



Civic Centre,  
Arnot Hill Park,  
Arnold,  
Nottinghamshire,  
NG5 6LU

# Agenda

## Planning Committee

Date: **Wednesday 12 March 2014**

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Time: **6.00 pm**

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Place: **Council Chamber, Civic Centre.**

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For any further information please contact:

**Lyndsey Parnell**

Members' Services Officer

0115 901 3910

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# Planning Committee

## Membership

**Chair**                      Councillor John Truscott

**Vice-Chair**                Councillor Barbara Miller

Councillor Pauline Allan  
Councillor Roy Allan  
Councillor Peter Barnes  
Councillor Chris Barnfather  
Councillor Denis Beeston MBE  
Councillor Alan Bexon  
Councillor John Boot  
Councillor Bob Collis  
Councillor Andrew Ellwood  
Councillor Cheryl Hewlett  
Councillor Sarah Hewson  
Councillor Jenny Hollingsworth  
Councillor Mike Hope  
Councillor Meredith Lawrence  
Councillor Marje Paling  
Councillor Colin Powell  
Councillor Suzanne Prew-Smith

## **AGENDA**

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## MINUTES PLANNING COMMITTEE

Wednesday 29 January 2014

Councillor John Truscott (Chair)

In Attendance:      Councillor Barbara Miller                      Councillor Sarah Hewson  
                         Councillor Peter Barnes                      Councillor Jenny Hollingsworth  
                         Councillor Chris Barnfather                      Councillor Mike Hope  
                         Councillor Denis Beeston MBE                      Councillor Meredith Lawrence  
                         Councillor Alan Bexon                      Councillor Marje Paling  
                         Councillor Bob Collis                      Councillor Colin Powell  
                         Councillor Andrew Ellwood                      Councillor Suzanne Prew-Smith  
                         Councillor Cheryl Hewlett                      Councillor Gordon Tunnicliffe

Absent:                      Councillor Pauline Allan, Councillor Roy Allan and  
   Councillor John Boot

Officers in Attendance:      P Baguley, J Cole, L Parnell and F Whyley

### 119            **APOLOGIES FOR ABSENCE.**

Apologies for absence were received from Councillors Pauline Allan, Roy Allan and Boot.

### 120            **TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 8 JANUARY 2014.**

#### **RESOLVED:**

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

### 121            **DECLARATION OF INTERESTS**

None.

### 122            **APPLICATION NO. 2013/1191 - LAND ADJ 7 STRATFORD CLOSE COLWICK NOTTINGHAMSHIRE**

Proposed pair of two bed semi-detached dwellings.

**RESOLVED to GRANT PLANNING PERMISSION subject to the following conditions:**

**Conditions**

1. The development must be begun not later than three years beginning with the date of this permission.
2. The development hereby permitted shall be completed in accordance with the submitted plans received on the 2nd October 2013 drawing no's: 885-01, 885-03, 885-04, 885-05, and 885-06, the Flood Risk Assessment received on 2nd October 2013 and the revised plan received on 13th December 2013 drawing no: 885-02A.
3. The development hereby permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) and the Flood Resilience Measures detailed in the FRA dated 27th September 2013.
4. Before development is commenced there shall be submitted to and approved in writing by the Borough Council precise details and a samples of the materials to be used in the external elevations of the proposed dwellings. Once approved the development shall be constructed in accordance with these approved details unless otherwise agreed in writing by the Borough Council.
5. No part of the development hereby permitted shall be brought into use until the dropped vehicular footway crossing has been amended and is available for use and constructed in accordance with the Highway Authority specification to the satisfaction of the Local Planning Authority.
6. No part of the development hereby permitted shall be brought into use until all drives and any parking or turning areas are surfaced in a hard bound material (not loose gravel). The surfaced drives and any parking or turning areas shall then be retained in such hard bound material for the life of the development.
7. No part of the development hereby permitted shall be brought into use until the access driveway / parking / turning area(s) is constructed with the provision to prevent the unregulated discharge of surface water from the driveway / parking / turning area(s) to the public highway in accordance with details first submitted to and approved in writing by the Local Planning Authority. The provision to prevent the unregulated discharge of surface water to the public highway shall then be retained for the life of the development.
8. Before development is commenced there shall be submitted to and approved by the Borough Council details of the means of surfacing of the unbuilt on portions of the site.

9. Before development is commenced there shall be submitted to and approved by the Borough Council a landscape plan of the site showing the position, type and planting size of all trees and shrubs proposed to be planted
10. The approved landscape shall be carried out in the first planting season following the substantial completion of the development and any planting material which becomes diseased or dies within five years of the completion of the development shall be replaced in the next planting season by the applicants or their successors in title.
11. Before development is commenced there shall be submitted to and approved by the Borough Council precise details of all means of enclosure to the site. The proposed boundary treatments shall be implemented before the development hereby permitted is first occupied and shall thereafter be retained unless alternative means of enclosure are agreed in writing by the Borough Council.

### **Reasons**

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt.
3. To ensure a satisfactory development.
4. To ensure a satisfactory development, in accordance with the aims of policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).
5. In the interests of Highway Safety.
6. To reduce the possibility of deleterious material being deposited on the public highway (loose stones etc.)
7. To ensure surface water from the site is not deposited on the public highway causing dangers to road users.
8. To ensure satisfactory development, in accordance with the aims of policy ENV1 of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2008).
9. To ensure that the details of the development are acceptable , in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).

10. To ensure satisfactory development, in accordance with the aims of policy ENV1 of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2008).
11. In the interests of residential amenity, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008)

### **Reasons for Decision**

In the opinion of the Borough Council the proposed development is of an acceptable size and design in its setting and would have no undue impacts on the visual appearance of the streetscene or on neighbouring amenity. There are no highway safety implications. The proposal therefore complies with Policies ENV1, ENV2, H7, H16, and T10 of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2008) and the guidance contained within the National Planning Policy Framework (March 2012).

### **Notes to Applicant**

The attached permission is for development which will involve building up to, or close to, the boundary of the site. Your attention is drawn to the fact that if you should need access to neighbouring land in another ownership in order to facilitate the construction of the building and its future maintenance you are advised to obtain permission from the owner of the land for such access before beginning your development.

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

Planning Statement - The Borough Council has worked positively and proactively with the applicant in accordance with paragraphs 186 to 187 of the National Planning Policy Framework.

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



## **ARNOLD, NOTTINGHAMSHIRE**

Proposal to erect one two storey house, following the demolition of the existing bungalow on the site.

Mr Peter Elliott spoke on behalf of the applicant at the discretion of the Chair.

Mr Stamper, a resident, spoke in objection.

**RESOLVED to GRANT CONDITIONAL PLANNING PERMISSION subject to the following conditions:**

### **Conditions**

1. The development must be begun not later than three years beginning with the date of this permission.
2. This permission relates to the approved plans Ref. 1507.01.20 Rev A, 1507.01.21 Rev A, Ref. 1507.01.22 Rev A, 1507.01.30 Rev A, 1507.01.31 Rev A, 1507.01.32 Rev A, 1507.01.40 Rev A, 1507.01.41 Rev A, 1507.01.34 Rev A, 1507.01.42 Rev A, 1507.01.43 Rev A, and the revised side elevation plan Ref. 1507.01.33 Rev A showing the partially obscure glazed windows as well as the revised proposed site plans 1507.01.10 Rev B and 1507.01.11 Rev B showing the amended parking space and turning area.
3. Before development is commenced there shall be submitted and approved by the Borough Council precise details of the construction materials to be used in the raised terrace areas. Once approved the development shall be constructed in accordance with these approved details unless otherwise agreed in writing by the Borough Council.
4. Before development is commenced there shall be submitted to and approved in writing by the Borough Council precise details and a samples of the materials to be used in the external elevations of the proposed dwelling, including its roof, external doors and windows. Once approved the development shall be constructed in accordance with these approved details unless otherwise agreed in writing by the Borough Council.
5. Before development is commenced there shall be submitted and approved by the Borough Council a landscape plan of the site showing the position, type and planting size of all trees and shrubs proposed to be planted and including where appropriate details of existing trees to be felled and retained.

6. The approved landscape scheme shall be carried out in the first planting season following the substantial completion of the development and any planting material which becomes diseased or dies within five years of the completion of the development shall be replaced in the next planting season by the applicants or their successors in title.
7. Before development is commenced there shall be submitted and approved by the Borough Council details of the means of enclosure of the site. Thereafter the approved means of enclosure shall be erected before the dwelling is first occupied.
8. No works permitted under Class A, B or C of Part 1 Schedule 2 of the Town & Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that Order) shall be undertaken without the prior written permission of the Borough Council as local planning authority.
9. The tree protection measures as detailed within the submitted tree survey shall be in place prior to the commencement of development at the site (including demolition and site clearance) and shall remain for entire construction phase of the development hereby approved.
10. Notwithstanding the approved plans, there shall be no access to the garage flat roof from the first floor of the proposed dwelling.

### **Reasons**

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt.
3. To ensure a satisfactory development, in accordance with the aims of policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).
4. To ensure that the Borough Council can assess the quality of the materials to be used within the development to ensure that a satisfactory development is delivered, in accordance with the aims of policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).
5. To ensure a satisfactory development, in accordance with the aims of policy ENV1 of the Gedling Borough Council Replacement Local Plan (Certain Saved Polices 2008).

6. To ensure a satisfactory development, in accordance with the aims of policy ENV1 of the Gedling Borough Council Replacement Local Plan (Certain Saved Policies 2008).
7. To ensure a satisfactory development, in accordance with the aims of policy ENV1 of the Gedling Borough Council Replacement Local Plan (Certain Saved Policies 2008).
8. In order to protect the residential amenity of the site and adjoining dwellings, in accordance with the aims of policy ENV1 of the Gedling Borough Council Replacement Local Plan (Certain Saved Policies 2008).
9. To ensure a satisfactory development, in accordance with the aims of Policies ENV1 and ENV37 of the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2008.
10. In order to protect the amenity of neighbouring properties in accordance with the aims of Policy ENV1 Gedling Borough Replacement Local Plan (Certain Saved Policies) 2008.

### **Reasons for Decision**

The proposed development results in no significant impact on the amenities of neighbouring residential properties and has no material impact on the character or appearance of the site or the wider street scene. The proposal would also not result in any material impact on highway safety at the site. The proposal therefore accords with the aims of NPPF and Policies ENV1, H7 and H16 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).

### **Notes to Applicant**

Planning Statement - The Borough Council has worked positively and proactively with the applicant in accordance with paragraphs 186 to 187 of the National Planning Policy Framework.

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

The attached permission is for development which will involve building up to, or close to, the boundary of the site. Your attention is drawn to the fact that if you should need access to neighbouring land in another

ownership in order to facilitate the construction of the building and its future maintenance you are advised to obtain permission from the owner of the land for such access before beginning your development.

**124 APPEAL RECEIVED - ORCHARD FARM, 216 CATFOOT LANE, LAMBLEY.**

**RESOLVED:**

To note the information.

**125 APPEAL RECEIVED - LAND TO REAR OF 15-19 KIGHILL LANE, RAVENSHEAD**

**RESOLVED:**

To note the information.

**126 APPEAL RECEIVED - PARKER HOUSE NURSING HOME, 6 ALBEMARLE ROAD**

**RESOLVED:**

To note the information.

**127 FUTURE PLANNING APPLICATIONS**

**RESOLVED:**

To note the information.

**128 PLANNING DELEGATION PANEL ACTION SHEETS**

**RESOLVED:**

To note the information.

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

None.

The meeting finished at 6.50 pm

Signed by Chair:  
Date:

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# Agenda Annex

## PLANNING COMMITTEE PROTOCOL

1. This protocol is intended to ensure that planning decisions made at the Planning Committee meeting are reached, and are seen to be, in a fair, open and impartial manner, and that only relevant planning matters are taken into account.
2. Planning Committee is a quasi-judicial body, empowered by the Borough Council 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. In terms of Councillors' role at the Planning Committee, whilst Councillors have a special duty to their ward constituents, including those who did not vote for them, their over-riding duty is to the whole borough. Therefore, whilst it is acceptable to approach Councillors before the meeting, no opinion will be given, as this would compromise their ability to consider the application at the meeting itself. 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. Members may also request that their votes are recorded.
4. 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.
5. 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. A maximum of 3 minutes per speaker is allowed, so where more than 1 person wishes to address the meeting, all parties with a common interest should normally agree who should represent them. No additional material or photographs will be allowed to be presented to the committee.
6. 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 Chairman will bring the meeting to order. In exceptional circumstances the Chairman can suspend the meeting, or clear the chamber and continue behind closed doors, or adjourn the meeting to a future date.
7. After Councillors have debated the application, a vote will be taken. If Councillors wish to take a decision contrary to Officer recommendation, a motion to do so will be moved, seconded and voted upon. Where the decision is to refuse permission contrary to Officer recommendation, the motion will include reasons for refusal which are relevant to the planning considerations on the application, and which are capable of being supported and substantiated should an appeal be lodged. The Chairman may wish to adjourn the meeting for a short time for Officers to assist in drafting the reasons for refusal. The Chairman may move that the vote be recorded.
8. 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.

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## Report to Cabinet

**Subject:** Authority Monitoring Report April 2012 – March 2013 and Five Year Housing Land Supply Assessment 2013

**Date:** 13 February 2014

**Author:** Planning Policy Manager

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### Wards Affected

All wards.

### Purpose

This report is to inform the members of the Gedling Borough's Authority Monitoring Report April 2012 – March 2013 and Gedling Borough's Five Year Housing Land Supply Assessment 2013.

### Key Decision

This is not a Key Decision.

### Background

#### Authority Monitoring Report April 2012 – March 2013

- 1 The Authority Monitoring Report covers the period 1 April 2012 to 31 March 2013.
- 2 The monitoring report contains information on the implementation of the Local Development Scheme and the extent to which the policies in development plan documents are being successfully implemented.
- 3 The monitoring report also provides details of general social, environmental and economic effects as background information about conditions within the Borough.
- 4 A copy of the Authority Monitoring Report is shown in Appendix A.
- 5 The key points are:-

#### Local Development Framework (pages 5 – 7)

- Broxtowe, Gedling and Nottingham City Councils are working together to produce the Aligned Core Strategies. The Publication Version of the Aligned Core Strategies for Broxtowe, Erewash, Gedling and Nottingham City was published in June 2012 for a six week consultation period to allow representations to be made on its legal compliancy and 'soundness'.
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- In June 2013 the Aligned Core Strategies for Broxtowe, Gedling and Nottingham City were submitted to the Planning Inspectorate which started the examination process. An independent planning inspector was appointed. Hearing sessions took place in October and November 2013 discussing specific issues and further submissions were made to the Inspector in December 2013.
- Work on the Local Planning Document (covering both Development Management Policies and Site Allocations) has commenced. In late 2013 there was public consultation on the Issues and Options document. All responses will be fully considered before the publication draft of the submission document is published. The June 2013 Local Development Scheme states the publication draft of the submission document will take place in October 2014, subsequent examination in April 2015 and adoption anticipated December 2015.

#### Contextual Characteristics of the Borough (pages 12 – 17)

- The 2011 Census states Gedling's population is 113,543. The 2011 Census shows that the Borough has an ageing population with residents who are over 60 representing 25% of the overall resident population.
- 8.9% of Gedling's population are from a 'Black and Minority Ethnic' group. This has risen from 5.2% in 2001.
- Unemployment rate has started to reduce from 3.4% in October 2012 to 2.5% in November 2013.
- 3 Listed Buildings and 1 Scheduled Ancient Monument in Gedling are included on the national Heritage at Risk register.
- The proportion of residents who travel to work by bus is 9.2% which is lower than 15% recorded in 2001.

#### Monitoring Indicators (pages 18 – 32)

##### Business Development and Town Centres

- No new employment floorspace (over 0.4 hectares or 1,000 sqm) was constructed during 2012/13.
- One employment site loss (over 0.1 hectares) for residential development – part of the Rolleston Drive site in Arnold (0.33 ha).
- Policy E1 of the Replacement Local Plan (2005) proposes the allocation of 49.5 hectares of employment land in order to address the Nottinghamshire Structure Plan Review (1996) requirement. The remaining employment land available for the plan period is 32.10 hectares. This is being reviewed through the Aligned Core Strategy.
- No new retail, office or leisure development (over 2500 sqm for retail, over 1000 sqm for financial services and over 0.4 hectares or 1,000 sqm for office and leisure) was constructed during 2012/13.

## Housing

- The housing requirement for Gedling Borough is 8,000 dwellings for the period 2006 to 2026. There have been 2,064 net dwelling completions since 2006. There has been a drop in dwelling completions since 2007/08 due to the effect of the UK's recession.
- 68% of dwelling completions have taken place within the urban area and 32% within the rural area.
- The most frequently completed new build dwelling types were four or more bedroom houses followed by two bedroom flats and three bedroom houses.
- Brownfield development has accounted for 11% of new dwellings (gross). The percentage of brownfield development is low for two reasons; the redesignation of residential garden land as greenfield and the increase in number of dwellings completions that are coming forward on greenfield allocated sites.
- The proportion of new affordable dwellings has been fluctuating from 14% in 2006/07 to 16% in 2012/13.
- Seven sites allocated in the Replacement Local Plan have planning permission or are currently under construction.

## Environmental Quality

- In 2012, there was a total of 1,227.27 ha of land designated as Sites of Importance for Nature Conservation (SINCs). During 2012/13, the total figure increased to 1,227.48 ha due to a boundary review of the 'Woodborough Cemetery' site.
- Arnot Hill Park was awarded a Green Flag for the seventh time in 2013.

## Five Year Housing Supply Assessment 2013

- 6 The Five Year Housing Supply Assessment 2013 has been updated for the period up to 31 March 2013. The five year period is 1 April 2014 to 31 March 2019 and is shown in Appendix B.
- 7 The assessment should be based on the current development plan which sets out the housing requirement for Gedling Borough. The East Midlands Regional Plan (2009) was revoked by the central government on 12 April 2013. However as the Regional Plan was the latest plan to set out the housing requirement for the Borough, this will be used in this report until it is replaced by a new housing target in the Aligned Core Strategy (when adopted).
- 8 The National Planning Policy Framework has introduced a requirement to have in place sufficient land available to meet a five year supply plus either 5% or 20% depending upon Gedling's past performance. When comparing past performance against the East Midlands Regional Plan, there is a shortfall of 736 dwellings.
- 9 The assessment shows that against the housing requirement of the East Midlands

Regional Plan (2009), Gedling Borough Council does not have a five year housing supply of land plus a 5% buffer.

- 10 It is important to note that there has been a drop in dwelling completions since 2007/08 due to the effect of the UK's recession with housing delivery slowed or stopped on a number of sites. This date coincides with the adoption of the East Midlands Regional Plan in 2009. It is considered appropriate to use a 5% buffer rather than 20% to assess the Borough's housing land supply.
- 11 It is anticipated that the shortfall in supply of housing sites is short term and will be addressed by the adoption of the emerging Aligned Core Strategy and Local Planning Document. The Aligned Core Strategy will identify strategic sites (of larger than approximately 500 dwellings) which will be available for development (subject to the planning processes) following the adoption of the Core Strategy which is anticipated in winter 2014. Following this, a Local Planning Document will allocate smaller sites for development.

### **Alternative Options**

- 12 Not to produce an Authority Monitoring Report. Although there is no statutory duty to produce this report it contains information on the implementation of the Local Development Scheme and the extent to which the policies in development plan documents are being successfully implemented.
- 13 Not to update the five year housing land supply assessment is not an alternative option. The National Planning Policy Framework requires that local planning authorities update their five year housing land supply assessment on an annual basis. The last update was 2012.

### **Financial Implications**

- 14 None.

### **Appendices**

- Appendix A – Gedling Borough's Authority Monitoring Report April 2012 – March 2013.
- Appendix B – Gedling Borough's Five Year Housing Land Supply Assessment 2013

### **Background Papers**

- 15 None.

### **Recommendation(s)**

**THAT:**

- (a) **The Cabinet note the content of the Authority Monitoring Report April 2012 – March 2013 and the Five Year Housing Land Supply Assessment 2013.**

## **Reasons for Recommendations**

- 16 To raise awareness of the Authority Monitoring Report and the Five Year Housing Land Supply Assessment.

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# **Authority Monitoring Report**

**April 2012 – March 2013**

**January 2014**

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# 1. Introduction

- 1.1 This Authority Monitoring Report is based upon the monitoring period 1 April 2012 to 31 March 2013.
- 1.2 The monitoring report contains information on the implementation of the Local Development Scheme and the extent to which policies in development plan documents are being successfully implemented.
- 1.3 The Localism Act 2011 requires local planning authorities to publish the information direct to the public at least yearly in the interests of transparency.
- 1.4 Appendix 1 provides the requirements of the Authority Monitoring Report as set out in Part 8 of The Town and Country Planning (Local Planning) (England) Regulations 2012.
- 1.5 In March 2011, the Department for Communities and Local Government wrote to all local planning authorities to announce the withdrawal of the guidance on local plan monitoring. The letter states that it is a matter for each council to decide what to include in their monitoring reports while ensuring that they are prepared in accordance with relevant UK and EU legislation. Gedling Borough Council will continue to report on the indicators used in previous monitoring reports in order to allow trends to be identified.
- 1.6 The monitoring report also provides a baseline of information for the Borough.
- 1.7 The Gedling Borough Replacement Local Plan was adopted in July 2005 replacing the 1990 Local Plan. At the regional level, the East Midlands Regional Plan was adopted in March 2009 replacing the Nottinghamshire and Nottingham Joint Structure Plan (2006). The East Midlands Regional Plan was revoked by the central government on 12 April 2013<sup>1</sup>. However as the Regional Plan was the latest plan, the housing target set out in the Regional Plan will be used in this report until it is replaced by a new housing target in the emerging Aligned Core Strategy.
- 1.8 The monitoring report assesses progress against the Gedling Borough Replacement Local Plan (2005) and the East Midlands Regional Plan (2009).
- 1.9 Review and monitoring of the Local Plan should be undertaken on a continuous and pro-active basis and the Authority Monitoring Report will be the main mechanism for assessing the Local Plan's performance and effects. This reflects the concept of 'plan, monitor, and manage', whereby the findings of monitoring feed directly into any review of policy that may be required.

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<sup>1</sup> <http://www.legislation.gov.uk/uksi/2013/629/made>

## **2. Gedling Borough Replacement Local Plan**

- 2.1 For the purposes of this report, the Replacement Local Plan (2005) has been used as this was the adopted plan for the monitoring period.
- 2.2 As a result of the Planning and Compulsory Purchase Act (2004) the policies in the Replacement Local Plan were due to 'expire' on 12th July 2008, being three years after the date of adoption of the Local Plan. In order for the Borough Council to retain policies beyond this date, agreement needed to be sought from the Secretary of State to issue a direction to 'save' them. The Borough Council submitted a list of policies, and their intentions for them, to the Government Office for the East Midlands in January 2008.
- 2.3 The Secretary of State's Direction was received in July 2008 which stated that all of the policies proposed by the Council to be saved should indeed be saved. Those policies not proposed not to be saved therefore expired on 11 July 2008.
- 2.4 In due course, the saved policies will be replaced by new policies in the Aligned Core Strategy and Local Planning Document.

### **3. Local Plan Milestones**

- 3.1 This section looks at how progress was made against each document during the monitoring period.

#### **Local Development Scheme**

- 3.2 The Local Development Scheme sets out the Council's programme for preparing documents that will form part of the Local Plan.
- 3.3 The first Local Development Scheme was approved in March 2005 and since then there have been several revised versions of the Local Development Scheme; in June 2006, March 2007, March 2010 and January 2013.
- 3.4 A sixth revised Local Development Scheme was approved in June 2013 (outside the monitoring period) and came into force on 7 June 2013.

#### **Statement of Community Involvement**

- 3.5 The Council's Statement of Community Involvement was adopted in October 2006. All planning documents prepared by the Borough will need to follow the procedures for consultation and engagement set out in this document.
- 3.6 In late 2013 (outside the monitoring period), there was a public consultation on a revised Statement of Community Involvement which has been renamed 'Statement of Consultation'. The revised document reflects changes to the planning regulations and is intended to be more user friendly.

#### **Development Plan Documents**

##### **Core Strategy**

- 3.7 All the Greater Nottingham local planning authorities (Ashfield District Council<sup>2</sup>, Broxtowe Borough Council, Erewash Borough Council in Derbyshire, Gedling Borough Council, Nottingham City Council and Rushcliffe Borough Council) previously agreed to align their Core Strategies. However, following the election of the coalition government and their decision to abolish Regional Strategies, all the authorities re-examined how they would meet their housing requirements and progress their Local Plans.
- 3.8 Rushcliffe Borough Council has been taking a different approach to determining housing figures for their Borough and as a result is developing its own Core Strategy. Erewash Borough Council is also working on its own Core Strategy but has omitted Policy 5: Nottingham City Centre (which does not directly relate to Erewash) and included minor amendments to other policies to make them more locally specific. However, the policies are still in full alignment with the Aligned Core Strategies and allow for a consistent approach to housing provision.

