



Agenda

Planning Committee

Date: **Wednesday 14 January 2026**

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 Pauline Allan
Councillor Jane Allen
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 Henry Wheeler
Councillor Russell Whiting

WEBCASTING NOTICE

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Responsibilities of the Planning Committee:

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

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

AGENDA

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Agenda Item 2.

MINUTES PLANNING COMMITTEE

Wednesday 3 December 2025

Councillor Roy Allan (Chair)

In Attendance:	Councillor Paul Wilkinson Councillor Pauline Allan Councillor Jane Allen 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 Ruth Strong Councillor Russell Whiting
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Absent: Councillor Sam Smith and Councillor Henry Wheeler

Officers in Attendance: N Bryan, C Goodall, H Stylianou and L Widdowson

19 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS.

Apologies for absence were received from Councillors Sam Smith and Wheeler.

20 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 3 SEPTEMBER 2025

RESOLVED:

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

21 DECLARATION OF INTERESTS

Councillor Ellwood declared a pecuniary interest in item 6 on the agenda and confirmed he would leave the meeting during consideration of the item.

Councillor Roy Allan (The Chair) declared a non-pecuniary interest in item 4 on the agenda. He confirmed that he would withdraw from the meeting and asked Councillor Wilkinson as Vice Chair to assume the Chair for that item.

Councillor Roy Allan left the meeting.

Councillor Wilkinson assumed the Chair.

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

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

The Development Manager introduced the report.

Councillor Ellwood left the meeting.

Councillor Ellwood re-joined the meeting.

RESOLVED that:

- (1) Planning permission be GRANTED subject to the completion of a satisfactory section 106 agreement which secures appropriate planning obligations and subject to the conditions set out in paragraph 5 below; and
- (2) Should a satisfactory section 106 agreement which secures appropriate planning obligations not be completed by 3rd June 2026, or any further extension of time agreed in writing between the applicant and the local planning authority, that it be delegated to the Assistant Director for Planning to REFUSE planning permission.

Conditions

- 1 Approval of the details of Access, Appearance, Landscaping, Layout and Scale (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority before the commencement of any phase of the development.
- 2 Application for the approval of reserved matters must be made not later than three years from the date of the outline permission and the development to which this permission relates must be begun within two years from the date of final approval of reserved matters.
- 3 No phase of development shall commence until a Phasing Schedule has been submitted and approved in writing by the Local Planning Authority. The development hereby approved shall be carried out in phases in accordance with the approved Phasing Schedule

- 4 The detailed plans and particulars to be submitted as reserved matters in relation to scale shall include details of existing and proposed site levels in relation to adjacent properties. The development shall be implemented strictly in accordance with the approved details.
- 5 No development shall commence within any phase unless or until a detailed design of the access to serve that phase has been submitted to and approved in writing by the local planning authority. The development shall be undertaken in accordance with details approved.
- 6 No part of the development hereby permitted, within a phase, shall be brought into use until the visibility splays of 2.4m x 47m, serving that phase, are provided in accordance with details to be first submitted and approved in writing by the Local Planning Authority. The area within the visibility splays referred to in this Condition shall thereafter be kept free of all obstructions, structures or erections exceeding 0.6metres in height.
- 7 No part of the development hereby permitted, within a phase of development, shall be brought into use until a 2.00m wide footway has been provided across the site frontage, within that phase of development, on Longdale Lane, in accordance with details to be first submitted and approved in writing by the Local Planning Authority.
- 8 The formal written approval of the Local Planning Authority is required prior to commencement of any development, within a phase of development, in the site curtilage with regard to parking and turning facilities, access widths, gradients, surfacing, street lighting, structures, visibility splays and drainage (hereinafter referred to as reserved matters.) The development shall be undertaken in accordance with the approved details.
- 9 Details of measures to prevent the deposit of debris upon the adjacent public highway shall be submitted and approved in writing by the Local Planning Authority prior to any works commencing within a phase of development on site. The approved measures shall be implemented prior to any other works commencing on the phase of development.
- 10 No part of the development hereby permitted, within a phase of development, shall be occupied until a Travel Plan has been submitted to and approved in writing by the local planning authority. The Travel Plan shall set out proposals (including targets, a timetable and enforcement mechanism) to promote travel by sustainable modes which are acceptable to the local planning authority and shall include arrangements for monitoring of progress of the proposals. The Travel Plan shall be

implemented strictly in accordance with the timetable set out in that plan.

- 11 A plan showing satisfactory arrangements for refuse collection shall be submitted with the 'layout' reserved matter.
- 12 No development shall take place, within a phase of development, until a Construction Environmental Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for: (i) the parking of vehicles of site operatives and visitors; (ii) loading and unloading of plant and materials; (iii) storage of plant and materials used in constructing the development; (iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate; (v) wheel washing facilities; (vi) measures to control the emission of dust and dirt during construction; (vii) a scheme for recycling/disposing of waste resulting from construction works.
- 13 Before development is commenced, within a phase of development, there shall be submitted to and approved in writing by the Local Planning Authority details of a surface water drainage scheme for that phase based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed and shall be retained for the lifetime of the development. The scheme to be submitted shall demonstrate: (1) The utilisation of holding sustainable drainage techniques which incorporate at least two differing forms of SuDS treatment in accordance with Table 3.3 of CIRIA C697 'The SuDS Manual' prior to discharging from the site; (2) The limitation of surface water run-off to the equivalent Greenfield runoff rate; (3) The ability to accommodate surface water run-off on-site up to the critical 1 in 100 year event plus an appropriate allowance for climate change, based upon the submission of drainage calculations; and (4) Responsibility for the future maintenance of drainage features.
- 14 Before development is commenced, within a phase of development, there shall be submitted into and approved in writing by the Local Planning Authority an Arboricultural Impact Assessment and Mitigation Strategy. The mitigation strategy shall include (1) A tree protection plan to graphically show the locations of any tree and details of root protection barriers, and protective fencing to be erected along the southeast, southwest and northwest boundaries of the application site; (2) Arboricultural impact assessment identifying what impacts might arise from the proposed works; (3) Arboricultural Method Statement to give

guidance on aspects of proposed works which were identified within the Arboricultural impact assessment which provides guidance as to how works might be mitigated or compensated for; (4) Details of any special engineering works and surfacing required near trees. The approved measures of protection shall be implemented strictly in accordance with the approved details for the duration of the construction period.

15 No external artificial lighting shall be provided, within a phase of development, until there has been submitted to and approved in writing by the Borough Council details of a 'bat friendly' lighting scheme to ensure that artificial lighting (including any construction site lighting and compound lighting), avoids illuminating boundary features such as hedgerows and other areas of retained or created habitat. The scheme shall be implemented strictly in accordance with the approved details.

16 The detailed plans and particulars to be submitted as reserved matters in relation to ecology shall include a Phase 1: Habitat Survey and Ecological Assessment in relation to each phase of development. Detail shall include a survey for reptiles on field margins. In particular the assessment shall include precise details of any mitigation measures required and measures of how any reptiles would be cleared sensitively prior to development. The mitigation measures shall be implemented strictly in accordance with the approved details before the development is first commenced.

17 The detailed plans and particulars to be submitted as reserved matters in relation to appearance shall include details of the materials to be used in the external elevations and roofs of the proposed buildings. The development shall be carried out strictly in accordance with the approved details, which shall be retained for the lifetime of the development.

18 The detailed plans and particulars to be submitted as reserved matters in relation to landscaping shall include: (a) details of the size, species, positions and density of all trees and shrubs to be planted, which shall consist of native species, ideally of local provenance, where possible; (b) details of any mitigation measures, compensatory habitat, or wildlife corridors; (c) details of the boundary treatments, including those to individual plot boundaries; (d) the proposed means of surfacing access roads, car parking areas, roadways and the frontages of properties such as driveways and footpaths to front doors and (e) a programme of implementation. The development shall be implemented in accordance with the approved details.

- 19 If within a period of five years beginning with the date of the planting of any tree or shrub, approved as reserved matters in relation to landscaping, that tree or shrub, or any tree or shrub that is planted in replacement of it, is removed, uprooted or destroyed or dies, or becomes in the opinion of the Borough Council seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.
- 20 Development must not commence, within a phase of development, until the following has been complied with: Site Characterisation: An assessment of the nature and extent of any potential contamination has been submitted to and approved in writing by the Local Planning Authority. This assessment must be undertaken by a competent person, and shall assess any contamination on the site, whether or not it originates on the site. Moreover, it must include; a survey of the extent, scale and nature of contamination and; and assessment of the potential risks to: human health, property, adjoining land, controlled waters, ecological systems, archaeological sites and ancient monuments. Submission of Remediation Scheme: Where required, a detailed remediation scheme (to bring the condition suitable for the intended use by removing unacceptable risks to critical receptors) should be submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures.
- 21 In the event that remediation is required to render the development suitable for use, the agreed remediation scheme shall be implemented in accordance with the approved timetable of works. Prior to occupation of any building(s) a Verification Report (That demonstrates the effectiveness of the remediation carried out) must be submitted and approved in writing by the Local Planning Authority.
- 22 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority and once the Local Planning Authority has identified the part of the site affected by the unexpected contamination development must be halted on that part of the site. An Assessment must be undertaken in accordance with the requirements above, and where remediation is necessary a remediation scheme, together with a timetable for its implementation and verification reporting, must be submitted to and approved in writing by the Local Planning Authority.

23 From the date of first occupation every property built on the site with one or more dedicated vehicle parking spaces and/ or a garage shall be provided with access to an electric vehicle (EV) charge point. Charge points must have a minimum power rating output of 7kW on a dedicated circuit, capable of providing a safe overnight charge to an electric vehicle.

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

Reasons

- 1 To comply with the requirements of Section 92 of the Town and Country Planning Act 1990. The application is expressed to be in outline only in accordance with Article 5 of the Town and Country Planning (Development Management Procedure)(England) Order 2015.
- 2 To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.
3. To enable the site to be developed in a phased manner
- 4 To ensure a satisfactory development in accordance with the aims of Policy 10 of the Aligned Core Strategy for Gedling Borough (September 2014)
- 5 In the interest of highway safety and in accordance with Policy LPD61.
- 6 To ensure an adequate form of development in the interests of highway safety in accordance with Policy LPD35.
- 7 To ensure an adequate form of development in the interests of highway safety in accordance with Policy LPD35.
- 8 To ensure an adequate form of development in the interests of highway safety in accordance with Policy LPD35.
- 9 In the interest of Highway Safety and in accordance with Policy LPD61.
- 10 To ensure an adequate form of development in the interests of highway safety in accordance with Policy LPD35.
- 11 To ensure an adequate form of development in the interests of highway safety in accordance with Policy LPD35.

- 12 To protect the residential amenity of the area in accordance with the aims of Section 11 of the National Planning Policy Framework and Policy 32 of the Local Planning Document.
- 13 To prevent the increased risk of flooding; to improve and protect water quality; to improve habitat and amenity; to ensure the future maintenance of the sustainable drainage structures; and to protect the water environment from pollution, in accordance with the National Planning Policy Framework and Policies 1 and 17 of the Aligned Core Strategy Submission Documents.
- 14 To minimise any potential impacts on biodiversity and the landscape in accordance with Section 11 of the National Planning Policy Framework, Policy 17 of the Aligned Core Strategy for Gedling Borough (September 2014), and LPD18.
- 15 To minimise any potential impacts on biodiversity in accordance with Section 11 of the National Planning Policy Framework and Policy 17 of the Aligned Core Strategy for Gedling (September 2014).
- 16 To minimise any potential impacts on biodiversity in accordance with Section 11 of the National Planning Policy Framework, Policy 17 of the Aligned Core Strategy for Gedling (September 2014), and LPD18.
- 17 To ensure a satisfactory development in accordance with the aims of Policy 10 of the Aligned Core Strategy for Gedling Borough (September 2014) and Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
- 18 To ensure that the landscaping of the proposed development accords with Policy 10 of the Aligned Core Strategy for Gedling Borough (September 2014)
- 19 To ensure a satisfactory development, in accordance with Policy 10 of the Aligned Core Strategy for Gedling Borough
- 20 To ensure that practicable and effective measures are taken to treat, contain or control any contamination and to protect controlled waters in accordance with the aims of LPD7.
- 21 To ensure that practicable and effective measures are taken to treat, contain or control any contamination and to protect controlled waters in accordance with the aims of LPD7.
- 22 To ensure that practicable and effective measures are taken to treat, contain or control any contamination and to protect controlled waters in accordance with the aims of LPD7.

23 In the interest of sustainable travel

Notes to Applicant

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

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

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

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

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

Planning Statement - The Borough Council has worked positively and proactively with the applicant in accordance with paragraph 38 of the National Planning Policy Framework (2024). Negotiations have taken place during the determination of the application to address adverse impacts identified by officers. Amendments have subsequently been

made to the proposal, addressing the identified adverse impacts, thereby resulting in a more acceptable scheme and a favourable recommendation.

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

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

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

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

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

Reasons for Decision

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

benefits of granting the proposal outweigh any adverse impact of departing from the Development Plan.

Councillor Roy Allan re-joined the meeting and re-took the Chair.

23

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

Full Planning Permission for 131 dwellings with access from Delia Avenue and Dorothy Avenue.

The Development Manager informed members of two additional letters of objection that had been received since the publication of the report, one in relation to the time given to respond to the letter and the other raised similar concerns to those already contained in the committee report around noise impact from traffic passing through Delia and Dorothy Avenue, and neither raised any new issues that hadn't already been considered.

He then went on to introduce the report.

RESOLVED that:

1. Planning permission be GRANTED subject to the completion of a satisfactory section 106 agreement which secures appropriate planning obligations and subject to the conditions set out below; and
2. Should a satisfactory section 106 agreement which secures appropriate planning obligations not be completed by 03rd June 2026, or any further extension of time agreed in writing between the applicant and the local planning authority, that it be delegated to the Assistant Director for Planning to REFUSE planning permission.

Conditions

- 1 The development hereby permitted shall commence before the expiration of 3 years from the date of this permission.
- 2 The development authorised by this permission shall be carried out in complete accordance with the approved drawings and specification listed below:
Site Location Plan, Scale 1:2500, Plan Ref: 3710-01
Location Plan, Submitted 14th April 2022
Planning Layout, Scale 1:500, Plan Ref: HUCK-SK-001-O
Planning Layout, Submitted 5th October 2023
Design and Access Statement, Submitted 14th April 2022
House Type B1 Plans and Elevations, Scale 1:100, Plan Ref: 3710 45 House Type B1, Submitted 30th November 2022
House Type P Plans and Elevations, Scale 1:100, Plan Ref: 3710 46 House Type P, Submitted 30th November 2022
House Type Q Plans and Elevations, Scale 1:100, Plan Ref: 3710 47 House Type Q, Submitted 30th November 2022
House Type R Plans and Elevations, Scale 1:100, Plan Ref: 3710 48 House Type R, Submitted 30th November 2022
House Type A Plans and Elevations Scale 1:100, Plan Ref: 3710 30 House Type A, Submitted 14th April 2022
House Type B Plans and Elevations Scale 1:100, Plan Ref: 3710 31 House Type B, Submitted 14th April 2022
House Type C Plans and Elevations, Scale 1:100, Plan Ref: 3710 32 House Type C, Submitted 14th April 2022
House Type D Plans and Elevations, Scale 1:100, Plan Ref: 3710 33 House Type D, Submitted 14th April 2022
House Type E Plans and Elevations, Scale 1:100, Plan Ref: 3710 34 House Type E, Submitted 14th April 2022
House Type F Plans and Elevations, Scale 1:100, Plan Ref: 3710 35 House Type F, Submitted 14th April 2022
House Type H Plans and Elevations, Scale 1:100, Plan Ref: 3710 37 House Type H, Submitted 14th April 2022
House Type I Plans and Elevations, Scale 1:100, Plan Ref: 3710 38 House Type I, Submitted 14th April 2022
House Type J Plans and Elevations, Scale 1:100, Plan Ref: 3710 39 House Type J, Submitted 14th April 2022
House Type L Plans and Elevations, Scale 1:100, Plan Ref: 3710 41 House Type L, Submitted 14th April 2022
House Type M Plans and Elevations, Scale 1:100, Plan Ref: 3710 42 House Type M, Submitted 14th April 2022
House Type O Plans and Elevations, Scale 1:100, Plan Ref: 3710 44 House Type O, Submitted 14th April 2022,
House Type Chawton, Submitted 6th October 2023 Plan Ref: 1142,
House Type Kingston 1192 Submitted 6th October 2023,
Double Garage Plans and Elevations, Scale 1:100, Plan Ref: 3710-50
Double Garage, Submitted 4th May 2022 Single Garage Plans and Elevations, Scale 1:100, Plan Ref: 3710-51

Single Garage Submitted 4th May 2022 Open Space Plan, Scale 1:500,
Plan Ref: HUCK-PL-002 D Open Space Plan, Submitted 6th September 2023
Site Access Plan, Scale 1:500, Plan Ref: 19000-HUCK-5-100-B Site Access Plan, Submitted 30th September 2023
Refuse Vehicle Tracking, Scale 1:500, Plan Ref: 19000-HUCK-5-615-F Refuse Vehicle Tracking, Submitted 30th August 2023
Delivery Vehicle Tracking, Scale 1:500, Plan Ref: 19000-HUCK-5-616 Delivery Vehicle Tracking, Submitted 5th May 2023
Levels and Drainage Strategy, Scale 1:500, Plan Ref: 19000-HUCK-5-SK001-D Levels and Drainage Strategy, Submitted 16th June 2023
Surface Water Flood Routing Plan, Scale 1:500, Plan Ref: 19000-HUCK-5-SK005-B Surface Water Routing Plan, Submitted 16th June 2023
Car Parking Plan, Scale 1:500, Plan Ref: HUCK-PL-004-D Car Parking, Submitted 9th May 2023
Arboricultural Impact Assessment, Doc Ref: BG21.281.1. Land off Hayden Lane, Hucknall, Rev 5, Submitted 17th February 2023
Ecological Impact Assessment, Doc Ref: BG21.281 Hayden Lane, Hucknall, Rev 2, Submitted April 2022
Biodiversity Impact Assessment, Doc Ref: BG21.281.4 Hayden Lane, Hucknall, Rev 3, Submitted April 2022
Landscape Masterplan, Doc Ref: BG21.281 Hayden Lane, Hucknall, Landscaping Masterplan Rev 2, Submitted November 2022
Landscape and Visual Impact Assessment, Doc Ref: BG21.281.3 Hayden Lane, Hucknall, Submitted April 2022
Archaeology Desk Based Assessment and Heritage Report, Doc Ref: BG21.281.4 Hayden Lane, Hucknall, Submitted April 2022
Transport Assessment, Doc Ref: 19000 Hucknall, Submitted 8th June 2022
Green Travel Plan Doc Ref: 19000 Hucknall, Submitted April 2022

- 3 No building shall be erected until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
- 4 No development shall take place until details of all materials to be used for hard surfaced areas within the site including roads, footpaths, recreation areas, and car parking areas have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the details so approved.

- 5 Occupation of any proposed dwellings shall not take place until such time as the site access arrangement as shown on drawing number 19000-HUCK-5-100 Revision B has been provided.
- 6 Occupation of the proposed dwellings shall not take place until their respective driveway has been surfaced in a bound material (not loose gravel) for a minimum distance of 5.0 metres behind the highway boundary, and which shall be constructed with provision to prevent the discharge of surface water from the driveway to the public highway. The bound material and the provision to prevent the discharge of surface water to the public highway shall be retained for the lifetime of the development.
- 7 Prior to the commencement of the development hereby approved, a Construction Management Plan (CMP) shall be submitted to and approved by the Local Planning Authority. The CMP shall provide details of, but not limited to, the following: a) Details of noise, dust and vibration suppression b) Details of any compound and welfare areas to include their location and appearance, heights of any cabins to be sited, and details of any associated external lighting. c) Details of on-site materials storage areas d) Details of on-site construction parking and manoeuvring area, including loading and unloading of plant and materials e) Details of any crusher to be used on site f) Details of any piling which is required g) Details of reasonable avoidance measures (RAMs) in respect of protected species h) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate i) Details of wheel washing facilities during construction j) A scheme for recycling/disposing of waste resulting from demolition and construction works. k) Details of the routing of deliveries and construction vehicles to site and any temporary access points. l) Details of any hoarding to be erected. The development shall be carried out in accordance with the approved details for its entire construction phase.
- 8 Development shall not commence until a programme of archaeological work including a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and: 1. The programme and methodology of site investigation and recording 2. The programme for post investigation assessment 3. Provision to be made for analysis of the site investigation and recording 4. Provision to be made for publication and dissemination of the analysis and records of the site investigation 5. Provision to be made for archive deposition of the analysis and records of the site investigation 6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation. Thereafter, the development

shall only commence in accordance with the Written Scheme of Investigation as approved.

- 9 No part of the development hereby approved shall commence until a detailed surface water drainage scheme based on the principles set forward by the approved Flood Risk Assessment (FRA) and Drainage Strategy Land at Hayden Lane, Hucknall, Nottingham: Revision A, November 2022, Woods Hardwick., has been submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority. The scheme shall be implemented in accordance with the approved details prior to completion of the development. The scheme to be submitted shall: Demonstrate that the development will use SuDS throughout the site as a primary means of surface water management and that design is in accordance with CIRIA C753 and NPPF Paragraph 169. Limit the discharge generated by all rainfall events up to the 100 year plus 40% (climate change) critical rain storm to QBar rates for the developable area. Provide detailed design (plans, network details, calculations and supporting summary documentation) in support of any surface water drainage scheme, including details on any attenuation system, the outfall arrangements and any private drainage assets. Calculations should demonstrate the performance of the designed system for a range of return periods and storm durations inclusive of the 1 in 1 year, 1 in 30 year and 1 in 100 year plus climate change return periods. No surcharge shown in a 1 in 1 year; No flooding shown in a 1 in 30 year.; For all exceedance to be contained within the site boundary without flooding properties in a 100 year plus 40% storm. Evidence to demonstrate the viability (e.g Condition, Capacity and positive onward connection) of any receiving watercourse to accept and convey all surface water from the site. Details of STW approval for connections to existing network and any adoption of site drainage infrastructure. Evidence of approval for drainage infrastructure crossing third party land where applicable. Provide a surface water management plan demonstrating how surface water flows will be managed during construction to ensure no increase in flood risk off site. Evidence of how the on-site surface water drainage systems shall be maintained and managed after completion and for the lifetime of the development to ensure long term effectiveness.
- 10 All construction and/or demolition works on the site and all deliveries of construction materials to the site must only take place between the following hours: 0700 and 1900 on Mondays to Fridays (inclusive), and; 0800 and 1700 on Saturdays. There shall be no construction, demolition or associated deliveries whatsoever on the site on Sundays or on Bank or Public Holidays.

- 11 The development hereby permitted must not be occupied or first brought into use until full details and timings of the biodiversity enhancements and protection measures as set out in the submitted Ecological Impact Assessment, Doc Ref: BG21.281 Hayden Lane, Hucknall, Rev 2, Submitted April 2022 and Biodiversity Impact Assessment, Doc Ref: BG21.281.4 Hayden Lane, Hucknall, Rev 3, Submitted April 2022 have been submitted to and approved by the Local Planning Authority. Thereafter, the approved biodiversity improvements must be retained and be appropriately maintained on the site throughout the lifetime of the development.
- 12 Notwithstanding the details contained within the landscape proposals contained on plan reference: Landscape Masterplan, Doc Ref: BG21.281, the development hereby permitted must not be occupied or first brought into use until a further details of the Landscaping Scheme, have been submitted to and approved in writing by the Local Planning Authority. They shall include: a. details of all hard and soft landscaping features to be used and include the following: b. Detailed plans showing the location of all new trees and shrubs to be planted, including the number and/or spacing of shrubs in each shrub bed or hedgerow. c. A schedule of the new trees and shrubs (using their botanical/latin names) to be planted including their size at planting (height or spread for shrubs, height or trunk girth for trees); d. Plans showing the proposed finished land levels/contours of landscaped areas; e. Details of all proposed hard surfaces areas, retaining structures, steps, means of enclosure, surface finishes and any other hard landscaping features; f. Details of the protection measures to be used of any existing landscape features to be retained. The approved Landscaping Scheme must be carried out and completed in accordance with the approved details no later than during the first planting season (October - March) following either the substantial completion of the development hereby permitted or it being first brought into use, whichever is sooner. If, within a period of 5 years of from the date of planting, any tree or shrub planted as part of the approved Landscaping Scheme is removed, uprooted, destroyed, dies or become diseased or damaged then another tree or shrub of the same species and size as that originally planted must be planted in the same place during the next planting season following its removal. Once provided all hard landscaping works shall thereafter be permanently retained throughout the lifetime of the development.
- 13 No development shall take place above damp proof course level until detailed drawings including materials, design, and heights of all boundaries treatments have been submitted to and approved by the Local Planning Authority. No dwelling shall be occupied until such time as all boundary treatments are in place, which shall remain for the lifetime of the development.

