

Housing Delivery Action Plan 2019

August 2019

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1. Introduction

1. The Ministry of Housing, Communities & Local Government published the results of the first Housing Delivery Test on 19 February 2019.
2. Paragraph 75 of the National Planning Policy Framework states where the Housing Delivery Test indicates that delivery has fallen below 95% of the housing requirement over the previous three years, the council should prepare an action plan to assess the causes of under-delivery and identify actions to increase delivery in future years.
3. The Housing Delivery Test 2018 result for Gedling Borough Council is **51%** and is based on the three year period 1 April 2015 to 31 March 2018. There are two consequences of the 2018 results for the Council. Firstly, the Council is required to prepare an Action Plan and, secondly, a buffer of 20% must be applied to the supply of deliverable sites for the purposes of housing delivery assessment¹.
4. This Housing Delivery Action Plan provides an analysis of the key reasons for the under delivery of the Council's housing requirement and identifies the measures the Council intends to undertake to increase/maintain delivery of new housing in Gedling Borough. The Action Plan will build on the Housing Implementation Strategy that was prepared to support the preparation of the Local Planning Document.
5. The Council has an adopted Core Strategy which was produced in alignment with other Councils making up the Nottingham Core Housing Market Area. The Aligned Core Strategies were drawn up in recognition that there is a single housing market area and commonality of planning issues and need for cross boundary cooperation. It is also the case that other parts of the Housing Market Area have underperformed and certain issues relating to site delivery may be common.
6. The Action Plan looks at the planning policy context, provides an analysis of the past housing delivery (with regards to housing delivery past performance, site specific allocations, engaging with developers and viability and infrastructure issues) and identifies a number of key actions which aim to improve housing delivery.
7. The Council is committed to delivering growth but recognises that this is a complex process. A number of the actions identified in the Action Plan fall within the remit of the Council whilst other actions will need to be supported by other stakeholders involved in delivering housing in particular landowners and builders.

¹ Paragraph 73 of the National Planning Policy Framework states a 20% buffer should be applied where there has been significant under delivery of housing over the previous three year to improve the prospect of achieving the planned supply. The 20% buffer should be applied where delivery was below 85% of the housing requirement.

2. Planning Policy Context

8. This section summarises the planning policy context in relation to housing delivery within Gedling Borough.

The Local Plan

9. The Local Plan for Gedling Borough Council comprises the Aligned Core Strategy (Part 1 Local Plan) and the Local Planning Document (Part 2 Local Plan).
10. The Aligned Core Strategy was adopted in September 2014 and includes a housing requirement for Gedling Borough which is 7,250 homes for the plan period 2011 to 2028. Policy 2 of the Aligned Core Strategy sets out a staggered housing requirement as follows:-

2011-2013	2013-2018	2018-2023	2023-2028	Total
500	2,200	2,400	2,150	7,250

11. The Aligned Core Strategy allocates three strategic sites at Top Wighay Farm, Teal Close and North of Papplewick Lane and identifies Gedling Colliery/Chase Farm as a strategic location.
12. The Local Planning Document was adopted in July 2018 and allocates thirty non-strategic housing sites.

Greater Nottingham Planning Partnership

13. The Greater Nottingham Planning Partnership covers the Hucknall wards of Ashfield and the administrative boundaries of Broxtowe, Erewash, Gedling, Nottingham and Rushcliffe. The six Councils along with the County Councils have worked collaboratively preparing a joint evidence base and fully aligned their Core Strategies. The Partnership has jointly delivered capital projects in excess of £10m and joint revenue projects over £1m. A key priority is to drive delivery of housing across the Nottingham Core Housing Market Area. To date the partners have delivered 13,255 homes during the period 2011 to 2018.

The Green Belt

14. Gedling Borough Council is a Green Belt authority with all land outside the urban area being part of the Nottingham-Derby Green Belt. The presumption against inappropriate development in the Green Belt means that there is no

scope to permit more development in the Green Belt to address under delivery, unlike in non-Green Belt authorities, and the only option for increasing the supply of land is through policy preparation, more specifically a review of the local plan.