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<sup>2</sup> For the Hucknall area only.

- 3.9 There have been four Aligned Core Strategies public consultations so far. The first stage was the Issues and Options consultation which took place in the summer of 2009. This was followed by the Option for Consultation in February 2010. This third consultation took place in the summer of 2011 on Housing Provision Position Paper, Policy 1: Climate Change, and Locally Distinct Housing Issues for Gedling Borough. The Publication Version of the Aligned Core Strategies for Broxtowe, Erewash, Gedling and Nottingham City was published in June 2012 for a six week consultation period to allow representations to be made on its legal compliancy and 'soundness'.
- 3.10 In June 2013 (outside the monitoring period) the Aligned Core Strategies for Broxtowe, Gedling and Nottingham City were submitted to the Planning Inspectorate which has started the examination process. An independent planning inspector was appointed. Hearing sessions took place in October and November 2013 discussing specific issues and further submissions were made to the Inspector in December 2013.
- 3.11 All information relating to the examination process is available on the shared website [www.gngrowthpoint.com/examination](http://www.gngrowthpoint.com/examination).

### **Local Planning Document**

- 3.12 The Local Planning Document is a combined document covering both Development Management Policies and Site Allocations which will set out the policies for the management of development (against which planning applications for the development and use of land will be considered) and allocate land for specific uses.
- 3.13 Work has commenced on this document. In late 2013 (outside the monitoring period), there was public consultation on the Issues and Options document. All responses will be fully considered before the publication draft of the submission document is published. The June 2013 Local Development Scheme states the publication draft of the submission document will take place in October 2014, subsequent examination in April 2015 and adoption anticipated December 2015.

### **Proposals Map**

- 3.14 The June 2013 Local Development Scheme notes that the Proposals Map is to be revised as each document is adopted. The consultation on the Publication Version of the Aligned Core Strategies included a document to identify how the existing adopted Proposals Map will be altered by the strategic allocations contained within the policies and proposals of the Aligned Core Strategies.

### **Arnold Town Centre Action Plan**

- 3.15 Due to changing circumstances and the unfavourable economic climate, work on this has not been progressed. Given the continuing uncertainties, Gedling Borough is reviewing whether an Area Action Plan is the best approach to the

future planning of the town centre. As a consequence a programme for preparing an Area Action Plan for Arnold Town Centre does not feature in the June 2013 Local Development Scheme.

### **Supplementary Planning Documents**

- 3.16 Supplementary Planning Documents do not form part of the Local Development Scheme. The Borough Council may also produce Supplementary Planning Documents to give further guidance on their adopted policies. Supplementary Planning Documents may cover a range of issues, which may be either thematic (e.g. affordable housing or open space provision) or site specific (e.g. development briefs for allocations).
- 3.17 Supplementary Planning Documents that are adopted are available on Gedling Borough's website which will also be updated regularly to provide the latest timetable for preparing new Supplementary Planning Documents.

## **4. Neighbourhood Planning**

- 4.1 The Localism Act introduces the opportunity for local communities to get involved in neighbourhood planning.

### **Neighbourhood Development Plan**

- 4.2 A neighbourhood development plan is a plan which sets out policies in relation to the development and use of land in the whole or any part of a particular neighbourhood area specified in the plan.
- 4.3 Neighbourhood plans are developed by the community and set out planning policies concerning the development and use of land in the neighbourhood area. Neighbourhood plans are about supporting growth and must be consistent with national planning policy and the policies in the Aligned Core Strategy.
- 4.4 In October 2012, a formal application was received from Calverton Parish Council requesting that Calverton Parish be recognised as a Neighbourhood Area for the purpose of producing a neighbourhood plan, in accordance with the Neighbourhood Planning Regulations 2012. Following a period for consultation, the Calverton Neighbourhood Area was designated in January 2013.
- 4.5 For further details on the Calverton Neighbourhood Area and their Neighbourhood Plan, please contact Calverton Parish Council using contact details provided on their website <http://www.calvertonpc.co.uk>.

### **Neighbourhood Development Orders**

- 4.6 A neighbourhood development order is an order which grants planning permission in relation to a particular neighbourhood area specified in the order for development or for development of any class specified in the order.
- 4.7 There are currently no Neighbourhood Development Orders within the Borough.

## **5. Community Infrastructure Levy**

- 5.1 The Community Infrastructure Levy is a new method for collecting financial contributions from developers towards the provision of infrastructure needed as a result of development. This can include public transport, road schemes, flood defences, schools, health and social care facilities and open space.
- 5.2 The levy, essentially imposing a tariff payment on all developments, is considered by the Government to be a fairer and more transparent system of collecting infrastructure payments from developers. The levy must be based on robust evidence.
- 5.3 Before the levy can be charged, Gedling Borough Council needs to prepare a Community Infrastructure Levy Charging Schedule which sets out how much will be charged in different locations. In October 2012, there was a public consultation on the Preliminary Draft Charging Schedule. All responses were fully considered in preparing a Draft Charging Schedule.
- 5.4 In late 2013 (outside the monitoring period), there was a public consultation on a Draft Charging Schedule. All responses will be fully considered before it is submitted for examination (anticipated in Spring 2014). The examination of the Draft Charging Schedule is likely to take place in late summer 2014 (although the timetable is dependent on the successful conclusion of the Aligned Core Strategies examination). If the Community Infrastructure Levy is approved at the examination, it should come into effect in late 2014. The timing of the Community Infrastructure Levy is however dependent on the progress on the Aligned Core Strategy.
- 5.5 The Town and Country Planning (Local Planning) (England) Regulations 2012 states that the monitoring report must give details of the CIL receipts and expenditure during the monitoring period. The Council will therefore report on the receipts and expenditures once the Community Infrastructure Levy is adopted.

## 6. Duty to Cooperate

- 6.1 The Duty to Cooperate was introduced in the Localism Act 2011. The Town and Country Planning (Local Planning) (England) Regulations 2012 states that the monitoring report must give details of actions that the Council has taken during the monitoring period.

### Local Planning Authorities

- 6.2 The Borough Council has been working together with Broxtowe and Nottingham City Councils on the Aligned Core Strategies. Further details on the progress of the Broxtowe, Gedling and Nottingham City Aligned Core Strategies are set out in Section 4 of the monitoring report. For details on how the Councils have complied with the duty to cooperate in the preparation of the Aligned Core Strategies, the Councils' Statement of Compliance with the Duty to Cooperate can be accessed online at the following web link:  
<http://www.nottinghamcity.gov.uk/CHttpHandler.ashx?id=43214&p=0>.
- 6.3 Ashfield District Council has expressed concern that the necessary discussions about the impact of strategic sites in Gedling (adjoining Hucknall) has not taken place and considers that Gedling Borough has not fulfilled the duty to cooperate.
- 6.4 A number of meetings to discuss the impacts of strategic site allocations within Gedling Borough on the infrastructure and services in Hucknall have taken place. The Borough Council has made available all relevant evidence on its website and has also provided Ashfield District Council with extracts from key parts of the evidence base and provided written answers to questions when requested to do so by Ashfield District Council. The issue is being progressed through the examination of the Aligned Core Strategies. Work is also ongoing in the context of the Aligned Core Strategies to prepare a Statement of Common Ground and feedback from Ashfield District Council members is awaited.
- 6.5 In order to provide clarity over the delivery of the infrastructure, a protocol addressing cross boundary impacts of major development sites is being drafted by Gedling Borough with input from neighbouring local authorities which will set out the process by which this will be delivered through S106 contributions and/or CIL. Gedling Borough is committed to working with neighbouring local authorities to ensure that development sites can be delivered within Gedling with the necessary supporting services and infrastructure to be provided cross boundary where required.
- 6.6 The Borough Council has been responding to and having dialogue in relation to Core Strategies prepared by other local authorities, in particular the Rushcliffe Core Strategy and the Erewash Core Strategy.
- 6.7 Other activities include responding to the Nottinghamshire County Council's Minerals Local Plan and Waste Local Plan. For the Minerals Local Plan, the Borough Council responded to the consultation on the Issues and Options



document in March 2012 as well as the Preferred Approach document in December 2013 (outside the monitoring period). For the Waste Local Plan, the Borough Council responded to several consultations including the Issues and Options (2006), Further Issues and Options (2010) and Preferred Approach (2011). The Council has also responded to the consultations on the Proposed Submission in April 2012, Proposed Changes in November 2012, presented evidence at the hearing sessions in May 2013 and responded to the Modifications Consultation in July 2013.

## **Environmental Agency**

6.8 The Borough Council has an ongoing collaborative relationship with the Environment Agency. The Agency has directly shaped the Aligned Core Strategies via a partnership approach and its role in jointly commissioning key evidence base studies and participation in theme based working groups.

## **English Heritage**

6.9 English Heritage has been directly involved in policy development for the Aligned Core Strategies.

## **Natural England**

6.10 Discussions with Natural England has been ongoing in the context of the Habitat Regulations Assessment for the Aligned Core Strategies.

## **Homes and Communities Agency**

6.11 The Borough Council has an ongoing collaborative relationship with the Homes and Communities Agency (as well as other partners) to secure a package to implement a new Gedling Country Park on the former Gedling Colliery/Chase Farm site and to progress the Gedling Colliery/Chase Farm site for residential and employment uses.

## **Highway Agency**

6.12 Broxtowe, Gedling and Nottingham City Councils have been working closely with the Highway Agency in developing the transport evidence base for the Aligned Core Strategies.

## 7. Contextual Characteristics of the Borough

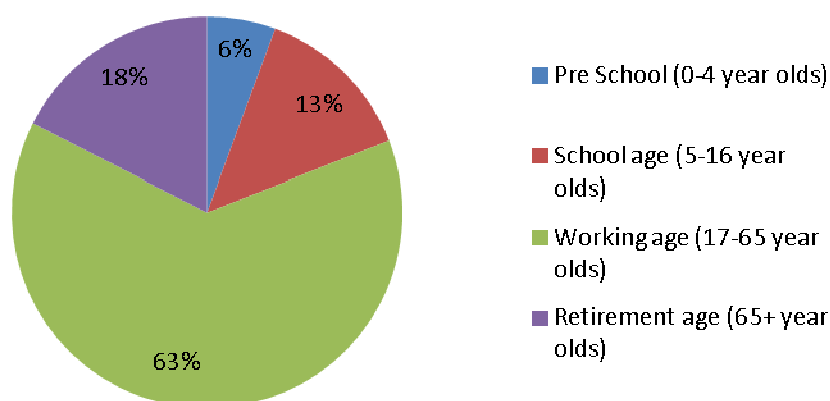
- 7.1 The key contextual characteristics of the Borough in this section are informed by the Council's "Gedling Now" evidence base and other sources. These provide the baseline information for assessing the environment, social and economic structures of the Borough. It was considered that for this report it was important to set the scene but for future monitoring reports a procedure will be in place to ensure that annual changes resulting from implementation of the Local Development Framework and associated performance of the policies can be monitored.
- 7.2 The "Gedling Now" reports provide the key evidence base to inform new long-term vision and priorities for the Council.
- 7.3 The 2011 Census took place on 27 March 2011. The UK Census collects information about the population that is essential for planning and allocating resources. The Census is undertaken every ten years. For further information on Census 2011, please visit the following website <http://www.ons.gov.uk/ons/guide-method/census/2011/index.html>.
- 7.4 Some of the Census 2011 statistics are available from the Council's Gedling Insight website. To access data on the Gedling Insight website, please visit the following website <http://www.gedlinginsight.org.uk>.

## Demographic Structure

### Population

- The population as at the 2011 Census is 113,543 which represents a 2 per cent increase since the last census in 2001, adding 1,800 residents. This is also 600 more than the mid-term population estimate for June 2010 and is the smallest population increase seen in any district authority within Nottinghamshire.
- The population gender split remains at 49 per cent male and 51 per cent female.
- The 2011 Census results show that the Borough has an ageing population with residents who are over 60 representing 25 per cent of the overall resident population.
- There are 5,700 people aged over 80, 5.2 per cent of the total population
- The total population aged 65+ between 2001 and 2011 increased by 10.6 per cent.
- Based on the 2010-based projections, the population within Gedling Borough is predicted to increase to 120,636. The over 60 population of Gedling Borough is set to rise further by a further 5 per cent by 2021.

## 2011 Census - Gedling's Population



## Ethnicity

- According to the 2011 Census, 8.9 per cent of Gedling's population are from a 'Black and Minority Ethnic' group, including those people defined as 'White Other'. This has risen from 5.2 per cent in 2001.
- According to the 2011 Census, the largest ethnic group in the Borough is Asian or Asian British at 3.3 percent, followed by Mixed/Multiple ethnic group (2.3 per cent), White Other (1.9 per cent) and Black or Black British (1.5 per cent).

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

## Deprivation

- Gedling Borough has seen its national deprivation ranking worsen from 208 in 2007 to 199 in 2010, out of the 354 local authority areas in England.

- The most deprived super output area<sup>3</sup>, in Killisick, has seen its national overall deprivation ranking worsen since 2007 and now falls in the top 10 per cent most deprived areas nationally.

## Economy

### Unemployment

- The Borough's unemployment rate has started to reduce reaching 2.5 per cent in November 2013, down from 3.4 per cent in October 2012, but continues to remain high compared to 1.6 per cent in December 2007. This is below the regional, national and Nottinghamshire County averages.
- In November 2013 Gedling had 4 wards appearing within the 25 wards with the highest levels of unemployment in the Nottinghamshire County area - Killisick, Valley, Daybrook and Netherfield and Colwick, wards. Killisick had the fifth highest rate within Nottinghamshire at 5.8 per cent, significantly higher than the regional (2.7%) and national (3%) levels.

### Labour Supply

- In 2012/13, the highest proportion (44.5%) of Gedling's residents in employment have occupations in the 'Managers and Senior Officials', 'Professional Occupations' and 'Associate professional and technical' occupations
- In 2008, the majority of residents in employment were within full time work. 61.2 per cent of employees worked full time and 38.8 per cent worked part-time. Most jobs were in public administration, education and health making up the largest sector at 29.3 per cent, followed by distribution, hotels and restaurants at 24.4 per cent.
- There was a slight increase in the proportion of economically active people who were of working age in the Borough during 2012/13 at 80.6 per cent.

### Education, Skills and Learning

- Deprivation according to education, skills and training in Gedling Borough is quite high when compared with the national picture with all of its top ten most deprived areas in the Borough, falling within the top 20 per cent most deprived nationally.

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<sup>3</sup> The Indices of Multiple Deprivation are measured across geographical areas called Super Output Areas. Each Super Output Area is ranked nationally by a deprivation score for each of the following themes – Income, Employment, Health Deprivation and Disability, Education, Skills and Training, Barriers to Housing and Services, Crime, and Living Environment. The scores obtained by each Super Output Area for all seven themes are then combined to give an overall Indices of Multiple Deprivation score. Super Output Areas are used to break down wards according to the size of their population. It is therefore possible for wards to constitute one or numerous Super Output Areas. For example, in Gedling Borough the Bestwood Village ward has just one Super Output Area, whilst the Carlton Hill ward has five. Within Gedling Borough, there are 77 Super Output Areas across the 22 wards.

- Areas in Valley, Bonington and Calverton wards fall within the top 10 per cent most deprived for education, skills and training nationally, while Killisick has a super output area in the 5 per cent most deprived areas across the country.
- The proportion of working age residents within the Borough qualified to NVQ 4 and above has improved in 2011 to being above the Great Britain average<sup>4</sup>.

## Natural and Built Environment

### Natural Environment

- The Green Belt area in Gedling Borough is 9,010 hectares which makes up approximately 75 per cent of the Borough.
- There are four Country Parks in the Borough and include Bestwood Country Park, Burntstump Country Park, Colwick Country Park and Newstead Abbey. A planning application for a creation of Gedling Country Park on the site of the former Gedling Colliery site including a new access road, a car park and surfaced paths was granted permission in April 2013 (outside the monitoring period). The Gedling Country Park is anticipated to be open to the public by autumn 2014.
- Gedling Borough has a diverse range of natural habitats, which includes a number of sites important for nature conservation and biodiversity:-
  - 1 Site of Special Scientific Interest (SSSI);
  - 3 Local Nature Reserves (LNRs);
  - 82 Sites of Importance for Nature Conservation (SINCs) (Biological); and
  - 11 Mature Landscape Areas (MLAs).

### Built Environment

- There are six Conservation Areas in the Borough and include Bestwood, Calverton, Lambley, Linby, Papplewick and Woodborough villages.
- There are:-
  - 188 Listed Buildings in the Borough (6 Grade I, 15 Grade II\* and 167 Grade II);
  - 9 Scheduled Ancient Monuments; and
  - 4 Registered Parks and Gardens.
- Some of the heritage assets are at risk, with 3 Listed Buildings (including Newstead Abbey) and 1 Scheduled Ancient Monument included on the national Heritage at Risk register.

## Community Facilities

### Accessibility

- The Countryside Agency's Rural Services Survey in 2005 is a useful source of data for assessing access to a range of different services within the Gedling Borough area. The results from this survey show that access to services such as banking facilities, doctor surgeries, libraries, petrol stations, post offices,

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<sup>4</sup> e.g. HND, Degree and Higher Degree level qualifications or equivalent

schools and supermarkets is generally good to excellent for households in the Borough.

- However, figures show that access to these services is less good in some rural areas, mostly notably in Woodborough and Newstead wards when a comparison of all services is considered.
- The Condition of Nottinghamshire report in 2009 ranks Gedling Borough's wards according to distance, public transport use and travel time to essential facilities. It highlights that accessibility is less good in the wards of Woodborough, Lambley, Newstead, Bestwood Village and Ravenshead.

## **Housing and Households**

### **Household Types and Tenure**

- Census 2011 shows 49,349 households with at least one usual resident<sup>5</sup> in the Borough. The majority of households live in the urban areas of Arnold, Carlton, Gedling and Netherfield. The remaining households are in rural parish areas (based on 2008 data).
- In 2011, the average size of households in Gedling Borough was 2.3 people.
- Census 2011 figures suggest that households within Gedling Borough are predominantly occupied by childless couples or single occupiers.
- Census 2011 shows Gedling Borough has a higher proportion of detached properties (38.3 per cent), followed by semi-detached properties (34.8 per cent), terraced houses (15.6 per cent) and flats (10.8 per cent).

## **Travel and Transport**

### **Car Usage**

- In 2011, the proportion of residents who travel to work by bus, at 9.2 per cent, is lower than 2001 where 15 per cent used this means of transport to travel to work. However, the 2011 level remains approximately twice the county and national average.

### **Electric Vehicles**

- The Borough Council has 2 electric vehicle charging points installed. One was installed at Jubilee House at Arnot Hill Park in early May 2013 to serve the Council's newly electric van. The second one was installed at the soon-to-be newly refurbished Druids car park in Arnold which is accessible to the public.

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<sup>5</sup> An usual resident of the UK is anyone who, on census day, was in the UK and had stayed or intended to stay in the UK for a period of 12 months or more, or had a permanent UK address and was outside the UK and intended to be outside the UK for less than 12 months.

## Energy and Climate Change

### Resource Use and Climate Change

- According to the latest figures released in September 2012:-
  - In 2010, Gedling Borough had the second lowest energy consumption out of all the Nottinghamshire local authority areas.
  - In 2010, Gedling Borough had the second lowest per capita carbon dioxide emissions in Nottinghamshire of 5.4 tonnes after Mansfield District with 5.3 tonnes.
  - The greatest energy consumption and CO<sup>2</sup> emissions in the Borough remained within the domestic sector in 2010.
  - Similarly, the Borough had the highest domestic energy consumption and CO<sup>2</sup> emissions of all districts only coming second to Nottingham City.
- Gedling Borough is currently in 7th position in the UK microgeneration rankings with a capacity 2.344MWe (anaerobic digestion 2130 kWe, photovoltaic 213kWe and micro CHP 1kWe). This represents 1.46 per cent of total UK microgeneration<sup>6</sup>.

## Crime and Disorder

### Community Safety

- The decrease in recorded crime in most areas of the Borough seen since 2003 continues. The level of overall crime in 2012/13 shows a 10 per cent reduction in all crime when compared to 2010/11 (482 fewer offences), continuing the downward trend.

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<sup>6</sup> Based on Ofgem microgeneration data on schemes that have applied for Feed-in Tariff accreditation. See AEA website: <http://www.ricardo-aea.com/microgenerationindex/topten>.

## **8. Monitoring Indicators**

- 8.1 The preparation of the Aligned Core Strategy is ongoing and at present it is not possible to monitor progress in meeting indicators set within the Aligned Core Strategy and other planning documents.
- 8.2 In March 2011, the Department for Communities and Local Government wrote to all local planning authorities to announce the withdrawal of the guidance of local plan monitoring. The letter states that it is a matter for each council to decide what to include in their monitoring reports while ensuring that they are prepared in accordance with relevant UK and EU legislation. This report will continue to report on the indicators used in previous monitoring reports.
- 8.3 A detailed description of the indicators is provided in Appendix 2.
- 8.4 It is anticipated that new indicators will be developed over time to reflect monitoring needs of the Local Plan.

## **Business Development and Town Centres**

### **Employment Land Uses**

- 8.5 Employment land relates to business use within Classes B1, B2 and B8 of the Town and Country Planning (Use Classes) Order 1987. This involves:-
- Offices (B1a), Research and Development (B1b), and Light Industry (B1c);
  - General Industry which includes manufacturing (B2); and
  - Storage or Distribution Centres (B8).

### **Employment Land Requirement**

- 8.6 No employment land requirement was set out in the revoked East Midlands Regional Plan (2009). Policy 20 of the then Regional Plan states that local authorities should work together to undertake employment land reviews to inform the allocation of employment land.
- 8.7 In June 2006, Roger Tym and Partners and Lambert Smith Hampton were commissioned by local authorities within Greater Nottingham on behalf of the Greater Nottingham Partnership (Nottinghamshire County Council, Nottingham City Council, Ashfield District Council, Broxtowe Borough Council, Erewash Borough Council, Gedling Borough Council and Rushcliffe Borough Council) to undertake an employment land study. The Nottingham City Region Employment Land Study was published in January 2007 and now forms part of the evidence base to inform preparation of the Local Plan. The aims of the study were:-
- to assess if there was enough employment land to meet current and future employment needs to 2026;
  - to assess if more employment land was required; and



- to see if identified employment allocations and existing sites should be transferred to other uses.

8.8 The study concluded that there was a significant oversupply of industrial and warehouse land and that there was scope to release some land to other uses including residential and office use. Four sites within the Borough were put forward for consideration for release:-

- Sherbrook Road (Daybrook)
- Catton Road (Arnold)
- Brookfield Road/Rolleston Drive (Arnold)
- Mansfield Road (Daybrook)

8.9 In October 2008, the Borough Council considered the study's recommendations and agreed to the principle of retaining the Sherbrook Road site, Catton Road site and part of the Brookfield Road/Rolleston Drive site (Brookfield Road/John Lewis warehouse land) as protected employment sites and of removing the employment protection for the remaining part of Brookfield Road/Rolleston Drive site (Rolleston Drive/County Council offices land) and Mansfield Road site. These changes will be formally made through the Local Plan process.

8.10 Policy 4: Employment Provision and Economic Development in the Aligned Core Strategies Publication Version identifies 22,800 sq m new office and research development and a minimum of 10 hectares for new and relocating industrial and warehouse uses B1(c), B2 and B8 in Gedling Borough for the period 2011 to 2028.

### **Employment Completions**

8.11 There was no new employment floorspace over the threshold<sup>7</sup> during the monitoring period.

8.12 There was one employment site loss for residential development during the monitoring period, as shown in Table 1. The industrial buildings on part of the Rolleston Drive site (0.33 ha) in Arnold were demolished for new residential development of 14 dwellings. The site has previously been used for warehousing within a B8 use class. As this site was part of the Brookfield Road / Rolleston Drive employment area protected by Policy E3 (Retention of Employment) of the Replacement Local Plan, evidence of extensive marketing was submitted as part of Policy E3 requirement for determining the planning application. Additionally there was a formal decision by the Cabinet in October 2008 to agree with the recommendation to remove the protection from this part of the Rolleston Drive/Brookfield Road Employment Area. It was accepted that non-employment uses can be considered on this site.

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<sup>7</sup> Threshold: 0.4 hectares or 1000 sqm (gross internal floorspace).