- 14 From the date of first occupation every dwelling built on the site shall be provided with access to electric vehicle (EV) charge point(s) in line with Part S of the Building Regulations. All EV charging points shall meet relevant safety and accessibility requirements and be clearly marked with their purpose; which should be drawn to the attention of new residents in their new home welcome pack / travel planning advice.
- 15 The development hereby permitted must not be commenced until the tree protection measures as set out in the submitted Arboricultural Impact Assessment, Doc Ref: BG21.281.1 have been implemented in accordance with those approved details. Thereafter, all works to existing trees hereby given consent must be carried out in accordance with British Standard BS 3998:2010 Tree work - Recommendations. The approved tree protection measures must remain in place on the site throughout the construction of the development hereby permitted. No materials, supplies, plant, machinery, soil heaps, changes in ground levels or construction activities are permitted within the protected area(s) without the written agreement of Local Planning Authority.
- 16 In the event that contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the Local Planning Authority and once the Local Planning Authority has identified the part of the site affected by the unexpected contamination development must be halted on that part of the site. An assessment must be undertaken in accordance with the requirements of the Local Planning Authority, and where remediation is necessary a remediation scheme, together with a timetable for its implementation and verification reporting, must be submitted to and approved in writing by the Local Planning Authority.

Reasons

- 1 To comply with the requirements of Section 91(1) of the Town and Country Planning Act 1990 (as amended).
- 2 To define the permission and for the avoidance of doubt.
- 3 To ensure the appearance of the development is satisfactory having regard to policies ASC10 and LPD26.
- 4 To ensure the appearance of the development is satisfactory having regard to policies ASC10 and LPD26.
- 5 In the interest of highway safety.

- 6 In the interest of highway safety.
- 7 To ensure the development is constructed in an appropriate sustainable manner which takes into consideration air quality within the Borough, and takes into consideration the National Planning Policy Framework and policy LPD11 of the Councils Local Plan.
- 8 To protect and record any potential heritage remains having regard to Policy LPD 30 - Archaeology of the adopted Local Plan.
- 9 A detailed surface water management plan is required to ensure that the development is in accordance with NPPF and local planning policies. It should be ensured that all major developments have sufficient surface water management, are not at increased risk of flooding and do not increase flood risk off-site.
- 10 To ensure that the occupiers of neighbouring properties are not adversely affected by unacceptable noise pollution from the development hereby permitted, and to comply with policies ASC10 and LPD26.
- 11 To ensure the development contributes to the enhancement of biodiversity on the site having regard to Policy 18 - Protecting and Enhancing Biodiversity of the adopted Local Plan and Chapter 15 (Conserving and enhancing the natural environment) of the National Planning Policy Framework (July 2024).
- 12 To ensure the development creates a visually attractive environment and to safeguard against significant adverse effects on the landscape character of the area having regard to Policy LDP19 - Landscape Character and Visual Impact.
- 13 To define the permission, to protect neighbouring amenity and to comply with policies ASC10 and LPD26.
- 14 To ensure the development is constructed in an appropriate sustainable manner which takes into consideration air quality within the Borough, and takes into consideration the National Planning Policy Framework and policy LPD11 of the Councils Local Plan.
- 15 To ensure the adequate protection of the existing trees and hedgerows on the site during the construction of the development having regard to having regard to Policy LDP19 - Landscape Character and Visual Impact of the adopted Local Plan and Chapter 15 (Conserving and Enhancing the Natural Environment) of the National Planning Policy Framework (July 2024).

16 To ensure the development is safe and suitable for use.

Reasons for Decision

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

Notes to Applicant

1. Planning Statement - The Borough Council has worked positively and proactively with the applicant in accordance with paragraph 39 of the National Planning Policy Framework (2018). Negotiations have taken place during the determination of the application to address adverse impacts identified by officers. Amendments have subsequently been made to the proposal, addressing the identified adverse impacts, thereby resulting in a more acceptable scheme and a favourable recommendation.
2. The applicant should note that notwithstanding any planning permission that if any highway forming part of the development is to be adopted by the Highways Authority, then the new roads and any highway drainage will be required to comply with the Nottinghamshire County Council's current highway design guidance and specification for roadworks. The Advanced Payments Code in the Highways Act 1980 applies and under section 219 of the Act payment will be required from the owner of the land fronting a private street on which a new building is to be erected. The developer should contact the Highway Authority with regard to compliance with the Code, or alternatively to the issue of a Section 38 Agreement and bond under the Highways Act 1980. A Section 38 Agreement can take some time to complete. Therefore, it is recommended that the developer contact the Highway Authority as early as possible. It is strongly recommended that the developer contact the Highway Authority at an early stage to clarify the codes etc. with which compliance will be required in the particular circumstance, and it is essential that design calculations and detailed construction drawings for the

proposed works are submitted to and approved by the County Council (or District Council) in writing before any work commences on site. Correspondence with the Highway Authority should be addressed to: hdc.south@nottscc.gov.uk It is an offence under S148 and S151 of the Highways Act 1980 to deposit mud on the public highway and as such you should undertake every effort to prevent it occurring.

3. Please note that should protected species be found on site during the development there would be a requirement to seek the advice of a suitably qualified ecologist and comply with the Wildlife and Countryside Act.
4. The developer is encouraged to consider upgrading the EV charging facilities to incorporate mode 3 charging capability as this will help future proof the development and improve its sustainability. A suitable electrical socket can be provided to allow 'Mode 3' charging of an electric vehicle, allowing Smart charging of electric vehicles. All electrical circuits/installations shall comply with the electrical requirements of BS7671:2008 as well as conform to the IET code of practice on Electrical Vehicle Charging Equipment installation (2015).
5. The applicant is advised that all planning permissions granted on or after 16th October 2015 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website. The proposed development has been assessed and it is the Council's view that CIL IS PAYABLE on the development hereby approved as is detailed below. Full details about the CIL Charge including, amount and process for payment will be set out in the Regulation 65 Liability Notice which will be sent to you as soon as possible after this decision notice has been issued. If the development hereby approved is for a self-build dwelling, residential extension or residential annex you may be able to apply for relief from CIL. Further details about CIL are available on the Council's website or from the Planning Portal: www.planningportal.gov.uk/planning/applications/howtoapply/whatstosubmit/cil
6. It is an offence under S148 and S151 of the Highways Act 1980 to deposit mud on the public highway and as such you should undertake every effort to prevent it occurring.

7. The applicant is reminded that this permission is also subject to another planning application in respect of the access arrangement within the administrative area of Ashfield District Council (Ref: V/2022/00350). The applicant should also note that there is a planning obligation made under the provisions of Section 106 of the Town and Country Planning Act 1990 (as amended) the purpose of which is to exercise controls to secure the proper planning of the area. The planning obligation runs with the land and not with any person or company having an interest therein.

24

**APPLICATION NO. 2022/0987 - LAND OFF TEAL CLOSE,
NETHERFIELD**

Residential development of 16 dwellings, public open space, landscaping, access and associated infrastructure - Re-plan of Plots 583 to 597 as approved by Reserved Matters Approval 2019/0560.

Cllr Ellwood left the meeting.

The Development Manager introduced the report and recommended that the application be granted planning permission, subject to the following updated conditions 1, 2 and 12:

1. The development hereby permitted shall commence before the expiration of 5 years from the date of this permission.
2. This permission shall be read in accordance with the following plans:
 - Planning Layout RG3/PL/01 Rev D
 - Charter Plan RG3/CC/CP/01/F

All the other plans remain unchanged in this condition.

12. Prior to above ground construction works commencing precise details of soft and hard landscaping works shall be submitted to and approved in writing by the local planning Authority. This shall include landscape plans and particulars including the size, species and positions of trees/hedges to provide screening to the side garden area together with a programme for implementation. The development shall be carried out in accordance with the approved details. If within a period of five years beginning with the date of the planting of any tree or shrub approved in relation to this permission that tree or shrub that is planted in replacement of it, is removed, uprooted or destroyed or dies or becomes in the opinion of the Local Planning Authority seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Councillor Ellwood re-joined the meeting.

RESOLVED that:

- 1) Planning permission be GRANTED subject to the completion of a satisfactory section 106 agreement which secures appropriate planning obligations and subject to the conditions set out below; and
- 2) Should a satisfactory section 106 agreement which secures appropriate planning obligations not be completed by 03rd June 2026, or any further extension of time agreed in writing between the applicant and the local planning authority, that it be delegated to the Assistant Director for Planning to REFUSE planning permission

Conditions

- 1 The development hereby permitted shall commence before the expiration of 5 years from the date of this permission.
- 2 This permission shall be read in accordance with the following plans:

Location Plan
Planning Layout RG3/PL/01 Rev D
Charter Plan RG3/CC/CP/01/F
Open Space Plan RG3/CC/CP/01 Rev C

Housetypes

Broadhaven BrH_MA_Det_R21-901 Rev No.00
Broadhaven BrH_MA_Det_R21-904 Rev No.00
Broadhaven BrH_MA_Det_R21-905 Rev No.00

Cullen Detached Cul_MA_DET_R21-901 Rev No.00
Cullen Detached Cul_MA_DET_R21-904 Rev No.00
Cullen Detached Cul_MA_DET_R21-905 Rev No.00

Heysham Detached HeY_MA_DET_R21 -901 Rev No.00
Heysham Detached HeY_MA_DET_R21 -904 Rev No.00
Heysham Detached HeY_MA_DET_R21 -905 Rev No.00

Hollicombe Detached HoC_MA_DET_R21 -901 Rev No.00
Hollicombe Detached HoC_MA_DET_R21 -904 Rev No.00
Hollicombe Detached HoC_MA_DET_R21 -905 Rev No.00

Kingsand Detached KgS_MA_DET_R21 -901 Rev No. 00
Kingsand Detached KgS_MA_DET_R21 -904 Rev No. 00

Seacombe Detached Se_MA_DET_R21 -901 Rev No. 00
Seacombe Detached Se_MA_DET_R21 -904 Rev No. 00

Seacombe Detached Se_MA_DET_R21 -905 Rev No. 00

Turnberry Detached TuN_MA_DET_R21 -901 rev No. 00
Turnberry Detached TuN_MA_DET_R21 -904 rev No. 00

Alnmouth Semi Detached AI-C_MA_End_R21-901

Single Garage Hucknall
Double and Paired Garages Hucknall

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

- 3 No part of the development hereby permitted shall be brought into use until all drives and parking areas are surfaced in a bound material (not loose gravel). The surfaced drives and parking areas shall then be maintained in such bound material for the life of the development.
- 4 No part of the development hereby permitted shall be brought into use until the access driveways and parking areas are constructed with provision to prevent the unregulated discharge of surface water from the driveways and parking areas to the public highway. The provision to prevent the unregulated discharge of surface water to the public highway shall then be retained for the life of the development.
- 5 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.
- 6 Prior to the commencement of development hereby approved a Construction Environmental Management Plan (CEMP) for the development shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following details; (1) the hedgerow and tree protection measures that shall be implemented for all retained woodland, trees and hedgerows approved as part of the landscaping pursuant to this application. A statement shall also be provided which details how the protection measures shall be implemented so as to minimise damage and disturbance to habitats within the vicinity and the species they support. The protection measures shall accord with current British Standards in relation to design, demolition and construction (BS5837:2012 or any subsequent revision); (2) the measures that shall be implemented during the construction of the

development so as to minimise water runoff and works pollution entering watercourses; and (3) the measures that shall be implemented so as to avoid any disturbance to nesting birds during construction.(4) details of traffic routes for Heavy Good Vehicular movements during the construction of the development. (5) details of wheel washing facilities to be used by vehicles entering and leaving site during the construction of the development ; and (6) details of how the principle of Best Practicable Means shall be applied in relation to minimising impact on the surrounding area during the construction of the development in relation to noise and vibration and safeguarding air quality. The approved CEMP and all details therein shall be implemented in accordance with the approved details.

- 7 Prior to the commencement of the development the following must be complied with:

Site Characterisation

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

Submission of Remediation Scheme

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

- 8 In the event that remediation is required to render the development suitable for use, the approved 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.
- 9 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.

- 10 Prior to the commencement of development details of the existing and proposed ground levels of the site and finished floor levels of the dwellings shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved details.
- 11 No development shall be commenced until details of the means of surface and foul drainage have been submitted to and approved in writing by the local planning authority. The development shall be undertaken in accordance with the approved details.
- 12 Prior to above ground construction works commencing precise details of soft and hard landscaping works shall be submitted to and approved in writing by the local planning Authority. This shall include landscape plans and particulars including the size, species and positions of trees/hedges to provide screening to the side garden area together with a programme for implementation. The development shall be carried out in accordance with the approved details. If within a period of five years beginning with the date of the planting of any tree or shrub approved in relation to this permission that tree or shrub that is planted in replacement of it, is removed, uprooted or destroyed or dies or becomes in the opinion of the Local Planning Authority seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reasons

- 1 To define the permission and for the avoidance of doubt.
- 2 To define the permission and for the avoidance of doubt.
- 3 To reduce the possibility of deleterious material being deposited on the public highway.
- 4 To ensure surface water from the site is not deposited on the public highway causing dangers to road users.
- 5 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.

- 6 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.
- 7 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
- 8 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
- 9 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
- 10 To ensure a satisfactory form of development.
- 11 To ensure a satisfactory means of surface and foul drainage for the site.
- 12 To comply with policies LPD18 and LPD19 of the Local Planning Document.

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 (2019).

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 Borough Council has worked positively and proactively with the applicant in accordance with paragraph 38 of the National Planning Policy Framework. During the processing of the application discussions took place with the applicant to make amendments to the application to ensure a positive outcome could be achieved.

Detached dwelling with associated car parking, dropped kerbs and amenity space.

RESOLVED:

To note the information.

**26 APPEAL SUMMARY REF: APP/N3020/W/25/3361750 - 284
LONGDALE LANE, RAVENSHEAD**

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

RESOLVED:

To note the information.

**27 APPEAL SUMMARY REF: APP/N3020/D/24/3353212 - THE
HEADLANDS, CHURCH LANE, LINBY**

Proposed single storey rear extension and loft conversion with pitched roof design

RESOLVED:

To note the information.

**28 APPEAL SUMMARY REF: APP/N3020/D/25/3369980 - 289
OAKDALE ROAD, CARLTON**

Hip to gable second floor conversion with dormer.

RESOLVED:

To note the information.

**29 APPEAL SUMMARY REF: APP/N3020/W/25/3369656 - 67 QUEENS
AVENUE, GEDLING**

Erect a new 2-bed dwelling.

RESOLVED:

To note the information.

30 APPEAL SUMMARY REF: APP/N3020/W/25/3366727 - ROSE COTTAGE, GOOSDALE LANE, BESTWOOD

Change of use from garage to dwelling.

RESOLVED:

To note the information.

31 FUTURE PLANNING APPLICATIONS

RESOLVED:

To note the information.

32 PLANNING DELEGATION PANEL ACTION SHEETS

RESOLVED:

To note the information.

33 ANY OTHER ITEMS WHICH THE CHAIR CONSIDERS URGENT.

None.

The meeting finished at 6.27 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

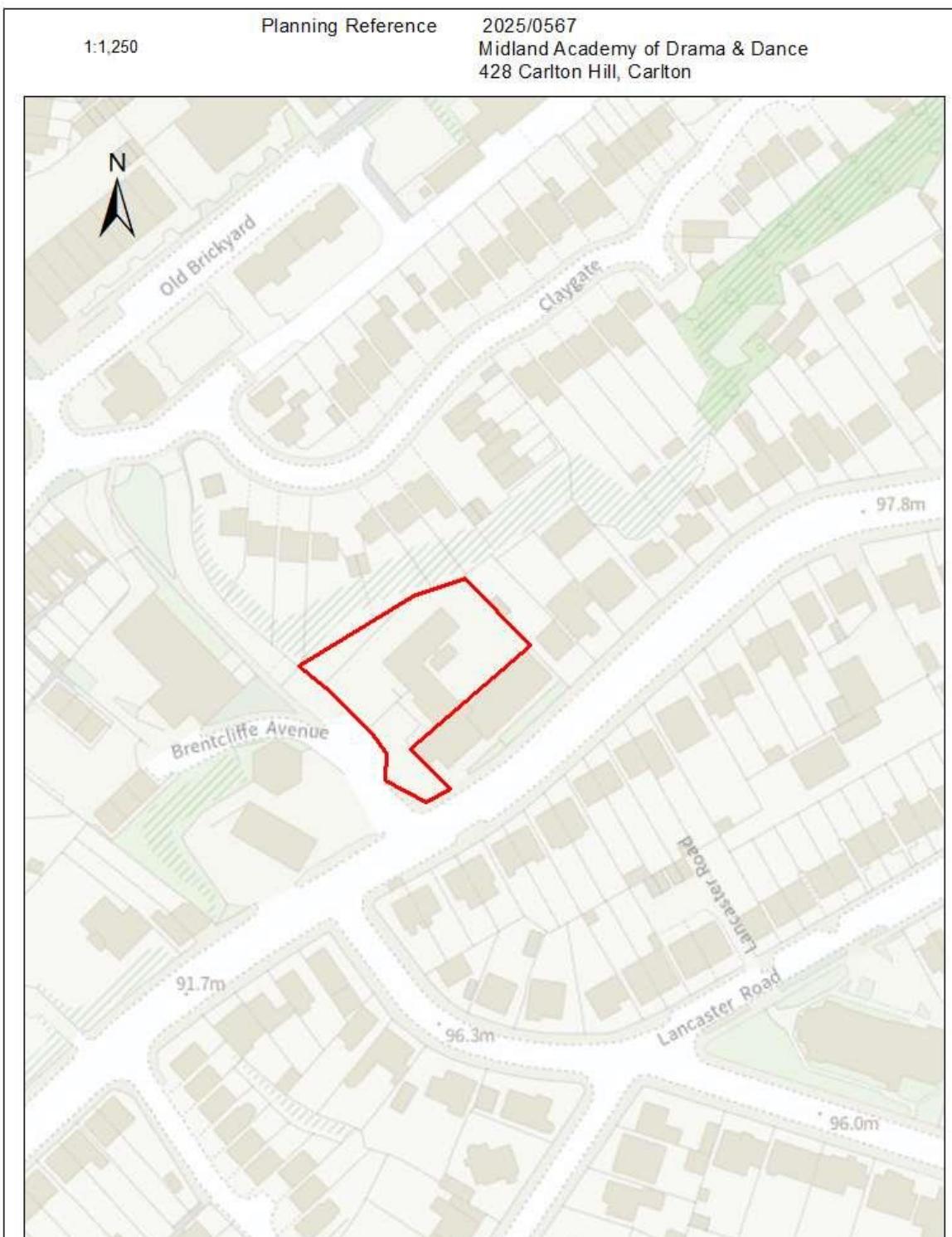
19. Councillors will then debate the motion and may ask for clarification from officers. However, if there are issues which require factual clarification, normally these should be directed to the case Officer before the Committee meeting, not at the meeting itself. After Councillors have debated the 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 2025/0567



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Report to Planning Committee

Application Number: 2025/0567

Location: 428 Carlton Hill, Carlton NG4 1JA

Proposal: Change of use from dance school and offices to 11 flats including external alterations

Applicant: Mr Chris Pycroft

Agent: Mr Simon Chan

Case Officer: Joe Davis

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

1.0 Site Description

This application relates to Block B at 428 Carlton Hill. The site lies adjacent to the boundary between Gedling Borough Council and Nottingham City Council. To the south-east of the site is a health centre, which is attached to the application building. The site was used as a dance school at ground floor level, with office space at first floor level; however, it is currently vacant.

- 1.1 There are dwellings to the north and east of the site, a car wash and industrial units to the west in Nottingham City's boundary, and to the south is the public highway, with dwellings opposite.
- 1.2 The site is not located within a designated Conservation Area, or close to any Listed Buildings 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 a change of use of the building to 11 flats. External alterations include the removal of a single storey flat roof aspect in the courtyard area, installation of an external staircase, the replacement of all windows and doors and addition of some new windows and doors. Rendering of the building originally proposed has been removed from the scheme.
- 2.2 The lower ground floor would accommodate 3 flats, one of which would have a floor area of 39 square metres, whilst the other 2 would have a floor area of 45 square metres. Each of these flats would have 1 bedroom, an open plan kitchen/living area and a bathroom. The upper ground floor area would accommodate 4 flats, 2 of these would be 45 square metres in floor space and the other 2 would be 47 square metres. These flats would also accommodate

1 bedroom, an open plan kitchen/living area and a bathroom. The first floor would accommodate 4 flats, 2 of these would have a floor area of 47 square metres, 1 would be 45 square metres and the final flat would have a floor space of 61 square metres. All flats on the first floor would also accommodate an open plan living area and bathroom with the larger flat (Flat 11) accommodating 2-bedrooms and the other flats on the first floor accommodating 1-bedroom.

2.3 14 car parking spaces and a cycle store are proposed at the site; these would be accessed from Brentcliffe Avenue.

3.0 Relevant Planning History

3.1 - 83/1503 - Office extension – Conditional permission – (04.01.1984)
- 84/1144 - Office Extension – Conditional permission (10.10.1984)
- 89/1511 - Proposed office extension – Conditional permission (20.09.1990)
- 89/2248 - Extension to offices – Unconditional permission (10.01.1990)
- 90/1045 - Variation of condition 2C of planning permission reference 7/21/89/1511 to not require boundary planting – Unconditional Permission (15.08.1990)
- 95/0374 - Erect 2.4m high Galvanised Finish Steel Palisade Security Fence & Gates – Conditional permission (22.05.1995)
- 2023/1667 – Private Professional Musical Theatre College for 16 years to 20 years – Conditional Permission (19.09.2003)
- 2003/1910 - Change of use to Primary Healthcare Clinic – Conditional permission (13.10.2003)

4.0 Consultations

4.1 **Environmental Health (Gedling Borough Council)** – No objection

4.2 **Scientific Officer (Gedling Borough Council)** – No objection subject to conditions regarding EV Charging and the submission of a Construction Emissions Management Plan.

4.3 **Nottinghamshire County Council Planning Policy** – No objection regarding public transport, archaeology or Minerals and Waste, advised that flooding and highways would respond separately. They make no request for financial contributions toward education, transport or libraries.

4.4 **Nottinghamshire County Council Highways** – Referred to standing advice

4.5 **Ward Councillor – Councillor Feeney** – Object to the application on the grounds of the development being inappropriate next to the doctor's practice, with the practice holding medication, restricted drugs and medical equipment. The shared access would also create problems and potential dangers on dark evenings for staff working alone. It would also apply to residents attending medical services.

4.6 **Ward Councillor – Jim Creamer** – object to the application on the grounds of the development sharing an access with a doctor's surgery, with this being unsafe and undesirable. The light from the streetlamp does not reach the actual access. Asked for a deferral.

4.6 **Gedling Borough Council Housing** – No comment received.

4.7 **Gedling Borough Council Waste Services** - No comment received.

4.8 **Nottinghamshire Police** – No comment received.

4.9 **NHS England** – Make no comment on the application.

4.10 **Nottingham City Council** – No comments received.

4.11 – **Lead Flood Authority** – request additional information in respect of a Flood Risk Assessment and further information with regard to drainage for the site.

4.12 **Environment agency** – No comments received.

