Plains Road (31)	Arnold	4	SHLAA 2023 consultation response	Full planning permission (2022/1119) for the change of use of and extensions of ground floor for commercial with four apartments above granted in February 2023.		4			
G1306	Portland Street (2)	Arnold	1	Assumptions for lead-in times and build-out rates	Full planning permission (2023/0315) for separation of part of redundant cafe (no 32 Mansfield Road) and returning of no2 Portland Street to ground floor apartment granted in July 2023.		1			
G1254	Redhill Road (10A)	Arnold	2	Assumptions for lead-in times and build-out rates	Full planning permission for two new dwellings (2020/0376) granted in January 2022.	1	1			
G1300	St Albans Road (49, land to side of)	Arnold	2	Assumptions for lead-in times and build-out rates	Outline planning permission (2023/0245) for 2 new dwellings granted in June 2023			2		
G1316	St Albans Road (49, land to the side & rear of)	Arnold	1	Assumptions for lead-in times and build-out rates	Full planning permission (2023/05520) for conversion of existing workshop/offices into dwelling with pitched roof and flat roof extension and demolition of existing outbuildings. Granted in September 2023.		1			
G1097	Sandfield Road (98)	Arnold	1	Assumptions for lead-in times and build-out rates	Plot 1 has a new planning permission (2023/0539) granted in November 2023.	1				
G69	Sunnyholme	Arnold	3	Site visit	Full planning permission for four new dwellings (2022/0108) granted in April 2022. 1 plot completed but no evidence of construction for the 3 remaining dwellings.		1	1	1	
G1335	Thackerays Lane (42)	Arnold	1	Assumptions for lead-in times and build-out rates	Full planning permission granted for conversion of the upper floor to create one dwelling using an existing entrance for access to the newly created flat (2023/0770)		1			
G1322	Burton Road (58-60)	Carlton	1	Assumptions for lead-in times and build-out rates	Full planning permission granted for proposed 2-bed detached bungalow (2023/0616) granted in October 2023.		1			
G559	Carlton Hill (381)	Carlton	1	Assumptions for lead-in times and build-out rates	Full planning permission to return the upstairs of a commercial building back to residential use (2020/1074) granted in February 2021.	1				
G1319	Carlton Hill (299 Carlton Fryer)	Carlton	1	Assumptions for lead-in times and build-out rates	Full planning permission (2023/0288) for conversion of outbuildings to 2 bed living accommodation. Granted in September 2023.	1				

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2023-24	2024-25	2025-26	2026-27	2027-28
G1268	Forester Road (32A)	Carlton	6	Assumptions for lead-in times and build-out rates	Full planning permission (2022/0173) for the conversion and extension of two existing dwellings to eight dwellings, net gain of six dwellings granted in July 2022.	2	2	2		
G1177	Main Road (17)	Carlton	1	Assumptions for lead-in times and build-out rates for planning application 2022/0831	Full planning permission for erection of rear extension comprising ground floor offices with one flat above (2022/0831) granted in November 2022.	1				
G221	Mount Pleasant (12, Land Adj To)	Carlton	1	Assumptions for lead-in times and build-out rates	Full planning permission for a new dwelling (2020/0839) granted in October 2020. An application to renew the planning permission was submitted in August 2023 (2023/0615).			1		
G159	Nursery Drive (1) Plot A	Carlton	1	Assumptions for lead-in times and build-out rates	Outline planning permission for a new dwelling (2021/1375) granted in January 2022.			1		
G160	Nursery Drive (1) Plot B	Carlton	1	Assumptions for lead-in times and build-out rates	Outline planning permission for a new dwelling (2021/1377) granted in January 2022.			1		
G161	Nursery Drive (1) Plot C	Carlton	1	Assumptions for lead-in times and build-out rates	Outline planning permission for a new dwelling (2021/1378) granted in January 2022.			1		
G1291	Nursery Drive (3)	Carlton	1	Assumptions for lead-in times and build-out rates	Full planning permission (2022/1311) granted for erection of two dwellings following removal of existing detached bungalow granted in February 2023.			1		
G1286	Perlethorpe Crescent	Carlton	1	Assumptions for lead-in times and build-out rates	Full planning permission for a new dwelling (2022/0900) granted in December 2022.	1				
G1096	Sandford Road (23)	Carlton	2	Assumptions for lead-in times and build-out rates	Outline planning permission for two new dwellings (2021/0675) granted in August 2021.			1	1	
G1280	Second Avenue (92)	Carlton	1	Assumptions for lead-in times and build-out rates	Full planning permission for change of use to two residential units (2022/0972) granted in October 2022.	1				
G1334	The Elms (9)	Carlton	1	Assumptions for lead-in times and build-out rates	Full planning permission granted for the erection of a detached dwellinghouse (2023/0601) granted in February 2024		1			
G1279	The Elwes Arms	Carlton	2	Assumptions for lead-in times and build-out rates	Full planning permission for two new dwellings (2022/0832) granted in October 2022.	1	1			
G1315	Victoria Road (23-25)	Carlton	1	Assumptions for lead-in times and build-out rates	Full planning permission (2023/0500) for part change of use from Class E, to Residential C3. (Rear of property only). Granted September 2023.	1				
G1238	Victoria Road (Units 4 and 5)	Carlton	2	Assumptions for lead-in times and build-out rates	Full planning permission for change of use from first floor retail storage area to two flats (2021/0465) granted in August 2021.	2				

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2023-24	2024-25	2025-26	2026-27	2027-28
G1250	Westdale Lane West (437)	Carlton	1	Assumptions for lead-in times and build-out rates	Full planning permission for change of use from ground floor osteopaths to a flat (2021/1229) granted in December 2021. Information from the SHLAA 2022 consultation states the site is on the market and decision to whether the conversion to residential or keep as mixed as mixed use will be up to the new owner. Assume one year delay in lead-in times.	1				
Total						28	18	9	2	0

Medium/large sites with planning permission

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2023-24	2024-25	2025-26	2026-27	2027-28
G351 (part)	Calverton Road	Arnold	2	Assumptions for lead-in times and build-out rates	Remaining two plots on site - plots 49 and 62. Full planning application for 1 detached dwelling on plot 49 was granted in August 2022 (2020/1002).	1				
G513	Woodborough Road (864)	Carlton	9	Assumptions for lead-in times and build-out rates	Site has planning permission (2022/1347) for the conversion of the existing house to 3 flats and build seven new flats.	9				
Total						10				