**Table 1: Employment Losses**

	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13
Losses of employment land in employment/ regeneration areas	0 ha	0 ha	0 ha	0 ha	0 ha	0 ha	0.33 ha
Losses of employment land in local authority area	1.03 ha	0 ha	0 ha	0 ha	0 ha	0.69 ha	0.33 ha
Amount of employment land lost to residential development	0 ha	0 ha	0 ha	0 ha	0 ha	0.69 ha	0.33 ha

*Threshold: 0.1 hectares. Note that, to avoid double counting, losses are recorded when the loss is first implemented i.e. commencement of the first dwelling.*

## Employment Land Availability

**Table 2: Employment Land Availability**

	B1a	B1b	B1c	B2	B8	B1-B8	Total
Employment land available on sites allocated for employment uses in the Replacement Local Plan	0 ha	0 ha	0 ha	0 ha	0 ha	32.10 ha	32.10 ha
Employment land available on sites for which planning permission has been granted for employment uses	0 ha	0 ha	0 ha	0 ha	0 ha	0 ha	0 ha

*Threshold: 0.4 hectares or 1000 sqm (gross internal floorspace).*

8.13 Policy E1 of the Replacement Local Plan (2005) proposes the allocation of 49.5 hectares of employment land to address the Nottinghamshire Structure Plan Review (1996) requirement.

8.14 As at 31 March 2013, three allocated sites were completed; Victoria Park, North of Hazelford Way and Calverton Colliery. Part of the Hillcrest Park site is completed. Part of the Gedling Colliery/Chase Farm site (1 ha) has been taken up for non-employment uses which means 5 ha remains. The remaining employment land available is 32.10 hectares.

8.15 In May 2013 (outside the monitoring period), an outline planning application (2013/0546) comprising residential development (up to 830 units) and other uses including 7 ha of employment uses on the land off Teal Close in Netherfield was submitted. The site includes the Teal Close employment site. The Borough Council resolved to grant permission subject to a section 106 agreement in January 2014. However this means a loss of the existing 10 ha of the employment allocation at the Teal Close site which would be taken up for residential development.

**Table 3: Allocated Employment Sites**

Allocated Employment Sites	Status at 31 March 2013
Top Wighay Farm	No planning permission. 9 ha remaining

Victoria Park	Site completed (open storage of vehicles)
Gedling Colliery	Part of site (1 ha) lost to sui generis use. No planning permission. 5 ha remaining
North of Hazelford Way	Site completed (mixed units)
Calverton Colliery	Site completed (storage and distribution of scaffolding). Planning permission granted during 2012/13 for part of site (0.23 ha) for five new starter units (B1c). Majority of site lost of sui generis use
Teal Close	No planning permission. However planning application for residential, employment and other uses was submitted and granted permission subject to section 106 agreement outside the monitoring period. This means loss of 10 ha of employment allocation to residential use
Hillcrest Park	1.90 ha completed (light industrial and warehouse units). 1.10 ha remaining

## Town Centre Uses

8.16 Town Centre Uses are defined as Use Class Orders A1, A2, B1a and D2 of the Town and Country Planning (Use Classes) Order 1987. This includes:-

- Retail shops (A1);
- Financial and Professional Services (A2);
- Offices (B1a); and
- Assembly and Leisure (D2).

## Retail, Office and Leisure Completions

8.17 There was no completed retail, office or leisure development over the threshold<sup>8</sup> in Arnold town centre during the monitoring period. Also there was no completed retail, office or leisure development over the threshold outside Arnold town centre and within Gedling Borough.

8.18 In May 2013 (outside the monitoring period), full planning permission (2013/0500) was sought for a large Sainsbury's food store (A1 retail unit) on the land south of Colwick Loop Road in Colwick. The Borough Council resolved to grant permission subject to a section 106 agreement in October 2013.

## Retail Shopping Centres

8.19 The Replacement Local Plan (2005) defines district and local centres in the Borough:-

- Arnold, Carlton Square, Mapperley Plains and Netherfield as District Centres
- Burton Joyce, Calverton, Carlton Hill, Gedling and Ravenshead as Local Centres

<sup>8</sup> Threshold: 2500 sqm and 1000 sqm (gross internal floorspace for use classes A1 and A2 respectively. 0.4 hectares or 1000 sqm (gross internal floorspace) for B1a and D2.

8.20 The Greater Nottingham Retail Study (2007) states the status of each retail centre according to Javelin Group's 'Venuescore' ranking:-

- Arnold and Carlton Square as Town Centres
- Mapperley Plains and Netherfield as Local Centres

8.21 Policy 6: Role of Town and Local Centres in the Aligned Core Strategies Publication Version identifies the network and hierarchy of centres across Greater Nottingham. The proposed policy includes the following centres for the Borough:-

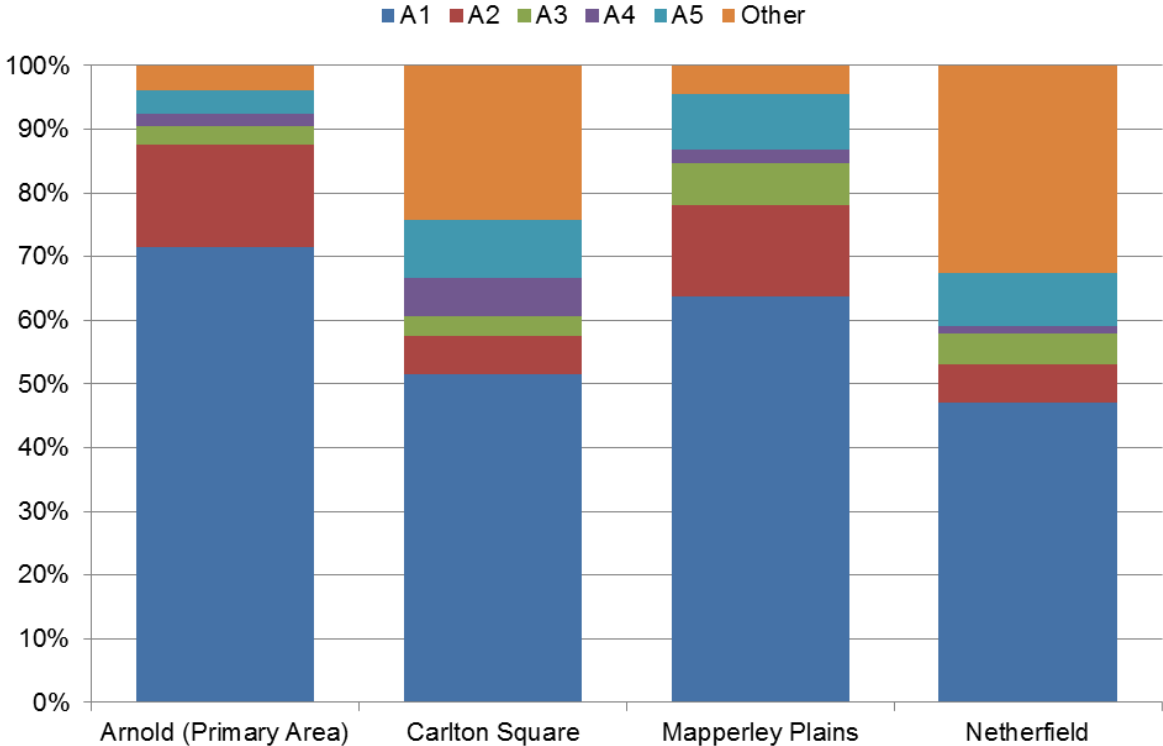
- Arnold as a Town Centre
- Carlton Square as a District Centre
- Burton Joyce, Calverton, Carlton Hill, Gedling, Mapperley Plains, Netherfield and Ravenshead as Local Centres

8.22 The hierarchy has been developed using evidence from shopping studies and will help guide new development to appropriate sized centres and help ensure balanced growth across the area.

**Shopping Centre Surveys on District Shopping Centres**

8.23 The shopping centre surveys for the district shopping centres are regularly updated to enable Policy S2: Non-Retail Uses in District Shopping Centres of the Replacement Local Plan to be implemented.

**Figure 1: Frontage Divisions in District Shopping Centres (2013)**



8.24 Figure 1 reveals the findings of the shopping centre surveys and shows the percentage of the frontage divisions for the District Shopping Centres in the summer 2013.

8.25 Policy S2 (b) permits proposals for development, redevelopment or change of use for non (A1) retail uses provided it does not exceed 35 per cent of the frontage in the shopping centre. Table 4 compares the percentage of total ground floor frontage of non-A1 units between 2010 and 2013.

**Table 4: Non-A1 Units in District Shopping Centres**

	March 2010	April 2011	Summer 2012	Summer 2013
Arnold (Primary Area)	25 %	25 %	24 %	25 %
Carlton Square	32 %	32 %	32 %	33 %
Mapperley Plains	38 %	37 %	36 %	38 %
Netherfield	57 %	57 %	56 %	58 %

8.26 Although there is no policy requirement for a percentage of vacant units, the shopping centre surveys also monitor vacant units in district shopping centres. Table 5 shows a slight increase percentage of vacant units within both Arnold (Primary Area) and Mapperley Plains. Netherfield saw a drop from 18 per cent in 2010 to 7 per cent in 2013.

**Table 5: Vacant Units in District Shopping Centres**

	March 2010	April 2011	Summer 2012	Summer 2013
Arnold (Primary Area)	3 %	8 %	6 %	8 %
Carlton Square	18 %	21 %	24 %	24 %
Mapperley Plains	11 %	4 %	3 %	4 %
Netherfield	18 %	17 %	12 %	7 %

## Housing

### Housing Requirement

8.27 The East Midlands Regional Plan (2009) states that the housing requirement for Gedling Borough is 8,000 dwellings for the period 2006 to 2026, of which at least 4,600 should be within or adjoining the Nottingham Principal Urban Area, including sustainable urban extensions as necessary.

8.28 Policy 2: The Spatial Strategy of the Aligned Core Strategies requires 7,250 dwellings to be provided during the period 2011 to 2028.

## Housing Completions

8.29 The cumulative completions (net) figure for 1 April 2006 to 31 March 2013 is 2,064. The cumulative housing requirement is 2,800 and this means 74 per cent of the Regional Plan target has been built. Of these, 68 per cent were within the Nottingham Principal Urban Area and 32 per cent were within the Non Principal Urban Area (i.e. rural area).

**Table 6: Net Dwellings Completed**

	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13
PUA	239	320	118	183	155	183	199
Non PUA	57	127	86	91	186	92	28
<b>TOTAL</b>	<b>296</b>	<b>447</b>	<b>204</b>	<b>274</b>	<b>341</b>	<b>275</b>	<b>227</b>

8.30 There has been a drop in dwelling completions since 2007/08 due to the effect of the UK's recession. Housing delivery has slowed or stopped on a number of sites. Following a sharp fall in 2008/09, dwelling completions gradually increased over the following two years but then reduced again to 275 dwellings in 2011/12 and to 227 dwellings in 2012/13. It is anticipated that dwelling completions will increase in the next monitoring period 2013/14.

## Windfall Completions

8.31 Table 7 shows that 99 % of dwellings were built on windfall sites during 2005/06. Following the adoption of the Replacement Local Plan in 2005, the percentage of dwellings built on windfall sites has decreased to 25 % in 2012/13.

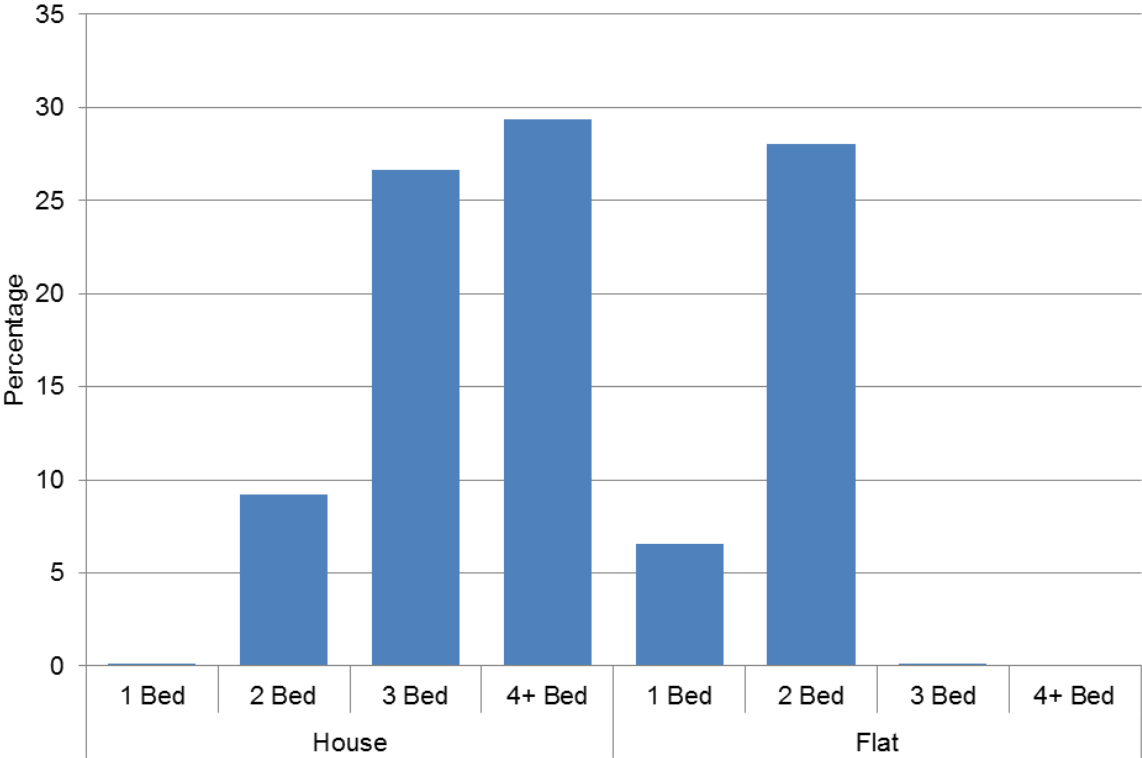
**Table 7: Allocated and Windfall Completions**

	Net completions	Allocated	% allocated	Windfall	% of windfall
2005/06	244	2	1 %	242	99 %
2006/07	296	26	9 %	270	91 %
2007/08	447	100	22 %	347	78 %
2008/09	204	71	35 %	133	65 %
2009/10	274	68	25 %	206	75 %
2010/11	341	173	51 %	168	49 %
2011/12	275	134	49 %	141	51 %
2012/13	233	170	75 %	63	25 %
<b>TOTAL</b>	<b>2,314</b>	<b>744</b>	<b>32 %</b>	<b>1,570</b>	<b>68 %</b>

**New Build Dwelling Types**

8.32 Since April 2006, the highest proportion of completed new build dwelling types was for four or more bedroom houses followed by two bedroom flats and three bedroom houses, which reflects demands in the housing market.

**Figure 2: Types of Completed Dwellings**



**Density of New Housing**

8.33 Paragraph 47 of the National Planning Policy Framework requires local planning authorities to set out their own approach to housing density to reflect local circumstances. Policy H8 of the Replacement Local Plan (2005) sets a density target of at least 30 dwellings per hectare for sites of 0.4 ha or above.

8.34 The density of new housing shows that the majority of dwellings (gross) on large sites (more than 10 dwellings) were completed on sites above 30 dwellings per hectare.

**Table 8: Density of New Housing (on sites of more than 10 dwellings)**

	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13
Less than 30 dph	22 %	2 %	13 %	11 %	8 %	0 %	1 %
Between 30 and 50 dph	23 %	42 %	63 %	39 %	72 %	60 %	88 %
Above 50 dph	55 %	56 %	24 %	50 %	20 %	40 %	11 %

dph = dwellings per hectare

## **New Housing on Previously Developed Land (Brownfield) Land**

8.35 Government guidance (Planning Policy Statement 3: Housing) previously stated that at least 60 per cent of new housing should be provided on previously developed land (brownfield land). The National Planning Policy Framework which came into effect in March 2012 removed the national target. Paragraph 111 of the National Planning Policy Framework states that planning should encourage the effective use of land by re-using previously developed land and set a locally appropriate target for the use of brownfield land. Currently there is no local target for brownfield land for Gedling Borough.

8.36 During the monitoring period, 11 per cent of new dwellings (gross) were constructed on previously developed land. The percentage of brownfield development is low for two reasons; the redesignation of residential garden land as greenfield and the increase in number of dwelling completions coming forward on greenfield allocated sites. Historically, a reasonable proportion of new dwellings built on garden land was recorded as previously developed land because the definition of previously developed land identified garden land as brownfield land. In 2010, the Government amended the definition of previously developed land by excluding garden land. Over recent years, the sites allocated in the Replacement Local Plan are coming forward and most of them are greenfield sites.

**Table 9: New Dwellings Built on Previously Developed Land**

	<b>2010/11</b>	<b>2011/12</b>	<b>2012/13</b>
Number	148	129	26
Percentage	38 %	44 %	11 %

## **Affordable Homes Delivered**

8.37 Policy H18 of the Replacement Local Plan (2005) set a target of 20 per cent of new housing provision (where appropriate) to be 'affordable'. The Affordable Housing Supplementary Planning Document was approved by the Council in December 2009 to address the issue of affordable housing provision in the Borough. The document contains 3 key elements which will affect the delivery of affordable housing within the Borough:-

- Threshold - the Borough Council will seek the provision of affordable housing on sites of 15 dwellings or greater.
- Percentage of affordable housing required - the Borough Council will require the provision of 10%, 20% or 30% affordable housing in different sub markets within the Borough.
- Commuted sums - affordable housing will normally be delivered on site. However, under certain circumstances, this may be waived in favour of a commuted sum.



8.38 It should be noted that affordable housing issues will also be addressed as part of the Aligned Core Strategy.

8.39 The percentage of new affordable dwellings completed has been fluctuating between 14 per cent in 2006/07 and 21 per cent in both 2007/08 and 2008/09 and 16 per cent in 2012/13.

**Table 10: Number of Affordable Homes Delivered (gross)**

	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13
Social rent homes	8	47	37	21	48	42	7
Affordable rent homes	n/a	n/a	n/a	n/a	n/a	n/a	17
Intermediate homes	33	48	6	27	1	12	12
Transfers and acquisitions *	n/a	n/a	n/a	2	7	10	0
<b>TOTAL</b>	<b>41</b>	<b>95</b>	<b>43</b>	<b>50</b>	<b>56</b>	<b>64</b>	<b>36</b>

\* transfers and acquisitions are not included in the percentage of new affordable dwellings completed  
n/a = data not collected

**Table 11: Percentage of Affordable Homes Delivered**

	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13
Percentage	14 %	21 %	21 %	18 %	14 %	20 %	16 %

### Allocated Housing Sites

8.40 As at 31 March 2013, there are seven sites allocated in the Replacement Local Plan (2005) with planning permission or are under construction, as identified in Table 12. Two allocated sites (Park Road in Bestwood Village and Flatts Lane in Calverton) were completed during 2011/12.

8.41 In May 2013 (outside the monitoring period), an outline planning application (2013/0546) comprising residential development (up to 830 units) and other uses on the land off Teal Close in Netherfield was submitted. The site includes the Teal Close and North Of Victoria Park allocated housing sites. The Borough Council resolved to grant permission subject to a section 106 agreement in January 2014.

**Table 12: Allocated Housing Sites**

Allocated Housing Sites	Status at 31 March 2013
Ashwater Drive/Spring Lane	Under construction for 147 dwellings
Former Newstead Sports Ground	No planning permission
Gedling Colliery/Chase Farm	Being actively progressed. Planning application for Gedling Access Road anticipated in 2014 and planning application for

	housing development anticipated in 2015
Park Road, Bestwood	Site completed (180 dwellings built)
Stockings Farm	Under construction for 342 dwellings
Wood Lane	No planning permission
Chartwell Grove	Under construction for 48 dwellings
Flatts Lane, Calverton	Site completed (156 dwellings built)
Teal Close	No planning permission. However planning application was submitted and granted permission subject to section 106 agreement outside the monitoring period
North of Victoria Park	
Dark Lane, Calverton	Detailed permission for 72 dwellings. Work has not yet started
Howbeck Road	Under construction for 49 dwellings
Plains Road/Arnold Lane (South)	Under construction for 79 dwellings
Regina Crescent, Ravenshead	Under construction for 138 dwellings
Top Wighay Farm	Planning application anticipated in 2014 for part of the site

### **Strategic Housing Land Availability Assessment (SHLAA)**

8.42 Gedling Borough Council undertakes a regular Strategic Housing Land Availability Assessment in conjunction with the five local authorities that make up the Nottingham Core Housing Market Area and Hucknall. This assessment will form an important part of the evidence base in the preparation of the Local Plan.

8.43 The purpose of the assessment is to identify and assess sites within Gedling Borough which may have the potential to accommodate new housing development as required by the National Planning Policy Framework (paragraph 47). This will determine if potential housing sites are suitable, available and deliverable. It is important to note that the assessment does not allocate land for development and is a technical document aimed at providing options for the Local Plan. Any decision to allocate land will be taken through the Local Plan process and will be subject to extensive consultation.

8.44 The Strategic Housing Land Availability Assessment was updated in 2013 and will be monitored on an annual basis. The assessment will help inform which sites should be developed in the future and those which should be protected from development. The assessment will also inform the housing trajectory and the Five Year Housing Land Supply Assessment.

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

8.45 The National Planning Policy Framework requires that local planning authorities update their five year housing land supply assessment.

- 8.46 Gedling Borough's Five Year Housing Land Supply Assessment 2013 report considers the Borough's supply of housing land against the housing requirement for the Borough set by the revoked East Midlands Regional Plan. The 2013 assessment shows that against the housing requirement of the East Midlands Regional Plan, Gedling Borough Council does not have a five year (plus a 5% buffer) supply of land for housing.
- 8.47 This will be addressed by the emerging Aligned Core Strategy which will demonstrate how the housing requirement set by the Aligned Core Strategy will be met and will provide a five year housing land supply.
- 8.48 Please see Gedling Borough's Five Year Housing Land Supply Assessment 2013 report for further details.

### **Gypsy and Traveller Sites**

- 8.49 The planning system provides for an evidence-based, strategic and regional system, in which the needs and wider demand of Gypsy and Traveller communities<sup>9</sup> for suitable accommodation can be considered and met equally and fairly alongside other sectors of the community. A 'Gypsy and Traveller Accommodation Needs Assessment for Nottinghamshire Local Authorities (except Bassetlaw)' was undertaken and the final report was published in May 2007. The assessment stated that there are 3 sites within the Borough, totalling 13 pitches, although it has not been possible to confirm the existence of two of these sites, so the assumption is now that there are only 4 pitches for travelling showpeople in the Borough. The assessment concluded that an additional 4 permanent pitches were needed to be provided between 2007 and 2011 but, given the revision to the existing sites, this requirement is under review.
- 8.50 Since the full GTAA carried out in 2007, the Council has worked with partners to develop a more up-to-date method of assessing the need for pitches. This method was subject to consultation in 2013 and was generally accepted by stakeholders. As there are no Gypsy or Traveller sites in Gedling, and no contact has been made with any Gypsies or Travellers living in general housing, despite liaison with relevant agencies, the Council's conclusion is that there is no need to provide any pitches for Gypsies or Travellers at this point in time.
- 8.51 Liaison will take place with the operators of the travelling showpeople site in the Borough, to carry out an up-to-date assessment and identify any future need for accommodation for that community.

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<sup>9</sup> 'Gypsies and Travellers' means "Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling show people or circus people travelling together as such" (ODPM Circular 01/2006 'Planning for Gypsy & Traveller Caravan Sites' (2006))

8.52 During the monitoring period no additional pitches were delivered for gypsy and traveller communities in the Borough.

**Housing Quality – Building for Life Assessments**

8.53 Building for Life is the industry standard, endorsed by Government, for well-designed homes and neighbourhoods. Cabe at the Design Council, Design for Homes and the Home Builders Federation have introduced an updated version of Building for Life called “Building for Life 12”. The Building for Life 12 reflects the vision of what new housing developments should be: attractive, functional and sustainable places. It is based on the National Planning Policy Framework and the Government’s commitment to build more homes, better homes and involve local communities in planning.

8.54 The Council has started to monitor the quality of new housing developments and this will be reported in future monitoring reports.

**Travelling Time to Key Services**

8.55 Table 13 provides the summary of large residential development within 30 minutes travelling time of key services. For monitoring purposes, new development has been divided into large sites (more than 10 dwellings) and small sites (less than 10 dwellings). Out of 233 gross dwelling completions, 198 dwellings were on large sites.

8.56 Large development sites include sites where less than 10 dwellings were completed within the monitoring period, providing that the development site overall has planning permission for 10 or more dwellings (e.g. 2 completions within the monitoring period from a site with permission for 15 dwellings in total would be included). Table 13 shows that the majority of the large residential developments are within 30 minutes travelling time of key services.

**Table 13: Access to Key Facilities**

Large Residential Development within 30 minutes Public Transport time of:						
GP Surgery	Hospital	Primary School	Secondary School	Employment (500+ jobs)	Community Centre	Leisure Centre
100 %	99 %	100 %	100 %	100 %	100 %	100 %

8.57 The background information concerning how the accessibility of large residential development was calculated is contained in Appendix 3. The appendix contains details of the locations of key facilities and charts and the accessibility to those services from all large housing completions within the Borough within 30 minutes by public transport.