4.13 **Ecology Officer** – notes that the roof has the potential for bats; however, if the building is not proposed to be rendered, with the greater likelihood of bats being in the soffits, then no bat survey would be required. There is no requirement for BNG given the site is built on or hardstanding.

4.14 **Neighbours** – Neighbours were consulted on the application, a site notice was placed at the site and a press advert was also placed. Objections were received from 3 neighbours

- The proposal includes land outside of the applicant's ownership and notice has not been served, these areas include the access to flats 10 and 11 and the cycle parking area, there is also no right of access for these areas;
- The proposed external alterations would materially change the external appearance of the building, these works aren't included in the description of the development and have not been assessed in the application against local planning policies.
- The north-east and south-east elevations are labelled incorrectly and are therefore inaccurate.
- There has been no assessment of the proposal against the relevant development plan policies included in the application.
- No clarification has been provided regarding who the intended occupiers of the proposed flats would be. This could be a significant consideration, if people with drug and alcohol dependency are located next to a medical facility.
- No detail has been provided regarding the colour of the proposed render.
- No assessment has been provided regarding the impact of the character and appearance of the proposed external works and their compliance with policy.
- Insufficient amenity space has been provided.
- There is insufficient means of escape from the building in a fire.
- Insufficient information has been submitted to assess the transport impact of the proposed development and it is unclear whether the parking spaces would meet the required dimensions.
- The level of detail provided to meet the requirements to provide a Low Carbon SPD Statement is limited and largely meaningless.
- The proposed PV panels are not shown on any drawings, the number of PVs, the array and energy they would generate is not details.
- No sustainable drainage measure are proposed.

- There are no existing or proposed U values to help understand how much insulation would improve by.
- No details regarding water consumption have been provided.
- The works are nearly complete
- Some neighbours not notified.
- The Council were asked months ago what was going on at the site, but no clarification was provided.
- The use as a dance school is usually only in use in daytimes and early evenings.
- The flats would directly overlook neighbouring gardens and into children's bedrooms. This is not safe or appropriate for local families.
- A barrier previously welded shut has been re-opened which has led to a car entering a neighbours garden and causing damage. It is unacceptable that this has happened without neighbour consultation.
- The proposal would negatively impact on local property prices.
- There is little to indicate that the proposal is for 11 framework units, rather than market units.
- The adjoining unit houses loan workers and controlled substances, with access provided across the site, providing concern for staff and patients.
- There would be no access for the application of render or installation of UPVC units as proposed.

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 February 2025 (NPPF) and the additional guidance provided in the National Planning Practice Guidance (NPPG).

Development Plan Policies

5.3 The following polices are relevant to the determination of the application.
 National Planning Policy Framework (February 2025) - 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.

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.

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

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 For the avoidance of doubt, policy LPD 56 is not considered to be relevant, as a private dance studio would not be classed as a wider community use under this policy.

6.4 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

6.5 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.

6.6 In this case only minor external alterations such as the replacement of windows are proposed. These are considered to represent an improvement and would modernise the existing building. Whilst an objector has raised concerns about the colour of the render, this has now been removed from the scheme. The external staircase is considered to be of a small enough scale in relation to the wider site, that they would have no significant impact. The impact of the proposed development on design and visual amenity is therefore considered to be acceptable and in accordance with Policy LPD 32 and LPD 40.

6.7 The density of development would be high given the modest site area; however, this is reflective of the built form to be converted and would comply with policy LPD33, which requires a density of development not less than 30 dwellings per

hectare. The housing mix provided would add to the mix within the Borough and is reflective of its urban location and is deemed to comply with policies LPD35 and LPD37.

Impact on residential amenity

- 6.8 In terms of the impact on neighbour amenity, there would be no significant increase in built footprint that would be overbearing to neighbouring properties or result in loss of light. All new windows would also be roughly in an area with existing openings and the impact on overlooking to neighbouring residential properties would therefore also be acceptable. The proposed external staircases would also be sited so that they would not result in significant overlooking.
- 6.9 In relation to separation distances, the back to back distance with the closest dwellings on Claygate would be 23 metres, which exceeds the 21 metre minimum required by the Gedling Design Code 2024. Although there are dwellings closer on Carlton Hill, to the north-east of the site, these are angled in such a way that there would be no direct views into these properties from the proposed dwellings. The impact in relation to overlooking from the change of use is therefore considered to be acceptable.
- 6.10 In terms of noise and disturbance, it is considered that the residential use of the building would result in less noise than the use as a dance studio. Furthermore, no objections to the proposal have been raised by the Council's Environmental Health Team. It is therefore considered that the impact of the proposed development on neighbour amenity would be acceptable.
- 6.11 In terms of the impact on the amenity of future occupiers. The proposed units are considered to be of a sufficient size to provide an adequate level of amenity for future occupiers and there would be sufficient natural light to all habitable rooms. The floor areas of each unit would comply the nationally described space standards for single one-bed properties, which, whilst not adopted by the Council, gives an indication as to the amenity occupiers are likely to receive. Whilst there is limited outdoor amenity space, this is considered to be typical of residential conversions in urban locations such as this and would not be justification for a refusal of planning permission. The impact on the amenity of future occupiers is therefore also considered to be acceptable.
- 6.12 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

- 6.13 The Local Highway Authority have raised no objection to the application on grounds of access or visibility and the access is already in use. In relation to car parking, 14 parking spaces would be provided. This is easily within the adopted standards set out in the Council's Parking Provision SPD which requires 0.8 unallocated spaces per flat. Furthermore, cycle parking spaces are provided and

the site is located in a highly sustainable location close to the centre of Carlton and public transport links.

6.14 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

6.15 The site is located within Flood Risk Zone 1, and not at a high risk of fluvial flooding. The Lead Flood Authority has raised concern about the lack of a flood risk assessment and possible drainage impacts. However, the application does not meet the threshold for Flood Risk Assessment, being less than 1 hectares in size. Foul water would connect to the existing system that would be managed by Severn Trent and given there would be no built form, save for an external set of stairs, there would be no alteration to the surface water discharge. As a result impacts on flooding and drainage are considered to be acceptable and comply with policy LPD4.

Air Quality and Land Contamination

6.16 The Council's Scientific Officer has raised no objection on the grounds of air quality and contamination, subject to conditions regarding the provision of EV charging and the submission of a Construction Emissions Management Plan.

6.17 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.

Planning Obligations

6.18 The application site is larger than 10 residential units and therefore liable for planning obligations. The threshold for affordable housing identified within policy LPD36 is 15 dwellings; however, within the NPPF and planning practice guidance set out a lower threshold of 10 units. Given the NPPF is more up to date the threshold for affordable housing is considered to be 10 dwellings, therefore, the threshold for supplying affordable housing contributions has been met. However, to encourage development on brownfield sites containing vacant buildings, Planning Practice Guidance sets out that developers can be offered a financial credit equivalent to the existing gross floor space of the building being bought back into use with the affordable housing requirement being calculated against any additional floorspace being proposed. In this case, the building is vacant with the previous use now operating outside of the Borough. No built form, save for an external staircase, is proposed to be provided. Therefore, the application is considered to be exempt from the affordable housing requirement having regard to Planning Practice Guidance.

6.19 The NHS make no comment on the application, save they are not seeking any contributions on the application.

6.20 Nottinghamshire County Council have responded and not requested any financial contributions with regard to education, libraries or public transport.

6.21 The threshold to provide a local labour agreement has been met, as outlined in policy LP48. Typically this would be secured via a legal agreement; however, as this would not be required for other matters as previously detailed, it is proposed to secure this by the imposition of a condition.

6.22 The application site is less than 0.4 hectares and therefore does not meet the threshold for contributions toward public open space under policy LPD21.

6.23 Having regard to the above, and despite the application being a major development, there is no requirement for planning obligations to make the development acceptable in planning terms. As a result, the application is deemed to comply with policy ACS19, the NPPF and National Planning Practice Guidance.

Ecology

6.24 There would be no significant increase in built footprint as a result of the proposed works. The proposal would therefore fall under the de-minimis exemption for Biodiversity Net Gain and this would therefore not be required. The applicants have confirmed that they do not intend to render the building which would reduce the likelihood of bats being impacted, which have the potential to be in the soffit of the building. However, a note to the applicant is proposed to be added to any decision notice indicating the need to ensure that protected species are protected. As a result, the application is deemed to comply with policies ASC17, LPD18 and guidance contained within the NPPF.

Other matters

6.25 In relation to other matters raised by consultees, the impact on property values is not a material consideration that can be taken into account in the determination of a planning application.

6.26 In terms of the comment made regarding insufficient consultation, the neighbour does not clarify whether they received a neighbour letter. However, all neighbours adjoining the site were sent a letter, a site notice was placed outside of the site and a press advert was also placed. As a result, the application has been advertised in accordance with the Statement of Community Involvement and The Town and Country Planning (Development Management Procedure) (England) Order 2015. In relation to comments from the same neighbour about not being consulted much earlier, a Local Planning Authority can only consult neighbours on an application, once an application has been received. Prior to this, unless the applicant has gone through the pre-application advice process, which is confidential, the Council would be unaware of any proposed works they intend to carry out.

6.27 In terms of the comments regarding a barrier being re-opened, it is unlikely that this would require planning permission in itself and any damage to neighbouring properties would be a civil matter between the relevant parties.

6.28 In relation to works taking place at the site, it is unclear whether the works that have been undertaken would have required planning permission, or whether only the parts that don't require planning permission have been undertaken. If the applicant has carried works requiring planning permission out without consent, this would be at their own risk and were an application for these works to be refused, they may have to revert the site back to its previous state.

6.29 In terms of the comments regarding the development not being assessed against planning policies in the submitted documents, whilst applicant may include this to assist their case there is no obligation or requirement to include this, as this is ultimately for the Local Planning Authority to assess in the determination of the application.

6.30 In relation to the issues regarding land ownership, this was raised with the applicant, who submitted a revised Location Plan to address this, whilst the neighbour still states that the revised plan includes land outside of the applicant's ownership, the land registry data received by the Council would indicate that the updated plan is correct. Land Ownership is a civil matter and not a material planning consideration in any case.

6.31 The issues regarding fire safety would be dealt with at the building control stage of the development, were planning permission to be granted and are not material planning considerations in the determination of this application due to the scale of the building.

6.32 Once the issue of the external works not being included in the description was raised, the description was amended to refer to these, which are clearly identifiable on the submitted plans. The application was re-consulted on following this change to the description.

6.33 The proposed occupiers of the flats are also not a material planning consideration, save they are identified as being for open market occupation. Should issues arise from specific occupiers through anti-social behaviour, this would be a matter for the police and the Council's Environmental Health Team. Both of which have been consulted on the application and neither have raised any objections.

6.34 Limited information has been submitted in respect of how the application would comply with the Low Carbon Planning Guidance. However, the built form is in situ and the building would be thermally upgraded through replacement windows being installed. PV panels are not shown on the roof but guidance will be offered in an informative about permitted development for such installations.

6.35 Regarding the comments in relation to incorrectly labelled plans, the plans have now been corrected for clarity. As the plans remain unchanged and only the annotation has changed, it was not considered necessary to re-consult on this.

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 11 flats could 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 and 61, '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 conditions listed for the reasons set out in the report

Conditions

- 1 The development hereby permitted shall commence before the expiration of 3 years from the date of this permission.
- 2 This permission shall be undertaken in accordance with the submitted application form and following list of approved drawings:
2504(08)003 Rev.B – proposed plans and elevations
2504(08)004 Rev.A – proposed block site plan
- 3 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.
- 4 Prior to the occupation of the development hereby permitted, the parking shown on plan: 2504(08)004 Rev.A shall be provided and shall be retained thereafter in perpetuity.
- 5 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.
- 6 Prior to the commencement of development a Local Labour Agreement (LLA) shall be submitted to and approved in writing by the Local Planning Authority. Development shall thereafter be completed in accordance with the approved LLA.

7 Prior to the change of use occurring, details of the cycle and bin storage shall be submitted to and approved in writing by the Local Planning Authority. Development shall thereafter commence in accordance with the details as approved.

Reasons

- 1 To comply with the requirements of Section 91(1) of the Town and Country Planning Act 1990 (as amended).
- 2 For the avoidance of doubt.
- 3 To ensure the development is constructed in an appropriate sustainable manner which takes into consideration air quality within the Borough, and takes into consideration the National Planning Policy Framework and policy LPD11 of the Council's Local Plan.
- 4 To ensure that there is sufficient parking provision for the development, in accordance with Policy LPD 57 of the Gedling Local Planning Document 2018.
- 5 To ensure the development is constructed in an appropriate sustainable manner which takes into consideration air quality within the Borough and takes into consideration the National Planning Policy Framework and policy LPD11 of the Council's Local Plan.
- 6 To comply with policy LPD48.

Notes to Applicant

The Borough Council has worked positively and proactively with the applicant in accordance with the National Planning Policy Framework.

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

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.

Biodiversity Net Gain The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:(a) a Biodiversity Gain Plan has been submitted to the planning authority, and(b) the planning authority has approved the plan. The planning authority, for the purposes of

determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Gedling Borough Council. There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed below. Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements in the list below is considered to apply. The development impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

Statutory exemptions and transitional arrangements in respect of the biodiversity gain condition.

1. The application for planning permission was made before 12 February 2024.
2. The planning permission relates to development to which section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried out) applies.
3. The planning permission was granted on an application made under section 73 of the Town and Country Planning Act 1990 and (i)the original planning permission to which the section 73 planning permission relates* was granted before 12 February 2024; or(ii)the application for the original planning permission* to which the section 73 planning permission relates was made before 12 February 2024.
4. The permission which has been granted is for development which is exempt being: 4.1 Development which is not 'major development' (within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015) where:
 - i) the application for planning permission was made before 2 April 2024;
 - ii) planning permission is granted which has effect before 2 April 2024; or
 - iii) planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 where the original permission to which the section 73 permission relates* was exempt by virtue of (i) or (ii).

4.2 Development below the de minimis threshold, meaning development which:

- i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
- ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

4.3 Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A "householder application" means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

4.4 Development of a biodiversity gain site, meaning development which is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the Biodiversity Gain Planning condition which applies in relation to another development, (no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee).

4.5 Self and Custom Build Development, meaning development which:

- i) consists of no more than 9 dwellings;

- ii) is carried out on a site which has an area no larger than 0.5 hectares; and
- iii) consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).

4.6 Development forming part of, or ancillary to, the high speed railway transport network (High Speed 2) comprising connections between all or any of the places or parts of the transport network specified in section 1(2) of the High Speed Rail (Preparation) Act 2013.* "original planning permission means the permission to which the section 73 planning permission relates" means a planning permission which is the first in a sequence of two or more planning permissions, where the second and any subsequent planning permissions are section 73 planning permissions.

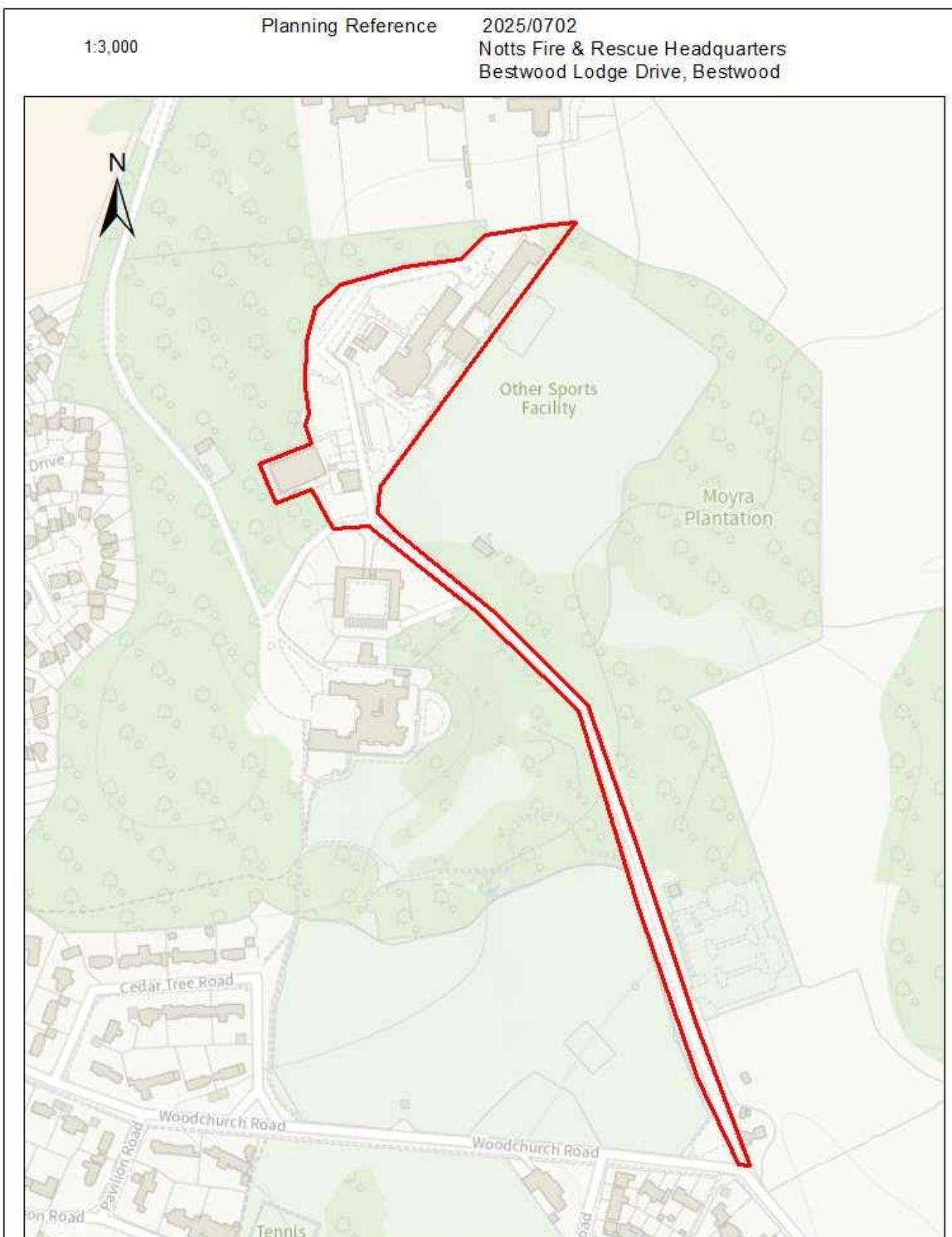
Irreplaceable habitat. If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans. The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat. The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits. The effect of section 73D of the Town and Country Planning Act 1990If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission ("the earlier Biodiversity Gain Plan") there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted. Those circumstances are that the conditions subject to which the section 73 permission is granted: i) do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and ii) in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.

The grant of planning permission does not override other legislation, including the Wildlife and Countryside Act. Therefore, should protected species be impacted during the development hereby approved, including bats, there would be a need to cease work and receive guidance from a suitably qualified ecologist on mitigation that may be required.

Please note that there are certain permitted development rights in respect of installing solar panels as outlined in Section 2, part 14, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).



Planning Report for 2025/0702



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Report to Planning Committee

Application Number: 2025/0702

Location: Nottinghamshire Fire And Rescue Headquarters, Bestwood Lodge Drive, Bestwood.

Proposal: Demolish existing buildings and develop a new private residential therapy and treatment centre, together with associated infrastructure and landscaping. (Variation of Conditions 21, 22 and 26 of planning permission 2024/0708 to enable alterations to ground levels under trees T32, T33 and T34 to facilitate the required gradient for the access drive and to remove tree T73 and Hedgerow H18 to allow the building of a previously approved wall.)

Applicant: Delamere Health Prop Co 1 Ltd

Agent: Anderson Orr Architects Ltd

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). These includes trees T32, T33 and T34 which form the basis of part of this current application.

2.0 Proposed Development

2.1 Planning permission is sought to; -

“Demolish existing buildings and develop a new private residential therapy and treatment centre, together with associated infrastructure and landscaping. (Variation of Conditions 21, 22 and 26 of planning permission 2024/0708 to enable alterations to ground levels under trees T32, T33 and T34 to facilitate the required gradient for the access drive and to remove tree T73 and Hedgerow H18 to allow the building of a previously approved wall.)”

2.2 Planning permission 2024/0708 was granted in July 2025 for; -

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

2.3 The applicant is now proposing amendments to planning permission 2024/0708. There are two proposed physical amendments which are; -

- 1) Alterations to ground levels under trees T32, T33 and T34 to facilitate the required gradient for the access drive for emergency vehicles. This consists

of raising ground levels under these trees by between 0.78 metres and 2.166 metres.

2) Removing tree T73 and Hedgerow H18 to allow the building of a previously approved wall.

2.4 In order to facilitate the above amendments, a number of conditions attached to the original planning permission would require amending.

2.5 Condition 21 on the original planning permission states that; -

"All retained trees, and hedges must be protected in accordance with the submitted tree survey and implemented before and during construction phases.

Reason: In the interests of visual amenity and biodiversity"

This is proposed to be varied to; -

"All retained trees, and hedges must be protected in accordance with the submitted tree survey reference RSE_8329_R1_V5_ARB (received by the Local Planning Authority 08.12.2025) and the approved protection shall be implemented prior to construction commencing and retained for its duration."

2.6 Condition 22 on the original planning permission states that; -

"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.

Reason: In the interests of visual amenity and biodiversity."

This is proposed to be varied to; -

"The Council's Arboricultural Officer must agree in writing to any alterations to the tree protection fencing layout shown within the Tree Protection Plan - Protection Plan RSE_8329 TPP Rev 6 (received by the Local Planning Authority 08.12.2025) 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."

2.7 Condition 26 on the original planning permission states that; -

"There shall be no excavation or raising or lowering of levels within the prescribed root protection area of retained trees.

Reason: In the interests of visual amenity and biodiversity."

This is proposed to be varied to; -

“There shall be no excavation or raising or lowering of levels within the prescribed root protection area of retained trees, with the exception of trees T32, T33 and T34 (as shown on Tree Protection Plan - Protection Plan RSE_8329 TPP Rev 6 (received by the Local Planning Authority 08.12.2025))

The levels of trees T32, T33 and T34 can be altered as per plans entitled “Vehicle Swept Path – Fire Appliance (shown in Appendix B of the submitted Transport Statement), Plan 601186-HEX-XX-XX-D-C-9150 P01 “Earthworks Analysis and Plan 601186-HEX-XX-XX-D-C-9100 POL “Proposed Levels Layout”.

Trees T32, T33 and T34 shall be subject to annual inspections for a period of 5 years from the commencement of works. Each inspection shall be carried out by a suitably qualified arboricultural professional holding a Professional Tree Inspection (PTI) certificate, and a written report shall be submitted to the Local Planning Authority (LPA) following each inspection. If any of the trees die, become severely damaged, or require removal during this period, replacement tree planting shall be undertaken in accordance with a scheme to be submitted to and approved in writing by the LPA.”

3.0 Relevant Planning History

3.1 As detailed in Section 2 of this report, planning permission 2024/0708 was granted in July 2025 for; -

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

3.2 2025/0581DOC - Discharge of conditions for planning application 2024/0708 This application discharged the following conditions; -

Condition 3: External facing materials
Condition 5: Hard landscape works
Condition 6: Surface water drainage scheme
Condition 15: Development (other than demolition) subject to Site Investigation & Contamination
Condition 17: Badger Survey
Condition 18: Wildlife friendly lighting scheme.
Condition 20: Construction Ecological Management Plan Enhancement and mitigation
Condition 25: Landscape design & features.
Condition 28: Travel Plan
Condition 30: External Ground & Finished Floor Levels
Condition 31: Ecology CEMP
Condition 32: No drainage systems for the infiltration of surface water to the ground are permitted unless precise details have been submitted to and agreed in writing by the Local Planning Authority.

3.3 2025/0730 - Discharge of conditions for planning application 2024/0708 This application discharged the following conditions; -

Condition 9 - CEMP (Construction)
Condition 16 - Waste Audit

4.0 Consultations

4.1 Parish Council;- No comments received.

4.2 Nottinghamshire County Council Highway Officer;- Raise no objection to the proposal and state that ideally the access road should not have a gradient steeper than 1:12 (it is currently 1:2.5). They state that there may be other ways of achieving fire regulations such as installing sprinklers but that advice should be sought from Building Control on this matter.