15. The National Planning Policy Framework states that altering Green Belt boundaries can only be justified by exceptional circumstances. Such exceptional circumstances may include any unmet quantitative need for housing that cannot be accommodated within the built up area as derived from using the standard method for assessing housing need. However, it is not considered that exceptional circumstances would apply to removing land from Green Belt to overprovide for an unforeseen and unquantifiable amount of over provision for housing.
16. The Gedling Borough Local Planning Document has designated safeguarded land that is land removed from the Green Belt and protected from development in the plan period in order to meet longer term development needs. This potential supply of development land does provide a degree of flexibility for example; planning permission for residential development on safeguarded land has been permitted in the past for example, planning permission (2012/0057) was granted for 110 homes on safeguarded land at Hollinwood Lane in Calverton in August 2012. In this case significant weight was attached to the fact that the Borough Council did not have a five year supply of housing land at the time of the decision.

Other plans and strategies

The Gedling Plan

17. [The Gedling Plan](#)'s priorities include:-
 - Delivery of allocated housing sites
 - Reduction in the number of empty homes
 - Securing the provision of more affordable housing
 - Proactively promoting the sale of Council owned land for the purpose of creating new homes
 - Seeking funding opportunities for housing led regeneration

Gedling Borough Housing Implementation Strategy

18. The [Housing Implementation Strategy](#) was prepared to support the examination of the Local Planning Document and includes a risk assessment

of the housing allocations setting out what actions Gedling Borough Council would take if sites were delayed. These actions include a partnership approach to working with developers and the preparation of development briefs for key sites. For example, a specific action included the setting up of a working group (Kilisick Lane Working Group) for the cluster of sites to the north and east of Arnold given the cumulative need for infrastructure and to phase housing growth with the phased extension of the adjoining Dorket Head Quarry. The group has met several times since the inaugural meeting in February 2018. Positive outcomes include the publication of an agreed Memorandum of Understanding between the various parties for phasing the proposed housing development to dovetail with the extension of the adjoining quarry. The group has also provided input to the Development Brief for sites north and east of Arnold.

SHLAA Review

19. The Borough Council carries out an annual SHLAA² review which provides a review of potential housing sites. The SHLAA is reviewed annually to ensure that the latest information on site progress, developer intentions and any constraints is kept up to date. The information gathered from the SHLAA update is also used to update the five year housing land supply. The SHLAA form that landowners and developers are required to complete as part of the annual SHLAA update specifically asks the question “How can the Council help in bringing the site forward?”
20. The responses received over the last four years (2015 to 2019) have been collated into broad categories and are set out in the **Appendix 1** together with actions identified for the Council. The actions set out later in this document build on and maintain much of the above activities as well as identify specific new actions arising from the analysis of housing delivery and future supply in the next section.

² Strategic Housing Land Availability Assessment.

3. Housing Delivery Analysis – Past Performance

21. This section provides an overview of housing delivery within Gedling Borough since 2011 in quantitative terms.

Housing requirement and current rate of delivery

22. The Local Plan includes a housing requirement of a minimum of 7,250 homes for 2011 to 2028.
23. The table and graph below shows how the Council is progressing against the housing requirement on an annual basis³. The table shows that the housing target has been reached in the first two years of the plan period (i.e. 2011/2012 and 2012/13) but since then the completions have been fairly erratic with a low point at 64% reached in 2018/19.