## Environmental Quality

### Flooding and Water Quality

8.58 Within the monitoring period, no planning application was granted permission against the advice of the Environment Agency on flood defence grounds or water quality.

8.59 The Borough Council takes due regard of advice provided by the Environment Agency concerning flooding and takes a strong line in respect of development likely to be at risk from or to exacerbate flooding concerns. Within areas at potential risk from flooding where there is already existing development, for example in close proximity to the River Trent, the Environment Agency issue advisory notes to applicants indicating how flooding concerns can be minimised. This advice does not constitute an objection to a planning application and is passed onto applicants.

### Biodiversity

8.60 General information about other changes to areas designated for their intrinsic environmental value is maintained by the Nottinghamshire Biological and Geological Record Centre.

**Table 14: Sites of Importance for Nature Conservation**

2008	2009	2010	2011	2012	2013
1,181.35 ha	1,184.93 ha	1,199.20 ha	1,198.06 ha	1,227.27 ha	1,227.48 ha

8.61 In 2012, there was a total of 1,227.27 ha of Sites of Importance for Nature Conservation in Gedling Borough. During 2013, the total figure of SINCs area has increased to 1,227.48 ha. This net gain results from a boundary review of the 'Woodborough Cemetery' site (5/3406).

### Renewable Energy

8.62 During the monitoring period, planning permission was granted for a single wind turbine with a generating capacity of 11kw (0.01 mw) at Burntstump Landfill site in Calverton.

8.63 In February 2012, planning permissions were granted for the installation of solar photovoltaic panels to the roofs of the Council's office buildings (Civic Centre and Jubilee House), a large garage sited within the Council's depot and the Richard Herrod Centre in Carlton. In March 2012, the two 7kW solar PV panels were installed to the roof of the office buildings and two 9kW panel PV panels installed to the garage. In late 2012, the 79kW solar PV panels were installed on the roof of the Richard Herrod Centre. The expected annual generation figure for all sites is 95,585 kWh of electricity.

8.64 In November 2012, a planning application for a solar farm on part of the former Gedling Colliery site was submitted. This comprises a 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. The proposal was granted permission in October 2013 (outside the monitoring period).

### Household Waste

8.65 The percentage of waste recycled for the Borough in 2011/12 has decreased from 38.34 per cent in 2011/12 to 37.86 in 2012/13.

**Table 15: Percentage of Household Waste sent for Reuse, Recycling and Composting**

2008/9	2009/10	2010/11	2011/12	2012/13
37 %	36.5 %	38 %	38.34 %	37.86 %

### Green Flag Award

8.66 The Green Flag Award scheme began in 1996 as a means of recognising and rewarding the best parks and green spaces in the country. Following a grant from Heritage Lottery, the introduction of Park Rangers, the establishment of the Friends of Arnot Hill Park and the continued support of the Grounds Maintenance Staff, Arnot Hill Park was awarded a Green Flag in 2007.

8.67 Since 2007, a number of projects have been completed including improvements to the lake, providing a new refreshment kiosk, the development of a skate park and a new play area, restoring the rose and sensory gardens, various planting schemes, reinstating the walls around the park, refurbishing the gatekeepers lodge and making improvements to the lighting as well as improving security through CCTV cameras. A new landscaped area has been installed to the front entrance of the park with the assistance from the park rangers and the Friends of Arnot Hill Park with funding secured by Nottinghamshire County Council Local Improvement Scheme.

8.68 2013 has been a busy time for continued developments in the park complimented enormously with partnership working. There have been new tree sculptures added to the existing art pieces, a new bench installed on the nature trail and new willow sculptures in the sensory garden and on the island in the lake. An interpretation panel was installed at the front entrance to the park providing visitors with historical information about the park and Arnot Hill House. The skate park has benefitted from improvements with an extension of the 'skirt' around the bowls and surfacing repairs.

8.69 Arnot Hill Park has been awarded a Green Flag for the seventh time during 2013.

## 9. Conclusions

- 9.1 All the Greater Nottingham local planning authorities (Ashfield District Council<sup>10</sup>, Broxtowe Borough Council, Erewash Borough Council in Derbyshire, Gedling Borough Council, Nottingham City Council and Rushcliffe Borough Council) previously agreed to align their Core Strategies. However, as a result of other councils taking different approaches, Broxtowe, Gedling and Nottingham City Councils are now proceeding with the Aligned Core Strategies. The Publication Version of the Aligned Core Strategies for Broxtowe, Gedling and Nottingham City was published in June 2012 for a six week consultation period to allow representations to be made on its legal compliancy and 'soundness'. In June 2013 (outside the monitoring period), the Aligned Core Strategies for Broxtowe Borough, Gedling Borough and Nottingham City were submitted to the Planning Inspectorate for examination and hearing sessions took place in October and November 2013.
- 9.2 Work on the Local Planning Document has commenced and there was public consultation on the Issues and Options document in late 2013 (outside the monitoring period). The June 2013 Local Development Scheme states the publication draft of the submission document will take place in October 2014, subsequent examination in April 2015 and adoption anticipated in December 2015.
- 9.3 Work on the Community Infrastructure Levy Charging Schedule has commenced and there were public consultations on the Preliminary Draft Charging Schedule in October 2012 and the Draft Charging Schedule in late 2013 (outside the monitoring period). The examination of the Draft Charging Schedule is likely to take place in late summer 2014. The timing of the Community Infrastructure Levy is however dependent on the progress on the Aligned Core Strategy.
- 9.4 The 2011 Census states Gedling's population is 113,543. The 2011 Census shows that the Borough has an ageing population with residents who are over 60 representing 25% of the overall resident population. 8.9% of Gedling's population are from a 'Black and Minority Ethnic' group. This has risen from 5.2% recorded in 2001. The Borough's unemployment rate has begun to reduce reaching 2.5 per cent in November 2013 from 3.4 in October 2012. The proportion of residents who travel to work by bus is 9.2% which is lower than the figure of 15% recorded in 2001.
- 9.5 There was no new employment floorspace constructed in the Borough and no retail, office or leisure development constructed in Arnold town centre over the specified thresholds. Policy E1 of the Replacement Local Plan (2005) proposes the allocation of 49.5 hectares of employment land in order to address the Nottinghamshire Structure Plan Review (1996) requirement. The remaining employment land available for the plan period is 32.10 hectares. This requirement is being reviewed through the Aligned Core Strategy.

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<sup>10</sup> For the Hucknall area only.

- 9.6 The housing requirement for Gedling Borough is 8,000 dwellings for the period 2006 to 2026. There have been 2,064 net dwelling completions since 2006. 68 per cent of net housing completions have taken place within the urban area and 32 per cent were within the rural area. There has been a drop in dwelling completions since 2007/08 due to the effect of the UK's recession. There has been a drop in dwellings built on windfall sites from 51% in 2011/12 to 25% in 2012/13.
- 9.7 The most frequently completed new build dwelling types were four or more bedroom houses followed by two-bedroom flats and three bedroom houses. The number of dwellings built on brownfield land has dropped from 44% in 2011/12 to 11% in 2012/13. The percentage of brownfield development is low for two reasons; the redesignation of residential garden land as greenfield and the increase in number of dwelling completions that are coming forward on greenfield allocated sites. The proportion of new affordable dwellings has decreased from 20% in 2011/12 to 16% in 2012/13.
- 9.8 The Five Year Housing Land Supply Assessment 2013 report shows that, against the housing requirement of the East Midlands Regional Plan (2009), Gedling Borough Council does not have a five year housing supply of land plus a 5% buffer as required by the National Planning Policy Framework. This will be addressed by the emerging Aligned Core Strategy which will demonstrate how the housing requirement set by the Aligned Core Strategy will be met and will provide a five year housing land supply.
- 9.9 The total figure of land designated as Sites of Importance for Nature Conservation (SINCs) increased from 1,227.27 ha in 2011/12 to 1,227.48 ha in 2012/13 due to a boundary review for one of the SINC sites. Arnot Hill Park was awarded a Green Flag for the seventh time in 2013.



## Appendix 1: Authority Monitoring Report Requirements

Part 8 of The Town and Country Planning (Local Planning) (England) Regulations 2012 states:-

- (1) The authority's monitoring report must contain information on the local plans or supplementary planning documents specified in the Local Development Scheme (i.e. the timetable specified in the Local Development Scheme for the document's preparation; the stage the document has reached in its preparation; and if the document's preparation is behind the timetable the reasons for this; and where any local plan or supplementary planning document specified in the Local Development Scheme has been adopted or approved within the period in respect of which the report is made, a statement of that fact and of the date of adoption or approval).
- (2) Where a local planning authority are not implementing a policy specified in a local plan, the authority's monitoring report must identify that policy and include a statement of the reasons why the local planning authority are not implementing the policy; and the steps (if any) that the local planning authority intend to take to secure that the policy is implemented.
- (3) Where a policy specified in a local plan specifies an annual number, or a number relating to any other period of net additional dwellings or net additional affordable dwellings in any part of the local planning authority's area, the authority's monitoring report must specify the relevant number for the part of the local planning authority's area concerned in the period in respect of which the report is made, and since the policy was first published, adopted or approved.
- (4) Where a local planning authority have made a neighbourhood development order or a neighbourhood development plan, the local planning authority's monitoring report must contain details of these documents.
- (5) Where a local planning authority have prepared a report pursuant to regulation 62 of the Community Infrastructure Levy Regulations 2010, the authority's monitoring report must contain the information specified in regulation 62(4) of those Regulations.
- (6) Where a local planning authority have co-operated with another local planning authority, county council, or a body or person prescribed under section 33A of the Act, the authority's monitoring report must give details of what action they have taken during the period covered by the report.
- (7) A local planning authority must make any up-to-date information, which they have collected for monitoring purposes, available as soon as possible after the information becomes available.

## Appendix 2: Descriptions of Indicators

### Business Development and Town Centres

Total amount of new employment floorspace – by type	
<b>Purpose</b>	To show the amount and type of completed employment floorspace (gross and net).
<b>Definition</b>	<p>Gross employment floorspace is calculated as new floorspace completions, plus any gains through change of use and conversions.</p> <p>Net employment floorspace is calculated as new floorspace completions, minus demolitions, plus any gains or losses through change of use and conversions.</p> <p>Floorspace is measured in 'gross internal' square metres (m2). 'Gross internal' floorspace is the entire area inside the external walls of a building and includes corridors, lifts, plant rooms, mezzanines, services accommodation e.g. toilets but excludes internal walls.</p> <p>Employment floorspace type is defined by Use Class Orders B1(a), B1(b), B1(c), B2 and B8.</p>
<b>Formula</b>	<p>For gross employment floorspace:-  <math>a + b + c</math>            a = new floorspace completions (gross)            b = change of use (gross gain)            c = conversions (gross gain)</p> <p>For calculating gross internal from gross external floorspace:-  <math>a - (a / 100) * b</math>            a = gross external floorspace figure            b = the percentage difference between gross external and gross internal floorspace (3.75 %)</p> <p>For net floorspace:-  <math>a - b + c + d</math>            a = new floorspace completions (gross)            b = demolitions            c = change of use (net gain)            d = conversions (net gain)</p>
<b>Threshold</b>	0.4 hectares or 1000 sqm (gross internal floorspace).

Total amount of employment floorspace on previously developed land – by type	
<b>Purpose</b>	To show the amount and type of completed employment floorspace (gross) on previously developed land (PDL).
<b>Definition</b>	<p>Employment floorspace of the total gross on PDL.</p> <p>PDL is defined in Annex 2: Glossary of National Planning Policy Framework (2012).</p>
<b>Formula</b>	<p>For calculating the percentage of gross employment floorspace on PDL:-  <math>(x / y) * 100</math>            x = floorspace completed on PDL (gross)            y = total floorspace completed (gross)</p>
<b>Threshold</b>	0.4 hectares or 1000 sqm (gross internal floorspace).

<b>Employment land available – by type</b>	
<b>Purpose</b>	To show the amount and type of employment land available.
<b>Definition</b>	<p>Land available should include (i) sites allocated for employment uses in Development Plan Documents, and (ii) sites for which planning permission has been granted for employment uses, but not included in (i).</p> <p>This should include sites which may be under construction but are not yet completed or available for use in the reporting year. Land should be measured as hectares.</p> <p>Employment land and uses are defined as Use Class Order B1(a), B1(b), B1(c), B2 and B8.</p>
<b>Formula</b>	<p>To convert square metres to hectares:-</p> $(x / y)$ <p>x = square metre figure y = 10,000</p>
<b>Threshold</b>	0.4 hectares or 1000 sqm (gross internal floorspace).

<b>Total amount of floorspace for town centre uses</b>	
<b>Purpose</b>	To show the amount of completed floorspace (gross and net) for town centre uses within (i) Arnold town centre area and (ii) the local authority area.
<b>Definition</b>	<p>Completed floorspace for town centre uses within (i) Arnold town centre area and (ii) within the local authority area.</p> <p>The definition for gross internal floorspace (gross and net) is provided in the 'additional employment floorspace' table.</p> <p>Town centre uses are defined as Use Class Orders A1, A2, B1a and D2.</p> <p>B1(a) development entered should match that entered in the 'new employment floorspace' table.</p> <p>Where development is for A1, the amount (sqm) of net tradable floorspace of the total gross internal floorspace should be provided.</p>
<b>Threshold</b>	<p>Use Class A1 = 2500 sqm (gross internal floorspace).</p> <p>Use Class A2 = 1000 sqm (gross internal floorspace).</p> <p>Use Classes B1a and D2 = 0.4 hectares or 1000 sqm (gross internal floorspace).</p>

## Housing

<b>Net additional dwellings (in previous and future years)</b>	
<b>Purpose</b>	To show levels of housing delivery for the plan period.
<b>Definition</b>	<p>Net additional dwellings are calculated as new build completions, minus demolitions, plus any gains or losses through change of use and conversions.</p> <p>A dwelling is completed when it is available for use.</p> <p>Definition of a dwelling used in Communities and Local Government Housing Flows Reconciliation (HFR) form:-</p> <p><i>A dwelling is defined (in line with the Census) as a self-contained unit of accommodation. Self-containment is where all the rooms (including kitchen, bathroom and toilet) in a household's accommodation are behind a single door which only that household can use. Non self-contained household spaces at the same address should be counted together as a single dwelling. Therefore a dwelling can consist of one self-contained household space or two or more non self-contained household spaces at the same address.</i></p>

	<p><i>Ancillary dwellings (e.g. such as former 'granny annexes') should be included provided they are self-contained, pay separate council tax from the main residence, do not share access with the main residence (e.g. shared hallway) and there is no conditional restrictions on occupancy.</i></p> <p><i>Communal establishments are not counted in overall housing supply. Communal accommodation covers school, university and college student accommodation, hospital staff accommodation, hostels, care homes and defence establishments (not married quarters). Note that purpose-built, separate homes (e.g. self-contained flats clustered into units with 4 to 6 bedrooms) for students should be included.</i></p>
<b>Formula</b>	<p>For calculating net dwellings:-  <math>a - b + c + d</math>  a = new build completions  b = demolitions  c = change of use (net gain)  d = conversions (net gain)</p>
<b>Threshold</b>	No threshold.

<b>New dwellings on previously developed land</b>	
<b>Purpose</b>	To show the number of gross new dwellings built on previously developed land (PDL).
<b>Definition</b>	<p>Gross completions (new build dwellings plus gain from change of use and conversions) on PDL as a total of all gross completions.</p> <p>PDL is defined in Annex 2: Glossary of National Planning Policy Framework (2012).</p>
<b>Formula</b>	<p>For calculating the percentage of gross new dwellings on PDL:-  <math>a + b + c</math>  a = gross new build completions  b = change of use (gross gain)  c = conversions (gross gain)</p> <p><math>(x / y) * 100</math>  x = number of dwellings completed on PDL (gross)  y = total number of dwellings completed (gross)</p>
<b>Threshold</b>	No threshold.

<b>Affordable homes delivered</b>	
<b>Purpose</b>	To show affordable housing delivery.
<b>Definition</b>	<p>Total supply of social rent housing and intermediate housing.</p> <p>Affordable housing is defined in Annex 2: Glossary of National Planning Policy Framework (2012).</p>
<b>Formula</b>	<p>To calculate total supply of affordable homes:-  <math>a + b + c + d</math>  a = sum of social rented housing  b = sum of intermediate affordable housing  c = transfers and acquisitions</p> <p>For calculating the percentage of affordable homes delivered:-  <math>(a + b / y) * 100</math>  y = total number of dwellings completed (gross)  (transfers and acquisitions are not included in the percentage of new affordable homes delivered)</p>
<b>Threshold</b>	No threshold.

<b>Gypsy and Traveller sites</b>	
<b>Purpose</b>	To show the number of Gypsy and Traveller pitches delivered.
<b>Definition</b>	<p>A pitch is the area of land demarked for the use as accommodation by a single Gypsy and Traveller household, sometimes including extended families which may require space, within one pitch, to provide for more than one caravan.</p> <p>Only authorised pitches should be counted.</p> <p>Pitches are considered completed when they are available.</p>
<b>Formula</b>	<p>For calculating net pitches:-</p> <p>a - b</p> <p>a = new pitches completed</p> <p>b = existing pitches lost as a result of development or closure</p>
<b>Threshold</b>	No threshold.

## Appendix 3: Access to Key Facilities

### Key Facilities

#### GP Surgeries / Health Centres

Nottingham North and East Clinical Commissioning Group (CCG) is one of the commissioning organisations in England which are responsible for making decisions about healthcare in the area. Nottingham North and East CCG comprises GP practices in Arnold, Burton Joyce, Calverton, Carlton, Colwick, Daybrook, Newthorpe, Gedling, Giltbrook, Hucknall, Lowdham, Mapperley, Netherfield.

Nottingham North and East CCG became a statutory NHS organisation from the 1 April 2013.

Further information on healthcare facilities within Nottingham North and East CCG can be found using the following website <http://www.nottinghamnortheastccg.nhs.uk>.

#### Hospitals

There are two privately run hospitals in the Borough, both situated adjacent to Mansfield Road (A60):-

- The Nottingham Woodthorpe Hospital, Woodthorpe (<http://www.nottinghamhospital.co.uk>); and
- BMI The Park Hospital, Burntstump Country Park, Arnold (<http://www.bmihealthcare.co.uk/park>).

However these facilities do not provide healthcare that is available to all so they are therefore not considered to form key facilities for the purpose of monitoring sustainable development. In terms of NHS hospital facilities, there are several NHS Hospitals within the vicinity of Gedling Borough including:-

- Ashfield Community Hospital, Kirkby-in-Ashfield;
- King's Mill Hospital, Sutton-in-Ashfield;
- Newark Hospital, Newark;
- Nottingham City Hospital, Nottingham; and
- Queen's Medical Centre, Nottingham.

Further information on NHS Hospitals can be found using the following website: <http://www.nhs.uk>.

#### Primary and Secondary Schools

There are many primary schools situated throughout the Arnold / Carlton urban area, all extremely likely to be within 30 minutes public transport time of any new housing development. Similarly, all established villages within the Borough (except Stoke Bardolph) have a primary school within easy walking or cycling distance for that catchment.

In addition to the primary schools in the Borough, there are two Special Schools (Carlton Digby and Derrymount) serving special needs children from ages 2-19. However, due to the specialist nature of these establishments it is considered inappropriate to include these as relevant services when assessing the sustainability of schools.

There are far fewer secondary schools within Gedling Borough, serving far wider catchment areas than the various primary schools. There are other secondary schools (outside of Gedling Borough) which serve the Borough's residents.

Further information on schools and colleges within Gedling Borough and surrounding local authorities can be found using the following website:

<http://www.nottinghamshire.gov.uk>.

### **Areas of Employment**

Major work locations refer to the centroids of Lower Super Output Areas (LSOAs) with a workplace population of greater than 500 people. This is in line with the LDF guidance. The workplace population includes people who live within the LSOA and work within the LSOA, and people living outside of the LSOA but working within it.

### **Community Centres / Leisure Centres**

Gedling Borough Council have seven community centres in Arnold, Carlton, Gedling and Mapperley offering a wide range of facilities:-

- Arnold Hill Community Centre;
- Pond Hills Lane Community Centre;
- Killisick Community Centre;
- Westdale Lane Community Centre.
- The Brickyard Community Centre;
- Burton Road Community Centre;
- Haywood Community Centre; and

In Gedling Borough, there are 5 leisure centres owned and managed by the Council offering a wide range of sports and activities:-

- Arnold Leisure Centre;
- Calverton Leisure Centre;
- Carlton Forum Leisure Centre;
- Redhill Leisure Centre; and
- Richard Herrod Centre.

There are other community centres and leisure centres not owned by the Council within the Borough.

## **Assessment of 30 Minutes Travelling Time**

A range of infill / small-scale development is scattered throughout the Arnold/Carlton urban area. As this urban area contains a wide range of key services together with a substantial range of public transport services, an assumption is made that in practice any development within this area will be “sustainable”, insofar as this is likely to be within 30 minutes public transport time of the full range of key services. Therefore, this report will assess only large development sites (more than 10 dwellings). Large development sites include sites where less than 10 dwellings were completed within the monitoring period, providing that the development site overall has planning permission for 10 or more dwellings (e.g. 2 completions within the monitoring period from a site with permission for 15 dwellings in total would be included).

Assumptions were used in the model including:-

- Fastest travel time achieved by public transport (includes rail and bus) on Mondays between 0700-0900 hours; and
- Fastest travel time includes walk time from origin point to bus stop / rail station, waiting time, actual on board vehicle time, and walk time from alighting bus stop to final destination.



# **Five Year Housing Land Supply Assessment 2013**

**(against the East  
Midlands Regional Plan)**

as at 31 March 2013

January 2014

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## Introduction

1. The National Planning Policy Framework requires that local planning authorities update their five year housing land supply assessment on an annual basis.
2. This exercise will enable the Borough Council to actively plan, monitor and manage housing supply and ensure that the Council can deliver a flexible supply of land for housing.
3. This report covers the five year housing land supply assessment for the period up to 31 March 2013.
4. The assessment should be based on the current development plan which sets out the housing requirement for Gedling Borough. The East Midlands Regional Plan (2009) was revoked by the central government on 12 April 2013<sup>1</sup>. However as the Regional Plan was the latest plan to set out the housing requirement for the Borough, this will be used in this report until it is replaced by a new housing target in the Aligned Core Strategy (when adopted).
5. The previous five year housing land supply assessment was undertaken for the period up to 31 March 2012 and the report looked at the five year housing land supply against the East Midlands Regional Plan. The report also included the assessment against the emerging Aligned Core Strategy for information purposes and to provide technical evidence in support of the Aligned Core Strategy. Since the previous report was published, work has been undertaken to show that Gedling Borough Council has a five year supply of land for housing against the emerging Aligned Core Strategy to inform the discussions at the hearing sessions during October and November 2013 as part of the examination of the Aligned Core Strategy. This document ([BD/HOU/48](#)) can be found on the Greater Nottingham Growth Point website<sup>2</sup>.
6. The time frame of this five year housing land supply report is 1 April 2014 – 31 March 2019 in accordance with advice from previous government guidance<sup>3</sup>.
7. All sites in the five year housing land supply assessment have been identified through the Council's Strategic Housing Land Availability Assessment (SHLAA). The SHLAA has been updated in 2013. Where available, anticipated completion timescales and rates are as provided by the developer/landowner. Where this information has not been provided, then the methodology has been used (as set out in **Appendix A**) based on the viability of a site's location.
8. The housing trajectories have been updated based on information as at 31 March 2013 and are attached as **Appendix D**.

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<sup>1</sup> <http://www.legislation.gov.uk/ukxi/2013/629/made>

<sup>2</sup> <http://goss.nottinghamcity.gov.uk/index.aspx?articleid=23495>

<sup>3</sup> Although Planning Policy Statement 3: Housing has been replaced by the National Planning Policy Framework, this is still the most recent guidance regarding this issue as noted in the CLG letter to Chief Planning Officers (20 August 2008).

## Delivery of Housing

9. The National Planning Policy Framework has introduced a new requirement to have in place sufficient land available to meet a five year supply plus either 5% or 20% depending upon past performance. Paragraph 47 states that planning authorities should:-

- identify and update annually a supply of specific deliverable<sup>4</sup> sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land; and
- identify a supply of specific, developable<sup>5</sup> sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15.

10. To assess whether Gedling Borough has “a record of persistent under delivery of housing”, it is important to look at the long term trend over an economic cycle. The East Midlands Regional Plan was adopted in March 2009 so housing delivery against the previous development plan would also need to be assessed. The Nottinghamshire and Nottingham Joint Structure Plan adopted in February 2006 set a housing requirement of 5,000 dwellings for the period 2001 to 2021 (annual requirement of 250 dwellings). The number of net dwellings completed between 2001 and 2013 was 3,234 dwellings against the cumulative requirement of 3,000 dwellings resulting in an oversupply of 234 dwellings (8%) as shown in Table 1.