Sites for communal accommodation with planning permission

SHLAA ref	Site name	Locality/area	Bed spaces	Units (remaining)	Housing delivery source	Assessment conclusion	2023-24	2024-25	2025-26	2026-27	2027-28
G864	Church Street (36)	Arnold	9	9	Assumptions for lead-in times and build-out rates	Full planning permission for (2023/0423) for proposed redevelopment of the site to provide an Independent Living Scheme (Use Class C2) comprising nine apartments and communal/office space following site clearance, granted in August 2023.		9			
G1270	Woodthorpe Drive (53)	Arnold	12	7	Assumptions for lead-in times and build-out rates	Full planning permission for a new build residential care home (2020/1312) granted in July 2022.	7				
Total						7	9	0	0	0	

Edge of Hucknall

Net completions 1 April 2011 to 31 March 2024:-

285 homes

Allocations in the Local Plan

Local Plan ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2024-25	2025-26	2026-27	2027-28	2028-29
ACS	North of Papplewick Lane	Hucknall	9	Based on past build-out rates	SHLAA site G463. The site is allocated for up to 300 homes in the Aligned Core Strategy. Part of the site is currently under construction for 255 homes including additional 18 homes (2017/0201 and 2020/0258). As at 31 March 2024, 246 homes have been built. The remainder of the site has been granted full permission for 30 homes subject to s106 (2023/0233).	9	30			
ACS	Top Wighay Farm	Hucknall	805	Based on information from the SHLAA consultation response 2022	SHLAA site G989. The site is allocated for 1,000 homes in the Aligned Core Strategy and part of the site for 38 homes (2014/0950) is built. Outline planning permission for mixed-use development comprising 805 homes (2020/0050) granted in March 2022. Information received indicates that the site is being acquired by a housebuilder and a reserved matters application is anticipated.		100	100	100	100
H10	Hayden Lane	Hucknall	131	Assumptions for lead-in times and build-out rates	SHLAA site G460. The site is allocated for 120 homes in the Local Planning Document (site H10). Full planning permission for 131 homes (2022/0501) was granted subject to s106.		36	36	36	23
Total						9	166	136	136	123

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

None.

Sites with planning permission

None.

Bestwood Village

Net completions 1 April 2011 to 31 March 2024:-

148 homes

Allocations in the Local Plan

Local Plan ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2023-24	2024-25	2025-26	2026-27	2027-28
H11	The Sycamores	Bestwood Village		Building Control	SHLAA site G484. The site is allocated for 25 homes in the Local Planning Document (site H11). Part of the site completed construction for 11 homes (2018/0650 and 2019/0678). The remainder of the site was granted full permission for 3 homes (2024/0101) in June 2024.		3			
H12	Westhouse Farm	Bestwood Village	145	Delivery rates based on past build out rates	SHLAA site G26. The site is allocated for 210 homes in the Local Planning Document (site H12). Part of the site is currently under construction for 101 homes (2018/0823). As at 31 March 2023, 49 homes have been built. Full planning permission for 93 homes on the remainder of the site (2024/0095) was submitted in February 2024 and is currently pending.	18	18	18	18	185
H13	Bestwood Business Park	Bestwood Village	220	Delivery rates to be added when planning application is submitted or permission granted	SHLAA site G20. The site is allocated for 220 homes in the Local Planning Document (site H13). Outline planning permission for up to 220 homes (2014/0214) lapsed in March 2018. No planning application has been received.					
Total						18	21	18	18	18

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

Sites with planning permission

Small sites with planning permission

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2023-24	2024-25	2025-26	2026-27	2027-28
G1248	Forge Farm	Bestwood Village	4	SHLAA consultation response 2023	Full planning permission for change of use from farm buildings to four dwellings (2021/0930) granted in November 2021. Information from the SHLAA 2023 consultation provides the delivery rates for the site.	1	1	1	1	
Total						1	1	1	1	0

Medium/large sites with planning permission

None.

Sites for communal accommodation with planning permission

None.

Calverton

Net completions 1 April 2011 to 31 March 2024 :-

467 homes

Allocations in the Local Plan

Local Plan ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2023-24	2024-25	2025-26	2026-27	2027-28
H14	Dark Lane	Calverton	45	Based on past build	SHLAA site G130. The site is allocated for 70 homes in the Local Planning Document (site H14). The site is currently under construction for 57 homes (2017/1263). As of 31 March 2024, 12 homes have been completed.	12	12	12	9	
H15	Main Street	Calverton	77	SHLAA consultation response 2023	SHLAA site G544. The site is allocated for 75 homes in the Local Planning Document (site H15). Outline planning permission for up to 79 homes (2018/0360) granted in April 2021. Reserved matters application is currently pending for 77 dwellings (2024/0217).		10	15	15	15
H16	Park Road	Calverton	225	Based on past build out rates for 351 homes on part of the site. Assumptions for lead-in times and build-out rates for 20 bungalows on the remainder of the site	The site (which consists of SHLAA sites G47, G662 and G665) is allocated for 390 homes in the Local Planning Document (site H16). Majority of the site is currently under construction for 363 homes (2022/0584). As of 31 March 2024, 158 dwellings have been built. Full planning permission for 20 bungalows on the remainder of the site (the car park at North Green) (2018/0817) granted in August 2021.	89	74	50		
X4	Flatts Lane	Calverton	8	Assumptions for build-out rates	SHLAA site G37. The site is allocated for 60 homes in the Local Planning Document (site X4). The site is currently under construction for 82 homes (2020/0822). As of 31 March 2024, 37 homes have been completed.	8				
Total						108	96	77	24	15

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

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2024-25	2025-26	2026-27	2027-28	2028-29
G1239	Crookdole Stud	Calverton	1	SHLAA consultation response 2023	Site is currently under renovation for change of use from equestrian and workshop building to residential use (2021/1093)	1				
G801	Spring Farm Kennels (plot 4)	Calverton	1	Assumptions for build-out rates	Site is currently under construction for a new dwelling (2020/0370).	1				
Total						2	0	0	0	0