	Net housing completions (annual)	Net housing completions (cumulative)	Housing target (annual)	Housing target (cumulative)	% of housing target
2011/12	275	275	250	250	110 %
2012/13	227	502	250	500	100 %
2013/14	321	823	440	940	88 %
2014/15	311	1,134	440	1,380	82 %
2015/16	174	1,308	440	1,820	72 %
2016/17	198	1,506	440	2,260	67 %
2017/18	237	1,743	440	2,700	65 %
2018/19	286	2,029	480	3,180	64 %

³ It should be noted that the table compares the net homes delivered since the beginning of the plan period which is April 2011. The Housing Delivery Test takes a different approach and compares the net homes delivered over the last three financial years to the homes required over the same period. The Housing Delivery Test uses a different method to calculate whether the Council are meeting the housing target. In calculating homes required, the lower of two targets is used – the annual target from the most recent local plan or a calculation of household growth plus unmet need. The calculation of homes delivered takes account of communal accommodation. The figures in the table do not take account of communal accommodation.

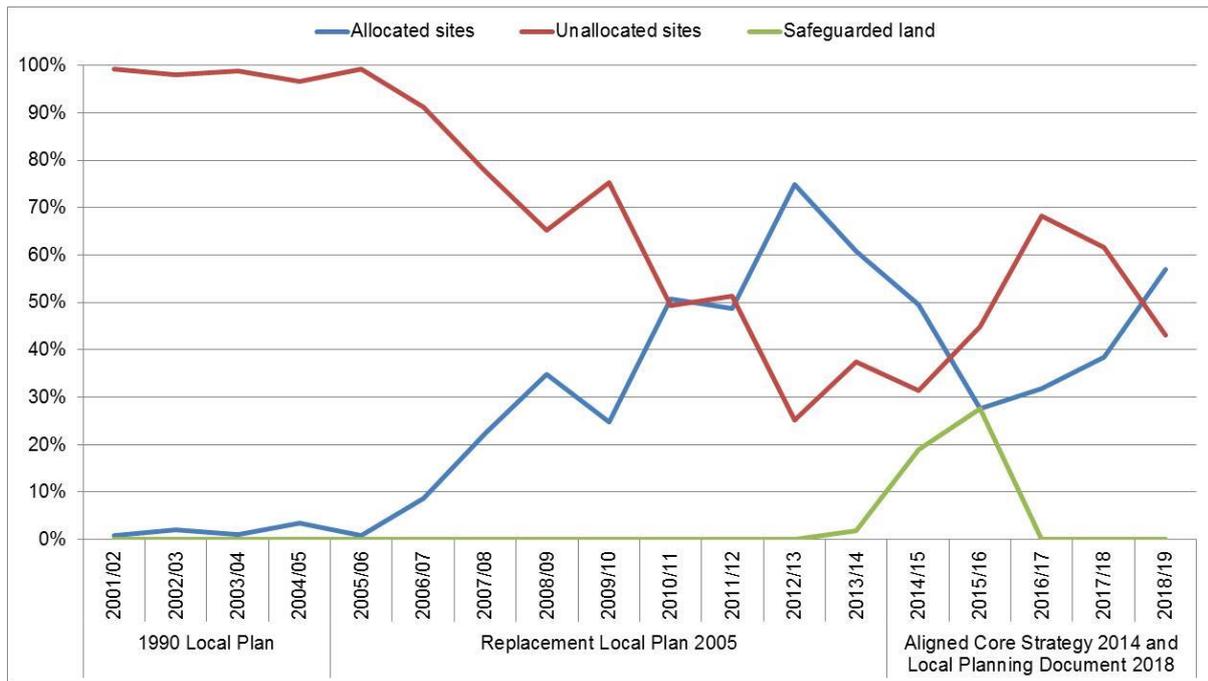


Five year supply of housing

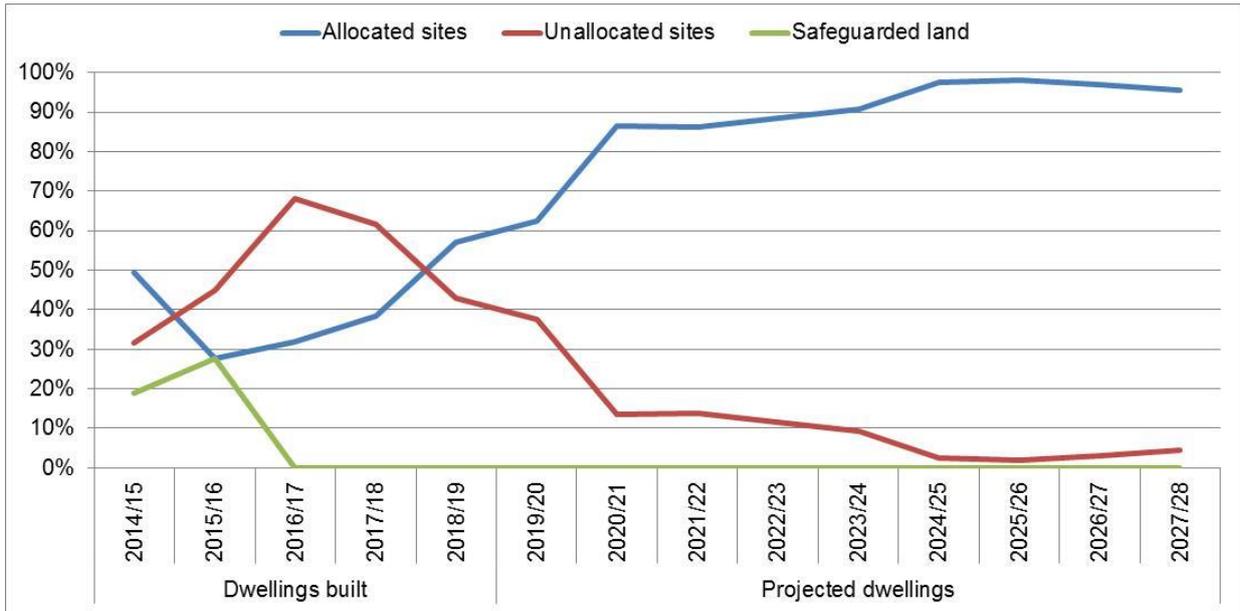
24. The Council's Five Year Housing Land Supply Assessment 2018 was published in July 2018 and considers the Borough's supply of housing land against the housing requirement set by the Local Plan. Following the adoption of the Local Planning Document, the Council had a 5.10 year supply.
25. The 2019 assessment shows that the Council has a 5.08 year supply. The housing trajectory has been updated in the 2019 assessment and this shows that site allocations are projected to come forward over the next few years, which is expected to increase supply.

Delivery of Local Plan allocations