4.3 Gedling Borough Council Building Control;- Verbal advice provided as to whether this fire access was required in this location. They originally asked for further information regarding the fire strategy at the site. Once this was received they reported that the submitted fire strategy justifies the need for the access road under the trees.

4.4 Gedling Borough Council Tree Officer;- No objection to amended proposal which aims to retain and monitor trees. As they only intend to fill the area (with no excavation), then it is possible that the trees could be retained.

4.5 Gedling Borough Council Ecology Officer;- Originally stated that if plans can be amended or measures taken to avoid the removal of the ecologically valuable mature trees (T32, T33, T34) then this should be done. Raises no objection to the current proposal which now sees the trees retained.

4.6 Gedling Borough Council Conservation Officer;- There could be heritage harm from this proposal, through the loss of trees in a sensitive setting, where trees contribute directly to the historic parkland but also to screening between modern and historic buildings. Conservation defers to the Tree Officer to assess impact and potential mitigation.

4.7 GBC Scientific Officer;- State they have no comments to make.

4.8 Neighbouring properties were consulted via letter, a site notice was placed at the site and a notice published in the local press. No comments have been received.

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 (BNG). 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: [including] 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

Introduction

6.0 The principle of a C2 use in this location, the impact of the proposal on the openness of the Green Belt, the design of the proposal, its impact on heritage assets, residential amenity, highway safety, flood risk and drainage were all assessed as part of the original planning application (2024/07080) and were considered to be acceptable. There have been no significant relevant planning policy changes since the granting of this original planning permission and no significant changes to the site itself or surroundings. As such, the original assessment of these matters has not altered and will not be rehearsed again as part of this current planning application. The committee report for planning application 2024/0708 is attached as appendix 1 to this current committee report for information.

6.1 The considerations as part of this current planning application are visual amenity (including heritage) and ecology.

Visual amenity and Ecology

7.0 Turning first to addressing the visual amenity and ecology for - Alterations to ground levels under trees T32, T33 and T34 to facilitate the required gradient for the access drive for emergency vehicles. This consists of raising ground levels under these trees by between 0.78 metres and 2.166 metres.

7.1 T32 is a Yew Tree and T33 and 34 are both Common Lime trees. The submitted Tree Survey identifies these three trees as Category B trees which are “Trees of Moderate Quality.” These trees are also protected by a Tree Preservation Order (‘TPO’).

7.2 The application originally proposed altering the wording of the relevant planning conditions to allow for the removal of these three trees, albeit the applicant did explain that, if possible, they would aim to retain the trees.

7.3 The Council’s Tree Officer and Ecology Officer inspected the trees and both stated that it would be their preference for them to remain in situ due to their visual amenity and potential ecology value. Whilst the Council’s Ecology Officer did not find specific evidence of roosting bats in these trees she did advise that, due to their age, size and features, the trees had the potential for bats to roost there. The Council’s Conservation Officer also stated that these trees contribute directly to the historic parkland but also to screening between modern and historic buildings. However, the Conservation Officer defers to the Tree Officer to assess impact and potential mitigation.

7.4 As such, it was explored whether the proposed emergency fire access was absolutely necessary to serve this development, whether the proposed access was required in this location and whether the ground levels required altering to achieve a shallower gradient to facilitate this. Following further assessment, it is considered necessary for the above fire access, in this location and at this gradient.

7.5 With regards to the proposed gradient of the access road, ground levels underneath these three trees are required to be raised in order to achieve the required driveway and turning area gradient for an emergency fire vehicle to access the site safely. The Highway Authority has commented that the access

road should not have a gradient steeper than 1:12 (it is currently 1:2.5 in some places). However, they state that there may be other ways of achieving fire regulations such as installing sprinklers but that advice should be sought from Building Control on this matter.

- 7.6 As such, the Council's Building Control team then assessed the proposal in terms of whether an emergency fire vehicle access is necessary in this location at all. They originally asked for further information regarding the fire strategy at the site. Once this was received they commented that the submitted fire strategy justifies the need for the fire access under the trees in order to achieve current fire safety standards for the proposed building.
- 7.7 For the reasons stated above, it is considered that an access capable of accommodating an emergency fire vehicle in the proposed location and at the proposed gradient is necessary to achieve current fire safety standards.
- 7.8 Next, it was assessed as to whether these three trees really did need to be removed to facilitate this required access. The Tree Officer has explained that most of the proposed level change under these trees is in an area where there is already existing built-development such as a retaining wall and an existing building close by. Structures such as retaining walls and buildings have likely prevented significant tree rooting in the area. The proposal is only for ground filling within the Root Protection Area and not the excavation of ground where tree roots could be exposed and severed. For these reasons, there is a good chance that the existing trees could indeed survive the proposed ground filling.
- 7.9 Negotiations took place with the applicant and it was agreed to amend the proposal from varying the relevant planning conditions to allow these trees to be removed to allowing the required raising of ground levels underneath these trees and requiring the applicant to be responsible for annual inspections of the trees to monitor their health following the filling of land here. Such inspections would be for a period of 5 years from the commencement of works within the Root Protection Areas by a suitably qualified arboricultural professional holding a Professional Tree Inspection (PTI) certificate, and a written report shall be submitted to the Local Planning Authority (LPA) following each inspection. If any of the trees die, become severely damaged, or require removal during this period, replacement tree planting shall be undertaken in accordance with a scheme to be submitted to and approved in writing by the LPA. After the 5 years covered by this planning permission (should planning permission be approved) then these trees are protected by a TPO in any case and, therefore, consent would be required for their removal and replacement tree planting would also be required.
- 7.10 It is considered that the above approach is a balanced approach to try to retain the trees, mandate for any replacement trees should the trees be lost and balance this against the need for an emergency access in this location and the overall benefits of the development as a whole for a residential therapy and treatment centre.
- 7.11 Turning now to addressing the visual amenity and ecology for - Removing tree T73 and Hedgerow H18 to allow the building of a previously approved wall. T73 is a Whitebeam and H18 is a Portugal Laurel. Both are identified as Category

C trees in the submitted Tree Report which are Trees of Low Quality and are nor large or mature features. The applicant has stated that this tree and hedgerow should have been identified to be removed on the original planning application to make way for a proposed wall.

- 7.12 The Council's Tree Officer agrees with the submitted Tree Survey that this tree and hedgerow are of low quality and do not provide a high level of visual amenity to the area. A landscaping scheme has been conditioned as part of the original planning application and shows a suitable level of replacement tree planting. This condition should be carried over to this planning should planning permission be granted for this current proposal.
- 7.13 The Council's Ecology Officer has raised no objections to the removal of T73 and H18. A number of conditions to protect and enhance the ecological value of the site were attached to the original planning permission and should be carried over to this revised application, should planning permission be granted. These include recommendations within the EclA being adhered to, a Constructions Emissions Management Plan (CEMP), a 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 as well as conditions securing a 10 percent Biodiversity Net Gain.
- 7.14 For the reasons stated above, it is considered that the proposed works, subject to conditions, will not have an unacceptable harmful impact on the visual amenity (including heritage) of the area or on ecology. As such, the proposal is considered to be in accordance with the NPPF Parts 12, 15 and 16 and Policies ACS10, 11, 16 and 17 and LPD18, 19, 26 and 27.

Conditions and Section 106 Legal Agreement

- 8.1 All relevant conditions attached to the previous planning permission at the site shall be carried, should planning permission for this amended application be granted. A full list of suggested conditions is set out in Section 10 of this report.
- 8.2 There is a clause in the Section 106 Legal Agreement for the original application at the site that ensures that the original Legal Agreement is carried forward to any varied planning permission under Section 73 of the Town and Country Planning Act (a "variation of condition application"). This Legal Agreement ensures a £7,500 travel plan monitoring fee and a local labour agreement.

9.0 Conclusion

- 9.1 The proposed variations to the original planning application will not have an unacceptable harmful impact on the visual amenity (including heritage) of the area or on ecology. As such, the proposed variations are considered to be in accordance with the NPPF Parts 12, 15 and 16 and Policies ACS10, 11, 16 and 17 and LPD18, 19, 26 and 27.

9.2 The proposed development as a whole 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.

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

- 1 The development must be begun not later than 2nd July 2028.
- 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. PBLS-BSP-ZZ-ZZ-DR-D-0001 Rev P02, received 23rd January 2025

- 3 The development shall be undertaken in the materials identified on the submitted Elevation Plans and Material Details received by the Local Planning Authority on 25th July 2025 as part of discharge of condition application 2025/0581DOC.
- 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 The hard landscaping works shall be carried out in accordance with the submitted External Works Layout Plan and Hard Landscaping Plan, 480-L-D-111 Rev P01 received by the Local Planning Authority on 25th July 2025 as part of discharge of condition application 2025/0581DOC.

6 Prior to completion of development the surface water drainage scheme approved as part of discharge of condition application reference number 2025/0581DOC shall be implemented in full. The approved documents are; -

601186-HEX-XX-XX-D-C-9201 P01 Exceedance Plan, received 29th October 2025

601186-HEX-XX-XX-D-C-9210 P02 Drainage Details Sheet 1, received 2nd October 2025

601186-HEX-00-XX-T-C-9210 V01 Surface Water Maintenance and Management Plan, received 2nd October 2025

601186-HEX-XX-XX-D-C-9200 P02 Surface Water Drainage Layout, received 2nd October 2025

601186-HEX-XX-XX-D-C-9210 P02 Drainage Details Sheet 1, received 2nd October 2025

Surface Water Flow V01, received 2nd October 2025

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 Development shall be undertaken in accordance with the Construction Emission Management Plan received 30th September, approved as part of discharge of condition application reference number 2025/0730.

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 Statutory Metric Calculation Tool received by the Local Planning Authority 3rd October 2024.

12 The development shall not commence until a Habitat Management and Monitoring Plan in respect of any on-site biodiversity gain (the Onsite 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 Onsite 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,

has been submitted to, and approved in writing by, the Local Planning Authority.

- 13 Notice in writing shall be given to the Council when the Onsite HMMP works have started.
- 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 Onsite HMMP.
- 15 Development shall be undertaken in accordance with the approved ground Investigation Report "Hexa Consulting, Bestwood Lodge Drive, Ground Investigation Report, ref. 601186-HEX-XX-XX-RP-GE-000 Rev P03", received by the LPA 24th September 2025 and approved as part of discharge of condition application reference number 2025/0581DOC.

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 Development shall be undertaken in accordance with the waste information, approved as part of discharge of condition application reference number 2025/0730. The approved documents are; -

CC86 – Healthcare Waste Policy and Procedure, received 30th September 2025

Site Waste Management Plan for Delamere – Bestwood Lodge, received 30th September 2025

Waste Management Summary, received 30th September 2025

Waste Management Strategy 23058-PP 0090-, received 30th September 2025

17 Development shall be undertaken in accordance with the approved badger survey information, approved as part of discharge of condition application reference number 2025/0581DOC. The approved documents are; -

Pre-commencement badger survey
 External Lighting Statement and Construction Ecological Management Plan
 Confirmation of badger licence, received by the LPA 26th September 2026
 Badger Plan, received by the LPA 25th September 2026

18 Development shall be undertaken in accordance with the approved wildlife friendly lighting information, approved as part of discharge of condition application reference number 2025/0581DOC. The approved documents are; -

Delamere Health - External Lighting Statement (P02) as updated by applicant's email of 2nd September 2025 stating "As discussed the standard method of installing columns is to put a sleeve into the ground that is 400mm diameter (dependant on size of column) to the depth of the column root and add a concrete base within the sleeve. The column is then placed into the sleeve and packed into position with sand. I have attached a generic column installation instruction, we do always recommend consulting a structural engineers to confirm details of installation because of the ground conditions on site"

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 be undertaken in accordance with the submitted Ecology Mitigation, submitted as part of discharge of condition application reference number 2025/0581DOC. The documents are; -

RSE_8328_Enhancement Plan_V1R2_Optimized
 RSE_8328_R1_V1_CEMP

21 All retained trees, and hedges must be protected in accordance with the submitted tree survey reference RSE_8329_R1_V5_ARB (received by the Local Planning Authority 08.12.2025) and the approved protection shall be implemented prior to construction commencing and retained for its duration

22 The Council's Arboricultural Officer must agree in writing to any alterations to the tree protection fencing layout shown within the Tree Protection Plan - Protection Plan RSE_8329 TPP Rev 6 (received by the Local Planning Authority 08.12.2025) 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 Development shall be undertaken in accordance with the approved soft landscaping information, approved as part of discharge of condition application reference number 2025/0581DOC. The approved documents are; -

Updated landscape proposals, received 2nd September 2025 including Delamere Maintenance Manual Rev A, 2025 05 07 Planting Schedule, 480-P-300 P03 Delamere Planting Plan A1.

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, with the exception of trees T32, T33 and T34 (as shown on Tree Protection Plan - Protection Plan RSE_8329 TPP Rev 6 (received by the Local Planning Authority 08.12.2025))

The levels of trees T32, T33 and T34 can be altered as per plans entitled "Vehicle Swept Path – Fire Appliance (shown in Appendix B of the submitted Transport Statement), Plan 601186-HEX-XX-XX-D-C-9150 P01 "Earthworks Analysis and Plan 601186-HEX-XX-XX-D-C-9100 POL "Proposed Levels Layout".

Trees T32, T33 and T34 shall be subject to annual inspections for a period of 5 years from the commencement of works. Each inspection shall be carried out by a suitably qualified arboricultural professional holding a Professional Tree Inspection (PTI) certificate, and a written report shall be submitted to the Local Planning Authority (LPA) following each inspection. If any of the trees die, become severely damaged, or require removal during this period, replacement tree planting shall be undertaken in accordance with a scheme to be submitted to and approved in writing by the LPA."

27 Development shall not commence (other than demolition and remediation) until precise details of the following have been submitted to and approved in writing by the Local Planning Authority:

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

Development shall thereafter be carried out in accordance with the approved details.

28 Development shall be undertaken in accordance with the approved Travel Plan, approved as part of discharge of condition application reference number 2025/0581DOC. The approved documents are; -

PBLS-BSP-ZZ-XX-RP-D-0001-TP2_Travel_Plan, received by the LPA 19th August 2025

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

30 Development shall be undertaken in accordance with the approved Site Levels Plan, received 25th July 2025, approved as part of discharge of condition application reference number 2025/0581DOC.

31 Development shall be undertaken in accordance with the approved Construction Ecological Management Plan details approved as part of discharge of condition application reference number 2025/0581DOC. The approved documents are; -

RSE_8328_ Enhancement Plan_V1R2_Optimized
RSE_8328_R1_V1_CEMP

32 Development shall be undertaken in accordance with the approved drainage systems for the infiltration of surface water to the ground as approved as part of discharge of condition application reference number 2025/0581DOC. The approved documents are; -

601186-HEX-XX-XX-D-C-9201 P01 Exceedance Plan, received 29th October 2025

601186-HEX-XX-XX-D-C-9210 P02 Drainage Details Sheet 1, received 2nd October 2025

601186-HEX-00-XX-T-C-9210 V01 Surface Water Maintenance and Management Plan, received 2nd October 2025

601186-HEX-XX-XX-D-C-9200 P02 Surface Water Drainage Layout, received 2nd October 2025

601186-HEX-XX-XX-D-C-9210 P02 Drainage Details Sheet 1, received 2nd October 2025

Surface Water Flow V01, received 2nd October 2025

33 No piling or any other foundation designs using penetrative methods shall be carried out unless precise details have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details. A site-specific piling risk assessment must be provided for review and approval by Local Planning Authority prior to commencing piling activities on the site.

Reasons

- 1 In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt.
- 3 In the interests of visual amenity and heritage.
- 4 In the interests of visual amenity and heritage.
- 5 In the interests of visual amenity and heritage.
- 6 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 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 To ensure that adequate cycle provision has been provided.
- 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 that 10% BNG is achieved at the site in accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).
- 11 To ensure that 10% BNG is achieved at the site in accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).
- 12 To ensure that 10% BNG is achieved at the site in accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).
- 13 To ensure that 10% BNG is achieved at the site in accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).
- 14 To ensure that 10% BNG is achieved at the site in accordance with 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 To minimise the creation of waste.

- 17 In the interests of biodiversity and in order to comply with Policies ACS17 LPD18.
- 18 In the interests of biodiversity and in order to comply with Policies ACS17 LPD18.
- 19 In the interests of biodiversity and in order to comply with Policies ACS17 LPD18.
- 20 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.
- 31 In the interests of biodiversity and in order to comply with Policies ACS17 LPD18.
- 32 To ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants. This is in line with paragraph 180 of the NPPF.
- 33 To ensure that any proposed penetrative foundation solutions do not harm groundwater resources.

Notes to Applicant

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

The proposed development has been assessed and it is the Council's view that CIL is not payable on the development hereby approved as the development type proposed is zero rated in this location.

Any new signage may require advertisement consent.

The Borough Council has worked positively and proactively with the applicant in accordance with paragraph 39 of the National Planning Policy Framework (2024). 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

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

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

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@nottsc.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.

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>

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>

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

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

With regards to condition 33, if Piling is proposed, a site-specific Piling Risk Assessment must be submitted to LPA / EA prior to commencing piling on the site and it must be written in accordance with EA guidance document "Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination: Guidance on Pollution Prevention. National Groundwater & Contaminated Land Centre report NC/99/73.

With regards to condition 32, It is anticipated that areas of the site will contain infilled materials, and it would not be appropriate for infiltration drainage (such as soakaways) to discharge into infilled materials, waste, or made ground.

Waste on site

Excavated materials that are recovered via a treatment operation can be re-used on-site under the CL:AIRE Definition of Waste: Development Industry Code of Practice. This voluntary Code of Practice provides a framework for determining whether or not excavated material arising from site during remediation and/or land development works are waste.

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the permitting status of any proposed on site operations are clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

The Environment Agency recommends that developers should refer to our:

- o Position statement on the Definition of Waste: Development Industry Code of Practice and;
- o website at <https://www.gov.uk/government/organisations/environment-agency> for further guidance.

Waste to be taken off site

Contaminated soil that is, or must be disposed of, is waste. Therefore, its handling, transport, treatment and disposal is subject to waste management legislation, which includes:

- o Duty of Care Regulations 1991
- o Hazardous Waste (England and Wales) Regulations 2005
- o Environmental Permitting (England and Wales) Regulations 2010
- o The Waste (England and Wales) Regulations 2011

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically in line with British Standards BS EN 14899:2005 'Characterisation of Waste - Sampling of Waste Materials - Framework for the Preparation and Application of a Sampling Plan' and that the permitting status of any proposed treatment or disposal activity is clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

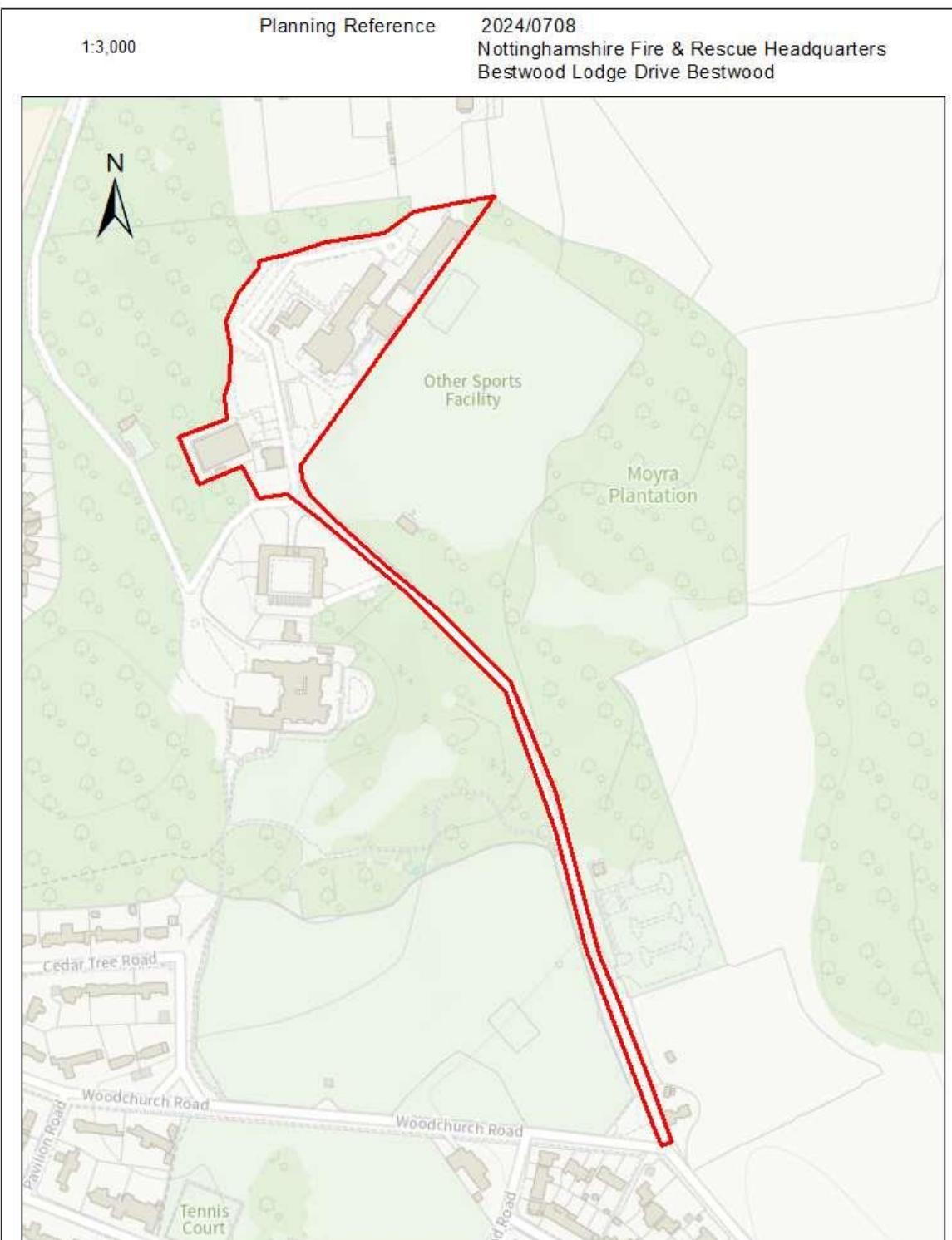
If the total quantity of waste material to be produced at or taken off site is hazardous waste and is 500kg or greater in any 12 month period the developer

will need to register with the EA as a hazardous waste producer. Refer to the website at <https://www.gov.uk/government/organisations/environment-agency> for more

With regards to the discharge of conditions 10 (BNG Gains Plan) and 12 (BNG Habitat Management and Monitoring Plan), please be aware that a Section 106 Legal Agreement may be required in order to secure the required details and monitoring fee, as part of the discharge if condition application.

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;
- (f) any such other matters as the Secretary of State may by regulations specify; and
- (g) timings for implementation.



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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:-

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 ECLA, 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 (EIA) 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 EIA and has raised no objections. This is subject to recommendations within the EIA 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 EIA, 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 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. PBLS-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 PBLS-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 within 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.

Agenda Item 6.

Report to Planning Committee

Application Number: 2024/0873

Appeal Ref: APP/N3020/W/25/3363548

Site Address: 8 Tudor Close, Colwick, NG4 2DR

Application description: Erection of pair of semi-detached properties

Case Officer: Joe Davies

The planning application was refused permission on the 28th February 2025 for the reasons outlined below:

1. The applicant has not submitted a sequential test in support of the application to demonstrate that there are no reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. Furthermore, the Local Planning Authority considers that there are alternative sites available within the Borough for residential development that are at a lower risk of flooding. As such, the proposed development would be contrary to LPD 3 of the Gedling Borough Local Planning Document and the guidance contained within Part 14 of the NPPF.

The Inspector agreed that the proposal would be contrary to both local and national planning policy regarding flood risk, with no sequential test being submitted. The Inspector also confirmed that whilst one dwelling had already been granted at the site and this was a material consideration, the provision of two dwellings was a different proposal. The Inspector therefore determined that the appeal should be dismissed.