Sites with planning permission

Small sites with planning permission

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2024-25	2025-26	2026-27	2027-28	2028-29
G1336	Flatts Lane (3)	Calverton	2	Assumptions for lead-in times and build-out rates	Full planning permission for the subdivision of the existing first-floor apartment to create two first-floor apartments, and a first floor rear extension to form a dwellinghouse together external alterations and off-street car parking spaces (2023/0666) granted in March 2024.		2			
G1321	Salterford Manor	Calverton	1	Assumptions for lead-in times and build-out rates	Full planning permission granted for proposed re-use of former agricultural buildings to form a single residential dwelling, garage and ancillary accommodation (2023/0591) in October 2023.		1			
G1244	St Wilfrids Square (14) first floor	Calverton	1	Assumptions for lead-in times and build-out rates	Full planning permission to create a new flat at first floor (2021/0309) granted in September 2021.	1				
G1259	The Baptist Church	Calverton	2	Assumptions for lead-in times and build-out rates	Full planning permission for change of use of existing church hall building to two dwelling houses (2021/0370) granted in February 2022. Information from the SHLAA 2022 consultation states the site is now in the process of being advertised for sale. Assume one year delay in lead-in times.	1	1			
G1301	The Small Holding	Calverton	1	Assumptions for lead-in times and build-out rates	Full planning permission (2023/0295) for change of use into a new dwelling granted in June 2023		1			
Total						2	5	0	0	0

Medium/large sites with planning permission

None.

Sites for communal accommodation with planning permission

None.

Ravenshead

Net completions 1 April 2011 to 31 March 2024:-

140 homes

Allocations in the Local Plan

Local Plan ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2024-25	2025-26	2026-27	2027-28	2028-29
H17	Longdale Lane A	Ravenshead	33	SHLAA consultation response 2023	SHLAA site G41. The site is allocated for 30 homes in the Local Planning Document (site H17). A detailed planning application was received in January 2023 for 33 homes (2023/0083) and is pending determination.		13	13	7	
H18	Longdale Lane B	Ravenshead	31	Delivery rates to be added when planning permission granted	SHLAA site G39. The site is allocated for 30 homes in the Local Planning Document (site H18). Resolution to grant outline planning application for up to 31 homes (2014/0273) in August 2018 subject to the signing of the s106.					
H19	Longdale Lane C	Ravenshead	44	SHLAA consultation response 2022	SHLAA site G40. The site is allocated for 70 homes in the Local Planning Document (site H19). Reserved matters for 47 homes (2017/1164) granted in December 2019. A site visit in July 2023 informed that the construction of the site is currently underway.	36	8			
X5	Kighill Lane A	Ravenshead	6	Delivery rates to be added when planning application is submitted or permission granted for the remainder of SHLAA site G669. Bast on past build-out rates for SHLAA site G841.	The site (which consists of SHLAA sites G166, G669 and G841) is allocated for 20 homes in the Local Planning Document (X5). <ul style="list-style-type: none"> The west part of the site (land of 22 Kighill Lane) for six homes was completed in April 2022 (2020/0741) (SHLAA site G166). For the middle part of the site, a new dwelling 16 Kighill Lane was built on part of SHLAA site G669 in August 2019 (2018/1004). For the east part of the site (land adjacent to 16 Kighill Lane), Reserved Matters permission for seven homes (2021/0573) was granted in September 2021. As of 31 March 2023, 3 dwellings have been completed. (SHLAA site G841). 	1	1	1	1	1
X6	Kighill Lane B	Ravenshead	30	Delivery rates to be added when planning application is submitted or permission granted.	The site (which consists of SHLAA sites G843, G845 and G1046) is allocated for 30 homes in the Local Planning Document (X6). Full application for 11 homes on part of the allocation site (SHLAA sites G843 and G845) was submitted in March 2022 has since been withdrawn. No planning application has been received since.					
Total						37	22	14	8	1

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

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2024-25	2025-26	2026-27	2027-28	2028-29
G1026	Longdale Craft Centre	Ravenshead	1	Assumptions for build-out rates	Site is currently under construction for three dwellings (2017/0960). Two of the dwellings have completed.	1				
G1173	Woodside Gardens (20) Plot 1	Ravenshead	1	Assumptions for build-out rates		1				
G1174	Woodside Gardens (20) Plot 2	Ravenshead	1	Assumptions for build-out rates		1				
Total						3	0	0	0	0

Sites with planning permission

Small sites with planning permission

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2024-25	2025-26	2026-27	2027-28	2028-29
G214	Chapel Lane (148, Land Rear Of)	Ravenshead	1	Assumptions for lead-in times and build-out rates	Outline planning permission for a detached dwelling (2020/0734) granted in October 2020.			1		
G1288	Longdale Lane (225)	Ravenshead	1	Assumptions for lead-in times and build-out rates	Full planning permission for the conversion of existing garage/store building to residential dwelling (2022/0031) granted in December 2022.		1			
G1289	Main Road (226)	Ravenshead	1	Assumptions for lead-in times and build-out rates	Outline planning permission for a new dwelling (2022/0296) granted in December 2022.			1		
Total						0	1	2	0	0

Medium/large sites with planning permission

None.