11. The East Midlands Regional Plan sets a housing requirement of 8,000 dwellings between 2006 and 2026 (annual requirement of 400 dwellings). Table 1 shows the number of net dwellings completed between 2006 and 2013 was 2,064 dwellings against the cumulative requirement of 2,800 dwellings for that period. As such, the Regional Plan housing requirement was not met during that period and there was an undersupply of 736 dwellings.

12. It is important to note that there has generally been a national drop in dwelling completions since 2007/08 due to the effect of the UK's recession with housing delivery slowed or stopped on a number of sites. Following the introduction of the Regional Plan, the annual average was 372 dwellings (93% of target) in 2006-2008 compared to an average of 295 dwellings (74% of target) in 2006-2013. It is clear that the delivery was significantly higher until the recession took full effect.

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<sup>4</sup> To be considered deliverable, sites 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 and in particular that development of the site is viable.

<sup>5</sup> To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.

**Table 1: Gedling's net completions (cumulative) (2001-2013)**

	<b>Net completions (cumulative)</b>	<b>Joint Structure Plan target (cumulative)</b>	<b>% of target</b>	<b>Net completions (cumulative)</b>	<b>Regional Plan target (cumulative)</b>	<b>% of target</b>
<b>2001/02</b>	133	250	53 %			
<b>2002/03</b>	335	500	67 %			
<b>2003/04</b>	690	750	92 %			
<b>2004/05</b>	926	1,000	93 %			
<b>2005/06</b>	1,170	1,250	94 %			
<b>2006/07</b>	1,466	1,500	98 %	296	400	74 %
<b>2007/08</b>	1,913	1,750	109 %	743	800	93 %
<b>2008/09</b>	2,117	2,000	106 %	947	1,200	79 %
<b>2009/10</b>	2,391	2,250	106 %	1,221	1,600	76 %
<b>2010/11</b>	2,732	2,500	109 %	1,562	2,000	78 %
<b>2011/12</b>	3,007	2,750	109 %	1,837	2,400	77 %
<b>2012/13</b>	3,234	3,000	108 %	2,064	2,800	74 %

13. Against the Joint Structure Plan, the annual target of 250 dwellings was met in 6 of the 12 years and nearly met in the 4 of the 12 years. Against the Regional Plan, the annual target of 400 dwellings was met in 1 of the 7 years and more than 3/4 of the target was met in the 6 of the 7 years.

14. In the period prior to the adoption of the Gedling Borough Replacement Local Plan in July 2005, the number of completions gradually increased, in part as developers brought forward sites identified through early stages of the local plan process. The percentage of completions on allocated sites was low, although not all sites allocated in the previous 1990 Local Plan were brought forward for development (such as at Tamarix Close and Newstead Sports Ground). Table 2 shows that during the period 2005-06, 99% of dwellings were built on windfall sites and only 1% dwellings were built on sites that had been allocated in the 1990 Local Plan.

15. Following the adoption of the Replacement Local Plan in 2005, the Flatts Lane site was the first site to commence in 2005/06. The Bestwood Colliery, Chartwell Grove and Longdale Lane sites commenced in 2006/07. During the period 2007/08, 78% of dwellings were built on windfall sites and 22% of dwellings were built on allocated sites. The percentage completed on allocated sites had increased significantly from previous years, as a result of the adoption of the Replacement Local Plan.

16. There has been a drop in dwelling completions since 2007/08 due to the effect of the UK's recession. The recession means that housing delivery has slowed or stopped on a number of sites. The Chartwell Grove site was affected by the recession and the site is currently under construction but at a slower rate than when development on the site commenced.

17. Whilst the Plains Road/Arnold Lane, Stockings Farm, Ashwater Drive and Howbeck Road sites are now under construction work has commenced on these sites significantly later than anticipated (in 2009/10, 2010/11, 2011/12 and

2012/13 respectively), especially given that all are relatively straightforward, urban edge, greenfield sites.

18. It should be noted that the percentage of dwellings completed on allocated sites has significantly increased, to around 50% in 2010/11 and 2011/12 and up to 75% in 2012/13.
19. Outline planning permission for the Dark Lane site was granted in 2012/13, significantly later than anticipated due to the need to await the outcome of a village green application. A reserved matters application was approved in August 2013 and work has not yet commenced on the site.
20. An outline planning application has been submitted during 2013/14 for residential development (up to 830 units) and other uses on the Teal Close and North of Victoria Park sites. The Borough Council resolved to grant permission subject to a section 106 agreement in January 2014. Planning applications have not been submitted for the remaining allocated sites at Newstead Sports Ground, Wood Lane and Top Wighay Farm. The Gedling Colliery/Chase Farm site is on hold due to the uncertainty over the funding for the Gedling Access Road.

**Table 2: Net completions since the adoption of the Replacement Local Plan (2005-2013)**

	<b>Net completions</b>	<b>Allocated completions</b>	<b>% of allocated completions</b>	<b>Windfall completions</b>	<b>% of windfall completions</b>
<b>2005/06</b>	244	2	1 %	242	99 %
<b>2006/07</b>	296	26	9 %	270	91 %
<b>2007/08</b>	447	100	22 %	347	78 %
<b>2008/09</b>	204	71	35 %	133	65 %
<b>2009/10</b>	274	68	25 %	206	75 %
<b>2010/11</b>	341	173	51 %	168	49 %
<b>2011/12</b>	275	134	49 %	141	51 %
<b>2012/13</b>	227	170	75 %	57	25 %
<b>Total</b>	<b>2,308</b>	<b>744</b>	<b>32 %</b>	<b>1,564</b>	<b>68 %</b>

21. The Greater Nottingham Housing and Economic Prospects report (2012)<sup>6</sup> states that the past completions trend for Gedling Borough has not been significantly affected by the market downturn. It should be noted that the Housing and Economic Prospects report looked at a longer term over 21-year period (1991-2012). However, it is clear that the sites allocated in the Replacement Local Plan in 2005 have either not come forward for development, come forward later, or been built out more slowly than anticipated. There are specific circumstances that have affected the delivery of two sites – the lack of funding to bring forward the Gedling Colliery/Chase Farm site and the delay arising from the village green application in relation to the Dark Lane site. As such, it is likely that the completions since 2008/09 could have been significantly higher. From discussions with developers, it is understood that this reluctance to bring forward sites is a result of the economic recession and the lack of available mortgage finance.

<sup>6</sup> [http://www.gedling.gov.uk/media/documents/planningbuildingcontrol/Final%20Report%20\(11-12-12-nxi\).pdf](http://www.gedling.gov.uk/media/documents/planningbuildingcontrol/Final%20Report%20(11-12-12-nxi).pdf)

22. As noted in a recent appeal decision (ref APP/K2420/A/12/2188915) relating to Land at Shilton Road, Barwell, Leicestershire<sup>7</sup>, the rate of house building cannot be considered to be entirely the result of decisions made by the Council. In addition (and reflecting the Barwell decision) there is no evidence that the Council has been obstinate in relation to the under-delivery of housing and the persistence referred to in paragraph 47 of the National Planning Policy Framework has not been demonstrated.
23. Under these circumstances, it is considered appropriate to use a 5% buffer rather than 20% to assess housing land supply.

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<sup>7</sup> <http://www.pcs.planningportal.gov.uk/pcsportal/ViewCase.asp?caseid=2188915&coid=2123328>

## Five Year Housing Land Supply Assessment based on the East Midlands Regional Plan

### Identifying the Level of Housing Provision

24. The Regional Plan sets a housing requirement of 8,000 dwellings for the period 2006-2026 (20 years).
25. 'Policy Three Cities SRS 3' of the Regional Plan states that the housing requirement for Gedling Borough is 400 dwelling per annum, of which at least 230 dwellings per annum should be within or adjoining the Nottingham Principal Urban Area (PUA)<sup>8</sup>, including sustainable urban extensions as necessary. This results in a total of 4,600 dwellings to be accommodated in the Principal Urban Area and 3,400 dwellings to be accommodated in the Non Principal Urban Area (Non PUA).
26. However the housing requirement needs to be adjusted to reflect the level of housing that has already been delivered within the lifetime of the Regional Plan. As the previous CLG guidance required the five year land supply assessment to be based upon a 'forward look', an estimate needs to be made for the number of completions during 2013-14. The estimated figures have been derived from the updated housing trajectories which are based on information as at 31 March 2013 (see Appendix D). The total dwellings completed in Gedling Borough between 2006 and 2014 are as follows:-

**Table 3: Dwellings completed (and estimated) 2006-2014**

	PUA	Non PUA	Total
Completed 1 April 2006 – 31 March 2013	1,397	667	2,064
Estimated 1 April 2013 – 31 March 2014	252	73	325
<b>Total</b>	<b>1,649</b>	<b>740</b>	<b>2,389</b>

27. The housing requirement for the period 2006-2013 is 3,200 dwellings<sup>9</sup>. The actual (and estimated) number of dwellings completed during that period is 2,389 dwellings. This represents a shortfall of 811 dwellings.
28. This leaves a requirement of 5,611 dwellings in the remaining plan period 2014 to 2026 (12 years).
29. Any shortfall (or overprovision) is taken into account by adding (or subtracting) proportionately from each of the remaining year. The under-delivery of 811 dwellings from 2006-2014 will be added throughout the remainder of the plan period<sup>10</sup>. This means additional provision of 338 dwellings for the five year period.

<sup>8</sup> Principal Urban Area - defined as the built up area of Nottingham (for Gedling Borough this includes Arnold and Carlton).

<sup>9</sup> Annual housing requirement of 400 dwellings x 8 years (2006-2014) = 3,200 dwellings.

<sup>10</sup> This means +338 dwellings for the five year period (2014-2019), +338 dwellings for Years 6-10 (2019-2024) and +135 for Years 11-12 (2024-2026).



30. The housing requirement for the five year period is 2,000 dwellings<sup>11</sup>. However taking account of the under-delivery of dwellings from 2006-2014 means the revised five year housing requirement is 2,338 dwellings. The housing requirement plus a 5% buffer (as required by paragraph 47 of the National Planning Policy Framework) for the next five year period is therefore 2,455 dwellings.

### Identifying Sites for Five Year Period (April 2014 – March 2019)

31. The sources of sites that have the potential to deliver housing during the five year period are:-

- Sites that are allocated in the Replacement Local Plan
- Sites with planning permission that have not been implemented
- Sites that are currently under construction
- Unallocated 'brownfield' sites (including sites with lapsed permission)

32. Some sites allocated for housing in the Replacement Local Plan (2005) have planning permission but have not yet been implemented, some are under construction and the remaining allocated sites do not have the benefit of planning permission.

33. Unimplemented sites with planning permission include a mixture of brownfield sites and greenfield sites.

34. Sites where construction has commenced but not yet completed are also included.

35. Unallocated 'brownfield' sites have been identified as part of the Council's Strategic Housing Land Availability Assessment (SHLAA). The purpose of the SHLAA is to identify and assess sites within Gedling Borough that may have the potential to accommodate new housing development. Most of these are sites with planning permission which have lapsed within the past five years and where it is considered that delivery is likely to occur in the future.

**Table 4: Estimated housing supply for the five year period (2014-2019)**

	PUA	Non PUA	Total
Allocated sites	709	252	961
Permission sites unimplemented	203	118	321
Sites under construction	95	161	256
Unallocated brownfield sites	14	2	16
<b>Total Housing Supply</b>	<b>1,021</b>	<b>533</b>	<b>1,554</b>

36. **Appendix B** lists out the remaining allocated sites from the Replacement Local Plan (2005). The sites have been assessed to consider whether they are likely to come forward within the five year period. **Appendix C** is a list of the deliverable sites which are expected to deliver housing during the five year period.

<sup>11</sup> Annual housing requirement of 400 dwellings x 5 years = 2,000 dwellings.

37. The five year housing requirement is 2,338 dwellings (see paragraph 30). The estimated housing supply for the five year period is 1,554 dwellings which results in a shortfall of 784 dwellings.

Total dwelling supply	1,554
Annual requirement <sup>12</sup>	468
<b>No of years supply</b>	<b>3.32 years</b>

38. The five year housing requirement plus a 5% buffer is 2,455 dwellings (see paragraph 30). The estimated housing supply for the five year period is 1,554 dwellings which results in a shortfall of 901 dwellings.

#### **Developable sites for remainder of the plan period (April 2019 – March 2026)**

39. The under-delivery of 784 dwellings from 2014-2019 will be added throughout the remainder of the plan period (2019-2026)<sup>13</sup>.

40. The housing requirement for the 6-10 years period is 2,000 dwellings<sup>14</sup>. However taking account of the under-delivery of dwellings from 2006-2014 and 2014-2019 means the revised housing requirement for the 6-10 years period is 2,898 dwellings.

**Table 5: Estimated housing supply for Years 6-10 (2019-2024)**

	PUA	Non PUA	Total
Allocated sites	220	330	550
Permission sites unimplemented	6	0	6
Unallocated brownfield sites	178	16	194
<b>Total Housing Supply</b>	<b>404</b>	<b>346</b>	<b>750</b>

41. The total dwelling supply for that period is 750 dwellings. This results in a shortfall of 2,148 dwellings.

42. It should be noted that the East Midlands Regional Plan period ends in 2026. The housing requirement for the remaining period (2024-2026) is 800 dwellings<sup>15</sup>. However taking account of the under-delivery of dwellings from 2006-2014, 2014-2019 and 2019-2024 means the revised housing requirement for the 11-12 years period is 3,307 dwellings.

**Table 6: Estimated housing supply for Years 11-12 (2024-2026)**

	PUA	Non PUA	Total
Allocated sites	200	70	270
Permission sites unimplemented	0	0	0
Unallocated brownfield sites	1	0	1
<b>Total Housing Supply</b>	<b>201</b>	<b>70</b>	<b>271</b>

43. The total dwelling supply for the remaining period is 271 dwelling. This results in a shortfall of 3,036 dwellings.

<sup>12</sup> Five year housing requirement of 2,338 dwellings ÷ 5 years = 468 dwellings.

<sup>13</sup> This means +560 dwellings for Years 6-10 (2019-2024) and +224 for Years 11-12 (2024-2026).

<sup>14</sup> See footnote 11.

<sup>15</sup> Annual housing requirement of 400 dwellings x 2 years = 800 dwellings.

## Conclusion

44. The purpose of this report is to monitor and review the housing supply against the housing requirement.
45. The assessment shows that against the housing requirement of the East Midlands Regional Plan (2009), Gedling Borough Council does not have a five year housing supply plus a 5% buffer. The Council has a 3.32 year of supply (which compares to a supply of 3.23 in the last year's assessment).
46. It is important to note that there has been a drop in dwelling completions since 2007/08 due to the effect of the UK's recession with housing delivery slowed or stopped on a number of sites. This date coincides with the adoption of the East Midlands Regional Plan in 2009.
47. Research undertaken by GL Hearn (Greater Nottingham Housing Market & Economic Prospects paper, 2012) suggests that theoretically housebuilding could recover and grow quite substantially over a 5-7 year period if the economic conditions were right – the national trends in the 1980s demonstrate this; (paragraph 2.69) and importantly it is reasonable to argue that a growing economy is to some extent a precursor to a significant improvement in housing market conditions. Their conclusions confirmed that *the economic outlook will need to improve to support a recovery in effective housing market demand. The Treasury's latest forecasts point to 2015 before we really see economic recovery gather pace. It is against this context in which it seems reasonable to consider that a gradual rather than rapid improvement in housing market conditions is most likely. JLL's forecasts<sup>16</sup> of relatively moderate improvements in sales and housing supply in the period to 2014, with more rapid improvement in 2015 and 2016 therefore has some basis (paragraph 3.115).*
48. It is anticipated that the shortfall in supply of housing sites is short term and will be addressed by the adoption of the emerging Aligned Core Strategy and Local Planning Document. The Aligned Core Strategy will identify strategic sites (of larger than approximately 500 dwellings) which will be available for development (subject to the planning processes) following the adoption of the Core Strategy which is anticipated in winter 2014. Following this, the Local Planning Document will allocate smaller sites for development.
49. Work has been undertaken to show that Gedling Borough Council has a five year supply of land for housing against the emerging Aligned Core Strategy to inform the discussions at the hearing sessions during October and November 2013 as part of the examination of the Aligned Core Strategy. This document ([BD/HOU/48](#)) can be found on the Greater Nottingham Growth Point website<sup>17</sup>.

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<sup>16</sup> Residential Eye – Summer 2012 by Jones Lang LaSalle (2012) (<http://residential.joneslanglasalle.co.uk/en-GB/research/residential-eye-summer-2012.aspx>)

<sup>17</sup> <http://goss.nottinghamcity.gov.uk/index.aspx?articleid=23495>

## Appendix A: Deliverability Notes

All future development sites included in the housing trajectory and five year housing land supply assessment have been identified through the Council's Strategic Housing Land Availability Assessment (SHLAA). The SHLAA database contains:-

### Sites in the planning system

- Sites that are allocated in the Replacement Local Plan
- Sites with planning permission

### Sites not in the planning system

- Sites with lapsed planning permission
- Sites identified by the Council
- Sites submitted by developers

Sites that have planning permission or allocated in the Replacement Local Plan are assumed to be suitable and available as they have been through the planning application or development plan process. Sites with planning permission that have lapsed within the past five years are assumed to be suitable. The submitted and council identified sites have been fully assessed but they have not been through the planning application or development plan process. Some of those sites are assumed to be suitable subject to policy changes which will occur through the Core Strategy and Local Planning Document.

Sites that are unlikely to be developed based on up-to-date information provided by developers or replaced by new planning permission for non-residential development are recorded as 'non-deliverable' and are therefore excluded from the housing trajectory and five year housing land supply.

Developers are asked to provide information on the delivery rates through the SHLAA process. If these are not provided, then the Council's assumptions are applied.

Following discussions with the Home Builders Federation, it has been assumed that:-

- On sites up to 10 dwellings, the completion rate is 5 per year;
- On sites up to 100 dwellings, the completion rate is 20 per year;
- On sites up to 1,000 dwellings, the completion rate is 40 per year; and
- On sites over 1,000 dwellings, the completion rate is 100 per year.

Assumptions about when a site will start to be developed are made based on the strength of the site's sub-market area. Market strength is reviewed each year and is a professional judgement based on an assessment of past completions data, 3 Dragons Viability Toolkit sub-market assessment and local knowledge. Market strength for all sub-market areas remain unchanged to the assumptions made in 2012 except for Arnold/Bestwood sub-market area which has been moved from weak to moderate market strength based on an increase in completions since the previous year and aligns with the 3 Dragons assessment. Table A1 provides the

Council's assumptions for sites in the planning system and Table A2 provides the Council's assumptions for sites not in the planning system.

**Table A1: Assumptions for sites in the planning system**

Market Strength	Site	Assumed year development will start
<b>Weak</b> (Colwick/Netherfield, Newstead)	Up to 10 dwellings	Year 5
	Up to 100 dwellings	Year 6
	Up to 1,000 dwellings	Year 7
	Over 1,000 dwellings	Year 8
<b>Moderate</b> (Arnold/Bestwood, Bestwood St.Albans, Calverton, Carlton, Gedling Rural South)	Up to 10 dwellings	Year 4
	Up to 100 dwellings	Year 5
	Up to 1,000 dwellings	Year 6
	Over 1,000 dwellings	Year 7
<b>Strong</b> (Arnold/Mapperley, Gedling Rural North)	Up to 10 dwellings	Year 3
	Up to 100 dwellings	Year 4
	Up to 1,000 dwellings	Year 5
	Over 1,000 dwellings	Year 6

**Table A2: Assumptions for sites not in the planning system**

Market Strength	Site	Assumed year development will start
<b>Weak</b> (Colwick/Netherfield, Newstead)	Up to 10 dwellings	Year 7
	Up to 100 dwellings	Year 8
	Up to 1,000 dwellings	Year 9
	Over 1,000 dwellings	Year 10
<b>Moderate</b> (Arnold/Bestwood, Bestwood St.Albans, Calverton, Carlton, Gedling Rural South)	Up to 10 dwellings	Year 6
	Up to 100 dwellings	Year 7
	Up to 1,000 dwellings	Year 8
	Over 1,000 dwellings	Year 9
<b>Strong</b> (Arnold/Mapperley, Gedling Rural North)	Up to 10 dwellings	Year 5
	Up to 100 dwellings	Year 6
	Up to 1,000 dwellings	Year 7
	Over 1,000 dwellings	Year 8

Sites in strong market are more likely to come forward before other sites in moderate and weak markets. As the housing market improves, sites in moderate and weak markets will become more viable.

Start years remain unchanged compared to the assumptions made in 2012 which are based on the information provided by Savills Residential Property Focus Q3 2012<sup>18</sup>. This indicates that house price growth will go above 4.5% for the Prime 'Midlands/North' Market in 2015 and above 5% for Mainstream 'East Midlands' Market in 2016.

The Greater Nottingham Housing and Economic Prospects report (2012) prepared by GL Hearn<sup>19</sup> for the Aligned Core Strategies indicates that the market will return to long term average sales volumes between 2016 and 2018. This accords with the assumptions made based on Savills work.

NB: Year 0 is the current year (2013/14). Year 1 is 2014/15. Year 5 is 2018/19.

<sup>18</sup> [http://www.savills.co.uk/research\\_articles/141285/141750-0](http://www.savills.co.uk/research_articles/141285/141750-0)

<sup>19</sup> [http://www.gedling.gov.uk/media/documents/planningbuildingcontrol/Final%20Report%20\(11-12-12-nxi\).pdf](http://www.gedling.gov.uk/media/documents/planningbuildingcontrol/Final%20Report%20(11-12-12-nxi).pdf)

**Appendix B: Schedule of Allocated Sites**  
(as at 31 March 2013)

*For some sites, not all dwellings fall within Years 1-12 (2014-2026) because they are included before Year 1 or beyond Year 12.*

*NB: Years 1-5 = 2014-2019, Years 6-10 = 2019-2024 and Years 11-12 = 2024-2026*

**Sites in the PUA**

Site	Deliverable within Years			Deliverability comments
	1-5	6-10	11-12	
Chartwell Grove	6			Work commenced on site.
Plains Road/ Arnold Lane	16			Work commenced on site.
Ashwater Drive/ Spring Lane	59			Work commenced on site.
Stockings Farm	168			Work commenced on site.
Howbeck Road	40			Work commenced on site.
Gedling Colliery/ Chase Farm		200	200	Due to the complex nature of the site it is assumed the site will come forward in Years 6-10.
Wood Lane	20	20		Allocation limited to sheltered housing. Site assumed to come forward in Year 5 and beyond.
Teal Close	195			Outline planning application submitted during 2013/14 for residential development (up to 830 units) on the Teal Close and North of Victoria Park sites. The Borough Council resolved to grant permission subject to a section 106 agreement in January 2014. The housing figures for both allocated sites will be used in this assessment and will be updated in next year's assessment as the Council's decision was post March 2013.
North of Victoria Park	205			See above comments.
<b>Total</b>	<b>709</b>	<b>220</b>	<b>200</b>	

**Sites in the Non PUA**

Site	Deliverable within Years			Deliverability comments
	1-5	6-10	11-12	
Dark Lane	72			Reserved Matters application (2012/1503) granted during 2013/14.
Top Wighay Farm	180	250	70	Development brief adopted in December 2008. No planning application submitted yet.
Newstead Sports Ground		80		Site assumed to come forward in Years 6-10.
<b>Total</b>	<b>252</b>	<b>330</b>	<b>70</b>	

NB: Park Road and Flatts Lane sites completed during 2011/12. Regina Crescent site is not included in the five year calculations because work has commenced on site and it is anticipated that the site will be completed during the current financial year (2013/14).

**Appendix C: Schedule of Deliverable Sites in the Five Year Period (2014-2019)**  
(as at 31 March 2013)

*For some sites, not all dwellings fall within Years 1-5 (2014-2019) because they are included before Year 1 or beyond Year 5.*

**Allocated Sites**

See Appendix B for details.