Recommendation: To note the information.

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Report to Planning Committee

Subject: Five Year Housing Land Supply Assessment 2025

Date: 14th January 2026

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 2025, attached as Appendix A.**

1 Background

- 1.1 This report sets out the latest five year housing land supply position for Gedling Borough Council as at 31st March 2025, which is attached at **Appendix A**. The National Planning Policy Framework 2021 requires that local planning authorities update their five year housing land supply assessments on an annual basis.
- 1.2 The assessment includes the housing sites in the Local Planning Document which was adopted by Council on 18 July 2018. The five year period is 1 April 2025 to 31 March 2030. For clarity, this is the assessment against the housing requirement as calculated using the Government's standard methodology (published 2025) 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 not have a five year plus 5% buffer supply of land for housing. The Council has a 3.73 year supply, which equates to an undersupply of 846 homes. This is a significant decrease from the previous 2024 five year land supply assessment's figure of 6.19 years' supply. The main reason for this is due to the new standard method which results in a significant increase in the number of dwellings to be delivered per annum, now 638 (previously 460). The new standard method comprised one of the reasons for the Council's decision to cease preparation of the Greater Nottingham Strategic Plan and to progress the Gedling Local Development Plan. It is important that the Council continues to allocate land for development through the preparation of its local plan, to ensure an ongoing supply of housing land.

2 Proposal

- 2.1 It is proposed that Planning Committee notes the content of the Gedling Borough Five Year Housing Land Supply Assessment 2025 as set out in **Appendix A** which has been noted by Cabinet on 12th December 2025.

3 Legal Implications

- 3.1 Paragraph 78 of the National Planning Policy Framework 2024 states that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old (unless these strategic policies have been reviewed and found not to require updating).

4 Equalities Implications

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

5 Carbon Reduction/Environmental Sustainability Implications

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

6 Appendices

6.1 **Appendix A** - Gedling Borough Five Year Housing Land Supply Assessment 2025.

7 Background Papers

7.1 None.

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Five Year Housing Land Supply Assessment 2025

Published December 2025

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Introduction

- 1 The five year housing land supply assessment is based on the Council's Strategic Housing Land Availability Assessment (SHLAA) 2025 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 December 2024.
- 3 The Department of Levelling Up, Housing and Communities last published the results of the Housing Delivery Test for 2023 on 12 December 2024. The Housing Delivery Test result for 2023 for Gedling Borough Council is 109%. 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 2023 means that the Council is no longer required to prepare an action plan or apply a buffer of 20% to its five year housing land supply. However, it is the view of the Council that the Housing Delivery Action Plan continues to be a useful report to publish. For further information on the Housing Delivery Test and the Council's Action Plan please see separate Gedling Borough Housing Delivery Action Plan 2024 which is available at the following web page
<https://www.gedling.gov.uk/planning-and-building-control/planning-and-building-control/planning/planning-and-building-control/planning-and-building-control/planning/planning-policy/planning-and-building-control/planning-and-building-control/planning/planning-and-building-17>. For the purposes of this five year housing land supply assessment, a 5% buffer has been applied in accordance with Paragraph 78 of the National Planning Policy Framework.
- 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 78 of the National Planning Policy Framework 2024 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) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply; or
 - c) From 1 July 2026, for the purposes of decision-making only, 20% where a local planning authority has a housing requirement adopted in the last five years examined against a previous version of this Framework , and whose annual average housing requirement is 80% or less of the most up to date local housing need figure calculated using the standard method set out in national planning practice guidance.
- 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 75 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 631. **Appendix A** explains and provides the breakdown on how the figure was calculated using the standard method as published in 2025.
- 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 2024 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 2.4 and 1.9 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 [https://www.gedling.gov.uk/planning-and-building-control/planning-and-building-control/planning/planning-policy/planning-and-building-control/planning-and-building-control/planning/planning-and-building-13](https://www.gedling.gov.uk/planning-and-building-control/planning-and-building-control/planning/planning-and-building-control/planning-and-building-control/planning/planning-policy/planning-and-building-control/planning-and-building-control/planning/planning-and-building-13). 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 2025.
 - Updates to existing sites in the SHLAA database during the current financial year (i.e. since 1 April 2025) 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 2025) 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 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 75 of the National Planning Policy Framework 2024 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 2024 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 131 dwellings per annum will contribute to the housing supply from Year 4 onwards.

Consideration of undersupply (under-delivery)

24 Paragraph 22 of the National Planning Practice Guidance states that local planning authorities may consider what factors might have led to this and whether there are any measures that the authority can take, either alone or jointly with other authorities, which may counter the trend. Where the standard method for assessing local housing need is used, the standard method 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 2023 means that the Council will need to apply a buffer of 5% to its five year housing land supply by reason that paragraph 78 of the National Planning Policy Framework 2024 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 2025 to 31 March 2030.

Non-implementation (lapse) rates

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

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

Communal accommodation

28 Paragraphs 16-19 of the SHLAA methodology report refer to counting other forms of accommodation including student housing and housing provided for older people in the housing supply. Currently there are no proposals for student accommodation within Gedling Borough. As there are sites with planning permission for other communal accommodation (for example residential care homes) within Gedling Borough the nationally set ratio applied to other communal accommodation will be based on the national average number of adults in all households and applying a ratio to the bedroom data of 1.9. Source data for the nationally set ratio is from the Census 2021 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 2.4 and 1.9 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 in accordance with NPPF paragraph 78
- 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 3,190 homes. However, in line with NPPF paragraph 78 a 5% buffer is applied, which increases the housing target for the five year period to 3,350 homes.

Annual local housing need	638
Local housing need for five years (460 x 5 years)	3,190
5% buffer (rounded)	160
Five year housing target	3,350

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	1048	86	63	155	
Edge of Hucknall	455	0	0	0	
Bestwood Village	93	0	4	0	
Calverton	236	4	12	0	
Ravenshead	47	0	8	0	
Other villages	0	16	23	0	
Total	1,879	106	106	155	
Non-implementation (lapse) rates applied	N/A	N/A	9% rate applied	1% rate applied	
Revised total	1,879	106	96	153	2235
Windfall allowance (128 x 2 years = 256)					256
Communal accommodation					7
Housing supply					2,498

[#] 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 2,504 homes to the five year housing target of 3,350 homes, there is an undersupply of 846 homes.

Housing supply for five years	2,498
Annual housing target (3,350 divided by five years) (rounded)	670
No of years supply (rounded)	3.73 years

36 The assessment shows that against the housing target, Gedling Borough Council has a **3.73** 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 2024.

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 the value of existing housing stock for the area of the local authority (Dwelling stock (including vacants), Table 125: dwelling stock estimates by local authority district). The baseline is 0.8% of the existing housing stock for the area, and the most recent data published at the time should be used.

The dwelling stock estimates by local authority district are available at the following web page [Live tables on dwelling stock \(including vacants\) - GOV.UK](https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments)

Step 2 – An adjustment to take account of affordability

Then adjust the housing stock baseline 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 5 or below. For each 1% the ratio is above 5, 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:

$$\text{Adjustment factor} = \left(\frac{\text{five year average affordability ratio} - 5}{5} \right) \times 0.95 + 1$$

Calculating the annual local housing figure for Gedling Borough

Step 1 – Baseline

Latest dwelling stock estimates taken from Table 125 of the dwelling stock estimates by local authority from the following web page [Live tables on dwelling stock \(including vacants\) - GOV.UK](https://www.gov.uk/government/statistics/live-tables-on-dwelling-stock-including-vacants)

Dwelling stock estimate for 2024 = 55,131

Multiplied by 0.8% = 441

Baseline = 441

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 24 March 2025) from the following web page

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

Ratio of median house price to median workplace-based earnings average for 2020-2024 = 7.35

Adjustment = ([7.35 minus 5] divided by 5) = 0.47

Multiply by 0.95 = 0.4465

Add 1 = 1.4465

Multiply average annual household growth (441) (from step 1) by adjustment factor (1.4465) = 637.9065

Annual local housing need = 638 (rounded).

The annual local housing need for Gedling Borough is 638.

Appendix B: Schedule of deliverable sites in the plan period 2011 to 2030

Urban Area

Net completions 1 April 2011 to 31 March 2025:-

Arnold	= 1,001 homes
Carlton	= 2,475 homes
Total	= 3,476 homes

Allocations in the Local Plan

Local Plan ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2025-26	2026-27	2027-28	2028-29	2029-30
H1	Rolleston Drive	Arnold	89	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 2025, 42 homes have been completed.	89				
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. Site is currently under construction for 24 houses on part of the site (2021/1398).No planning application has been received for the remainder of the site.	13	11			
H4	Linden Grove	Carlton	22	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 2025, 98 homes have been completed.	22				
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.		33	33	33	33
H6	Spring Lane	Carlton			Site completed in April 2019.					

Local Plan ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2025-26	2026-27	2027-28	2028-29	2029-30
H7	Howbeck Road/ Mapperley Plains	Arnold	54	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 has completed for 164 homes (2019/0213) in September 2024. The remainder of the site is currently under construction for 54 homes.	7	33	14		
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 of the phasing condition. It is now anticipated that extraction will be completed by December 2025 with progressive restoration taking place following this, but will not impact the delivery of housing. Part of the site is under construction for 45 homes (2023/0830). A full application for 172 homes on the remainder of the site was received in October 2025.	11	34			
H9	Gedling Colliery/ Chase Farm	Carlton	331	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) ,433 homes (2021/1294) on phase 2 and 24 homes on the remainder of the site (2022/0200). Total granted to date is 965 homes. As at 31 March 2025, 634 homes have been built.	87	87	87	70	
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). The site is under construction for 51 retirement apartments (2023/0701).	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).		33	33	33	33

Local Plan ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2025-26	2026-27	2027-28	2028-29	2029-30
ACS	Teal Close	Carlton	300	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 2025, 507 homes have been built.	84	84	84	48	
Total						364	282	218	151	33

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

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2025-26	2026-27	2027-28	2028-29	2029-30
G1236	Birkland Avenue (31, Land Adj To)	Arnold	2	Building Control	Site is currently under construction for a new dwelling (2021/0559).	1				
G351 (part)	Calverton Road	Arnold	1	Building Control	Remaining one plot on site - plot 49. Site is currently under construction for 1 detached dwelling (2020/1002).	1				
G1113	Church Street (3)	Arnold	2	Building Control	Site is currently under construction for change of use from offices to two apartments (2018/0749).	2				
G864	Church Street (36)	Arnold	9	Building Control	Site is currently under construction for (2023/0423) for proposed redevelopment of the site to provide an Independent Living Scheme comprising nine apartments and communal/office space following site clearance.	9				
G1165	Coppice Farm Stables	Arnold	3	Building Control	Currently under construction for three detached houses (2023/0927) pursuant to outline permission (2022/0426).		1	1	1	
G1350	Dean Road (14)	Arnold	1	Assumptions for build-out rates	Site is under construction for a new detached bungalow (2024/0367).		1			
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).	2				
G1347	Mansfield Road (71)	Arnold	1	Assumptions for build-out rates	Site is under construction for conversion of ground floor retail unit into a two bedroomed apartment (2024/0467).	1				
G932	Newcombe Drive (4)	Arnold	1	Site visit	Site is under construction for a new dwelling (2021/1331).	1				
G1306	Portland Street (2)	Arnold	1	Assumptions for build-out rates	Site is under construction (2023/0315) for separation of part of redundant cafe (no 32 Mansfield Road) and returning of no2 Portland Street to ground floor apartment.	1				
G1226	Redhill Road (69)	Arnold	2	Assumptions for build-out rates	Site is currently under construction for change of use from retail unit to two residential units, net gain of two dwellings (2020/0634).	2				
G1254	Redhill Road (10A)	Arnold	2	Assumptions for build-out rates	Site is currently under construction for two new dwellings (2020/0376).	1	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).	1	1	1		
G1097	Sandfield Road (98)	Arnold	1	Assumptions for build-out rates	Site is under construction for plot 1 (2023/0539 and 2024/0254).	1				
G1300	St Albans Road (49)	Arnold	2	Assumptions for build-out rates	Site is under construction for 2 new dwellings (2024/0231 and 2023/0245)	2				
G1240	Arnold Lane (123)	Carlton	2	Site visit	Site is under construction for the demolition of existing dwelling and replacement with two detached dwellings (2021/1120)	2				
G735	Blenheim Avenue (21 and 23)	Carlton	1	Assumptions for build-out rates	The site has one remaining plot which is currently under construction (2017/1084).	1				
G1057	Burton Road (148)	Carlton	2	Assumptions for build-out rates	Site is under construction for four new dwellings (2019/1167).	2				

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2025-26	2026-27	2027-28	2028-29	2029-30
G1227	Carlton Hill (238)	Carlton	1	Assumptions for build-out rates	Site is under construction for a new dormer bungalow (2020/0097).	1				
G1351	Carlton Square (19)	Carlton	2	Building Control	Site completed for the change of use of first floor to create two 1 bedoomed dwellings (2024/0656) in September 2025.	2				
G999	Dunstan Street Garages (46-50)	Calton	2	Assumptions for build-out rates	Site is currently under construction for the erection of 2 dwellings (2024/0268).		1	1		
G117	Gardenia Grove (35)	Carlton	5	Site Visit	Site is currently under construction for five dwellings (2022/0545).	4	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				
G1353	Land at Pearson Street	Carlton	2	Assumptions for build-out rates	Site is under construction for the erection of 2 dwellings and associated parking (2024/0267).	1	1			
G1291	Nursery Drive (3)	Carlton	7	Building Control	Site completed construction for rear extension and alterations to host building and associated outbuildings to form 7 category 3 supportive living accommodation and welfare unit (2024/0230) in September 2025.	7				
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	3	Site Visit	Site is currently under construction for 9 new dwellings (2021/0737).	3				
G1090	Scotgrave Farm	Carlton	5	Assumptions for build-out rates	Site is currently under construction for 5 dwellings (4 semi-detached and 1 detached bungalow) (2024/0093).	1	1	1	1	1
G1337	Woodborough Road (850)	Carlton	1	Assumptions for build-out rates	Site is under construction for change of use of part of ground floor to 1 Bedroom Flat (2024/0043)	1				
G513	Woodborough Road (864)	Carlton	9	Site visit	Site is under construction for (2022/1347) for the conversion of the existing house to 3 flats and build seven new flats	9				
Total						76	8	4	2	1

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		
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				
G553	Churchmoor Lane (51)	Arnold	3	Assumptions for lead-in times and build-out rates	Full planning permission for conversion of existing building into dwelling and erection of 2 semi-detached dwellings (2023/0810) granted in November 2024	1	1	1		
G1162	Cross Street (Gas Govenor)	Arnold	7	Assumptions for lead-in times and build-out rates	Full planning permission for construction of detached building containing 7 2-bedroom apartments (2024/0283) granted in January 2025.		7			
G1342	Church Street (5)	Arnold	2	Assumptions for lead-in times and build-out rates	Demolition of remnants of shop and out-buildings; erection of semi-detached 2-story dwellings (2024/0104) granted in July 2024.		1	1		
	Coronation Road (17)	Arnold	1	Assumptions for lead-in times and build-out rates	Full planning permission for erection of a dwelling (2024/0785) granted in March 2025		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			
G1369	Furlong Street (7A)	Arnold	2	Assumptions for lead-in times and build-out rates	Full planning permission for conversion of an industrial unit to 2 self-contained residential units (2023/0565) granted in January 2025.	2				
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		1			
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			
G1343	Mansfield Road (22a)	Arnold	5	Assumptions for lead-in times and build-out rates	Demolition of existing buildings and replacement with 3no. Retail units (Class E) together with 5no. residential properties above, including off street car parking and cycle storage (2023/0242) granted in July 2024.		2	2	1	
G1292	Plains Road (31)	Arnold	4	Assumptions for lead-in times and build-out rates	Full planning permission (2022/1119) for the change of use of and extensions of ground floor for commercial with four apartments above granted in February 2023.	2	2			
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				
G1346	Carlton Hill (376 First Floor)	Carlton	1	Assumptions for lead-in times and build-out rates	Full planning permission for change of use from Class E, (Dance Studio) to C3 self contained, two bedroom apartment (2024/0431) granted in August 2024	1				
G1349	Carlton Hill (85)	Carlton	1	Assumptions for lead-in times and build-out rates	Full planning permission to divide property into two separate residences (2024/0458) granted in September 2024.	1				

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2023-24	2024-25	2025-26	2026-27	2027-28
G1368	Carnarvon Grove Carlton (adj 20)	Carlton	1	Assumptions for lead-in times and build-out rates	Full planning permission for erection of dwelling (2024/0831) granted in January 2025.		1			
G1367	Ernest Road (1)	Carlton	2	Assumptions for lead-in times and build-out rates	Full planning permission for demolition of existing garages and erection of 2 new build dwellings (2024/0549) granted in January 2025		1	1		
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.		1	1	1	1
G1339	Foxhill Road Central (259)	Carlton	2	Assumptions for lead-in times and build-out rates	Full planning permission for change of use from office to office plus 2 self contained apartments (2023/0327) granted in June 2024.	1	1			
G1177	Main Road (17)	Carlton	1	Assumptions for lead-in times and build-out rates for planning application 2022/0831	Full planning permission for erection of rear extension comprising ground floor offices with one flat above (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 granted in October 2023(2023/0615).		1			
G10	Manor Farm	Carlton	7	Assumptions for lead-in times and build-out rates	Outline planning permission for 7 dwellings (2023/0096) granted in September 2024.			1	1	1
G159	Nursery Drive (1) Plot A	Carlton	1	Assumptions for lead-in times and build-out rates	Site has planning permission for a new dwelling (OPP - 2021/1375 and RM 2024/0922) granted in Feb 25.		1			
G160	Nursery Drive (1) Plot B	Carlton	1	Assumptions for lead-in times and build-out rates	Site has planning permission for a new dwelling (OPP 2021/1377 and RM 2024/0923) granted in Feb 2025.		1			
G161	Nursery Drive (1) Plot C	Carlton	1	Assumptions for lead-in times and build-out rates	Site has planning permission for a new dwelling (OPP 2021/1378 and RM 2024/0924) granted in Feb 25.		1			
G802	Oakdale Road (194, 196, 198, 200 and 202, Land To the Rear Of)	Carlton	4	Assumptions for lead-in times and build-out rates	Full planning permission for the erection of 5 detached dwellings (2023/0865) granted in March 2024.		1	1	1	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			
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				

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2023-24	2024-25	2025-26	2026-27	2027-28
	Shelford Road (land adj. 172)	Carlton	1	Assumptions for lead-in times and build-out rates	Outline planning permission for the erection of a dwelling (2024/0465) granted in March 2025.			1		
G1344	Tudor Close (80	Carlton	1	Assumptions for lead-in times and build-out rates	Outline application with all matters reserved for the construction of a detached dwelling (2024/0170) granted in July 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		
G170	Waterhouse Lane (Land south of Kingsdale)	Carlton	1	Assumptions for lead-in times and build-out rates	Full planning permission for erection of dwelling with associated garage and landscaping (2024/0214) granted June 2024.		1			
G1318	Westdale Lane East (16 Westdale Balsi)	Carlton	1	Assumptions for lead-in times and build-out rates	Full planning permission (2021/0734) for change of use of rear ground floor store to be incorporated into the existing ground floor flat to create a one bedroom flat with external steel staircase. Granted September 2023.	1				
Total						14	32	12	6	3

Medium/large sites with planning permission

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2025-26	2026-27	2027-28	2028-29	2029-30
G1352	Baptist Church (Cross Street)	Arnold	23	Assumptions for lead-in times and build-out rates	Full planning permission for the conversion of church building to 9 no. residential apartments and erection of 14 apartments, including ancillary bin stores, cycle stores and landscaping (2024/0404) granted in February 2025.		13	10		
	Friar Tuck	Arnold	51	Assumptions for lead-in times and build-out rates	Full planning permission for demolition of existing buildings and erection of a 51 no. apartment retirement living development (2024/0526) granted in August 2025.			51		
G1370	Leivers Court (Douro Drive)	Arnold	30	Assumptions for lead-in times and build-out rates	Full planning permission subject to s106 for the demolition of existing care home and construction of a 3-storey building to incorporate 22 flats providing supported accommodation and the erection of 8 semi-detached dwellings (2023/0851) approved in February 2025.			13	13	4
G925	Mapperley Plains land between Arnold Lane and Chartwell Grove	Carlton	37	Assumptions for lead-in times and build-out rates	Full planning application for 8 detached dwellings and 3 apartment buildings (comprising 29 flats) (2021/0934) was approved in June 2025.		13	13	11	
G1340	Sandford Road (2)	Carlton	14	Assumptions for lead-in times and build-out rates	Full planning permission for the construction of 1 dwelling and 13 apartments (2023/0474) granted in February 2025.		13	1		
Total							39	88	24	4

Sites for communal accommodation with planning permission

SHLAA ref	Site name	Locality/area	Bed spaces	Units (remaining)	Housing delivery source	Assessment conclusion	2025-26	2026-27	2027-28	2028-29	2029-30
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 2025:-

293 homes

Allocations in the Local Plan

Local Plan ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2025-26	2026-27	2027-28	2028-29	2029-30
ACS	North of Papplewick Lane	Hucknall	30	Based on past build-out rates	SHLAA site G463. The site is allocated for up to 300 homes in the Aligned Core Strategy. The majority of the site completed for 273 homes (2017/0201 and 2020/0258). The remainder of the site has full permission for 30 homes (2023/0233) granted in January 2025	13	13	4		
ACS	Top Wighay Farm	Hucknall	763	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. Remainder of the site is currently under construction for 763 homes (2020/0050 and 2023/0872).	25	100	100	100	100
H10	Hayden Lane	Hucknall	131	Delivery rates to be added when planning permission granted	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.					
Total						38	113	104	100	100

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 2025:-

165 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
H11	The Sycamores	Bestwood Village	3	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 is currently under construction for 3 homes (2024/0101).	3				
H12	Westhouse Farm	Bestwood Village	194	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 2025, 66 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	18
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						21	18	18	18	18

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

None.

Sites with planning permission

Small sites with planning permission

None.

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 :-

557 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
H14	Dark Lane	Calverton	31	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 2025, 26 homes have been completed.	13	13	5		
H15	Main Street	Calverton	73	SHLAA consultation response	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 approved for 73 dwellings (2024/0217) in April 2025		15	15	15	15
H16	Park Road	Calverton	125	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.	74	50			
X4	Flatts Lane	Calverton		Assumptions for build-out rates	Site completed in June 2024.					
Total						96	77	24	15	

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

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2025-26	2026-27	2027-28	2028-29	2029-30
G1239	Crookdole Stud	Calverton	1	Assumptions for build-out rates	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				
G1209	Main Street (130)	Calverton	1	Assumptions for build-out rates	Site is currently under construction for change of use from business premises to two new dwellings (2020/0245).	2				
Total						3	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	2025-26	2026-27	2027-28	2028-29	2029-30
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				
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				
G1338	Mansfield Lane (rear of Bandook)	Calverton	4	Assumptions for lead-in times and build-out rates	Full planning permission for residential development consisting of 4no. Flats (2023/0483)		2	2		
G587	Whitehaven Farm	Calverton	5	Assumptions for lead-in times and build-out rates	Full planning permission granted on part of site for demolition of existing buildings for residential development of five detached dwellings, garages and curtilages, improvement of existing private access track to Mansfield Lane(2023/0728) granted in August 2024.		1	1	1	1
Total						4	3	3	1	1

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:-

143 homes

Allocations in the Local Plan

Local Plan ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2025-26	2026-27	2027-28	2028-29	2029-30
H17	Longdale Lane A	Ravenshead	33	Delivery rates to be added when planning permission granted	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.					
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.	33	11			
X5	Kighill Lane A	Ravenshead	3	Bast on past build-out rates for SHLAA site G841.	<p>The site (which consists of SHLAA sites G166, G669 and G841) is allocated for 20 homes in the Local Planning Document (X5).</p> <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 2025, 4 dwellings have been completed. (SHLAA site G841). 	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						22	14	8	1	

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

None.