Sites for communal accommodation with planning permission

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2024-25	2025-26	2026-27	2027-28	2028-29
G1297	Longdale Lane (272)	Ravenshead	1	Assumptions for lead-in times and build-out rates	Full planning permission (2023/0125) for the change of use from 3 holiday apartments to children's home for 4 children	1				
Total						1	0	0	0	0

Other Villages

Net completions 1 April 2011 to 31 March 2024:-

Burton Joyce	= 96 homes
Lambley	= 34 homes
Linby	= 5 homes
Newstead	= 8 homes
Papplewick	= zero
Stoke Bardolph	= 1 home
Woodborough	= 24 homes
Total	= 168 homes

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

Allocations in the Local Plan

Local Plan ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2024-25	2025-26	2026-27	2027-28	2028-29
H20	Mill Field Close	Burton Joyce			Site completed in March 2022.					
H21	Orchard Close	Burton Joyce	7	Assumptions for lead-in times and build-out rates	SHLAA site G537. The site is allocated for 15 homes in the Local Planning Document (site H21). The site is part of a larger SHLAA site G31. The site is currently under construction for 14 homes (2021/0301) granted in August 2021. As of 31 March 2024, 7 homes have been built.	7				
H22	Station Road	Newstead	40	Delivery rates to be added when planning application is submitted or permission granted	SHLAA site G132. The site is allocated for 40 homes in the Local Planning Document (site H22). Allocated in the Local Planning Document but not included in housing supply due to uncertainty over delivery, in part due to difficulties regarding access. The public house on site was demolished in early 2018. No planning application has been received.					
H23	Ash Grove	Woodborough	10	Delivery rates to be added when planning application is submitted or permission granted for the remaining plots on site	SHLAA site G196. The site is allocated for 10 homes in the Local Planning Document (site H23). Reserved matters for 12 homes (2007/0831) granted in November 2007. Plot 1 (3 Ash Close) was built in May 2018 (2016/0888). Plot 2 (adjacent to 3 Ash Grove) (2019/1147) completed in August 2023. Work on the remaining plots have not started.					

Local Plan ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2024-25	2025-26	2026-27	2027-28	2028-29
H24	Broad Close	Woodborough	14	Delivery rates to be added when planning permission granted	The site (which consists of SHLAA sites G776, G825 and G840) is allocated for 15 homes in the Local Planning Document (site H24). Resolution to grant full planning application for three detached houses on part of the allocation site (part of SHLAA site G776) to be accessed off Private Road (2019/1079) in August 2020 subject to the signing of the s106. Outline planning application for 11 residential houses on the remainder of the allocation site (i.e. remainder part of SHLAA site G776 and include SHLAA sites G825 and G840) to be accessed off Broad Close (2019/1080) was submitted in November 2019 and pending consideration. Information from the					
Total						7	0	0	0	

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

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2024-25	2025-26	2026-27	2027-28	2028-29
G8	Ashdale	Burton Joyce	6	SHLAA consultation response 2024	Site is currently under construction for 11 homes (2021/1332). As of 31 March 2024, 5 dwellings have been built.	6				
G539	Glebe Farm (Land At), Burton Joyce	Burton Joyce	9	Assumptions for build-out rates for 14 dwellings on part of the site	The site is in the Green Belt and adjacent to Burton Joyce village. Part of the site is currently under construction for 14 homes (2020/0475). For the remainder of the site, the Government is clear that inappropriate development is harmful to the Green Belt and Green Belt boundaries should only be altered in exceptional circumstances through the preparation or review of the Local Plan.	9				
G29	The Paddocks (4 & 5)	Burton Joyce	2	Assumptions for build-out rates	Site is currently under construction for two dwellings (2020/0857).	1	1			
G1038	The Riding Stables	Lambley	1	Assumptions for build-out rates	Site is currently under construction for a redevelopment of existing stable buildings to provide a new dwelling (2021/0946) granted in January 2022.	1				
G1242	Main Street (14, Land to Rear Of)	Linby	1	Assumptions for build-out rates	Site is currently under construction to convert a detached garage to a new dwelling (2020/1147).	1				
G1211	Old Manor Farm (workshop)	Woodborough	1	Assumptions for build-out rates	Site is currently under construction for a new dwelling (2020/0528).	1				
Total						19	1	0	0	

Sites with planning permission

Small sites with planning permission

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2023-24	2024-25	2025-26	2026-27	2027-28
G1312	Abbey Fields Farm	Newstead	1	Assumptions for lead-in times and build-out rates	Full planning permission (2022/1077) for conversion of an existing stable barn and adjoining agricultural outhouse to a new single dwelling		1			
G1243	Church Road (104)	Burton Joyce	1	Assumptions for lead-in times and build-out rates	Full planning permission for a new dwelling (2021/0550) granted in September 2021.	1				
G975	Hill Close Farm / Catfoot Lane (26)	Lambley	1	Assumptions for lead-in times and build-out rates	Full permission granted for the erection of 1 chalet bungalow (2023/0249) granted in January 2024.		1			
G1214	Nottingham Road (228)	Burton Joyce	1	Assumptions for lead-in times and build-out rates	Full planning permission for conversion of existing outbuilding to a new dwelling (2020/0885) granted in January 2021.	1				
G1311	Barn Farm, Challenge Consultants	Lambley	2	Assumptions for lead-in times and build-out rates	Full planning permission (2023/0045) for conversion of barn to dwelling and demolition of the existing training and conference centre building and barn-outbuilding and erection of 1no. Dwelling. Granted in July 2023.	1	1			
G1317	Lowdham Lande (adj. 114)	Woodborough	1	Assumptions for lead-in times and build-out rates	Full planning permission (2023/0537) for proposed re-use of former agricultural building to form a single (self build) dwelling. Granted in September 2023.	1				
G1310	Mansfield Road (169)	Papplewick	5	Assumptions for lead-in times and build-out rates	Full planning permission (2020/0581) for demolition of buildings (single storey arched and flat roof structures) and erection 5no. 3 bedroom bungalows including associated works. Granted July 2023.	1	1	1	1	1
G1246	St Helens Grove (4)	Burton Joyce	1	Assumptions for lead-in times and build-out rates	Outline planning permission for a new custom build dwelling (2021/0855) granted in September 2021.			1		
G1333	Stockhill Farm (The Stables)	Burton Joyce	1	Assumptions for lead-in times and build-out rates	Full planning permission for re-use and conversion of existing stables/storage building to dwelling (2022/1082) granted in February 2024		1			
G1251	Park Lane Stables	Lambley	1	Assumptions for lead-in times and build-out rates	Full planning permission for change of use of disused stable building to a residential dwelling (2020/0949) granted in November 2021.	1				
G1267	Spring Lane (164)	Lambley	5	Assumptions for lead-in times and build-out rates	Full planning permission for change of use of disused stable building to a residential dwelling (2020/0949) granted in November 2021.	2	3			
G1308	Spring Lane (326)	Lambley	1	Assumptions for lead-in times and build-out rates	Full planning permission (2023/0084) for proposed new 'self-build' dwelling granted July 2023.	1				
G1265	Old Manor Farm	Woodborough	4	Assumptions for lead-in times and build-out rates	The site had permitted development rights for change of use two former agricultural buildings to four dwelling houses (2020/0513PN). Decision date is July 2020.	2	2			
G1276	Roe Hill (Land on East Side)	Woodborough	1	Assumptions for lead-in times and build-out rates	Full planning permission for one new dwelling (2022/0441) granted in September 2022.	1				
Total						12	10	2	1	1

Medium/large sites with planning permission

None.