**Permission sites unimplemented**

SHLAA Ref	Site	Locality	Years 1-5	
			PUA	Non PUA
657	Cross Street (48)	Arnold	6	
6187	Middlebeck Drive (11)	Arnold	1	
6203	Plains Road (143A)	Arnold	4	
6218	Woodchurch Road (64, Land Adj To)	Arnold	3	
6248	Baker Avenue (26, Land Rear Of)	Arnold	1	
6275	Mansfield Road (216)	Arnold	3	
6313	Clipstone Avenue (7) plot 2	Arnold	1	
6479	Metallifactory Ltd	Arnold	60	
6480	Surgeys Lane (75-79, Land Rear Of)	Arnold	2	
6482	The Grove Hotel	Arnold	4	
6556	Coppice Road (367, Land Adj To)	Arnold	1	
6626	Mapperley Plains (335)	Arnold	5	
6673	Arnold Daybrook And Bestwood Constitutional Club	Arnold	13	
6674	Front Street (55)	Arnold	1	
6680	Ramsey Drive (38)	Arnold	1	
6681	Sobers Gardens (36, Land Adj To)	Arnold	1	
6719	Aylesham Avenue (70, Land Adj To)	Arnold	1	
6721	High Street (55)	Arnold	2	
6722	Mapperley Plains (421)	Arnold	1	
6723	Melbury Road (65)	Arnold	1	
6726	Plains Road (157)	Arnold	1	
6727	Plains Road (35)	Arnold	1	
6779	Church Lane (14)	Arnold	3	
6110	Grover Avenue (5)	Carlton	2	
6159	Nursery Drive (1) Plot A	Carlton	1	
6160	Nursery Drive (1) Plot B	Carlton	1	
6161	Nursery Drive (1) Plot C	Carlton	2	
6170	Waterhouse Lane (15, Land Adj To)	Carlton	2	
6206	Midland Road (30)	Carlton	8	
6229	Westdale Lane East (72-74)	Carlton	15	
6246	Standhill Road (161, Land Adj To)	Carlton	1	
6267	Buxton Avenue (33)	Carlton	1	
6270	Old Carlton House	Carlton	1	
6273	Main Road (87, Land Adj To)	Carlton	3	
6501	Fraser Road (94, 94a and 94b)	Carlton	6	
6508	Roslyn Avenue (41, Land Rear Of)	Carlton	1	
6558	Friday Lane (St Eia, Land Rear Of)	Carlton	1	
6606	Emmanuel Avenue (2)	Carlton	1	
6609	Shearing Hill (42)	Carlton	2	
6645	Burton Road (127)	Carlton	7	
6646	Arnold Lane (51, Land Adj To)	Carlton	1	

SHLAA Ref	Site	Locality	Years 1-5	
			PUA	Non PUA
6688	Deabill Street (57)	Carlton	2	
6689	Festus Street (2-14, Rear Of)	Carlton	2	
6692	Glebe Farm (north eastern stables) Plot 3	Carlton	1	
6693	Glebe Farm (north western stables) Plot 2	Carlton	1	
6694	Glebe Farm Plot 1	Carlton	1	
6697	Porchester Road (180)	Carlton	3	
6718	Moore Road (105)	Carlton	1	
6725	Plains Road (86)	Carlton	1	
6735	Blenheim Avenue (21 and 23)	Carlton	4	
6737	Mile End Road (Electricity Sub Station)	Carlton	2	
6738	Glebe Farm (Lambley Lane, 71)	Carlton	1	
6739	Glebe Farm - Plot 4	Carlton	1	
6740	Glebe Farm - Plot 5	Carlton	1	
6745	Main Road (61)	Carlton	1	
6746	Marshall Hill Drive (122, Land Adj To)	Carlton	1	
6747	Maycroft Gardens (52)	Carlton	1	
6749	South Devon Avenue (11)	Carlton	2	
6750	Victoria Road (23)	Carlton	2	
6751	Victoria Road (51c)	Carlton	1	
6752	Woodlands (Highclere Drive)	Carlton	1	
673	Bestwood Hotel	Bestwood Village		6
6484	The Sycamores	Bestwood Village		25
6103	Lambley Lane (120)	Burton Joyce		1
6142	Kapur (Land Adj To)	Burton Joyce		1
6145	The Old Vicarage (Land Adj To)	Burton Joyce		1
6488	Crow Park Drive (1, Land Adj To)	Burton Joyce		1
6583	Foxhill Road (56, Land At)	Burton Joyce		4
6728	Bridle Road (108)	Burton Joyce		1
6729	Lambley Lane (15)	Burton Joyce		3
6551	Main Street (145)	Calverton		2
6685	Collyer Road (130)	Calverton		1
6686	The Cherry Tree	Calverton		14
6730	Crookdole Lane (16)	Calverton		1
6732	Lodge Farm	Calverton		4
6733	Spring Farm Kennels	Calverton		2
6734	The Nook (3)	Calverton		2
6167	Ivy Bank House	Lambley		1
6519	Mapperley Plains (358)	Lambley		1
6584	Mapperley Plains (600)	Lambley		1
6643	Main Street (72)	Lambley		1
6700	Spring Lane (156)	Lambley		4
6753	Catfoot Squash Club	Lambley		1
6754	Green Lane (31)	Lambley		1
6152	Barn Stable and Cart Sheds	Linby		1
6755	Linby House	Linby		1
6701	Moor Road (257)	Papplewick		1
6757	Mansfield Road (169)	Papplewick		1
688	Rosedale Lane	Ravenshead		6
6204	Mandalay	Ravenshead		1
6214	Chapel Lane (148, Land Rear Of)	Ravenshead		1
6237	Main Road (25)	Ravenshead		1
6283	Main Road (92-98)	Ravenshead		13
6527	Gorse Hill (4)	Ravenshead		2
6563	Nottingham Road (102, Land Rear Of)	Ravenshead		1
6620	The Sherwood Ranger	Ravenshead		2
6636	Sheepwalk Lane (37)	Ravenshead		2



SHLAA Ref	Site	Locality	Years 1-5	
			PUA	Non PUA
6639	Sheepwalk Lane (20)	Ravenshead		1
6641	Chapel Lane (6, Land Adj To)	Ravenshead		1
6758	Gorse Hill (7)	Ravenshead		1
6759	Beech Avenue (3)	Ravenshead		1
6760	Main Road (250)	Ravenshead		1
6761	Lowdham Lane (78)	Woodborough		1
<b>Total</b>			<b>203</b>	<b>118</b>

### Sites under construction

SHLAA Ref	Site	Locality	Years 1-5	
			PUA	Non PUA
6220	Melbury Road (24, Land Rear Of)	Arnold	3	
6590	Rolleston Drive (102-104)	Arnold	14	
6677	Mansfield Road (16-18)	Arnold	3	
6146	Carlton Mill	Carlton	13	
6210	Oakdale Road (303)	Carlton	10	
6260	Sol Construction Ltd	Carlton	44	
6/308	Cromford Avenue (4)	Carlton	4	
6600	Deep Furrow Avenue (1)	Carlton	4	
632	Land Between Main Street and Hollinwood Lane	Calverton		94
6154	Mansfield Lane (110-112)	Calverton		6
6390	Renals Way	Calverton		4
6452	Longue Drive	Calverton		12
6490	Longue Drive (Plots 34 To 59)	Calverton		26
6491	Longue Drive (Plots 63 to 72)	Calverton		7
6196	Ash Grove	Woodborough		12
<b>Total</b>			<b>95</b>	<b>161</b>

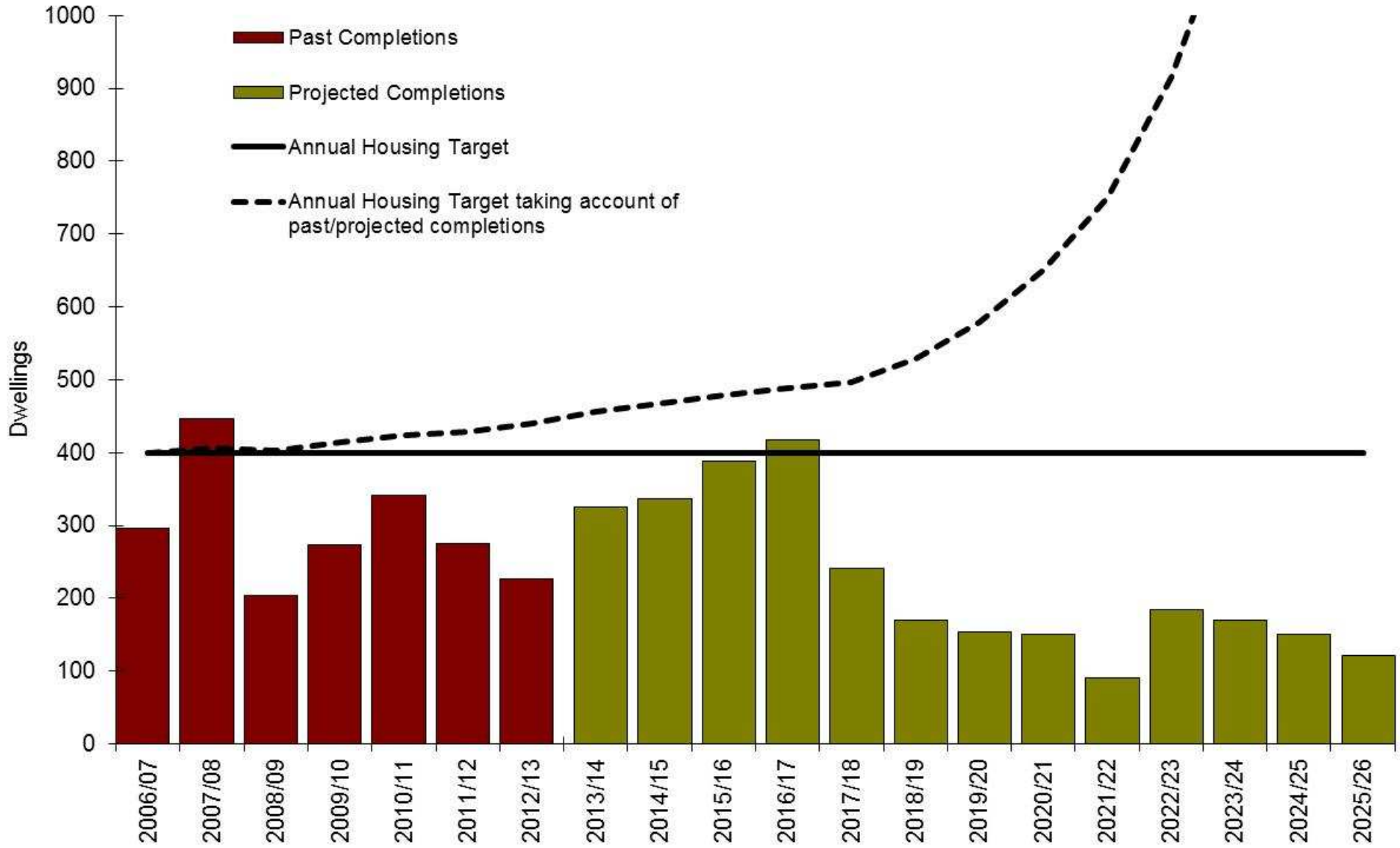
### Unallocated brownfield sites

SHLAA Ref	Site	Locality	Years 1-5	
			PUA	Non PUA
669	Greendale Road	Arnold	2	
6245	Birkland Avenue (26)	Arnold	2	
6268	Front Street (68)	Arnold	1	
6555	Oxclose Lane (143-143A)	Arnold	4	
6582	High Street (24)	Arnold	1	
6262	Roseleigh Avenue (30)	Carlton	2	
6510	Spring Lane (375)	Carlton	2	
6489	Little Tithe Farm	Calverton		1
6522	Milton Court (8)	Ravenshead		1
<b>Total</b>			<b>14</b>	<b>2</b>

## Appendix D: Housing Trajectories

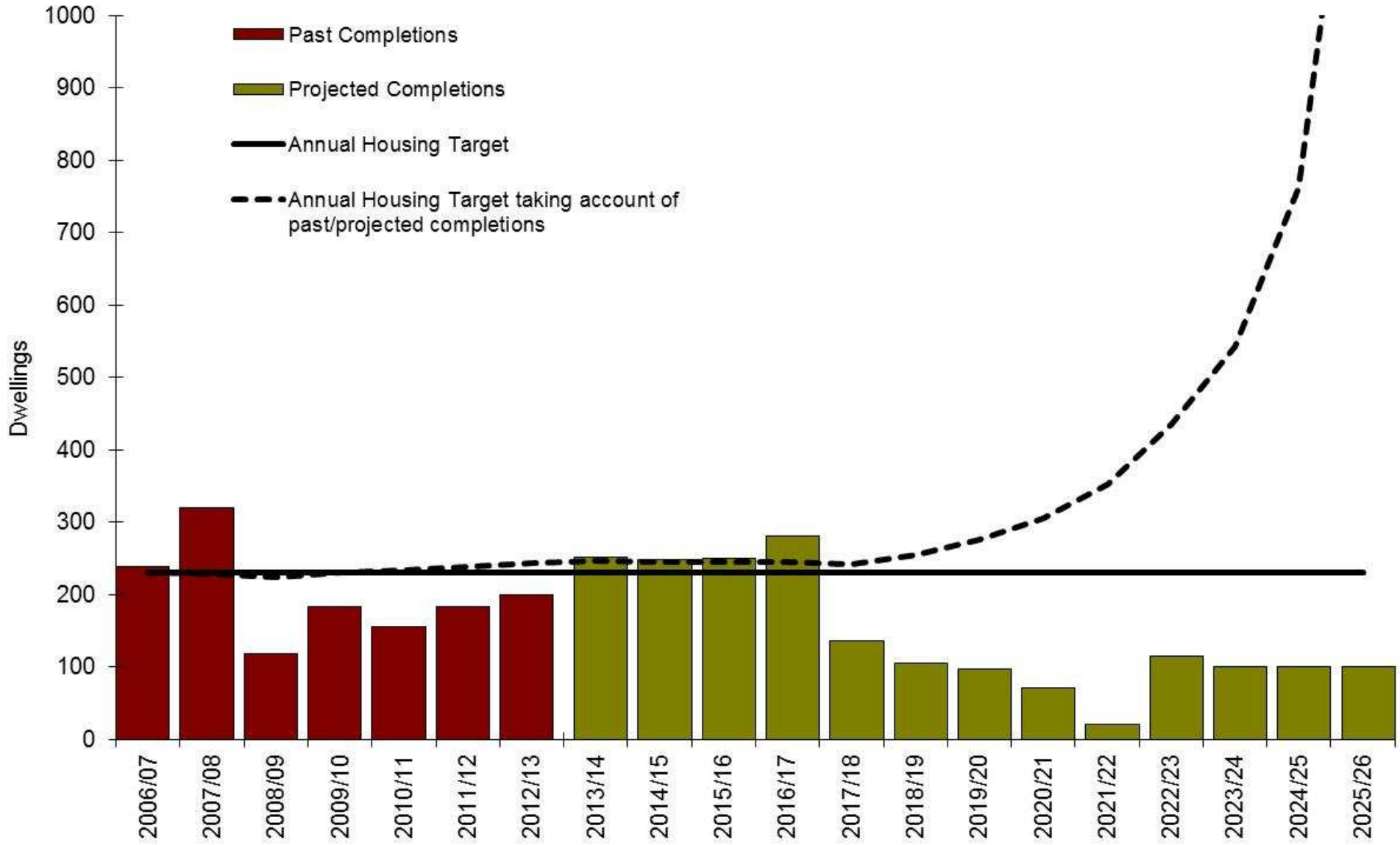
### Housing Trajectory for Borough-wide

	Completions							Estimated Housing Supply												
	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26
Past completions (net)	296	447	204	274	341	275	227													
Projections – allocated sites								111	232	244	265	107	113	70	70	70	170	170	150	120
Projections – sites with permission unimplemented								50	20	40	109	110	42	6	0	0	0	0	0	0
Projections – sites under construction								164	84	101	43	24	4	0	0	0	0	0	0	0
Projections – unallocated brownfield sites								0	0	4	0	1	11	78	80	21	15	0	0	1
<b>Total projected completions</b>								<b>325</b>	<b>336</b>	<b>389</b>	<b>417</b>	<b>242</b>	<b>170</b>	<b>154</b>	<b>150</b>	<b>91</b>	<b>185</b>	<b>170</b>	<b>150</b>	<b>121</b>
Cumulative Completions	296	743	947	1221	1562	1837	2064	2389	2725	3114	3531	3773	3943	4097	4247	4338	4523	4693	4843	4964
Annual Housing Target	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400
Cumulative Housing Target	400	800	1200	1600	2000	2400	2800	3200	3600	4000	4400	4800	5200	5600	6000	6400	6800	7200	7600	8000
No of dwellings above/below cumulative housing target	-104	-57	-253	-379	-438	-563	-736	-811	-875	-886	-869	-1027	-1257	-1503	-1753	-2062	-2277	-2507	-2757	-3036
Annual target taking account of past/projected completions	400	405	403	415	424	429	440	457	468	480	489	497	528	580	651	751	916	1159	1654	3157



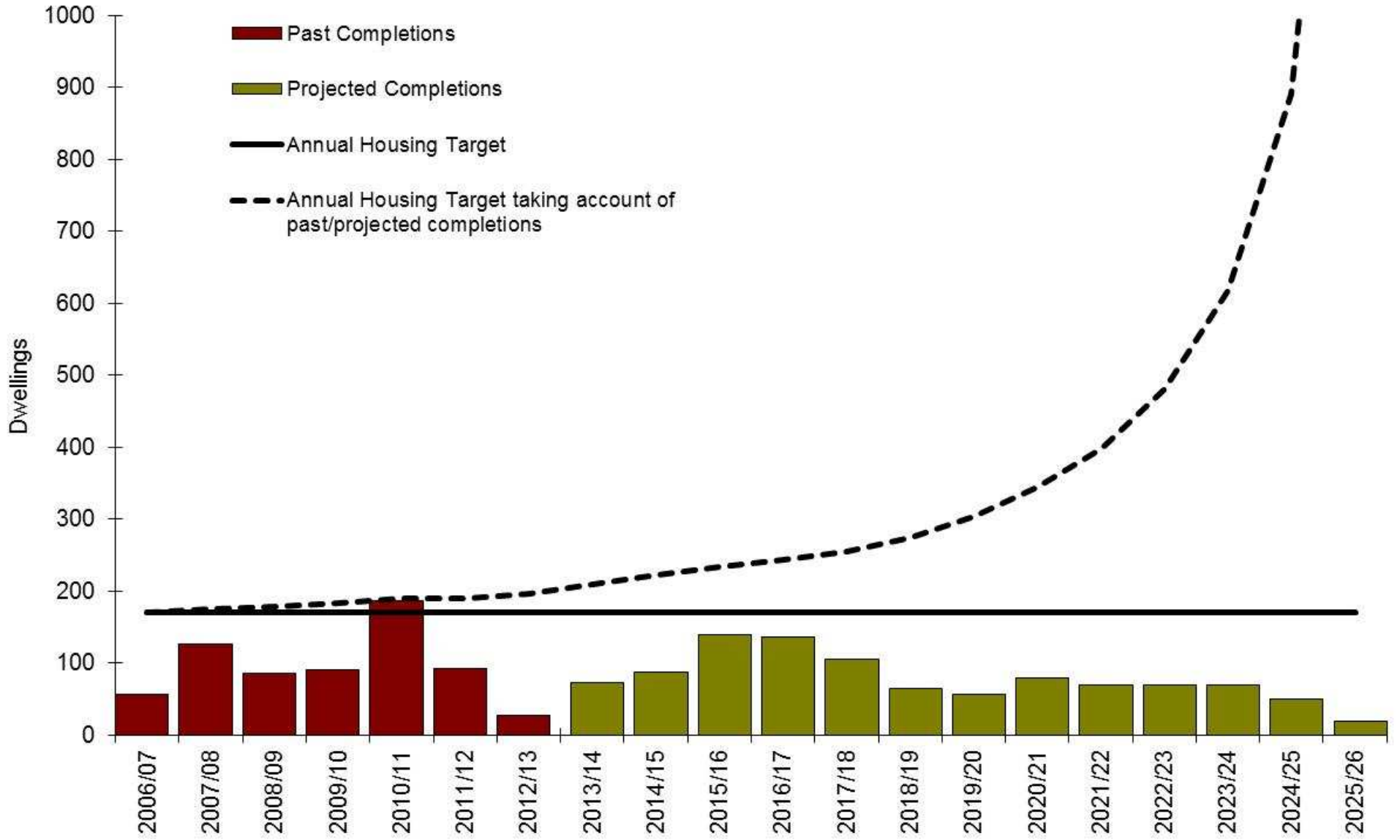
## Housing Trajectory for the Principal Urban Area (PUA)

	Completions							Estimated Housing Supply												
	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26
Past completions	239	320	118	183	187	183	199													
Projections – allocated sites								110	217	194	193	42	63	20	0	0	100	100	100	100
Projections – sites with permission unimplemented								22	5	23	66	77	32	6	0	0	0	0	0	0
Projections – sites under construction								120	26	29	22	18	0	0	0	0	0	0	0	0
Projections – unallocated brownfield sites								0	0	4	0	0	10	71	71	21	15	0	0	1
<b>Total projected completions</b>								252	248	250	281	137	105	97	71	21	115	100	100	101
Cumulative Completions	239	559	677	860	1047	1230	1397	1649	1897	2147	2428	2565	2670	2767	2838	2859	2974	3074	3174	3275
Annual Housing Target	230	230	230	230	230	230	230	230	230	230	230	230	230	230	230	230	230	230	230	230
Cumulative Housing Target	230	460	690	920	1150	1380	1610	1840	2070	2300	2530	2760	2990	3220	3450	3680	3910	4140	4370	4600
No of dwellings above/below cumulative housing target	9	99	-13	-60	-103	-150	-213	-191	-173	-153	-102	-195	-320	-453	-612	-821	-936	-1066	-1196	-1325
Annual target taking account of past/projected completions	230	230	225	231	234	237	243	246	246	246	245	241	254	276	306	352	435	542	763	1426



## Housing Trajectory for the Non Principal Urban Area (Non-PUA)

	Completions							Estimated Housing Supply												
	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26
Past completions	57	127	86	91	154	92	28													
Projections – allocated sites								1	15	50	72	65	50	50	70	70	70	70	50	20
Projections – sites with permission unimplemented								28	15	17	43	33	10	0	0	0	0	0	0	0
Projections – sites under construction								44	58	72	21	6	4	0	0	0	0	0	0	0
Projections – unallocated brownfield sites								0	0	0	0	1	1	7	9	0	0	0	0	0
<b>Total projected completions</b>								73	88	139	136	105	65	57	79	70	70	70	50	20
Cumulative Completions	57	184	270	361	515	607	667	740	828	967	1103	1208	1273	1330	1409	1479	1549	1619	1669	1689
Annual Housing Target	170	170	170	170	170	170	170	170	170	170	170	170	170	170	170	170	170	170	170	170
Cumulative Housing Target	170	340	510	680	850	1020	1190	1360	1530	1700	1870	2040	2210	2380	2550	2720	2890	3060	3230	3400
No of dwellings above/below cumulative housing target	-113	-156	-240	-319	-335	-413	-523	-620	-702	-733	-767	-832	-937	-1050	-1141	-1241	-1341	-1441	-1561	-1711
Annual target taking account of past/projected completions	170	176	179	184	190	192	197	210	222	234	243	255	274	304	345	398	480	617	891	1731



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**Application Number:** 2013/1535

**Location:** Arnold Dairies, 48 Cross Street, Arnold, Nottinghamshire



**NOTE:**  
This map is provided only for purposes of site location and should not be read as an up to date representation of the area around the site. Reproduced with the permission of the Controller of H.M.S.O. Crown Copyright No. LA 078026  
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## **Report to Planning Committee**

<b>Application Number:</b>	2013/1535
<b>Location:</b>	Arnold Dairies, 48 Cross Street, Arnold, Nottinghamshire
<b>Proposal:</b>	Demolition of existing buildings and construction of five terraced dwellings.
<b>Applicant:</b>	Brendan Homes
<b>Agent:</b>	Mr M Tucker

### **Site Description**

This application relates to a triangular plot situated at the junction of Cross Street and Stanhope Road within a predominantly residential area in close proximity to Arnold Town Centre. The site is currently occupied by a vacant two storey building with attached double garage. It is bounded to the front by 1.2m high brick wall with 1.8m high brick wall rising to 2m to the rear on Stanhope Road.

Immediately to the west is a two storey block of flats. These have secondary windows to the side elevation facing the application site. Directly to the north on the opposite side of Stanhope Road are two storey semi detached dwellings with principle room windows to the front elevations facing the application site. Only one of these properties has off street parking provision. To the south on the opposite side of Cross Street are two storey residential properties.

### **Planning History**

Outline planning permission was granted in February 2011 for the erection of 6 houses. All matters were reserved for subsequent approval – application reference 2010/0805.

Outline planning permission was granted in February 2011 for the erection of 9 apartments. All matters were reserved for subsequent approval – application reference 2010/0806.

### **Proposed Development**

Full planning permission is sought for the erection of a terrace of 5 no. two bedroom dwellings with access to off street parking spaces to the rear from Stanhope Road.

The development is arranged in 3 staggered blocks and has maximum dimensions of 30.4m in width and 11m in depth. The ridge height of the properties steps down

towards Stanhope Road taking account the changes in land levels. These have a maximum ridge height of 9.1 reducing to a minimum ridge height of 7.3m at the junction of Stanhope Road and Cross Street.