Sites with planning permission

Small sites with planning permission

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2025-26	2026-27	2027-28	2028-29	2029-30
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		
G1303	Ling Farm	Ravenshead	5	Assumptions for lead-in times and build-out rates	Full planning permission (2023/0100) for conversion of two agricultural buildings to create 5 dwellings approved subject to s106 in June 2023. Section 106 was signed in June 2025.		2	2	1	
G1372	Main Road (Land rear 285)	Ravenshead	1	Assumptions for lead-in times and build-out rates	Full planning permission granted for the change of use and conversion of stable block to one dwelling (2024/0692) granted in November 2024.	1				
Total						2	2	4	1	

Medium/large sites with planning permission

None.

Sites for communal accommodation with planning permission

None.

Other Villages

Net completions 1 April 2011 to 31 March 2024:-

Burton Joyce	= 116 homes
Lambley	= 33 homes
Linby	= 5 homes
Newstead	= 9 homes
Papplewick	= - 1 home
Stoke Bardolph	= 1 home
Woodborough	= 23 homes
Total	= 186 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	2025-26	2026-27	2027-28	2028-29	2029-30
H20	Mill Field Close	Burton Joyce			Site completed in March 2022.					
H21	Orchard Close	Burton Joyce			Site completed in July 2024.					
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.					
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.					

Local Plan ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2025-26	2026-27	2027-28	2028-29	2029-30
Total						0	0	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	2025-26	2026-27	2027-28	2028-29	2029-30
G539	Glebe Farm (Land At), Burton Joyce	Burton Joyce	1	Assumptions for build-out rates for 14 dwellings on part of the site	Full planning permission also granted for the replacement farmhouse and erection of dwelling (2023/0702) granted in March 2024.	1				
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 redevelopment of existing stable buildings to provide a new dwelling (2021/0946) granted in January 2022.	1				
G1251	Park Lane Stables	Lambley	1	Assumptions for build-out rates	Site is currently under construction for redevelopment of land and stables to create a single self-build dwelling (2023/0678) granted in October 2023.	1				
G1267	Spring Lane (164)	Lambley	5	Site visit	Site is currently under construction for five new dwellings (2022/0173) granted in June 2022.	3	1	1		
G975	Hill Close Farm / Catfoot Lane (26)	Lambley	1	Site visit	Site completed construction for the erection of 1 chalet bungalow (2023/0249) in September 2025.	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				
G1312	Abbey Fields Farm	Newstead	1	Assumptions for build-out rates	Site is currently under construction for conversion of an existing stable barn and adjoining agricultural outhouse to a new single dwelling (2022/1077).	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				
G1276	Roe Hill (Land On East Side)	Woodborough	1	Site visit	Site is currently under construction for one new dwelling (2022/0441) granted in September 2022.	1				
Total						12	2	1		

Sites with planning permission

Small sites with planning permission

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2025-26	2026-27	2027-28	2028-29	2029-30
G656	Bridle Road (80, Land To Front Of)	Burton Joyce	1	Assumptions for lead-in times and build-out rates	Full planning application for a new dwelling (2024/0008) granted in April 2024.		1			
G847	Lee Road (2)	Burton Joyce	4	Assumptions for lead-in times and build-out rates	Full planning permission granted for the erection of 4 dwellings (2023/0882) granted in September 2024.		1	1	1	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			
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				
G922	Lambley Lane (75)	Burton Joyce	1	Assumptions for lead-in times and build-out rates	Full planning permission granted for the erection of a dwelling (2023/0212) granted in November 2023 and (2024/0777) granted in January 2025.		1			
G1298	Catfoot Lane (216 Orchard Farm)	Lambley	1	Assumptions for lead-in times and build-out rates	Full planning permission (2021/0882) for the clearance and redevelopment of land and buildings at Orchard Farm for a replacement self build dwelling granted in May 2023		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			
G1348	The Dumbles (18)	Lambley	1	Assumptions for lead-in times and build-out rates	Full planning permission for erection of self build dwelling (2023/0753) granted September 2024		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
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 2023.	2	2			
G1345	Baptist Church, Shelt Hill	Woodborough	1	Assumptions for lead-in times and build-out rates	Part demolition and conversion of Church to a dwelling and associated parking and amenities (2024/0348) granted in July 2024	1				
Total						2	1	1		

Medium/large sites with planning permission

None.

Sites for communal accommodation with planning permission

None.

Appendic C Housing Trajectory - Five Year Housing Land Supply 2025

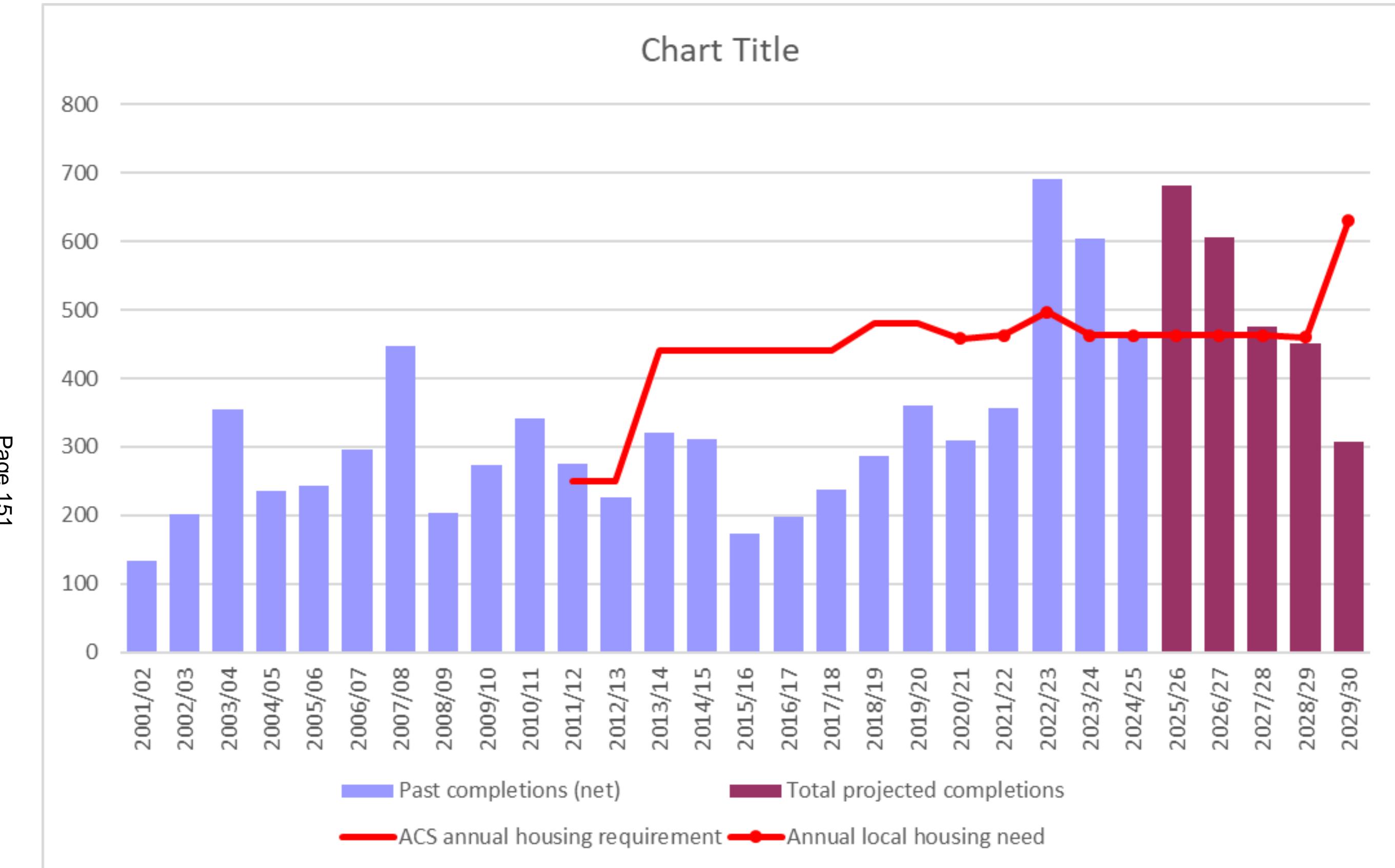
	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	A	Total	
	Year 1	Year 2	Year 3	Year 4	Year 5																	
Past completions (net)	275	227	321	311	174	198	237	286	360	310	357	691	604	463							4814	
Past completions (net) - urban area	183	199	296	206	120	104	193	218	287	232	278	462	366	326							3470	
Past completions (net) - Edge of Hucknall	0	0	0	0	0	36	2	43	55	38	36	44	30	9							293	
Past completions (net) - Bestwood Village	30	2	1	19	0	14	6	0	3	10	13	18	32	17							165	
Past completions (net) - Calverton	16	3	10	64	56	10	17	15	3	8	4	117	144	90							557	
Past completions (net) - Ravenshead	42	15	5	15	-5	21	4	4	7	10	5	7	10	3							143	
Past completions (net) - Burton Joyce	0	2	1	0	2	7	0	3	1	9	10	43	18	20							116	
Past completions (net) - Lambley	3	3	2	2	1	5	4	2	1	4	2	2	3	-1							33	
Past completions (net) - Linby	1	0	1	1	0	-1	2	0	1	0	0	0	0	0							5	
Past completions (net) - Newstead	0	0	1	0	0	0	8	0	0	0	0	-1	0	1							9	
Past completions (net) - Papplewick	1	0	0	2	0	-1	0	0	0	0	0	-2	0	-1							-1	
Past completions (net) - Stoke Bardolph	0	0	0	0	0	0	0	0	0	0	0	1	0	0							1	
Past completions (net) - Woodborough	-1	3	4	2	0	3	1	1	2	-1	9	0	1	-1							23	
Urban area - ACS and LPD allocations															364	282	218	151	33	438	1486	
Teal Close									95	72	61	103	83	93	84	84	84	48			807	
H1 - Rolleston Drive												10	9	23	89							131

H2 - Brookfields Garden Centre																				0
H3 - Willow Farm														13	11				86	110
H4 - Linden Grove													14	50	34	22				120
H5 - Lodge Farm Lane																			148	148
H6 - Spring Lane					27	64	55	4												150
H7 - Howbeck Road/Mapperley Plains												24	65	51	24	7	33	14		218
H8 - Killisick Lane																11	34		185	230
H9 - Gedling Colliery/Chase Farm						25	65	96	64	90	98	88	108	87	87	87	70		19	984
X1 - Daybook Laundry														51						51
X2 - West of A60 A												72								72
X3 - West of A60 B															33	33	33	33		132
Urban area - sites under construction														71	8	4	2	1		86
Urban area - small sites with permission														14	32	13	6	3		68
Urban area - medium/large sites with permission														0	39	88	24	4		155
Edge of Hucknall - ACS and LPD allocations														38	113	104	100	100	431	886
North of Papplewick Lane							43	55	38	36	44	30	9	13	13	4				285
Top Wighay Farm					36	2								25	100	100	100	100	300	763
H10 - Hayden Lane																			131	131
Edge of Hucknall - sites under construction																				0
Edge of Hucknall - small sites with permission																				0
Edge of Hucknall - medium/large																				0

sites with permission																				
Bestwood Village - LPD allocations														21	18	18	18	18	257	350
H11 - The Sycamores											11		3							14
H12 - Westhouse Farm										12	18	19	18	18	18	18	18	18	37	194
H13 - Bestwood Business Park																		220	220	
Bestwood Village - sites under construction																			0	
Bestwood Village - small sites with permission																			0	
Bestwood Village - medium/large sites with permission																			0	
Calverton - LPD allocations														102	84	20	15	15	13	249
H14 - Dark Lane											12	14	13	13	5					57
H15 - Main Street														15	15	15	15	13	73	
H16 - Park Road										1	77	92	68	89	56					383
X4 Flatts Lane											37	37	8							82
Calverton - sites under construction														4					4	
Calverton - small sites with permission														4	3	3	1	1		12
Calverton - medium/large sites with permission																			0	
Ravenshead - LPD allocations														34	12	1	0	0	64	111
H17 - Longdale Lane A																			33	33
H18 - Longdale Lane B																			31	31
H19 - Longdale Lane C											3	0	33	11						47
X5 Kighill Lane A								1	4	1	2	2	2	1	1	1				15

X6 Kighill Lane B																				0	
Ravenshead - sites under construction																				0	
Ravenshead - small sites with permission															2	2	3	1		8	
Ravenshead - medium/large sites with permission																				0	
Other villages - LPD allocations																			0	0	
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					3	
H24 - Broad Close (Woodborough)																				0	
Other villages - sites under construction															12	3	1			16	
Other villages - small sites with permission															6	11	2	2		23	
Other villages - medium/large sites with permission																				0	
Windfall allowance																	128	128		262	
Past communal accommodation completions (net)	0	53	29	0	-12	46	-13	-5	-14	37	-16	8	18	7						138	
Communal accommodation															9					9	
Total projected completions															681	607	475	448	305	1203	3725
Cumulative completions	275	555	905	1216	1378	1622	1846	2127	2473	2820	3161	3860	3860	3860	4541	5148	5623		7585	7585	
PLAN - annual housing target	250	250	440	440	440	440	440	440	480	480	458	463	497	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	-2144	-	-	1926	1782	1770		192
MANAGE - annual housing target taking account of past/projected completions	426	436	446	453	464	489	512	540	577	611	648	734	741	926	1234	1511	2415				
Remaining years	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1				





Report to Planning Committee

Subject: Authority Monitoring Report April 2024 – March 2025

Date: 14th January 2026

Author: Planning Policy Manager

Purpose

To note the Gedling Borough Council Authority Monitoring Report April 2024 – March 2025.

Recommendation(s)

THAT Planning Committee:

- 1) Notes the Gedling Borough Council Authority Monitoring Report April 2024 - March 2025 attached as Appendix A.

1 Background

- 1.1 The Authority Monitoring Report is prepared annually and the updated version covers the period 1 April 2024 to 31 March 2025.
- 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 2024/25 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 At the start of the monitoring period, the Council was preparing the Greater Nottingham Strategic Plan in conjunction with Nottingham City, Broxtowe and Rushcliffe Councils. The six week consultation on the Publication Draft Greater Nottingham Strategic Plan began on 4th November and ended on 16th December 2024. However, the Council has since withdrawn from the preparation of the Greater Nottingham Strategic Plan and agreed instead to commence preparation of the Gedling Local Development Plan which will cover both strategic and non-strategic matters. Consultation on the Issues and Options document took place outside of the monitoring period, between 21st July and 1st September 2025.
- 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 During the monitoring period, the Council published Planning Guidance on Biodiversity Net Gain (April 2024) and the Gedling Borough Council Design Code Framework (November 2024). More recently, the Council has published Murals Guidance and a Shopfront SPD (both May 2025) and a Grey Belt Position Statement (September 2025).

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 2024 - March 2025.

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 2024 - March 2025

7 Background Papers

None

Authority Monitoring Report

April 2024 – March 2025

Published December 2025

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1. Introduction

- 1.1. The Authority Monitoring Report is based upon the monitoring period **1 April 2024 to 31 March 2025**.
- 1.2. The Authority Monitoring Report is required under Regulation 34 of The Town and Country Planning (Local Planning) (England) Regulations 2012. Regulation 34 can be viewed on the following website <https://www.legislation.gov.uk/uksi/2012/767/regulation/34/made>.
- 1.3. The National Planning Practice Guidance states that local planning authorities must publish information at least annually that shows progress with Local Plan preparation, reports any activity relating to the duty to cooperate and shows how the implementation of policies in the Local Plan is progressing.
- 1.4. All of the monitoring indicators included in this report and their origins are set out in **Appendix 1**.

2. Development Plan Documents

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

Local Plan

Greater Nottingham Aligned Core Strategy (Part 1 Local Plan)

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

Gedling Borough Local Planning Document (Part 2 Local Plan)

- 2.3. 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.
- 2.4. The Council has withdrawn from the preparation of the Greater Nottingham Strategic Plan and agreed instead to commence preparation of the Gedling Local Development Plan which will cover both strategic and non strategic matters. See 'Local Development Scheme' below for further information regarding progress on the Gedling Local Development Plan which, when adopted, will replace the Aligned Core Strategy and the Local Planning Document.

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

- Murals Guidance (May 2025)
- Planning Guidance on Biodiversity Net Gain (April 2024)
- 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

- Shopfront SPD (May 2025)
- Gedling Borough Council Design Code Framework (November 2024)
- 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

- Grey Belt Position Statement (September 2025)
- Interim Planning Policy Statement: First Homes (October 2022)
- Position Statement on Green Belt Policies LPD 13 and LPD 14 of the Local Planning Document (February 2022)

2.6. During the monitoring period the Council adopted a Borough wide Design Code Framework as an SPD relating to new residential development (7th November 2024) and published Planning Guidance on Biodiversity Net Gain (April 2024). More recently, a Shopfront SPD was adopted and Murals Guidance was published, both in May 2025. A Grey Belt Position Statement was published in September 2025

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 October 2025 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 February 2025 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 Gedling Local Development Plan.

Table 1: Local Development Scheme timetable

Stage	Dates
Starting Evidence Base	January 2025
Consultation on SA scoping report	March 2025
Consultation on Regulation 18	July 2025
Consultation on Regulation 19	March 2026
Publication of Submission Document	December 2026
Independent Examination Hearings (if required)	Jan 2027
Receipt of Inspector's Report	December 2027
Adoption	Spring 2028
Post production (monitoring and review mechanisms)	Ongoing

2.11. Consultation on an Issues and Options (Regulation 18) document took place between 21st July and 1st September 2025. The Issues and Options document is the first stage in preparing the Gedling Local Development Plan. It asks a series of questions regarding key issues that will help narrow down the alternative options and define the content of the final document. The 'Issues and Options' stage is structured around a series of topics and, for each topic, a number of issues have been identified. Possible options for responding to each issue are given and a series of questions are asked in order to tease out the views of the community, business and other organisations on which they think would be the best approach.

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 had been 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. A publication draft Greater Nottingham Strategic Plan was consulted on from 4th November to 16th December 2024. Whilst the Council has withdrawn from the preparation of the Greater Nottingham Strategic Plan and agreed instead to commence the preparation of the Gedling Local Development Plan, a collaborative approach with the Greater Nottingham Planning Partnership will continue, through attendance at Joint Planning Advisory Board meetings and continued use of the shared evidence base in agreement with the Greater Nottingham Planning Partnership as well as the consistent policies that have been agreed through the preparation of the Greater Nottingham Strategic Plan.
- 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.
- South Nottinghamshire authorities have worked together to prepare an updated Green Belt Assessment Framework, which was consulted on by Broxtowe Borough Council, Gedling Borough Council, Nottingham City Council and Rushcliffe Borough Council in September 2025. Ashfield District Council and Newark and Sherwood District Council will consult on the draft Assessment Framework in due course.

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. Information on the 2021 Census is available at the following website pages www.ons.gov.uk/census and www.ons.gov.uk/census/aboutcensus/releaseplans.

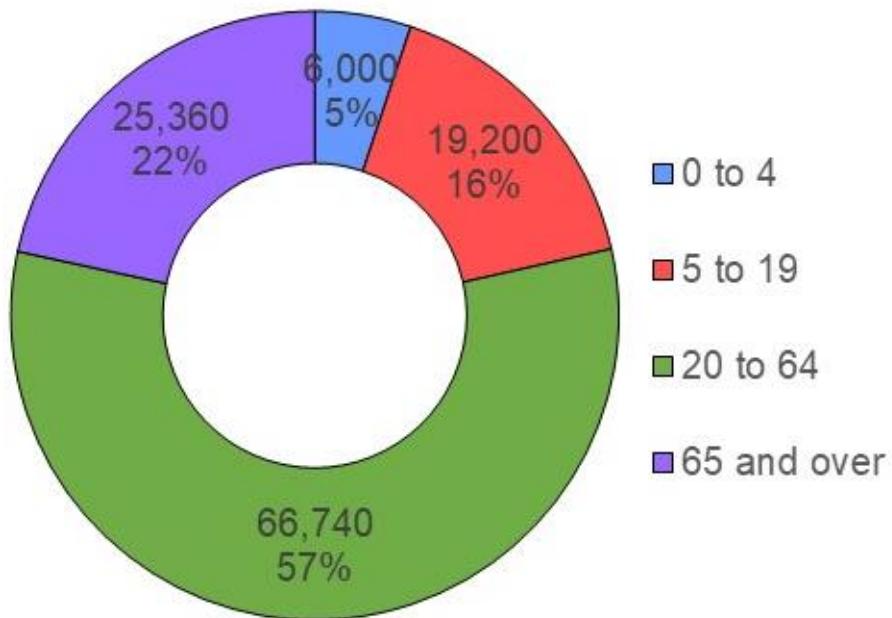
4.2. The government also publishes population mid-estimates annually.

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 the mid-year estimate 2024 the population figure was 120,179. The gender split was 61,995 (52%) female and 58,184 (48%) male. 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 2024) 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 has 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 2023, 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 2022, there was a decrease in energy consumption derived from coal, gas and electricity, and an increase in energy consumption derived from petroleum products and biofuels.
- Table 10 shows that between 2011 and 2022, the total carbon dioxide emissions per capita has reduced from 4.9 to 3.4 tonnes of carbon dioxide.

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

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

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

Ref	Description	Date granted
2011/0191	Extension including siting of PV Solar Panels at 282 Longdale Lane in Ravenshead.	19 April 2011
2011/0981	New entrance porch extension. First Floor extension to accommodate new staircase, new roof tiles throughout, new solar PV roof tiles, new retrofit photovoltaic solar modules system on roof. Insulated render system applied to external rendered walls, internal alterations, Woodborough Mill, Epperstone By Pass.	11 October 2011

2011/1102	Installation of solar array on existing flat roof on side of property, 48 Salcombe Drive Redhill.	24 November 2011
2011/1117	The proposal is for the installation of a ground mounted system of 16 Sharp 245Wp solar panels.	29 December 2011
2011/1144	Installation of ground based solar PV system.	28 November 2011
2011/1430	Installation of 80 solar photovoltaic arrays over two flat roofs of the Kestrel Business Centre building, Kestrel Business Centre, Road No 2 Colwick.	15 February 2012
2012/0049	The installation of solar photovoltaic panels to parts of 5 roofs on the site, for the microgeneration of electricity using an inverter, Nottinghamshire Fire And Rescue Headquarters Bestwood Lodge Drive.	20 February 2012
2012/0068	Erect two storey front extension, single storey extension to rear and side and solar panels to rear roof, 281 Main Street Calverton.	22 March 2012
2012/0121	Solar PVs installed at Council assets – Civic Centre, Jubilee House, the Depot and Richard Herrod Centre.	27 February 2012
2012/0439	Retention of Photovoltaic Solar Panels, Village Hall, Lingwood Lane.	25 September 2012
2012/1335	Solar Photovoltaic Farm on part of the former Gedling Colliery site.	23 October 2013
2014/0633	Solar photovoltaic (PV) farm with an installed electricity generation capacity of 5.5 MWp (p-peak production) generating approximately 5,000,000 kWh of electricity per annum, on part of the former Gedling Colliery site.	8 September 2014
2014/0596	Installation of Solar PV panels to front and rear roof slopes of commercial building at 10 Chapel Lane Arnold.	10 July 2014
2015/0058	To install wind and solar powered lights on the multi use games area (MUGA) at Newstead, Multi Use Games Area Tilford Road Newstead Nottinghamshire.	3 July 2015
2015/0352	A 100kW Solar PV array at Little Tithe Farm, Blidworth Lane	8 July 2015
2015/0862	Erection of a 4MW PV Solar Farm and associated infrastructure in Calverton	25 Aug 2016
2015/1079	Variation of condition 2 to allow for the siting of an additional 46 solar panels within the existing site area (REF 2015/0352), Little Tithe Farm, Blidworth Lane, Calverton.	24 November 2015
2016/0266	Erection of a timber summer house. Installation of solar heating at Hall Mews 5 Hall Lane Papplewick.	1 June 2016

2016/0740	Retention of Solar Panels, Foxhills Foxwood Lane Woodborough .	21 April 2017
2016/1140	Installing a solar panel array at 322 Spring Lane Lambley .	22 December 2016
2018/0193	A Ground Mounted Solar PV Array at Calverton Fish Farm, Moor Lane.	22 May 2018
2019/0907	Up to 10 solar panels mounted on a freestanding aluminium and wooden adjustable stand at 5 Douglas Crescent Carlton.	13 December 2019
2021/0110	Single storey extension to existing banqueting hall and solar panels to existing roof slope in Goosedale Farm Goosedale Lane.	11 May 2021
2022/0430	To fit solar panels to the pitched roof (south and east), as well as a south facing flat roof, 65 Nottingham Road, Ravenshead.	30 June 2022
2021/1471	Variation of condition 2 (Plans) of planning permission 2020/1054 to provide solar PV panels and air source heat pumps to plots 71-80 and 120-125 and solar PV panels to plots 1-14, 20-24, 33-41, 126-127, Land At Rolleston Drive, Arnold	1 July 2022
2022/1282NM A	Non-material amendment relating to planning permission 2021/1471 in relation to solar panels on plots 86-89 incl and 120-125 incl, Land At Rolleston Drive, Arnold	15 December 2022
2022/0223PN	Installation of PV solar equipment on a non-domestic 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. <u>2023/0201:</u> Two 16kW air source heat pumps have been granted. Amended plans to relocate	15 September 2023

	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
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, Lodge Farm, Lambley Lane, Burton Joyce	3 May 2023
2023/0292	Heat pump on side of the house, 6 Churchmoor Lane, Redhill, Nottinghamshire	1 August 2023
2024/0520	Installation of an Air Source Heat Pump (ASHP), 12kW EXCEEDING 0.6m3, Caradoc, 4 Rowland Avenue, Mapperley	24 September 2024
2024/0619	Installation of heat pump in rear garden, 9 Woodland Grove, Woodthorpe	21 November 2024
2024/0754	Installation of air source heat pump, 23 Rawnsley Drive, Gedling	16 December 2024

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
2023	3,221	50,794	12,209	875,803

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
2022	0.6	4.3	43.2	84.3	26.9	6.2

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 a decrease of 14.63 hectares of land and an increase of 863 houses within Flood Zones 2 or 3 between 2011 and 2025.
- All new buildings granted planning permission since 2011 have either incorporated Sustainable Drainage Systems or a condition was attached to the decision requiring details for the disposal of surface water to be approved before commencement of the development in accordance with the Council's standard approach, to ensure that any flooding risks are fully mitigated.