Sites for communal accommodation with planning permission

None.

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	A	Total	
Past completions (net)	275	227	321	311	174	198	237	286	360	310	357	691	604							4351	
Past completions (net) - urban area	183	199	296	206	120	104	193	218	287	232	278	462	366								3144
Past completions (net) - Edge of Hucknall	0	0	0	0	0	36	2	43	55	38	36	44	30								284
Past completions (net) - Bestwood Village	30	2	1	19	0	14	6	0	3	10	13	18	32								148
Past completions (net) - Calverton	16	3	10	64	56	10	17	15	3	8	4	117	144								467
Past completions (net) - Ravenshead	42	15	5	15	-5	21	4	4	7	10	5	7	10								140
Past completions (net) - Burton Joyce	0	2	1	0	2	7	0	3	1	9	10	43	18								96
Past completions (net) - Lambley	3	3	2	2	1	5	4	2	1	4	2	2	3								34
Past completions (net) - Linby	1	0	1	1	0	-1	2	0	1	0	0	0	0								5
Past completions (net) - Newstead	0	0	1	0	0	0	8	0	0	0	0	-1	0								8
Past completions (net) - Papplewick	1	0	0	2	0	-1	0	0	0	0	0	-2	0								0
Past completions (net) - Stoke Bardolph	0	0	0	0	0	0	0	0	0	0	0	1	0								1
Past completions (net) - Woodborough	-1	3	4	2	0	3	1	1	2	-1	9	0	1								24
Urban area - ACS and LPD allocations														313	396	266	239	217	420	1851	
Teal Close									95	72	61	103	83	83	83	83	83	61			807
H1 - Rolleston Drive												10	9	59	53						131
H2 - Brookfields Garden Centre																			90		90
H3 - Willow Farm														13	11					86	110
H4 - Linden Grove												14	50	50	6						120
H5 - Lodge Farm Lane																36	36	36	40		148
H6 - Spring Lane						27	64	55	4												150
H7 - Howbeck Road/Mapperley Plains											24	65	51	24	36	18					218

H8 - Killisick Lane															36	9			185	230	
H9 - Gedling Colliery/Chase Farm							25	65	96	64	90	98	88	84	84	84	84	84	19	965	
X1 - Daybook Laundry															51					51	
X2 - West of A60 A												72								72	
X3 - West of A60 B															36	36	36	36		144	
Urban area - sites under construction															63	7	4	1		75	
Urban area - small sites with permission															24	22	9	2		57	
Urban area - medium/large sites with permission															9	1				10	
Edge of Hucknall - ACS and LPD allocations															9	166	136	136	123	405	975
North of Papplewick Lane								43	55	38	36	44	30	9	30					285	
Top Wighay Farm						36	2								100	100	100	100	405	843	
H10 - Hayden Lane															36	36	36	23		131	
Edge of Hucknall - sites under construction																				0	
Edge of Hucknall - small sites with permission																				0	
Edge of Hucknall - medium/large sites with permission																				0	
Bestwood Village - LPD allocations															18	21	18	18	18	275	368
H11 - The Sycamores													11		3					14	
H12 - Westhouse Farm											12	18	19	18	18	18	18	18	55	194	
H13 - Bestwood Business Park																			220	220	
Bestwood Village - sites under construction																				0	
Bestwood Village - small sites with permission															1	1	1	1		4	

Bestwood Village - medium/large sites with permission																				0	
Calverton - LPD allocations														108	96	86	15	15	23	343	
H14 - Dark Lane													12	12	12	9				45	
H15 - Main Street															10	15	15	15	23	78	
H16 - Park Road											1	77	92	89	74	62				395	
X4 Flatts Lane												37	37	7						81	
Calverton - sites under construction															2					2	
Calverton - small sites with permission															2	5				7	
Calverton - medium/large sites with permission																				0	
Ravenshead - LPD allocations															37	22	14	8	1	61	143
H17 - Longdale Lane A																13	13	7			33
H18 - Longdale Lane B																				31	31
H19 - Longdale Lane C													3	36	8						47
X5 Kighill Lane A									1	4	1	2	2	1	1	1	1	1			15
X6 Kighill Lane B																				30	30
Ravenshead - sites under construction															3						3
Ravenshead - small sites with permission																1	2				3
Ravenshead - medium/large sites with permission																					0
Other villages - LPD allocations															7					23	30
H20 - Mill Field Close (Burton Joyce)										8	6										14
H21 - Orchard Close (Burton Joyce)														7	7						14
H22 - Station Road (Newstead)																					0
H23 - Ash Grove (Woodborough)								1					1	1						9	12
H24 - Broad Close (Woodborough)																				14	14

Other villages - sites under construction															18	1				19
Other villages - small sites with permission															10	7	4	3	2	26
Other villages - medium/large sites with permission																				0
Windfall allowance																		137	137	274
Past communal accommodation completions (net)	0	53	29	0	-12	46	-13	-5	-14	37	-16	8	18							131
Communal accommodation														8	9					17
Total projected completions														623	763	541	560	513	1207	4207
Cumulative completions	275	555	905	1216	1378	1622	1846	2127	2473	2820	3161	3860	3860	4483	5246	5787	6347		8067	8067
PLAN - ACS annual housing requirement	250	250	440	440	440	440	440	480	480	480	480	480	430	430	430	430	430			7250
PLAN - annual local housing need (2020)	250	250	440	440	440	440	440	480	480	458	458	458	458	458	458	458	458			7324
PLAN - annual local housing need (2021)	250	250	440	440	440	440	440	480	480	458	463	463	463	463	463	463	463			7359
PLAN - annual local housing need (2022)	250	250	440	440	440	440	440	480	480	458	463	497	497	497	497	497	497			7563
PLAN - annual housing target	250	250	440	440	440	440	440	480	480	458	463	497	463	463	463	463	463			7393
PLAN - housing target (cumulative)	250	500	940	1380	1820	2260	2700	3180	3660	4118	4581	5078	5541	6004	6467	6930	7393		7393	
MONITOR - number of dwellings above or below cumulative housing target	25	55	-35	-164	-442	-638	-854	-1053	-1187	-1298	-1420	-1218	-1681	-1521	-1221	-1143	-1046		674	
MANAGE - annual housing target taking account of past/projected completions	426	436	446	453	464	489	512	540	577	611	648	734	741	926	1027	1159	1776			
Remaining years	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1			