Amended layout plans have been deposited on the 20<sup>th</sup> February 2014 which indicate 4 no. off street parking spaces to the north western side of the application site accessed from Stanhope Road.

The rear gardens of the dwellings face Cross Street and are bounded by a 2m high brick wall with planted recessed areas and entrance gates. Areas of soft landscaping are also proposed to the Stanhope Road frontage.

A Design and Access Statement has been deposited with the application outlining the general principles of the proposal, the physical, social and economic aspects.

### **Consultations**

Nottinghamshire County Council Highway Authority - The following concerns were raised:-

The car parking spaces will need to be at right angles to the road for ease of access and visibility;

The minimum hard standing for one vehicle is 5.5m in length or tandem spaces will require 11m and a minimum width of 2.75m;

The parking will need to meet the Borough Council's SPD which requires that 2 bed dwellings have 1no. off street parking space and 3 bed dwellings have 2no. off street parking spaces;

The proposed new footway is shown increased to 1.8m in width but needs to be 2m in width and adopted via a S278 agreement.

Given that the above requirements have not been adhered to it is recommended that the proposed development be revised.

Amended plans were received on the 4<sup>th</sup> February and again on the 20<sup>th</sup> February:-

Following re-consultation in relation to the revised layout plans submitted on the 4<sup>th</sup> February the Highway Authority considered that parking spaces 2 and 3 would be inadequate in length being less than the required 5m and a car would be unable to pull tight to the building. This would encourage the driver to overhang the public footway. It is also noted that that there is a 1:12 ramp this should be 1:20.

The revised plans submitted on the 20<sup>th</sup> February show the provision of car parking spaces which would meet the minimum size of 2.4m by 5m and therefore overcome the Highway Authority objections.

Environment Agency – Recommend referral to the national flood risk standing advice.

Public Protection – Given that the site has a history of industrial uses it is recommended that a land contamination study be carried out. Should permission be granted a condition should be included requiring the submission and approval of a scheme to deal with any contamination of the site which should be a risk based assessment carried out in accordance with relevant guidance. Consultation shall be carried out between the Council and the contaminated land consultant before work starts and at all phases of the investigation. Details of any remediation works and validation of these works shall be submitted to and approved by the Council. No dwelling shall be occupied until the measures in the approved scheme have been carried out. The applicant should also be advised with regards to the relevant technical guidance.

Urban Design – Considers that the proposal works on this difficult site as it addresses the corner well and is of good architectural style. Notwithstanding this it is important that the Cross Street boundary wall has appropriate detailing.

Nottinghamshire Wildlife Trust – Request that a protected species survey is carried out prior to a decision being made. The applicant should also be made aware of legal obligations regarding any bats that might be found during demolition.

Adjoining neighbours have been notified of the proposal and a site notice posted – 5 emails and one letter have been received which raise the following concerns that:-

- the development is over intensive;
- the development would result in congestion and would impact upon and exacerbate existing parking issues on Stanhope Road;
- inadequate driveways are proposed;
- lack of security for vehicles;
- access should be from Cross Street;
- the proposal would lead to loss of light and overshadowing impact;
- the proposal would result in overlooking and loss of privacy;
- the development would be overbearing.

A further 3 emails have been received following re-consultation which reiterate previous comments.

### **Planning Considerations**

Being mindful of the previous outline planning permission granted for this site I am of the opinion that the main planning considerations in the determination of this application are whether:-

1. The proposed development is of a high standard of design which makes a positive contribution to the character of the area;
2. There would be any adverse impacts upon residential amenity in terms of the development being overbearing or causing overshadowing or overlooking to neighbouring properties; and

3. The proposed development would provide appropriate parking and not compromise highway safety.

The most relevant planning policy guidance at the national level comes from the National Planning Policy Framework (March 2012). In particular the following chapters are relevant in considering this application:-

6. Delivering a wide choice of high quality homes (paragraphs 47-55); and
7. Requiring good design (paragraphs 56-68);

At a local level the following policies contained within the Gedling Borough Council Replacement Local Plan (Certain Policies Saved) 2008 are relevant:-

- ENV1 (Development Criteria);
- H7 (Residential Development on Unidentified Sites Within the Urban area and Defined Village Envelopes);
- H16 (Design of Residential Development); and
- T10 (Highway Design and Parking Guides).

In addition appropriate parking provision should be made and in considering housing development, account should be taken of the residential parking standards set out in the Borough Council's Supplementary Planning Document (SPD) 'Parking Provision for Residential Developments' (2012).

Gedling Borough Council, at its meeting on 13<sup>th</sup> February 2013, approved the Gedling Borough Aligned Core Strategy Submission Documents (ACSSD) which it considers to be sound and ready for independent examination. Consequently, Gedling Borough in determining planning applications may attach greater weight to the policies contained in the Aligned Core Strategy Submission Documents as it is at an advanced stage of preparation with the level of weight given to each policy being dependent upon the extent to which there are unresolved objections (the less significant the unresolved objections, the greater weight that may be given). It is considered that the following policies are relevant:-

- Policy 8 Housing size, Mix and Choice; and
- Policy 10 Design and Enhancing Local Identity;

#### Design And Impact Upon The Character Of The Area

The main policies that need to be considered in relation to the design of the scheme and its contribution to the character of the area are set out in Section 7 of the NPPF and Policies ENV1, H7 and H16 of the Local Plan.

The Government attaches great importance to the design of the built environment. Section 7 of NPPF states inter alia that good design is a key aspect of sustainable development and that it should contribute positively to making places better for people. Developments should function well and add to the overall quality of the area, respond to local character and history, reflecting the identity of local surroundings and materials and be visually attractive as a result of good architecture and appropriate landscaping.

Criterion a., c. and d. of Policy ENV1 of the Replacement Local Plan are also relevant in this instance. These state that planning permission will be granted for development provided it is in accordance with other Local Plan policies and that proposals are, amongst other things, of a high standard of design which have regard to the appearance of the area and do not adversely affect the area by reason of their scale, bulk, form, layout or materials. Development proposals should include adequate provisions for the safe and convenient access and circulation of pedestrians and vehicles and incorporate crime prevention measures in the design and layout.

Design and layout are also considered in criterion a. and b. of Policy H7 and criterion c. of Policy H16 of the Replacement Local Plan. These policies state inter alia that permission will be granted for residential development, including conversions and the change of use of buildings to residential use within the urban area and the defined village envelopes provided it 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 that it 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.

Policy 10 of the ACSSD requires all new development to be designed to a high standard and sets out in detail how this should be assessed. All new development should make a positive contribution to the public realm and sense of place and create an attractive, safe, inclusive and healthy environment. The most relevant design elements in this instance include the site layout, appearance and the incorporation of features to reduce opportunities for crime and anti-social behaviour.

I note that the proposal results in the demolition of existing vacant buildings within the site. However I do not consider that these are of such architectural merit that their loss would be detrimental to the character of the area.

I am satisfied that the site is of sufficient size to readily accommodate the proposed development without appearing cramped or over intensive.

I am of the view that the proposed residential development is of acceptable scale and massing which would reflect and respect the physical context of the site and would improve the character and quality of the area and the way its functions within the wider context. I am also of the opinion that the proposed staggered footprint of the dwellings and the varied roofscape design successfully takes account of the levels and the visual prominence of the site and addresses the corner setting well.

I consider the appearance of the proposed dwellings to have an attractive and modern architectural style which results in a development of a high standard of appearance. Consequently the visual aspect of the development, in my opinion, responds to the local context and has provided an opportunity to lift the visual quality of the area which also removes an existing derelict site.

I am satisfied that the proposed layout of the development provides adequate private amenity space for each of the dwellings.

I note the concern raised with regards to the design of the boundary wall adjacent to Cross Street. However, although this would result in an expanse of brick work, the wall is stepped with recessed gates and planting areas to soften its impact in the streetscene. I am therefore satisfied that the proposed boundary treatments would not be visually detrimental to the streetscene.

The proposed scheme would, in my opinion, regenerate an existing prominent vacant site and would make a positive contribution to a main gateway into Arnold Town Centre.

In light of the above it is my opinion that the proposed development would be of a high standard of appearance that would have a positive impact on the character and appearance of the area and the way it functions and would therefore meet the requirements of NPPF and policy 10 of the ACSSD and policies ENV1, H7, H8 and H16 of the Local Plan. To control any future extensions to the development it is proposed that usually permitted development rights should be removed. This could be secured by condition.

### Residential Amenity

Paragraph b of Local Plan Policy ENV1 states that new development should not have a significant adverse effect on the amenities of adjoining occupiers or the locality in general, by reason of the level of activities on the site or the level of traffic generated.

I am mindful that concern has been raised with regards to impact upon the residential amenity of neighbouring properties in terms of overlooking impact.

However, very careful consideration has been given to the relationship between the proposed dwellings and the existing nearby properties, particularly on Stanhope Road. I am of the opinion that the relationship, in terms of the separation between the proposed development and properties on Stanhope Road, is not unusual in such an urban setting. The first floor windows serving the principle rooms of the proposed dwellings are predominantly off set so that they do not directly face the residential properties on Stanhope Road. Plot no.s 1 and 2 do have first floor bedroom windows which face no.s 5 and 6 Stanhope Road. However, I consider that the distance between these properties would be sufficient so as there to be no detrimental overlooking impact.

With regards to the concerns raised by residents in relation to overshadowing impacts and the potential impact on living conditions within rooms affected, I note that the adjoining flats to the south west (no. s 52 and 54 Cross Street) have windows to the side elevations facing the application site. However, given that these are secondary windows and that there also windows to the front and the rear elevations serving these rooms, I do not consider that the proposal would result in such a significant overshadowing impact to refuse permission in this instance. I am also satisfied that, given the relationship and separation between the proposed dwellings and neighbouring properties, the development would not result in any undue overbearing impact.

Taking the above into account it is my opinion that the proposed development would have no significant adverse impact on the residential amenity of neighbouring properties and that the proposal would provide a reasonable level of amenity for its future occupants in compliance with the requirements of Policy ENV1 of the Replacement Local Plan and Policy 10 of the ACSSD.

### Highway Safety

I am mindful of the NPPF's presumption in favour of sustainable development, and in my opinion a key factor in delivering this is ensuring that developments are as close to community facilities as possible. Paragraph 35 of the NPPF requires that development should be designed and located where practical to give priority to pedestrian and cycle movements and have access to high quality public transport.

I am also mindful that the proposed scheme should be assessed against the minimum off street parking requirements set out in the Borough Council's Supplementary Planning Document (SPD) 'Parking Provision for Residential Developments' (2012). For this type of development there should be 1 parking space per dwelling provided. However, it should be noted that paragraphs 4.4 and 4.5 of the SPD recognise that there are circumstances that may require a departure from this provision.

I note that the revised layout plans have taken account of the comments of the Highway Authority with regards to the adequacy of some of the parking spaces and now show 5 two bedroom dwellings with a provision of 4 off street parking spaces in order to prevent any car overhanging the footway. In usual circumstances the Borough Council would require the provision of 5 car parking spaces.

In relation to this application I consider that there are circumstances that warrant a departure from the manner in which the SPD is usually applied. The site is in a highly accessible location given its close proximity to Arnold Town Centre, shops, good public transport routes, local schools and nurseries and medical services. I am therefore of the view that the occupiers of a residential development at this site would not be as reliant upon a car as may be the case in other areas of the Borough.

Whilst, I note the concerns raised by local residents in relation to the availability of on- street parking in the area and I am mindful that the residential properties on Stanhope Road do not have off street parking provision within their residential curtilages, the development only provides one less car parking space than is usually required by the SPD. Therefore it is likely that only one car could potentially be displaced onto the highway, this potential could be further reduced through the use of a condition which would ensure that the off-street car parking spaces provided through the development are available for any resident and visitor of it. Background research on which the SPD is based has found that spaces are used more efficiently when they are not allocated to a specific property. Such a condition would also ensure that future occupants give consideration to their need for car parking and would deter those occupants who may require more car parking spaces.

Given the location of this development and because a condition could be used requiring that none of the spaces are allocated to any particular dwelling that these



factors would reduce the need for off-street car parking spaces and ensure the most efficient use of the car parking spaces that are available for residents and their visitors. In light of this I consider that on balance that these factors would control the likelihood of cars being displaced onto the highway and as such that it would be difficult to substantiate refusal on the ground that an insufficient amount of car parking would be provided at the site.

I also consider that a development with more car parking spaces would more likely result in a development that would not make such a contribution to the urban environment of this part of Arnold, as this development in its current format.

### Other Matters

I note the comments of the Nottinghamshire Wildlife Trust. Whilst ideally all matters relating to protected species should be dealt with prior to any application being determined I am mindful that the applicant has submitted a Bat Survey which found a potential for bat roosting. Further emergence surveys are recommended to properly assess the use of the existing building on site by bats. However these surveys could not be carried out until May to mid-September. Whilst Nottinghamshire Wildlife Trust recommends conditions are only used in exceptional circumstances, I consider that a condition would ensure that mitigation measures such as new roosts could be incorporated into the new building as compensation. I am also mindful that separate legislation exists to protect bats should they be found and planning permission does not override this. The comments of the Wildlife Trust can also be attached to any decision. On this basis, I do not consider it is appropriate to delay the determination of the application until the time of year when further survey work can be carried out.

### Conclusion

I consider that, on balance, the proposed development would achieve an effective and efficient use of land which would respond appropriately to the local context and would have no significant adverse impact on the residential amenity of future occupants or on the existing occupants of neighbouring properties. The scheme would result in development in a highly accessible location which would regenerate an existing prominent vacant site and would make a positive contribution to a main gateway into Arnold Town Centre.

### **Recommendation:**

To **GRANT PLANNING PERMISSION** subject to the following conditions:

### **Conditions**

1. The development must be begun not later than three years beginning with the date of this permission.
2. The development hereby approved shall be carried out in accordance with the approved plan (Drawing no. 11017-10A, 11B and 14B).

3. Before development is commenced there shall be submitted to and approved in writing by the Borough Council a sample of the materials to be used in the external elevations of the proposed dwellings. The development shall be constructed in accordance with the approved details.
4. Before development is commenced there shall be submitted and approved by the Borough Council a landscape plan of the site showing the position, type and planting size of all trees and shrubs proposed to be planted and including where appropriate details of existing trees to be felled and retained. The approved landscape scheme shall be carried out in the first planting season following the substantial completion of the development and any planting material which becomes diseased or dies within five years of the completion of the development shall be replaced in the next planting season by the applicants or their successors in title.
5. Before development is commenced there shall be submitted to and approved in writing by the Borough Council details of the means of enclosure of the site. The means of enclosure shall be erected in accordance with the approved details prior to the dwelling being first occupied.
6. Before development is commenced there shall be submitted to and approved in writing by the Borough Council details of the means of any surfacing of the unbuilt on portions of the site. The surfacing of the unbuilt portions of the site shall be carried out in accordance with the approved details prior to the dwellings hereby being first occupied.
7. Prior to the commencement of development details of a Protected Species Survey shall be submitted to and approved in writing by the Borough Council. Any mitigation measures shall be carried out in accordance with the approved details within a timescale to be agreed with the Borough Council.
8. No works permitted under Class A, B, C, D or E of Part 1 Schedule 2 of the Town & Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that Order) shall be undertaken without the prior written permission of the Borough Council as local planning authority.
9. The 4 car parking spaces to be provided shall be laid out as shown on drawing number 11017-11B and none of the car parking spaces shall be allocated to a particular unit of the development, but each car parking space shall be provided so that any resident of the development and their visitors can use any car parking space.

## **Reasons**

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt.

3. To ensure a satisfactory development, in accordance with the aims of policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2008.
4. To ensure a satisfactory development, in accordance with the aims of policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2008.
5. To ensure a satisfactory development, in accordance with the aims of policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2008.
6. To ensure a satisfactory development, in accordance with the aims of policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2008.
7. To ensure a satisfactory development in accordance with the aims of Policy ENV1 of the Gedling Borough replacement Local Plan (Certain Policies Saved) 2008.
8. To ensure a satisfactory development, in accordance with the aims of policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2008.
9. To ensure that the car parking spaces are used as efficiently as possible, so as to reduce the need for on-street car parking in the area and to assist highway safety.

### **Reasons for Decision**

In the opinion of the Borough Council the proposed substitution of house types would achieve an effective and efficient use of land that would have regard to the appearance of the area and would have no significant adverse impact on highway safety or residential amenity. The proposed development meets with the fundamental aims of the National Planning Policy Framework and Policies ENV1, C2, H2, H4, H8, H16, H18, R3 and T1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008). It also accords with the aims of Policies 8 and 10 of the Gedling Borough Aligned Core Strategy Submitted Documents, February 2013.

### **Notes to Applicant**

The attached permission is for development which will involve building up to, or close to, the boundary of the site. Your attention is drawn to the fact that if you should need access to neighbouring land in another ownership in order to facilitate the construction of the building and its future maintenance you are advised to obtain permission from the owner of the land for such access before beginning your development.

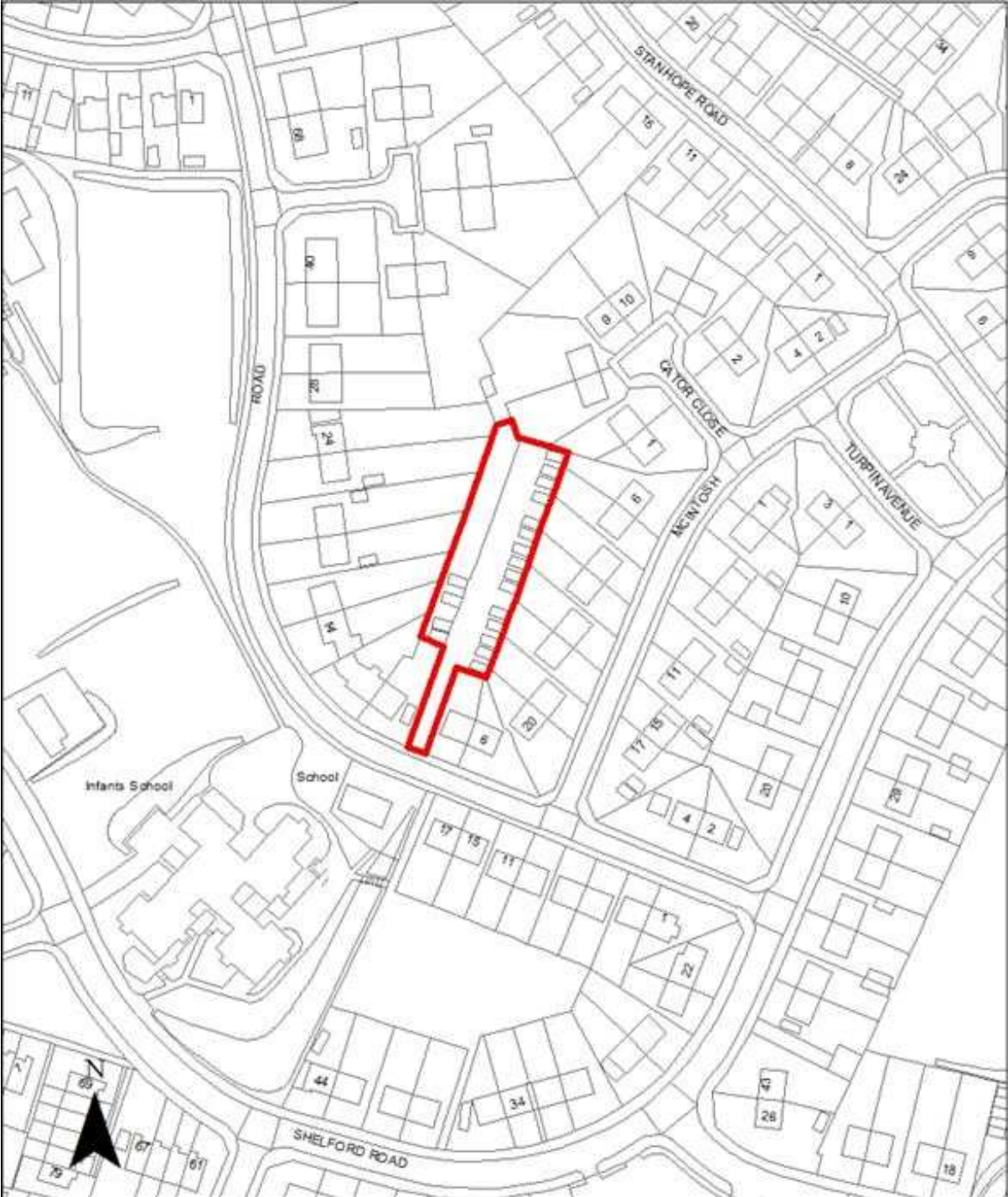
Planning Statement - The Borough Council has undertaken negotiations during the consideration of the application to address concerns identified by officers in connection with the proposal. Amendments have been made to the proposal, addressing the identified adverse impacts, thereby resulting in a more acceptable scheme and favourable recommendation. The Borough Council has worked positively and proactively with the applicant in accordance with paragraphs 186 to 187 of the National Planning Policy Framework.

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



**Application Number:** 2013/1528

**Location:** Garage Site, Rutland Road, Gedling, Nottinghamshire



**NOTE:**  
This map is provided only for purposes of site location and should not be read as an up to date representation of the area around the site.  
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## **Report to Planning Committee**

<b>Application Number:</b>	2013/1528
<b>Location:</b>	Garage Site, Rutland Road, Gedling, Nottinghamshire
<b>Proposal:</b>	Supported Housing Development of five one bed houses and one wheelchair user bungalow with associated landscaping
<b>Applicant:</b>	Ms Jayne Wilson
<b>Agent:</b>	Mr Simon Henderson

**The Owner of the Application site is Gedling Borough Council and in line with the Council's Constitution this application has been referred to Planning Committee.**

### **Site Description**

The application site relates to a former garage court with access between no's 8 and 10 Rutland Road. The 19 garages that used to be on site have been demolished and removed from the site. The application site has approximate dimensions of 60 metres x 20 metres. The site is bounded on all sides by the rear gardens of residential properties on Rutland Road, McIntosh Road and Cator Close with the boundaries defined by close-boarded panelled fencing. The application site itself is level; however, the land to the west rises in level and the land to the east drops in level. Effectively, the residential properties to the west on Rutland Road are at a higher level and the properties on McIntosh Road are at a lower level. There is a right of access through the site leading to a rear access to no.7 Cator Close in the north corner of the site.

### **Proposed Development**

Full Planning permission is sought for a supported housing development of five one bedroom houses and one wheelchair user bungalow with associated landscaping.

Vehicle access to the site would be from the existing access between no's 8 and 10 Rutland Road. The access measures 4.25 metres in width and would be constructed from blocked paved suds. A bin store would be located in the south corner of the site adjacent to the rear boundaries of no's 6 and 8 Rutland Road and no.20 McIntosh Road.

A hard-surfaced access drive would be sited adjacent to the west boundary of the site retaining the access to no.7 Cator Close. The west side boundary of the site

would be defined by a retaining structure covered in planting with a 2 metre high panelled fence above. The remaining east and north boundaries of the site would also be defined by 1.8 – 2.0 metre high panelled fencing.

The 5no 1 bedroom dwellings would form a staggered terrace to the north of the site with maximum footprint dimensions of 22.9 metres x 7.2 metres. The individual dwellings would have footprint dimensions of 6.3 metres x 4.5 metres. The properties would incorporate dormer windows in the front elevation and roof lights in the rear elevation roof slope. The ridge height of the dwellings would be 6 metres. The eaves height to the rear elevation of the dwellings would be 3.9 metres and the eaves height on the front elevation would be 4.1 metres. The bottom window frame of the roof lights would be set above finished floor level by approximately 2 metres.

There would be an associated unallocated car parking court serving the 5no. 1 bedroom dwellings, consisting of 5no off street car parking spaces located to the south of the dwellings.

The 1no 2 bedroom wheelchair bungalow would have footprint dimensions of 11 metres x 7.6 metres and would be sited adjacent to the south corner of the application site. The ridge and eaves heights of the proposed bungalow would be 4.8 metres and 2.35 metres respectively. The bungalow would have an attached carport on the south side elevation with footprint dimensions of 5.4 metres x 3.6 metres and a pitched roof with ridge and eaves heights of 4.2 metres and 3.2 metres respectively. The development also incorporates a visitor car parking allocation adjacent to the carport.

A Design and Access Statement has been submitted with the proposal stating that all initial tenants would be for independently living supported housing. Details on the restricted access and the previous use of the site have been put forward as a consideration when considering the access reduced width.

## **Consultations**

### **Nottinghamshire County Council (Highway Authority) –**

The proposal is to construct 6no. dwellings to be served from a Private drive, and to remain private. The dwellings are to be used to house occupants as part of a supported living complex.