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

Year	Area in Flood Zones 2 or 3	Number of households in Flood Zones 2 or 3	Number of households in Flood Zone 2	Number of households in Flood Zone 3
2011	1,189.47 ha	4,600	N/A	N/A
2012	1,233.00 ha	5,154	N/A	N/A
2013	1,233.00 ha	5,154	N/A	N/A
2014	1,233.00 ha	5,154	N/A	N/A
2015	1,233.00 ha	5,154	N/A	N/A
2016	1,233.00 ha	5,154	N/A	N/A
2017	1,180.83 ha	5,495	2,104	3,391
2018	1,206.00 ha	N/A	N/A	N/A
2019	1,232.00 ha	5,033	1,352	3,681
2020	1,211.70 ha	5,007	1,325	3,682
2021	1,221.83 ha	5,263	1,789	3,474
2022	1,221.83 ha	5,189	1,842	3,347
2023	1,221.76 ha	5,263	1,789	3,474
2024	1,221.73 ha	5,583	2,194	3,389
2025	1,174.84 ha	5,463	2,341	3,122

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	13 November 2013

Ref	Description	Date granted
	be working at full capacity. Private Road No.4, Colwick Industrial Estate	
2017/0962 NCC	Change of use of land to accommodate a small sewage pumping station. Land to the north of Stoke Lane, Stoke Bardolph	15 September 2017
2019/0017 NCC	Change of use of existing buildings from waste water transfer station and B1, B2 and B8 to plastic recycling. Private Road No 2, Colwick Industrial Estate	21 January 2020
2019/1089 NCC	Application for habitat enhancement and provision of open space through sustainable use of material arising from the construction of the Gedling Access Road. Land off Arnold Lane, Gedling	22 January 2020
2021/0599 NCC	Retrospective planning application to retain:- <ul style="list-style-type: none"> - 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
7/2025/03 07NCC	Change of Use from industry (Use Class B2 and B8) to waste recycling sui generis. Units 6 and 7 Armitage Business Park, private Road No 3, Colwick Industrial Estate, Colwick.	15 th May 2025
2024/0902 NCC	Installation of a Hand Picking Station Chris Allsop Metals Ltd., Chris Allsop Business Park, private Road No 2, Colwick Industrial Estate, Colwick	7 th March 2025
7/2024/07 56NCC	Extension to Materials Recycling Building and minor changes to extend site layout building relocation of HGV parking area and new storage bays.	13 th March 2025.

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

- The Air Quality Management Area along the A60 Mansfield Road was formally revoked in November 2024. The Council continues to monitor air quality along this transport corridor, and throughout the Borough.
- 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 2024/25.

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

Ref	Summary of reason for approval	Date granted
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
2024/0239	Extension over 50% of original floorspace. Very Special Circumstances demonstrated. The original property has already been extended above 50%. The new extensions would be less than that currently in place.	13 June 2024
2023/0518	Extension over 50% of original floorspace. Prior approval (2024/0302) for a first floor extension represents a fall-back position - considered the proposal would not result any greater harm to the GB.	26 July 2024
2023/0839	Extension over 50% of original floorspace. Very Special Circumstances demonstrated. Proposed basement area exceeds the permitted 50% allowance, but is underground and will not impact on the GB openness.	16 August 2024
2024/0473	Extension over 50% of original floorspace. PDL site. Aligns with LPD 13 as there are demonstrable benefits (i.e. improvement in GB openness through the reduction of existing volume).	5 September 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. The Issues and Options consultation on the Gedling Local Development Plan included a question on whether the protected or non-protected safeguarded land designations from the 2018 Part 2 Local Plan are still applicable.

Table 14: Planning status of safeguarded land

Site	Planning status
Top Wighay Farm, Hucknall	Safeguarded for future development in the Part 2 Local Plan. Previously proposed for residential development in the Publication Draft Greater Nottingham Strategic Plan (2024).
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. For the monitoring period there has been a slight increase in the area of Local Wildlife Sites, mainly due to mapping revisions. 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.
- 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 Hobbies	2015	9.79 ha	Gedling Borough Council/ Friends of the Hobbies
Gedling Country Park	2018	106.77 ha	Gedling Borough Council supported by Friends of Gedling Country Park

Table 16: Local wildlife sites

Year	Total sites	Area (ha)
Spring 2011	80	1,198.06 ha
Spring 2012	85	1,227.27 ha
Spring 2013	83	1,227.48 ha
Spring 2014	88	1,232.09 ha
Spring 2015	83	1,250.53 ha
Spring 2016	82	1,250.53 ha
Spring 2017	83	1,268.12 ha
Spring 2018	87	1,272.56 ha
Spring 2019	86	1,275.37 ha
Spring 2020	85	1,284.45 ha
Spring 2021	82	1,250.80 ha
Spring 2022	78	1,249.95 ha
Spring 2023	78	1,247.11 ha
Spring 2024	78	1,386.80 ha
Spring 2025	78	1,389.17 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
2024/25	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 53.6 hectares of ancient woodland in Gedling Borough in 2024. This has decreased from 56.8 hectares in 2019.
- During the monitoring period no planning permissions have been granted that resulted in the loss of trees within designated ancient woodland.

Open Space and Recreational Facilities

Open space

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

amount of greenfield land lost to new development, and the net change in Local Green Spaces.

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

- The Part 2 Local Plan includes Policy LPD 20 and Policy LPD 21 which seek to protect existing green infrastructure and provide new green infrastructure (10% on sites 0.4 hectares and above).
- Table 19 shows the area of open space in the Borough by type, as recorded by the Council's Parks and Street Care team. It is noted that there may be some overlap between the categories. The 2018 figure equates to the area of open spaces shown on the Local Planning Document Policies Map.
- Table 20 shows the amount of greenfield land lost to new large development for housing (10 dwellings or more) and other uses. For information, land is considered 'lost' upon commencement of development.
- New open spaces committed from s106 agreements during 2024/25 are set out in Table 21. The total figure for s106 contributions and obligations related to open space in 2024/25. There is a total of £250,859.41 in Off-Site Contributions potentially due subject to the approval of open spaces schemes.
- Table 22 shows that there are 29 Local Green Spaces in Gedling Borough, which are designated through the adoption of a Development Plan including the Part 2 Local Plan and Neighbourhood Plans. There has been no net loss of designated Local Green Spaces since they were designated. It should be noted that Local Green Spaces in Burton Joyce were designated in the Part 2 Local Plan and not in the Neighbourhood Plan. The Issues and Options consultation on the Gedling Local Development Plan included a question asking for sites to be put forward for consideration as new Local Green Spaces (and assessed against national planning policy).

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

Type of Open Space	Area in LPD (2018)	Net change since 2018
Allotments	24.41 ha	N/A
Amenity greenspaces	113.13 ha	N/A
Cemeteries	26.39 ha	N/A
Green corridors	0.99 ha	N/A
Natural and semi natural urban green	107.4 ha	N/A
Outdoor sports facility	348.24 ha	N/A
Parks and gardens	446.01 ha	N/A
Play areas/young people	22.09 ha	N/A
Recreation ground/sport	10.18 ha	N/A

N/A = data not available

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

Year	Site Name	Type	Area lost
2011/12	147 homes on Ashwater Drive allocation site (allocated in 2005 Local Plan).	Residential	4.58 ha
2012/13	49 homes on Howbeck Road allocation site (allocated in 2005 Local Plan).	Residential	1.50 ha
2012/13	113 homes on Main Street and Hollinwood Lane, Calverton (designated safeguarded land).	Residential	3.76 ha
2013/14	18 homes on Park Road in Bestwood Village.	Residential	0.29 ha
2014/15	38 homes on part of the Top Wighay Farm strategic site.	Residential	1.47 ha
2015/16	No loss.		
2016/17	150 homes on Spring Lane allocation site (H6).	Residential	9.88 ha
2017/18	237 homes on North of Papplewick Lane strategic site.	Residential	7.87 ha
2018/19	No loss.		
2019/20	199 homes (phase 1) on part of the Teal Close strategic site.	Residential	4.80 ha
2019/20	66-bedroom care home on the Teal Close strategic site.	Residential care home	0.44 ha
2020/21	164 homes on part of the Howbeck Road/ Mapperley Plains allocation site (H7).	Residential	7.69 ha
2020/21	14 homes on Wood Lane allocation site (allocated in 2005 Local Plan).	Residential	0.72 ha
2020/21	14 homes on Mill Field Close allocation site (H20) in Burton Joyce.	Residential	0.75 ha
2021/22	Additional 18 homes on North of Papplewick Lane strategic site.	Residential	0.91 ha
2021/22	353 homes (phase 2) on part of the Teal Close strategic site.	Residential	11.32 ha
2021/22	Unit 1 and 14 trade counter units on part of the Teal Close strategic site.	Employment	3.4 ha
2021/22	101 homes on part of the Westhouse Farm allocation site (H12) in Bestwood Village.	Residential	3.29 ha
2021/22	351 homes on Park Road allocation site (H16) in Calverton.	Residential	13. 6 ha
2022/23	Units 2 to 7 industrial units on part of the Teal Close strategic allocation - comprising 10,312 sq. metres.	Employment	3.05 ha
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

Year	Site Name	Type	Area lost
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 2024/25

App Ref	Location	Breakdown of Obligations	Capital Contribution	Maintenance Contribution
2021/0072	Land to the West Mansfield Road, Redhill	Open Spaces Scheme to be submitted and approved prior to commencement	TBC	TBC
2023/0233	Land off Marion Avenue, Hucknall	Open Spaces Scheme to be submitted and approved prior to commencement	£49,469.36 (RPI Index Linked)	£20,891.60 (RPI Index Linked)
2023/0830	Land East, Killisick Lane, Arnold	Open Spaces Scheme to be submitted and approved prior to commencement	£60,037.20 (RPI Index Linked)	£27,360.00 (RPI Index Linked)
2023/0926	Land Rear Coppice Farmhouse, Mapperley Plains	Open Spaces Scheme to be submitted and approved prior to commencement	£63,840.00 (RPI Index Linked)	£29,261.25 (RPI Index Linked)
2024/0063	Land at Top Wighay Farm, Wighay Road	Delete and replace definition of 'Playing Fields' to two 11 year old / 12 year old (9v9) pitches including run off areas.	N/A	N/A

Table 22: Local Green Spaces in the Borough

Development Plan	Number of Local Green Spaces designated	Designation date
Local Planning Document (Part 2 Local Plan)	9	July 2018
Calverton Neighbourhood Plan	4	November 2017
Papplewick Neighbourhood Plan	6	July 2018

Development Plan	Number of Local Green Spaces designated	Designation date
	(including two duplicates also designated in the Part 2 Local Plan)	
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.
- Four 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 no longer applied for since management of the park was handed back to Nottinghamshire County Council in 2023.
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.
2024/0176	314 Spring Lane, Lambley	3 Self-contained holiday lets	20 May 2024	Not started

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.
 - Seven 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 seven Conservation Areas which are available on the Council's website www.gedling.gov.uk/conservation-areas. A new conservation area for Gedling Village was designated in June 2025 (outside the monitoring period). Work has 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
 - Gedling Village – 13.91 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	2025
Listed Buildings	3	3
Conservation Areas	0	0
Scheduled Monuments	1	2
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.

DesignNew 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, 9% 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
2024/25	108	183

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
2024/25	15	7

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
2024/25	0	107

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%
2024/25	463	14	3%
TOTAL	4,814	420	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 2023 on 12th December 2024. The 2023 result for Gedling Borough Council was 109% and was based on the three year period 1 April 2020 to 31 March 2023. This was an improvement against the figure of 88% for the 2022 Housing Delivery Test result. The Housing Delivery Test result for 2023 meant that the Council needed longer need to prepare an action plan. However, it is the view of the Council that the Housing Delivery Action Plan continues to be useful report to prepare and publish.
- The Council's Housing Delivery Action Plan was published in July 2025 and has been updated to reflect the result of the Housing Delivery Test 2023 (published on 12th December 2024). 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 2025 published in December 2025 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 3.73 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 2011-2025
Urban area (Arnold and Carlton) including Teal Close and Gedling Colliery/Chase Farm sites	4,045	4,890	3,476
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	293 (250 on North of Papplewick Lane and 38 on Top Wighay Farm)
Key settlement for growth - Bestwood Village	Up to 560 homes	540 homes	165
Key settlement for growth - Calverton	Up to 1,055 homes	820 homes	557
Key settlement for growth - Ravenshead	Up to 330 homes	300 homes	143
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	116
• Lambley	-	-	33
• Linby	-	-	5
• Newstead	-	-	9
• Papplewick	-	-	-1
• Stoke Bardolph	-	-	1

Locality area	Aligned Core Strategy housing requirement 2011-2028	Local Planning Document 2011-2028	Completions 2011-2025
• Woodborough	-	50 homes	23
Total			4,814

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

Site	Progress and planning status
Teal Close	Allocated for 830 homes. Site has outline planning permission for residential development, employment uses and other uses (2013/0546). First housing phase of 199 homes is currently under construction (2017/0800). Second housing phase of 353 homes is also currently under construction (2019/0152). 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 of 31 March 2025, 507 dwellings have been built. 197 homes on phase 1 (2 plots remaining), 301 homes on phase 2 (52 plots remaining) and 9 dwellings on phase 3 (246 remaining).
North of Papplewick Lane	Allocated for up to 300 homes. Part of the site has completed construction for 273 homes (2017/0201 and 2020/0258). Planning permission was granted on the remainder of the site, for an additional 30 homes (2023/0233) in January 2025.
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). Site commenced construction in October 2025.
(H1) Rolleston Drive	Allocated for 140 homes. The site is currently under construction for 131 factory-built affordable homes (2020/1054). As of 31 March 2025, 42 homes have been built.
(H2) Brookfields Garden Centre	Allocated for 90 homes. A combined development brief for three sites (H2, H7 and H8) to the north east of Arnold adopted in January 2019. Outline planning permission for up to 32 homes on part of the site (to the rear of Brookfields Garden Centre) (2017/0155) 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. Site is currently under construction for 24 houses on part of the site (2021/1398).
(H4) Linden Grove	Allocated for 115 homes. Site is currently under construction for 120 homes (2021/0694). As of 31 March 2025, 98 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 has completed construction for 164 homes (2019/0213).. The remainder of the site is currently under construction for 54 homes (2023/0926).
(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 December 2025 with progressive restoration taking place following this, but will not impact the delivery of housing. Part of the site is under construction for 45 homes (2023/0830). A full application for 172 homes on the remainder of the site was received in October 2025.
(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), 433 homes on phase 2 (2021/1294) and 24 homes on the remainder of the site (2022/0200). Total figure granted to date is 965 homes. As of 31 March 2025, 634 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 144 homes 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 2023 subject to s106. The planning application for the access arrangement is located in 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 2023. A further 3 dwellings on the remainder (2024/0101) are currently under construction..
(H12) Westhouse Farm, Bestwood Village	Allocated for 210 homes. Part of the site is currently under construction for 101 homes (2018/0823). As of 31 March 2025, 66 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.
(H14) Dark Lane, Calverton	Allocated for 70 homes. The site is currently under construction for 57 homes (2017/1263). As of 31 March 2025, 26 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 of 31 March 2025, 238 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 completed construction for 82 homes (2020/0822)
(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, two new dwellings have been built. 16 Kighill Lane was built in August 2019 (2018/1004) and 16a Kighill Lane was built in June 2024 (2023/0155)• 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 2025, 4 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 completed construction for 14 homes (2021/0301).
(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%)
2024/25	463	407 (85%)	56 (12%)	0 (0%)
TOTAL	4,814	3,142 (66%)	1,559 (32%)	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%
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%
2024/25	40	4	17	61	478	13%

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	120 (20%)

Year	Net completions	Affordable homes type delivered	Total affordable
		Discount Off Market Value: 1 Unknown: 8	
2024/24	463	Social/affordable rent: 35 Shared ownership: 27	62 (13%)

Chart 2: Type and size of housing completions since 2011

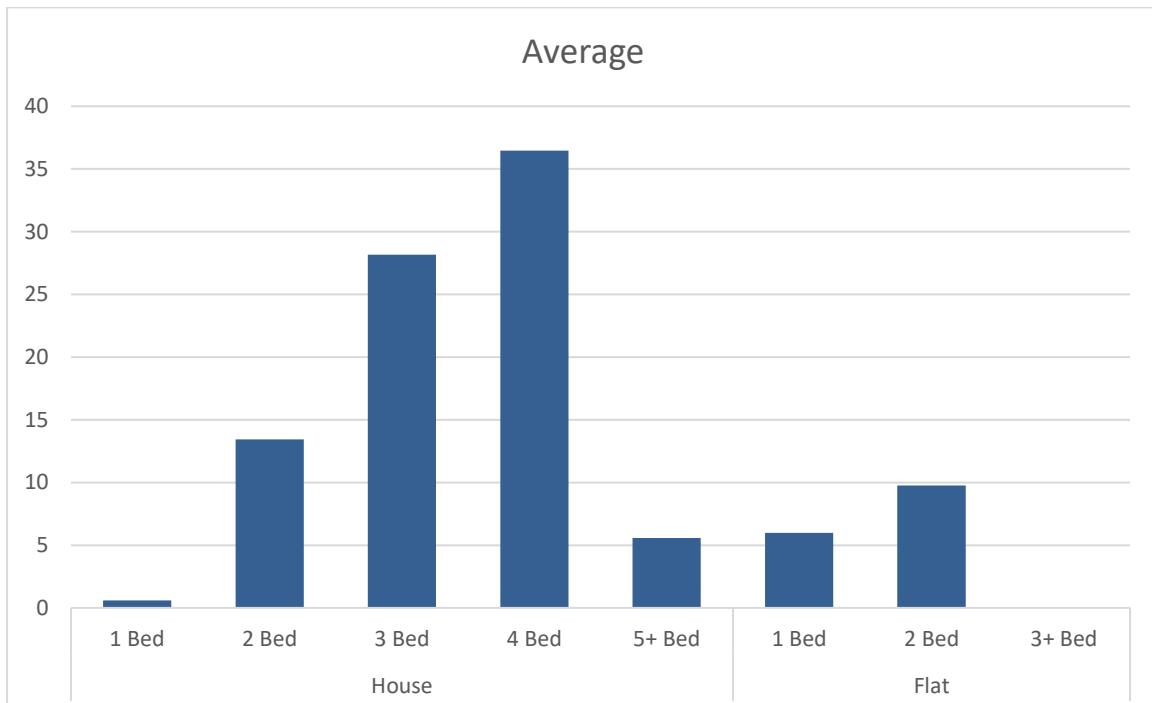


Table 35: Specialist accommodation granted permission or built since 2011

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	Completed in May 2023..
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	Completed in October 2024.
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	Completed

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	
2024/0299	45 Newstead Avenue, Carlton	Children's Home	Change of use of a dwellinghouse to a children's residential home	21 June 2024	Completed
2024/0351	16 Boniface Gardens, Arnold	Residential care home	Proposed change of use of dwelling to residential care home	15 July 2024	
2024/0623	170 Porchester Road, Carlton	Children's Home	Use of the property as four separate flats for supporting children/young	22 November 2024	Completed
2024/0793	35 Brickenell Road, Calverton	Children's Home	Change of use of dwelling to children's home	10 January 2025	

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	19	12

Base period	Number of entries in total	Number of entries on Part 1	Number of entries on Part 2
31 Oct 2018 to 30 Oct 2019			
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
Base Period 10: 31 Oct 2024 to 30 Oct 2025	18	13	5

N/A = not applicable

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

	Number of plots suitable
Base period 1: 1 April 2016 to 30 Oct 2016	11
Base period 2: 31 Oct 2016 to 30 Oct 2017	22
Base period 3: 31 Oct 2017 to 30 Oct 2018	31
Base period 4: 31 Oct 2018 to 30 Oct 2019	12
Base period 5: 31 Oct 2019 to 30 Oct 2020	17
Base period 6: 31 Oct 2020 to 30 Oct 2021	14
Base period 7: 31 Oct 2021 to 30 Oct 2022	11
Base period 8: 31 Oct 2022 to 30 Oct 2023	4
Base period 9: 31 Oct 2023 to 30 Oct 2024	8
Base period 10: 31 Oct 2024 to 30 Oct 2025	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 72%. 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
2025	1,230	19	73	1,322