Notes

The annual housing target figures include the Aligned Core Strategy's annual housing requirement from 2011/12 to 2019/20 and the annual local housing need figures calculated using the standard method from 2020/21 onwards.

The remaining homes to come forward after 2028 on sites H5 Lodge Farm Lane, H9 Gedling Colliery/Chase Farm, H12 Westhouse Farm and H15 Main Street are provided in column A.

No delivery rates have been provided for the remaining 90 homes on part of H2 Brookfields Garden Centre site, the remaining 86 homes on part of H3 Willow Farm, the remaining 185 homes on part of H8 Killisick Lane and the remaining 9 homes on part of H23 Ash Grove site. Delivery rates to be added when planning application is submitted or permission granted. The figures are provided in column A.

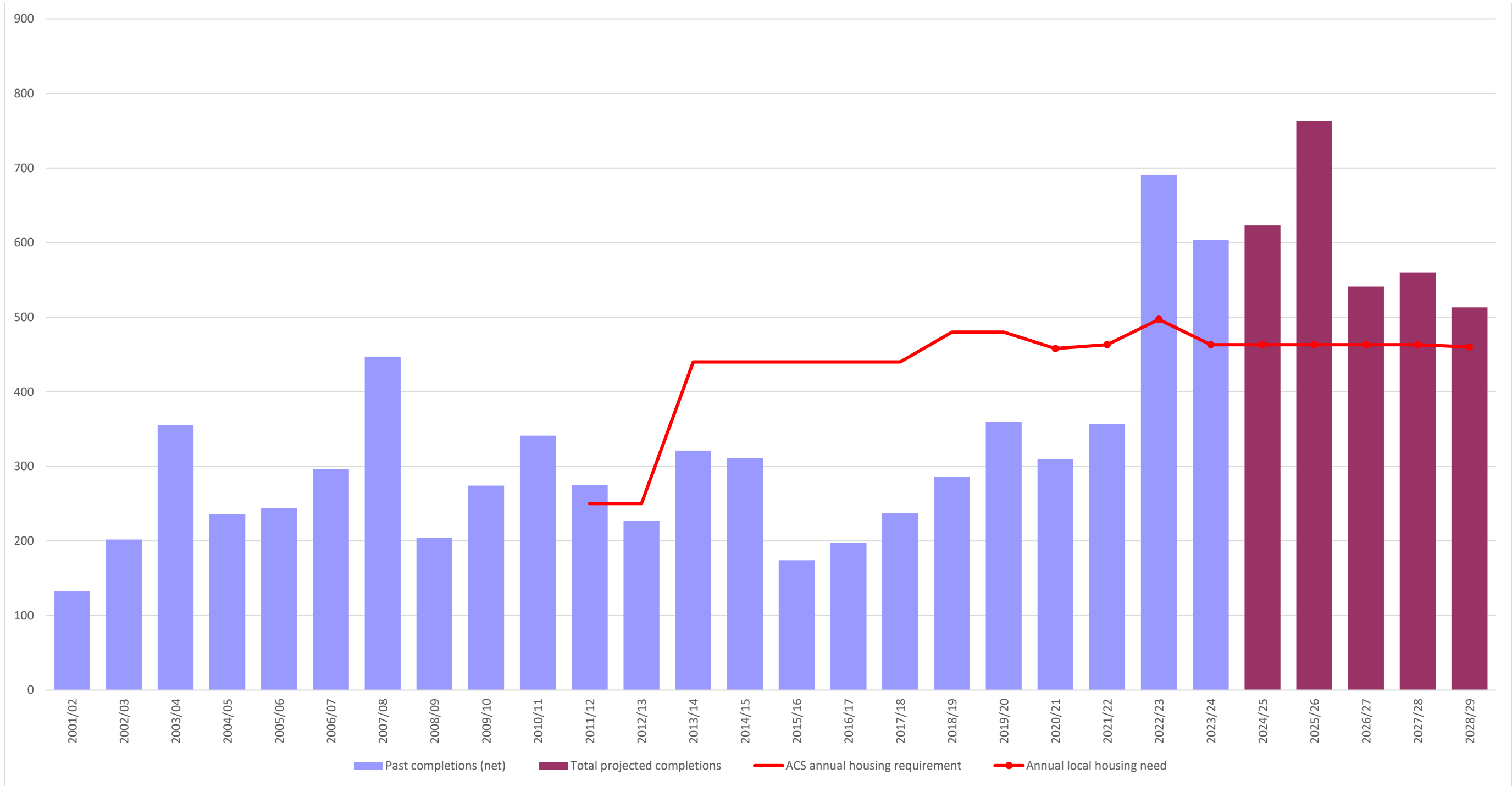
No delivery rates have been provided for sites H13 Bestwood Business Park, H18 Longdale Lane B and X6 Kighill Lane B. Delivery rates to be added when planning application is submitted or permission granted.

The Local Plan capacity figures are provided in column A.

No delivery rates have been provided for site H22 Station Road because it is not expected the site will be developed by 2028. The projected completed columns are blank.

The housing trajectory does not take account of the non-implementation (lapse) rates which are used for the purposes of the Five Year Land Supply Assessment.

The “Cumulative completions”, “MONITOR” and “MANAGE” rows include past communal accommodation completions. Note the figures in the “Cumulative completions” row differ from the Government’s net additional dwellings due to the fact that the Government figure records past completions and communal accommodation completions separately.