For private developments of six dwellings or more, we will serve a notice on the applicant with an assessment of the cost of the proposed roadworks under the Advance Payment Code (APC), to protect frontagers' interests. The cost of this will reflect the cost of the proposed street works and the applicant should construct the works to an appropriate standard. However, because APCs have been served and money has been paid or retained, we are not indicating any future intention to adopt and maintain the street works at public expense.

The applicant should clearly indicate that the development roads are to be private, we will also require:

The applicant will be required to deposit a map with us under Section 31 (6) of

the Highways Act 1980 identifying the roads which are to remain private. The applicant will be required to erect road signs indicating that the roads are un-adopted and to maintain the signs for as long as the roads remain un-adopted, all at their expense;

The applicant will be required to provide evidence that they have made clear to potential purchasers of the dwellings on un-adopted roads what the status of the road will mean to them in practice; and

The applicant will be required to provide evidence that they have secured future maintenance of the roads, for example, a unilateral undertaking under Section 106 of the Town and Country Planning Act to set up a maintenance company;

The applicant will be required to indemnify the Highway Authority against future petitioning by residents to adopt their road under Section 37 of the Highways Act 1980, where the road joins together two adopted highways; and

The boundary between the private road and the publicly-maintained highway to be clearly marked by a concrete edging or similar.

Note: The indemnity should normally be a legal covenant placed on the properties to prevent petitioning. We must approve the wording of the covenant.

The applicant should remember the implications both for himself and house purchasers if we do not adopt the roads, for example:

- future maintenance liabilities;
- public liabilities;
- street cleansing;
- lack of specific pedestrian facilities;
- lack of or poor standard of lighting, drainage and so on;
- we have no powers under the Highways Act; and
- the police have no powers to remove obstructions.

Poorly-maintained private areas can also detract from the quality and appearance of a development.

#### Conditions

No part of the development hereby permitted shall be brought into use until all drives and any parking or turning areas are surfaced in a hard bound material (not loose gravel). The surfaced drives and any parking or turning areas shall then be maintained in such hard bound material for the life of the development.

Reason: To reduce the possibility of deleterious material being deposited on the public highway (loose stones etc).

No part of the development hereby permitted shall be brought into use until the access driveway / parking / turning area (s) is constructed with provision to prevent the unregulated discharge of surface water from the driveway/parking/turning area(s) to the public highway in accordance with details first submitted to and approved in writing by the LPA. The provision to prevent the unregulated discharge of surface water to the public highway



shall then be retained for the life of the development.

Reason: To ensure surface water from the site is not deposited on the public highway causing dangers to road users.

No part of the development hereby permitted shall be brought into use until the parking areas are provided in accordance with the approved plan dwg no. 2175/P 102F. The parking and turning areas shall not be used for any purpose other than the parking and turning of vehicles.

Reason: To ensure that adequate off-street parking provision is made to reduce the possibilities of the proposed development leading to on-street parking in the area.

There shall be no occupation of the proposed dwellings until such time as a suitable maintenance agreement is in place to cover the proposed private drive development.

Reason: To maintain the areas which are not highway land.

The applicant will be required to enter into a S106 agreement which states that the dwellings are strictly for Supported living only.

Reason: To reduce the car movements using a sub-standard access.

Severn Trent Water – No objections received.

Urban Design Consultant – No objections to the design of the proposal.

Public Protection – no further observations with regard to contamination or the bin store.

Neighbouring Properties were notified and a Site Notice posted and 1 letter of representation has so far been received. The comments can be outlined as follows: -

The level of housing being built on the proposed site seems excessive.

The development would result in a boxed in feeling of neighbouring gardens.

The bin store is located too close to the neighbouring boundaries and could result in nuisance due to odours.

The development should be situated more to the west of the site due to the larger rear amenity areas that these houses possess and the reduction in potential undue impact on privacy as a result.

### **Planning Considerations**

The relevant national planning policy guidance in respect of these matters is set out in the National Planning Policy Framework (March 2012). At the heart of the NPPF is a presumption in favour of sustainable development. The core principles set out in the guidance states at paragraph 17:

Planning should: 'proactively drive and support sustainable economic development to deliver homes, business and industrial units, infrastructure and thriving local places that the country needs'.

In particular the following chapters are relevant in considering this application.

6. Delivering a wide choice of quality homes (paragraphs 47 – 55)
7. Requiring Good Design (paragraphs 56 – 68)

When delivering sustainable development paragraph 19 states:

‘The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.

Section 7 of the NPPF states inter-alia; that good design is a key aspect of sustainable development and that it should contribute positively to making places better for people. Developments should function well and add to the overall quality of the area, respond to local character and history, reflecting the identity of local surroundings and materials and be visually attractive as a result of good architecture and appropriate landscaping.

The following saved policies of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2008) are also relevant:

- Policy ENV1: Development Criteria;
- Policy ENV2: Landscaping;
- Policy H7: Residential Development on Unidentified Sites Within the Urban Area and Defined Village Envelopes;
- Policy H16: Design of Residential Development;
- Policy T10: Highway Design and Parking Guides.

The Gedling Borough Council Parking Provision for Residential Development (SPD) is also relevant when considering car parking provision for new development.

In June 2012, Gedling Borough Council published the Gedling Borough Aligned Core Strategy – Publication Version (ACS/PV) for the purposes of public representation. Whilst the ACS/PV is subject to a period of public representation, it does reflect the Council’s emerging strategic planning policies for the Borough and therefore these are a material consideration and will be taken into consideration when determining planning applications, where they are relevant.

The following emerging planning policies are relevant to this planning application:

- Policy 8: Housing size, mix and choice; and
- Policy 10: Design and Enhancing Local Identity.

Criterion a, c, and d of Policy ENV1 of the Replacement Local Plan are also relevant in this instance. These state that planning permission will be granted for development provided it is in accordance with other Local Plan policies and that proposals are, amongst other things, of a high standard of design which have regard to the appearance of the area and do not adversely affect the area by reason of their scale, bulk, form, layout and materials. Development proposals should include adequate provisions for the safe, convenient access and circulation of pedestrians

and vehicles, and incorporate crime prevention measures in the design and layout.

Design and layout are also considered in criterion a. and b. of Policy H7 and criterion c. of Policy H16 of the Replacement Local Plan. These policies state inter-alia that permission will be granted for residential development, including conversions and the change of use of buildings to residential use, within the urban area and the defined village envelopes, provided it 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 that it 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.

Taking into account the above policy documents and policies I consider that the main considerations in relation to the determination of this application relate to whether: -

- the development is acceptable in principle;
- there would be any adverse impact on highway safety;
- there would be adequate off street car parking to serve the development;
- the impact of the development on the character and appearance of the area;
- there would be any adverse impact on neighbouring residential properties that surround the site.

#### Principle of the development, density and layout

As the application site is located within the urban residential area of Gedling and is previously developed brown field land there would be no objection in principle to the redevelopment of the site for residential purposes. Given the development would be in an established urban residential area it is my opinion the proposal would be sited in a sustainable location delivering economic development that would provide a wider choice of homes to serve the local community.

I am also of the opinion that the application site is of sufficient size to accommodate the 6no dwellings with the layout proposed with-out appearing cramped or over-intensive.

#### Highway Safety and Residential Parking standards

When considering the car parking provision the adopted Parking Provision for Residential Development Supplementary Planning Document (SPD) May 2012 is relevant. The SPD would require the 1 bedroom properties to provide 1.1 unallocated car parking spaces per dwelling and the Wheelchair bungalow with 1 allocated space would require an additional 0.5 unallocated space. When referring to the details of the development the total requirement for off street car parking would equate to 6no unallocated car parking spaces with 1no allocated car parking space for the wheelchair bungalow. I am satisfied that the development accords with the SPD and provides sufficient off street car parking provision.

I note the comments from the Highway Authority with regard to the requirements to enter into a maintenance agreement with the Highway Authority to cover the proposed private drive development. Should planning permission be forthcoming I would suggest attaching a condition to any approval requiring the developer to enter

into such agreement before development is first commenced.

The previously developed site was occupied by 19 garages. Whilst I note that the access to the site is slightly reduced when considered against highway guidance, given that the new development would provide 7 vehicle car parking spaces the potential vehicle movements associated with the development would be a reduction on the previous use of the site. I am therefore satisfied that the proposed development would not result in any increased impact on highway safety and would be an improvement to the previous use of the site in terms of vehicle traffic.

I note that the Design and Access statement refers to the development being for supported housing and the Highway Authorities request for the applicant to enter into a S106 agreement to limit the use of the dwellings to supported housing; however this requirement has not been substantiated by the Highway Authority. It is my opinion, given that the proposed development accords with the Gedling Borough Council's Parking Provision SPD for residential development and that the development would result in potential reduction in car movements on the site the imposition of a condition or a Section 106 agreement limiting the use of the site for supported housing would be over onerous and there is no justification to support this requirement.

#### The impact on the character of the area and on neighbouring residential amenity

I consider that the scale and design of the properties would be in keeping with the existing properties and would not detract from the architectural characteristics of the surrounding area. Given the application site would be enclosed I am satisfied that the development would be satisfactory within the existing streetscene.

I note that the topography of the land drops in level towards the properties located on McIntosh Road that back onto the site and the potential for an undue impact in terms of overlooking, overshadowing and overbearing on neighbouring amenity. It is my opinion that the design of the scheme carefully considers the topography of the land and the location of the neighbouring residential properties to minimise any undue impact on neighbouring amenity. No.16 McIntosh has the shallowest garden depth however; given the location of the single storey bungalow to the south of the site with a pitched roof sloping away from the shared boundary and a gable to gable distance of some 12.5 metres, it is my opinion that this element of the scheme would not result in any undue impact in terms of overshadowing and overbearing. I also note that the proposed row of single bedroom dwellings would incorporate dropped eaves heights on the rear elevation to minimise overbearing and overshadowing impact with roof lights serving the upper floor rear elevation roof slopes to prevent any undue overlooking impact.

Given the careful consideration of the relationships between the proposed development and the neighbouring residential properties it is my opinion that the proposed development would result in no undue impact on neighbouring amenity in terms of overbearing, overshadowing or overlooking impact.

Should planning permission be forthcoming I would suggest attaching conditions requiring details of the materials, enclosure, and landscaping of the site to be

submitted before development is commenced in order to secure a satisfactory development which reflects the characteristics of the area.

I note the comments from the neighbouring property with regard to the potential nuisance due to odours of the bin stores. However I am satisfied that the boundary treatments and distances to neighbouring properties is satisfactory to mitigate any potential undue odours from the bin store. I also note that public protection concur with this view.

### **Conclusion**

Given the above, it is considered that the principle of residential development for supported housing is acceptable due to the proposal having no detrimental impact on the character and appearance of the area or on the amenity of neighbouring residential properties. The proposal would also result in a reduction of potential car movements, compared with the previously developed site, to the benefit of highway safety. Accordingly for these reasons I recommend that Planning Committee grants planning permission.

### **Recommendation:**

To **GRANT CONDITIONAL PLANNING PERMISSION**, subject to the following conditions:

### **Conditions**

1. The development must be begun not later than three years beginning with the date of this permission.
2. The development hereby permitted shall be completed in accordance with the submitted plans received on the 18th December 2013 drawing no's 2175/P101, 2175/P201, 2175/P300, and 2175/P200C and the revised proposed site plan received on 19th February 2014 drawing no: 2175/P102G.
3. No part of the development hereby permitted shall be brought into use until all drives and any parking or turning areas are surfaced in a hard bound material (not loose gravel). The surfaced drives and any parking or turning areas shall then be maintained in such hard bound material for the life of the development.
4. No part of the development hereby permitted shall be brought into use until the access driveway/parking/turning area (s) is constructed with the provision to prevent the unregulated discharge of surface water from the driveway/parking/turning area (s) to the public highway in accordance with details first submitted to and approved in writing by the Borough Council. 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. No part of the development hereby permitted shall be brought into use until

the parking areas are provided in accordance with the approved plan drawing no: 2175/P102G. The parking and turning areas shall not be used for any purpose other than the parking and turning of vehicles.

6. There shall be no occupation of the proposed dwellings until such time as a suitable maintenance agreement is in place and has been agreed in writing by the Highway Authority to cover the proposed private drive development. The approved maintenance agreement shall be adhered to for the life of the development.
7. Before development is commenced there shall be submitted to and approved by the Borough Council precise details and samples of all materials to be used in the external construction of the proposed dwellings. Once these details are approved the dwellings shall be built in accordance with these details unless otherwise agreed in writing by the Borough Council as Local Planning Authority.
8. Before development is commenced there shall be submitted to and approved in writing by the Borough Council precise details of the means of enclosure of the site. Thereafter the means of enclosure shall be erected and retained in accordance with the approved details.
9. Before development is commenced there shall be submitted to and approved by the Borough Council a landscape plan of the site showing the position, type and planting size of all trees and shrubs proposed to be planted. The approved landscape shall be carried out in the first planting season following the substantial completion of the development and any planting material which becomes diseased or dies within five years of the completion of the development shall be replaced in the next planting season by the applicants or their successors in title.
10. The car parking provision shall be provided in accordance with the approved plan received on 19th February 2014 drawing no: 2175/P 102 G showing the layout of the unallocated and allocated car parking spaces to serve the development. The unallocated parking provision shall be retained in this manner for the life of the development unless otherwise agreed in writing by the Borough Council.

### **Reasons**

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. 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 that adequate off-street parking provision is made to reduce the possibilities of the proposed development leading to on-street parking in the area.
6. To maintain the areas which are not highway land. A note has been added to the end of the decision which sets out how this condition should be achieved.
7. To ensure a satisfactory development, in accordance with the aims of policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).
8. To ensure a satisfactory development, in accordance with the aims of Policy ENV1 of the Gedling Borough Council Replacement Local Plan (Certain Saved Polices 2008).
9. To ensure satisfactory development, in accordance with the aims of policy ENV1 of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2008).
10. In the interests of road safety, in accordance with the aims of The Gedling Borough Council Parking Provision for Residential Developments (Supplementary Planning Document May 2012).

### **Reasons for Decision**

In the opinion of the Borough Council the proposed development is visually acceptable, results in no significant impact on neighbouring properties, the area in general and is acceptable from a highway safety viewpoint. The proposal therefore accords with policies H7, H16 and ENV1 of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2008).

### **Notes to Applicant**

The attached permission is for development which will involve building up to, or close to, the boundary of the site. Your attention is drawn to the fact that if you should need access to neighbouring land in another ownership in order to facilitate the construction of the building and its future maintenance you are advised to obtain permission from the owner of the land for such access before beginning your development.

Your attention is brought to the attached note to applicant from the Highway Authority.

Planning Statement - The Borough Council has undertaken negotiations during the consideration of the application and during Pre Application discussions to address adverse impacts identified by officers to address concerns in connection with the proposal. Amendments have been made to the proposal, addressing the identified adverse impacts, thereby resulting in a more acceptable scheme and favourable recommendation. The Borough Council has worked positively and proactively with

the applicant in accordance with paragraphs 186 to 187 of the National Planning Policy Framework.

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



## ACTION SHEET PLANNING DELEGATION PANEL 17th January 2014

2013/1305

22 Avondale Road Carlton Nottinghamshire

Two storey side extension and single storey rear extension

The proposed development would have an unacceptable overbearing and overshadowing impact on neighbouring properties.

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

Decision to be issued following completion of paperwork.

2013/1325

Lynwood Linby Lane Linby

Conversion of existing detached garage into ancillary dwelling accommodation to be used in conjunction with existing house.

**Withdrawn from the agenda.**

2013/1345

117 Sandfield Road Arnold Nottinghamshire

Erection of one bedroom bungalow

The proposed development would result in an incongruous feature in the streetscene and would result in an unacceptable overshadowing and overbearing impact on the immediate neighbouring property.

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

Decision to be issued.

2013/1327

Papplewick Pumping Station Longdale Lane Ravenshead

Male toilet block.

The proposed development is acceptable development in the Green Belt, results in no undue impact on the Listed Building, the area in general or neighbouring properties.

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

Decision to be issued.

2013/1328

Papplewick Pumping Station Longdale Lane Ravenshead  
Male toilet block.

The proposed development is acceptable development in the Green Belt, results in no undue impact on the Listed Building, the area in general or neighbouring properties.

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

Decision to be issued.

2013/1381

Land Between Main Street And Hollinwood Lane Calverton  
Variation of Condition 1 (Ref. App. No. 2012/0941)

The proposed development would have no undue impact on neighbouring properties, the area in general or the trees to the rear of the site.

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

Decision to be issued.

2013/1377

2 Middlebeck Avenue Arnold Nottingham  
Extension and roof alterations to existing rear addition

The proposed development would result in no undue impact on neighbouring properties.

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

Decision to be issued following completion of paperwork.

2013/1408

Spring Lane Residential Home 168 Spring Lane Lambley

Extensions and alterations to existing care home to meet CQC standards

The proposed development is acceptable development in the Green Belt, results in no undue impact on neighbouring properties, the area in general or highway safety.

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

Decision to be issued following completion of paperwork.

**AJ/17th January 2014**

## **ACTION SHEET PLANNING DELEGATION PANEL 24th January 2014**

2013/0680

47A Riverside Stoke Lane Stoke Bardolph

1. Construction of a wooden shed to replace concrete garage which retains part of an existing building. 2. Change of use of the land to the rear of the property to domestic curtilage. 3. Erection of a 3 metre high timber fence to the rear boundary of the site.

The development would have no adverse impact on the openness of the Green Belt.

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

Decision to be issued following completion of paperwork.

2013/1188

171 Gedling Road Arnold Nottingham

Mixed use of the site for residential purposes and as a boarding cattery, including erection of 5 cat pens/runs and widening of vehicle access by 0.6m

The proposed development would have no adverse impact on the amenity of the surrounding area providing that suitable conditions are attached restricting the number of cats to be housed at any one time.

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

Decision to be issued following completion of paperwork.

2013/1389

Duncroft Day Nursery 1A Duncroft Avenue Gedling

Variation of Condition 2 (Ref. app. No. 2003/0470)

The proposed variation of condition would cause the displacement of vehicles which would have an adverse impact on highway safety.

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

Decision to be issued following completion of paperwork.

2013/1441

5 Ivy Grove Carlton Nottingham

Proposed (retrospective planning) extension to rear elevation width 7.5m , projection 4m , hgt to eaves 3.7m

The development would have no adverse impact on neighbouring properties.

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

Decision to be issued following completion of paperwork.

2013/1469

11 Pinfold Crescent Woodborough Nottinghamshire

Raise roof to existing garage, convert existing garage into bedrooms and new attached garage.

The proposed development would have no adverse impact on the surrounding area.

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

Decision to be issued following completion of paperwork.

2013/1446

44 Mapperley Orchard Arnold Nottingham

Two story rear extension and first floor front extension to existing property

The proposed development would have an adverse impact on neighbouring properties.

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

Decision to be issued following completion of paperwork.

2013/1476

7 Brookwood Crescent Carlton Nottinghamshire

Extension to form granny flat with additional bedroom for carer.

The proposed development would have no adverse impact on neighbouring properties.

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

Decision to be issued following completion of paperwork.

2013/1486  
28 Main Road Ravenshead Nottinghamshire  
Proposed detached garage

The proposed development would have an adverse impact on the street scene.

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

Decision to be issued following completion of paperwork.

**JC 24th January 2014**

**ACTION SHEET PLANNING DELEGATION PANEL 31st January 2014**

2013/1220

123 Main Street Woodborough Nottingham

Proposed two storey side extension and rear ground floor extension and garage

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

2013/1352

14 Swinton Rise Ravenshead Nottingham

Retain wooden gate 1.22m high across the front drive

The proposed development would result in no undue impact upon neighbouring properties and the area in general.

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

Decision to be issued following completion of paperwork.

2013/1404

165 Main Street Woodborough Nottingham

Five Dwellings off Ploughman's Avenue, Woodborough. Application in Outline with All Matters Reserved except for Access.

**The proposal raises complex planning issues and therefore is to be determined at Planning Committee.**

**31st January 2014**

## **ACTION SHEET PLANNING DELEGATION PANEL 7th February 2014**

2013/1010

Land Adj Oakdene Georges Lane Calverton

Change of use of agricultural field to create natural burial ground with associated car park

The proposed development raises complex archaeological, Green Belt & highway issues.

**The Panel recommended that the application be determined by the Planning Committee.**

2013/1439

6 Robin Hood Terrace Ravenshead Nottinghamshire

Conversion of existing detached workshop to two bed holiday let

**Application withdrawn.**

2013/1453

31 Whernside Road Woodthorpe Nottingham

Single storey extension to side and rear of house.

The proposed development would have no undue impact on the residential amenity of adjacent properties, the character and appearance of the site or highway safety.

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

Decision to be issued following completion of paperwork.

2013/1466

2 The Spinney Woodthorpe Nottingham

Residential extension to the front and rear of 2 The Spinney

The proposed development would have no undue impact on the residential amenity of adjacent properties, the character and appearance of the site or highway safety.

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

Decision to be issued following completion of paperwork.



2013/1517

The Manor Residential Home 28 Church Street Arnold

Two storey front extension to provide feature entrance and office space, single storey rear extension and first floor rear extension.

The proposed development would have no undue impact on the residential amenity of adjacent properties, the character and appearance of the site or highway safety.

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

Decision to be issued following completion of paperwork.

2013/1519

39A Northcliffe Avenue Mapperley Nottinghamshire

Boundary wall and rear extension

The proposed development would have no undue impact on the residential amenity of adjacent properties or the character and appearance of the site.

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

Decision to be issued following completion of paperwork.

2013/1531

61 Mapperley Orchard Arnold Nottinghamshire

Erect wooden close boarded fence with concrete plinths, total 6ft (1.8m) high, with wooden gates 8ft (2.4m) wide, in order to expand rear garden. Also construct concrete base for a vehicle hard standing.

**Application to be reported back to the Panel following clarification of highway issues.**

2013/1535

Arnold Dairies 48 Cross Street Arnold

Demolition of existing buildings and construction of five terraced dwellings

The proposed development raises complex highway issues.

**The Panel recommended that the application be determined by the Planning Committee.**

**NM**

**7th February 2014**

## **ACTION SHEET PLANNING DELEGATION PANEL 14th February 2014**

2013/1220

123 Main Street Woodborough Nottingham

Proposed two storey side extension and rear ground floor extension and garage

The proposed development would have no undue impact on neighbouring properties, the area in general or highway safety.

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

Decision to be issued following completion of paperwork.

2013/1290

Land Adj 120 Lambley Lane Burton Joyce Nottinghamshire

Proposed new four bedroom dwelling

The proposed development would have no undue impact on neighbouring properties, the area in general or highway safety.

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

Decision to be issued following completion of paperwork.

2013/1531

61 Mapperley Orchard Arnold Nottinghamshire

Erect wooden close boarded fence with concrete plinths, total 6ft (1.8m) high, with wooden gates 8ft (2.4m) wide, in order to expand rear garden. Also construct concrete base for a vehicle hard standing.

The proposed development would have no undue impact on neighbouring properties, the area in general or highway safety.

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

Decision to be issued.

2013/1520

2 Carlton Vale Close Carlton Nottinghamshire

Conversion of existing Double Garage and Construction of new Detached Double Garage.

The proposed development would have no undue impact on neighbouring properties or the area in general.

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

Decision to be issued following completion of paperwork.

2013/1521

102 Sheepwalk Lane Ravenshead Nottingham

Single storey rear extension together with bay windows and a porch to the front elevation and the formation of an additional vehicular access.

The proposed development would have no undue impact on neighbouring properties, the area in general or highway safety.

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

Decision to be issued.

**AJ/17th February 2014**

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## Report to Planning Committee

**Subject:** Future Planning Applications

**Date:** 12 March 2013

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 Control.

<u>App No</u>	<u>Address</u>	<u>Proposal</u>	<u>Possible Date</u>
2013/1404	165 Main Street Woodborough	Five Dwellings off Ploughmans Avenue, Woodborough, Application in Outline with All Matters Reserved except for Access	02/04/2014
2013/1495	Car Park North Green Calverton	Up to 21 Single storey bungalows suitable for the elderly (Outline Planning Permission)	02/04/2014
2013/1317	The Hollies Ravenshead	Demolition of existing bungalow at 37 Sheepwalk Lane with associated garage and erection of 12 new apartments	TBC
2013/1406	Land North of Papplewick Lane Linby Nottingham	Demolition of two properties on Papplewick Lane to provide access for a residential development, education provision, public open space and attenuation ponds with access defined and all other matters reserved.	TBC
2013/1010	Land adjacent Oakdene Georges Lane Calverton	Change of use of agricultural field to create natural burial ground with associated car park	TBC
2013/0836	Land Cornwater Fields Longdale Lane Ravenshead	Residential development of up to 70 dwellings including access equipped play area and open space	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.

**Recommendation:**

To note the information.