Chart 3: Empty homes brought back into use since 2011

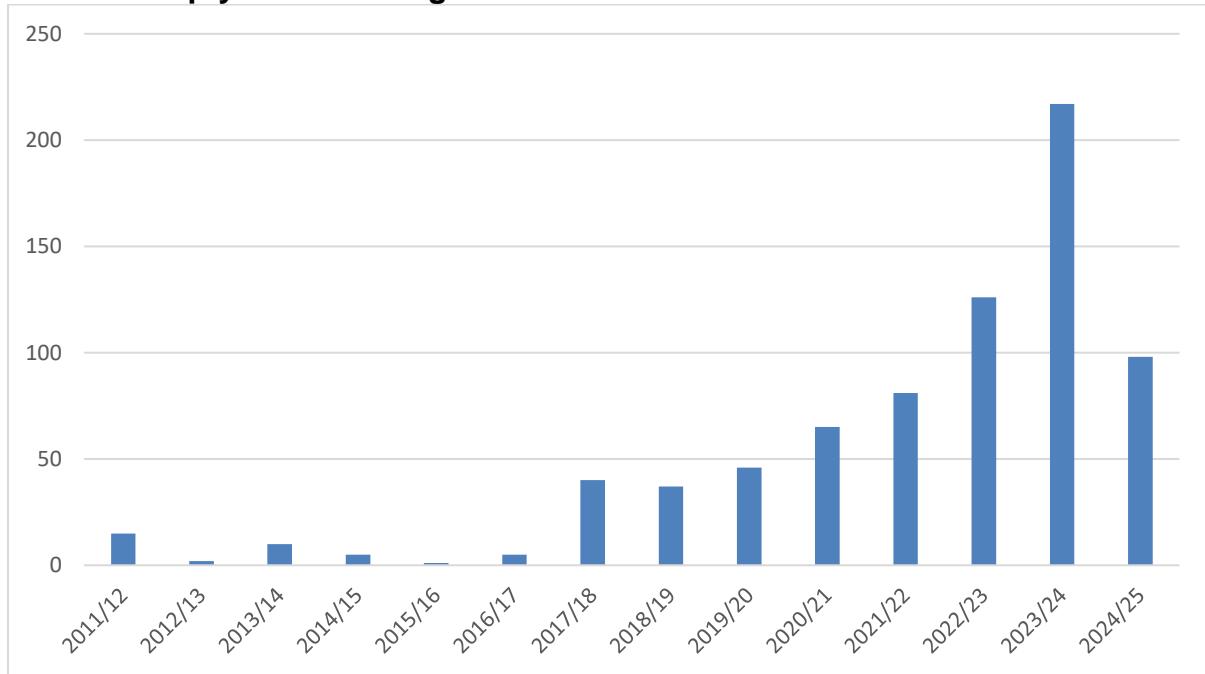
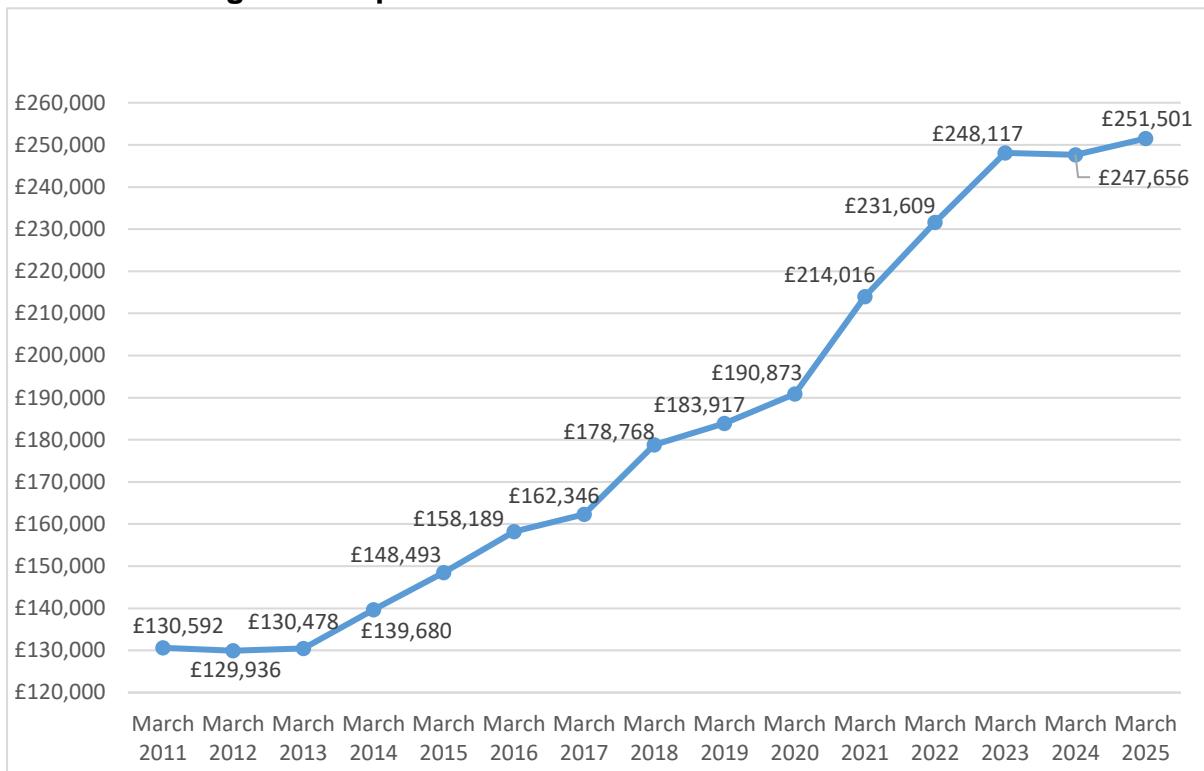


Table 39: Number of homelessness acceptances since 2012

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

Year	Number of homelessness acceptances
2021/22	268
2022/23	286
2023/24	322
2024/25	256

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.
- One pitch has been granted planning permission in Gedling Borough since April 2011. Permission was granted for one pitch on land west of 175 Mansfield Road, Papplewick on appeal (APP/N3020/W/24/3356092) on

28th March 2025. 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 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. The issue will continue to be kept under review through the preparation of the emerging Gedling Local Development Plan, informed by an updated Gypsy and Traveller Accommodation Assessment.

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.

Allocated Site	Progress and planning status
Top Wighay Farm	Allocated site for 8.5 hectares. The Employment Land Needs Study (2021) recalculates the site area as 8.55 hectares gross and 6.5 hectares net based on outline planning permission 2020/0050 for mixed-use development including land for employment purposes (up to 49,500 m ² of B1 and B8 uses) granted in March 2022. The office B1a element is 8,000 sq. m. Planning application for office building use for 3,412 sq. m (on a site area of 5.7 ha) class E (g)(i) within part of the employment allocation (7/2022/0050NCC) granted by Nottinghamshire County Council in July 2022. This office building was completed in March 2025. The site area includes access roads, landscaping and surface water drainage. The site for the office building is estimated to be 1.3 ha and therefore if implemented the residual employment land allocation is around 5.2 ha.
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 or within designated employment areas (above 1 ha site area or 1,000 square meters floor space)

Ref	Site	Use class	Proposal	Date granted
2022/0798	Former Total petrol Storage Site off Road No 3	E (g) (iii) B2/B8	Full planning 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. Full planning permission for the erection of industrial and warehouse units comprising 12,493 sq. m for a mix of E(g)ii, B2 and B8 uses.	13 th January 2023. 25 th July 2024
N/A	Colwick Industrial Estate – Former Total and Butlers Fuels		Potential employment site within designated protected employment site 2.03 hectares. Previously used for storage.	

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 Gedling Borough Local Development Plan

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

- There has been a net gain of 3,412 sq m of new office development during the monitoring period (over 1,000 square metres floor space or 1 hectare site size) as shown in Table 42.
- There has been a net gain of industrial and warehouse unit space (over 1,000 sq. m or 1 hectare site size) amounting to 3,294 square metres sq. m during the monitoring period. Gross losses amounted to minus 144 square metres sq m due to the change of use of the former Coal Merchants Yard, Church Street, Arnold to residential. .
- Between 31st March 2018 and 31st March 2025, 4,150 square metres of office space has been developed (over 500 sq m). This includes the completion of a new Head Quarter office building, Oak House at Top Wighay Farm (3,412 square metres) in March 2025 and an office building, Archibald House within Carlton Square Local Centre (738 square metres) completed in September 2024. Over the period 31st March 2018 to 31st March 2025, 12.21 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 2024/25 monitoring period, a small site the former Coal Merchants Yard on Church Street, Arnold (coal storage) was redeveloped for residential involving the change of use of 0.11 ha of land and demolition of 144 square metres of buildings. No office space was recorded as a change of use for other purposes during the 2024/25 monitoring year. During the period 2011 – 2024 approximately 8 ha of former employment land has been recycled for other uses particularly residential. The main source of these residential windfalls have been individual former industrial sites/premises such as the former Metallifacure factory as opposed to designated employment areas, although the Council has released some protected employment areas in whole or part which are considered as not being of sufficient quality and no longer considered attractive to the business market.

- The Council determined that Prior Approval was not required for the conversion of an agricultural barn to a restaurant as part of a farm diversification scheme at Spring Lane Farm (2024/0052PN) and subsequently planning permission was granted for the cladding and roofing of the agricultural barn to a restaurant (2024/0052).
- Table 44 provides a list of developments in Gedling Borough which included local labour agreement. 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	-287 sq. m	0 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	970 sq. m
2022/23	0 sq. m	15,477 sq. m
2023/24	-1050 sq. m	-999 sq. m
2024/25	3,412 sq. m	3,294 sq m
Total	7,696 sq. m	20,062 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.
- Note 2024/25 figure does not include the 738 square metres at Archibald House, Carlton Square as this is below the 1,000 sq m threshold.
- Note corrections have been made for year 2016/17 where the conversion of a former office building was wrongly recorded as a loss of industrial / warehousing land and the correct amount of office space “lost” has now been added to the “office” column.
- Note a correction is also made for year 2021/22 due to a slight under recording of Industrial / warehousing space gain at Teal Trade Park with the effect of increasing net gains for this year by plus 810 sq m.

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

Year	Losses in employment or regeneration area	Amount lost to residential development only
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	0 ha	0.52 ha
2024/25	0	0.11 ha
Total	1.73 ha	7.61 ha

Note a correction has been made to the 2023/24 year to delete 1.1 ha relating to the change of use of Gedling House from offices to a meditation centre as the site is not located within an employment and regeneration area or represent a change of use to residential use only. However, the change of use of Gedling House from offices to a non employment use has been recorded within the net change in office floorspace set out in Table 42 above (2023/24 as minus 1050 sq m).

Table 44: Local Labour Agreements secured

Ref	Site	Proposal	Agreement
2016/0854	Metallifacure 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

Ref	Site	Proposal	Agreement
2019/1031	Earl of Chesterfield, Carlton Hill	Erection of 23 sheltered accommodation flats with one office	Local Labour Agreement
2020/0050	Top Wighay Farm	Mixed-use development comprising 805 homes, land for employment purposes, a Local Centre and a 1.5 form entry Primary School	Employment and Skills Plan
2020/1054	Land at Rolleston Drive, Arnold	Residential development for 140 dwellings	Employment and Skills Plan
2020/0954	The Phoenix, Shelford Road, Gedling	Construction of 26 self-contained flats	Employment and Skills Plan
2018/0817	Car Park, North Green , Calverton	Erect 20 No. single storey bungalows	Employment and Skills Plan
2018/0360	Land south of Main Street, Calverton	Residential development for up to 79 dwellings	Employment and Skills Plan
2020/1312	53 Woodthorpe Drive, Woodthorpe	Residential care home for 40 residents.	Employment and Skills Plan
2022/0240	Netherfield Methodist Church, Victoria Road, Netherfield	Conversion of property and change of use to 13 one bed residential units	Employment and Skills Plan
2020/1254	Site of High Clere Lodge, 73 Burton Road, Carlton	Residential development of 20 apartments	Employment and Skills Plan
2021/1398	Land at Grange View Road, Gedling	Residential development of 24 dwellings.	Employment and Skills Plan
2022/0200	Land on the west side of Lambley Lane, Gedling, Nottingham	Residential development of 24 dwellings.	Employment and Skills Plan
2021/0072	Land To The West Mansfield Road Redhill Nottinghamshire	Proposals for 144 dwellings with associated landscaping, public open space, highways and infrastructure on land west of the A60, Redhill, Nottingham	Employment and Skills Plan
2023/0830	Land East of Killisick Lane, Arnold, Nottinghamshire	Erection of 45 dwellings, including associated infrastructure, landscaping and open space	Employment and Skills Plan
2023/0233	Land Off Marion Avenue	Residential development of 30 dwellings with associated	Employment and Skills Plan

Ref	Site	Proposal	Agreement
	Hucknall	infrastructure, open space and landscaping	
2023/0926	Land Rear Coppice Farmhouse Mapperley Plains Arnold Nottinghamshire	Erection of 54 dwellings (38 open market and 16 affordable dwellings), along with the provision of associated public open space and infrastructure	Employment and Skills Plan
2023/0474	2 Sandford Road Mapperley Nottinghamshire NG3 6AL	Construction of 1 no. dwelling and 13 no. apartments.	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>.
- Table 45 shows that for the period January 2021 to December 2021 that 93.2% 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 2024 to December 2024)

Individual Levels	Number of residents	Percentage (%)
RQF4/NVQ4 and above	31,200	41.7%
RQF3/NVQ3 and above	51,700	69.1%
RQF2/NVQ2 and above	69,800	93.2%
RQF1/NVQ1 and above	71,900	96.1%
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 2024)

Year	(Full-time employee jobs)	(Part-time employee jobs)	Total employee jobs
2011	17,000	12,000	29,000
2024	21,100	12,300	33,500

Table 47: Number of working age people (16+) in employment, self-employed and unemployed in Gedling Borough (2010/11 and 2023/25)

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 2025	58,300 (78.1%)	7,700 (8.6%)	2,400 (4.2%)

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 2025
Managers, directors and senior officials	12.4%	14.3 %
Professional occupations	17.6%	22.6 %
Associate professional and technical	8.8%	25.4 %
Administrative and secretarial	14.1%	9.2 %
Skilled trades occupations	11.3%	No data
Caring, leisure and other service occupations	11.2%	No data
Sales and customer services occupations	8.0%	No data %
Process plant and machine operatives	6.7%	No data
Elementary occupations	9.9%	8.3 %

Table 49: Earnings by residence (gross weekly pay) (2011 and 2024)

	Male Full-Time Workers	Female Full-Time Workers	Full-Time Workers (all)
2011	£501.00	£387.10	£456.70
2024	£774.10	£544.30	£696.30

Retail and Community Facilities

Retail monitoring

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

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

- The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as Use Classes. For any planning applications submitted the Use Classes will be used to determine it. The Use Classes were last updated on 1 September 2020 and the new Class E introduced uses previously defined in the revoked Classes covering retail uses A1, A2, A3 with other retail uses A4 and A5 being under *sui generis*.
- 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 2023/24. 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 with a gross internal area of 253 square metres on the proposed site of the public house within the Local Centre which was completed during the 2024/25 monitoring year. Planning permission (2024/0740) was granted on 20/12/2024 for an electric vehicle charging station on the site of the consented children's day nursery site. Whilst not a main town centre use this was felt to be an appropriate alternative use given its location and nearby housing and in the context that the applicant

following extensive marketing had been unable to secure a developer for the nursery. When fully implemented, the local centres will be added to Tables 50 and 51 in future authority monitoring reports.

- The amount of retail floor space approved and built outside of defined centres is set out in Table 52.
- 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 one planning permission was granted as shown in Table 53.
- No 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: Percentage of frontage by uses of ground floor units within town and local centres (April 2025)

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)	63%	14%	6%	8%	3%	8%
Arnold Town Centre (Secondary Area)	35%	9%	4%	10%	9%	32%
Burton Joyce Local Centre	37%	11%	4%	0%	9%	39%
Calverton Local Centre	48%	0%	9%	0%	12%	31%
Carlton Hill Local Centre	52%	3%	7%	4%	9%	25%
Carlton Square Local Centre	53%	0%	6%	0%	16%	25%
Gedling Village Local Centre	36%	7%	8%	7%	11%	31%
Mapperley Plains Local Centre	50%	8%	17%	6%	6%	12%
Netherfield Local Centre	42%	0%	5%	3%	5%	45%
Ravenshead Local Centre	50%	19%	5%	0%	6%	21%

Table 51: Percentage of vacancies of ground floor units within local centres (April 2023).

Shopping Centre	August/September 2011	March 2025
Arnold Town Centre (Primary Area)	8%	12%
Arnold Town Centre (Secondary Area)	6%	12%
Burton Joyce Local Centre	0%	11%
Calverton Local Centre	5%	5%
Carlton Hill Local Centre	9%	5%
Carlton Square Local Centre	24%	17%
Gedling Village Local Centre	4%	11%
Mapperley Plains Local Centre	3%	9%
Netherfield Local Centre	13%	9%
Ravenshead Local Centre	0%	6%

Table 52: 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 B1/B2/B8 employment uses.	30 January 2014	A1 retail store (Sainsbury's) built in November 2021.
2013/1518	The White Hart	Former public house demolished and redeveloped for a new retail food store.	15 May 2014	Built.
2016/0808	Former B&Q, 786 Mansfield Road	Installation of a mezzanine floor to add 1,115 sq. m of A1 retail floor space within an existing retail building.	22 September 2016	Implemented December 2016.
2020/1292 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.

Ref	Site	Proposal	Date granted	Status
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 53: Permissions for change of use of upper floors to retail uses and other uses since the adoption of the Local Planning Document

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

Ref	Site	Proposal	Date granted
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 residential development comprising 8 dwellings	8 December 2022
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	11 September 2023

Ref	Site	Proposal	Date granted
		bedroom flat with external steel staircase.	
2024/0656	Boots, 19 Carlton Square, Carlton	Prior approval granted for the change of use of first floor to create two one bedrooomed dwellings.	18 November 2024

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 54 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 54: 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 55. 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 56 and Table 57. The data in Table 56 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 57 comes from the Active Lives Survey and available at the following website <https://activelives.sportengland.org>.
- Table 58 shows the number of crimes in Gedling Borough has risen since 2015 and provided by Nottinghamshire Police.

Table 55: Life expectancy

	2010-12	2013-15	2014-16	2015-17	2016-18	2018-20	2021-23
Male	80.3	79.4	80.0	80.1	80.9	80.1	79.5
Female	82.9	83.6	83.2	83.0	82.9	83.1	83.5

Table 56: 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 57: 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 58: 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
2024/25	6,144	177	59	52	2,255

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 59.
- Three travel plans in the Borough were approved by Nottinghamshire County Council Highways during the monitoring period. One relates to the planning permission for residential development on the land rear of Coppice Farmhouse on Mapperley Plains, Arnold (2023/0926), the other relates to the planning permission for the erection of industrial and warehouse units (Use Classes E(g)(iii), B2 and B8) within Colwick Industrial Estate situated at Private Road No. 3 (2024/0094), while the other travel plan relates to the planning permission for a new private residential treatment and therapy centre (Use Class C2) on Bestwood Lodge Drive, Bestwood (2024/0708).

Table 59: 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.
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.

Transport Scheme	Type	Progress
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 60 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 61 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 60: 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	-16.0%	45.7%
2021	-7.2%	18.3%
2022	-0.2%	14.8%
2023	0.6%	4.1%
2024	3.0%	-1.8%

Table 61: 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
2023/24	11,014	43,120	7,780	33,046

Table 62: Bus boardings in Gedling Borough by operator

Bus Operator	Bus boardings 2024/25
Nottingham City Transport	5,161,183
Trent Barton	Data not available
Stagecoach East Midlands	168,102
Nottinghamshire County Council Fleet Service	6,406
Ravenshead Community Transport	3,853

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 £/sqm calculation based on the use and location of proposed development.
- During the reporting year 24/25 Gedling Borough Council undertook an interim review of its Strategic Projects identified within the Council's Infrastructure List pending a full-scale review of the Community Infrastructure Levy prior to the adoption of revised Gedling Local Plan. The Infrastructure List is contained within the Infrastructure Funding Statement which is publicly available on the Council's website www.gedling.gov.uk/cil. Table 63 sets out the key figures relating to CIL receipts.
- The Planning White Paper proposes significant changes to the current Planning system and many of the changes detailed within this document will directly and indirectly impact on the way that Local Authorities implement the Community Infrastructure Levy. As such, we have concluded that now would not be an appropriate time to be undertaking a review of our existing CIL charging schedule, given further changes to legislation which are expected in the future.
- 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 64 sets out the key figures relating to Section 106 contributions.

Table 63: Summary of Community Infrastructure Levy contributions

Cumulative CIL position from 16 October 2015 to 31 March 2025	Amount (£)
Total CIL receipts collected	£10,328,422
Total receipts remaining as at 31 March 2025	£2,563,836

Table 64: Summary of Section 106 contributions

Section 106 position as of 31 March 2025	Amount (£)	
Contributions received in 2024/25	Capital	Revenue
	£1,095,037	£168,404
Contributions spent on projects in 2024/25	Capital	Revenue
	£232,600	£53,009
Total Capital contributions remaining	£3,848,765	
Total Revenue contributions remaining	£709,321	

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.



Report to Planning Committee

Subject: Future Planning Applications

Date: 02/01/2026

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
2025/0550	Development Site Chase Farm Arnold Lane Gedling	Reserved Matters application for Appearance, Landscaping, Layout and Scale in relation to outline planning permission 2017/1571 for "Erection of employment units (Class B1c/B2/B8 Use), Pub/Restaurant (Class A3/A4 Use) and Drive Thru (Class A3 Use), together with associated parking, servicing and landscaping."	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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Agenda Item 10.

ACTION SHEET PLANNING DELEGATION PANEL 28th November 2025

2025/0622

139 Gedling Road Arnold Nottinghamshire

Application for the change of use of a house (C3a), to a children's home, for up to four children, with a manager and up to three carers, two of whom will sleep overnight, working on a rota basis (C2).

The principle of the proposed development is acceptable and 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

2025/0715

Units 1 And 2 John Rann Business Park Eagle Close

Change of Use of part of the building from B8 (Warehousing) to E(d) Indoor sport, recreation or fitness

The principle of the proposed development is acceptable and 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

2025/0770

4 Bank Hill Woodborough Nottinghamshire

Demolition of existing garage/annexe, proposed single-storey extensions & alterations to the front, rear and side

The proposed development would be inappropriate development in the green belt and would be harmful to the openness of the Green Belt.

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

Decision to refuse planning permission.

2025/0777

13 Pearson Street Netherfield Nottinghamshire

Rear single storey flat roof, infill extension, along the outrigger of the existing dwelling, 1.4m wide, 4m deep and 3m high, with materials matching existing.

The proposed development would not have an unacceptable impact on residential amenity.

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

Decision to grant prior approval

28th November 2025

Video Conference Call Meeting

Cllr Roy Allan

Cllr David Ellis

Cllr Lynda Pearson

Cllr Ruth Strong

Cllr Stuart Bestwick

John Krawczyk – Assistant Director Development

Nigel Bryan – Development Manager

Claire Turton – Principal Planning Officer

ACTION SHEET PLANNING DELEGATION PANEL - 5th December 2025

2025/0295

11A Glen Road, Burton Joyce, Nottinghamshire

Proposed new build 4 bedroom dwelling

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

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

Decision: to grant permission.

2025/0474

23 Linby Lane, Papplewick, Nottinghamshire

Demolition of Existing Conservatory and Erection of a Single Storey Rear Extension

The proposed development would result in a dis-proportionate extension to the original building, with no very special circumstances to allow inappropriate development within the Green Belt.

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

Decision: to refuse permission.

2025/0683

29 Shortcross Avenue, Woodthorpe, Nottinghamshire

Construction of balcony and staircase.

Withdrawn from the agenda.

2025/0703

34 Main Street, Calverton, Nottinghamshire

Proposed renovation and extension of existing cottage, to form two dwellings including access driveway, parking and associated gardens

The proposed development would respect the character of the area, including the Conservation Area, residential amenity and highway safety, nor would it be detrimental to the viability of the Town Centre.

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

Decision: to grant permission.

2025/0786

9 Egerton Road, Woodthorpe, Nottinghamshire

Erection of front, side & rear extensions to dwelling and formation of basement garage

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

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

Decision: to grant permission.

2025/0797

61 Byron Street, Daybrook, Nottinghamshire

Single Storey Rear Extension. Extending 6m from the rear wall in matching brick with flat roof.

The proposed development would have not have a detrimental impact on the amenity of neighbouring properties.

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

Decision: to grant prior notification.

5th December 2025

Video Conference Call Meeting

Cllr Roy Allan
Cllr David Ellis
Cllr Ruth Strong
Cllr Stuart Bestwick
Cllr Jane Allen

Nigel Bryan – Development Manager
Claire Turton – Principal Planning Officer

ACTION SHEET PLANNING DELEGATION PANEL - 12th December 2025

2025/0492

5 Padleys Lane, Burton Joyce, Nottinghamshire

Single storey side extensions and the erection of a two storey 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.

2025/0670

The Lodge House, Bridle Road, Burton Joyce

Proposed extension and conversion of existing barn to dwellinghouse

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

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

Decision: to grant permission.

2025/0723

27 Maple Close, Calverton, Nottinghamshire

Single storey extension to the rear of the dwelling

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.

12th December 2025

Video Conference Call Meeting

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

Nigel Bryan – Development Manager