Report to Planning Committee

Subject: Future Planning Applications

Date: 31/01/2025

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
2024/0095	Land East Of Westhouse Farm Moor Road Bestwood	Construction of 93 houses, associated infrastructure, and external works	TBC
2024/0269	Land At Burton Wood Farm Spring Lane Lambley	Proposed Battery Energy Storage System (BESS) and associated infrastructure	TBC
2024/0217	Land at Main Street Calverton	Approval of reserved matters (layout, scale, landscaping and appearance) for erection of 73 dwellings, made pursuant to outline permission 2018/0360	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 29th November 2024

2024/0517

284 Longdale Lane Ravenshead Nottinghamshire

New two-storey equestrian teaching facility for the disabled adjacent to an existing menage.

The proposed development would be detrimental to the openness of the Green Belt. It is considered that Very Special Circumstances have not been demonstrated to allow what is considered to be inappropriate development within the Green Belt. The design and scale of the built form is considered to be at odds with the rural character of the area.

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

Decision to refuse planning permission.

2024/0590

3 Hall Mews Hall Lane Papplewick

Excavate for retaining wall with patio area.

The proposed development is of an acceptable design and will preserve the special significance of the heritage assets of the listed stables and other listed buildings in the area, of the Conservation Area and of the Registered Park and Garden, will not harm protected trees, will not be detrimental to the openness of the Greenbelt and will result in no significant adverse impact on the amenity of neighbouring residential properties

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

Decision to grant planning permission.

2024/0591

3 Hall Mews Hall Lane Papplewick

Excavate for retaining wall with patio area.

The nature and extent of the works proposed would preserve the special significance of the listed building.

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

Decision to grant listed building consent.

2024/0635
21 Adbolton Avenue Gedling Nottinghamshire
Two storey rear extension & loft conversion

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 planning permission.

2024/0692
Land Rear 285 Main Road Ravenshead
Change of use and conversion of stable block to one dwelling. Single storey extension. Conversion of detached barn to home office, gym and games room.

The proposed development constitutes appropriate development in the Green Belt, results in no undue impact on the openness of the Green Belt, neighbouring properties or the area in general, there are no highway safety implications arising and the proposal will not be detrimental to biodiversity.

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

Decision to grant planning permission.

29th November 2024

Video Conference Call Meeting

Cllr Roy Allan
Cllr David Ellis
Cllr Ruth Strong
Cllr Linda Pearson
Cllr Stuart Beswick

Nigel Bryan – Development Manager
Claire Turton – Principal Planning Officer

ACTION SHEET PLANNING DELEGATION PANEL - 6th December 2024

2024/0587

8A Burton Avenue, Carlton, Nottinghamshire

Demolish existing concrete sectional garage and construct a detached annex for elderly relative.

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

2024/0642

Newstead Abbey Park, Mount Charlotte, Nottingham Road, Ravenshead

Proposed side extension

The proposed development would respect the character of the area, residential amenity and comply with Green Belt policy.

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

Decision: to grant permission

2024/0677

8 St Emmanuel View, Bestwood, Nottinghamshire

Conversion of internal garage to habitable space within house, including raising floor to that of the main house and replace garage door to a window

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

2024/0735
60 Sheepwalk Lane, Ravenshead, Nottinghamshire
New garage in the front garden

Withdrawn from the agenda.

6th December 2024

Video Conference Call Meeting

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

Nigel Bryan – Development Manager

ACTION SHEET PLANNING DELEGATION PANEL - 13th December 2024

2024/0510

Rose Cottage, Goosedale Lane, Bestwood
Change of use from garage to dwelling.

The proposed development would result in a dwelling in an isolated location in the Green Belt.

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

Decision: to refuse permission

2024/0507

22 Onchan Drive, Carlton, Nottinghamshire
Erection of a timber framed garden canopy within the rear garden and single storey rear extension.

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

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

Decision: to grant permission.

2024/0640

Old Paviers Sports Club, Burntstump Hill, Arnold
Removal of condition 3 (lighting) of planning permission 2024/0353

The proposed development would not have a detrimental impact on the Green Belt nor on the residential amenity of neighbouring properties.

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

Decision: to grant permission.

13th December 2024

Video Conference Call Meeting

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

Nigel Bryan – Development Manager

ACTION SHEET PLANNING DELEGATION PANEL 20th December 2024

2023/0633

Vodafone Site Water Tower Nottingham Road

Proposed erection of a lattice tower

The proposed development would represent inappropriate development in the Green Belt but very special circumstances exist to justify this development in this Green Belt location. The proposal will not have an unacceptable impact on the character and appearance of the area, heritage assets, neighbouring amenity or highway safety.

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

Decision to grant planning permission.

2024/0513

Old Paviers Sports Club Burntstump Hill Arnold

Variation of conditions 2 and 3 of application ref code 2010/0307 to allow for a wider use of the car park on site

The proposed development would not impact on the openness of the Green Belt, would not have an unacceptable impact on the character and appearance of the area, neighbouring amenity or highway safety.

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

Decision to grant planning permission.

2024/0524

34A & 34B Balmoral Road Colwick Nottinghamshire

Erection of rear dormer and installation of 2 rooflights

The proposed development would not have an unacceptable impact on the character and appearance of the area, neighbouring amenity or highway safety.

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

Decision to grant planning permission.

2024/0698

24 Waterhouse Lane Gedling Nottinghamshire

Demolition of conservatory to front of property. Single storey rear extension and infill of existing car port and first floor extension above

The proposed development would not have an unacceptable impact on the character and appearance of the area, neighbouring amenity or highway safety.

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

Decision to grant planning permission.

2024/0716

Open Space Marsham Drive Arnold

Variation of condition 1 (approved drawings) of planning permission 2024/0254 (to allow for the inclusion of 3 additional roof lights, the increase in height to the out-building and the use of Cedral cladding (or similar) to front east elevation)

The proposed development would not have an unacceptable impact on the character and appearance of the area, neighbouring amenity or highway safety.

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

Decision to grant planning permission.

2024/0791

5 Pool Meadow Colwick Nottinghamshire

Proposed first floor extension over existing garage and additional alterations

The proposed development would not have an unacceptable impact on the character and appearance of the area, neighbouring amenity, flood risk or highway safety.

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

Decision to grant planning permission.

20th December 2024

Video Conference Call Meeting

**Cllr Roy Allan
Cllr David Ellis
Cllr Ruth Strong
Cllr Lynda Pearson
Cllr Stuart Bestwick**

**Nigel Bryan – Planning Manager
Claire Turton – Principal Planning Officer**

20/12/2024

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ACTION SHEET PLANNING DELEGATION PANEL - 10th January 2025

2024/0665

5 Southdale Drive, Carlton, Nottinghamshire

Part retrospective application to construct 2 storey front and side extension, 2 storey and single storey rear extension, two storey front extension and construct annexe to rear of property

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.

2024/0741

8 Steeles Way, Lambley, Nottinghamshire

Proposed infill rear extension with associated internal reconfiguration works. Proposed pitched roof over existing garage. Proposed pitched roof over extension and existing kitchen. Proposed pitched roof over porch and front of garage.

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

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

Decision: to grant permission.

2024/0793

35 Brickenell Road, Calverton, Nottinghamshire

Change of use of dwelling (C3) to children's home (C2)

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

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

Decision: to grant permission.

2024/0798
76 Mansfield Lane, Calverton, Nottinghamshire
Proposed garden annex

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.

2024/0826
Ravenshead Plant Centre, Mansfield Road, Ravenshead
Change of Use from agricultural to paddocks

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

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

Decision: to grant permission.

10th January 2025

Video Conference Call Meeting

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

Nigel Bryan – Development Manager
Claire Turton – Principal Planning Officer

ACTION SHEET PLANNING DELEGATION PANEL 17th January 2025

2023/0565

7A Furlong Street Arnold Nottinghamshire

Conversion of an industrial unit to 2 self contained residential units

The proposed development would respect the character of the area, residential amenity, highway safety and would bring a heritage asset back into re-use.

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

Decision to grant planning permission

2024/0076

30 Fairview Road Woodthorpe Nottinghamshire

Erection of 2 metre high wall.

The proposed development would have an unacceptable impact on visual amenity and the character of the area.

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

Decision to refuse planning permission

2024/0549

1 Ernest Road Carlton Nottinghamshire

Demolition of Existing Garages and Erection of New Build comprising of 2 x 3 Bed Units

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

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

Decision to grant planning permission.

2024/0783

Land North West Park Road Calverton
Modification of Section 106 Legal Agreement in relation to planning permission
2018/0607, in respect of Schedule 5 - Trigger Point for Provision of Open Space, change
from 50% to 90% Occupation. (See Covering Letter for detail).

The proposed change in trigger would not impact on the amenity of future occupiers.

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

Decision to modify the S106 agreement

2024/0785
17 Coronation Road Mapperley Nottinghamshire
Erection of a new dwelling including associated landscaping

Withdrawn from agenda.

2024/0794
6 Willow Wong Burton Joyce Nottinghamshire
Change of use of dwelling to offices, with demolition of outbuilding and erection of new
fencing

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

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

Decision to grant planning permission

2024/0828
10 Bank Hill Woodborough Nottinghamshire
Remodelling of existing domestic garage

The proposed development would not impact on the Green Belt, 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 planning permission

2024/0829

9 Birchwood Drive Ravenshead Nottinghamshire

Erection of a two storey front extension and dormer window. Erection of an attached garage with dormer window. Dropped kerb to provide access to new garage.

The proposed development would have an unacceptable impact on visual amenity and the character of the area.

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

Decision to refuse planning permission

2024/0836

14 Dean Road Woodthorpe Nottinghamshire

Extensions to front, side, and rear of host property.

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 planning permission

17th January 2025

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ACTION SHEET PLANNING DELEGATION PANEL 24th January 2025

2024/0283

Gas Governor Cross Street Arnold

Construction of part 3 storey part 2 storey detached building containing 7 2-bedroom apartments; 3 electric car charging bays; 1 disabled parking bay and 5 standard parking bays; provision for 3 motorcycle parking and enclosed waste and recycling storage area

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 planning permission

2024/0733

318 Westdale Lane West Gedling Nottinghamshire

Single storey extension to form 2no. additional consulting rooms

The proposed development would provide additional doctor consulting rooms, 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 planning permission

2024/0799

2 Mayfield Road Carlton Nottinghamshire

Conversion of External Outbuilding (B8) to C3. Proposed rear extension hallway to connect rear buildings. B8 space to be converted to garden room.

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 planning permission

2024/0853

403 Westdale Lane West Mapperley Nottinghamshire

Single and two storey rear extension to existing dwelling with new dormer to existing roof space

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 planning permission

24th January 2025

Video Conference Call Meeting

Cllr Roy Allan

Cllr David Ellis

Cllr Ruth Strong

Cllr Linda Pearson

Cllr Stuart Beswick

Nigel Bryan – Development Manager

Claire Turton – Principal Planning Officer

ACTION SHEET PLANNING DELEGATION PANEL 31st January 2025

2023/0687

145 Main Street Calverton Nottinghamshire

Erection of an agricultural field barn

The proposed development would erode the open quality of this historic paddock/burgage plot, intrude into the positive open qualities of this wider green open area, and erode important and legible historic village plan form. Insufficient information has been submitted to justify a building of this size on a modest agricultural holding.

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

Decision refuse planning permission

2024/0777

Lambley Lodge 75 Lambley Lane Burton Joyce

Construction of a detached dwelling.

The proposed development would respect the character of the area, residential amenity, highway safety, ecology and flood risk

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

Decision grant planning permission

2024/0804

228 Mansfield Road Redhill Nottinghamshire

Proposed Double-Storey Side, Front and Rear extension and Single-Storey Rear Extension, including new external wall insulation to existing house.

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

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

Decision grant planning permission

2024/0884

37 Coronation Road Woodthorpe Nottinghamshire

Single-storey rear extension with roof terrace above. Demolition of existing garage to be replaced with new side extension.

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

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

Decision grant planning permission.

31st January 2025

Video Conference Call Meeting

Cllr Roy Allan
Cllr David Ellis
Cllr Ruth Strong

Nigel Bryan – Development Manager
Claire Turton – Principal Planning Officer