26. Allocated sites are those that are allocated for residential development in the Local Plan. Unallocated sites are those that are not allocated for residential development in the Local Plan, otherwise known as "windfall sites". Safeguarded sites are those that are designated as safeguarded land and protected from development during the plan period but will be considered for meeting longer term development needs through a review of the Local Plan.



27. The above graph shows the percentage of homes built on allocated sites, unallocated sites and safeguarded land between 2001 and 2019. The graph shows that the majority of the completions before the adoption of the Replacement Local Plan in 2005 are on unallocated sites. The graph shows the impact of the Replacement Local Plan adopted in 2005 with allocated sites coming through from 2006/07 and dropping off after 2014/15 as most sites were built out. A similar pattern is expected to be seen over the next few years now the Aligned Core Strategy and the Local Planning Document have been adopted.
28. The graph below shows the projected homes to be built on allocated sites and unallocated sites from 2019 over the remaining part of the plan period up to 2028 using the housing trajectory in the Five Year Housing Land Supply Assessment 2019. It should be noted that new homes on unallocated sites will also come forward over time to reflect new windfall sites coming forward (as demonstrated in paragraphs 29 and 30). The graph below is based on current information on unallocated sites and so does not show this likely uplift.



Data Analysis Conclusion 1:

29. Completions increase following the adoption of the Local Plan. It is expected that the majority of completions on sites allocated in the Local Planning Document (adopted in 2018) will come forward over the next few years and, indeed, some sites have been granted planning permission and others are in the process of gaining planning permission.

New windfall sites that were not in the previous SHLAA database

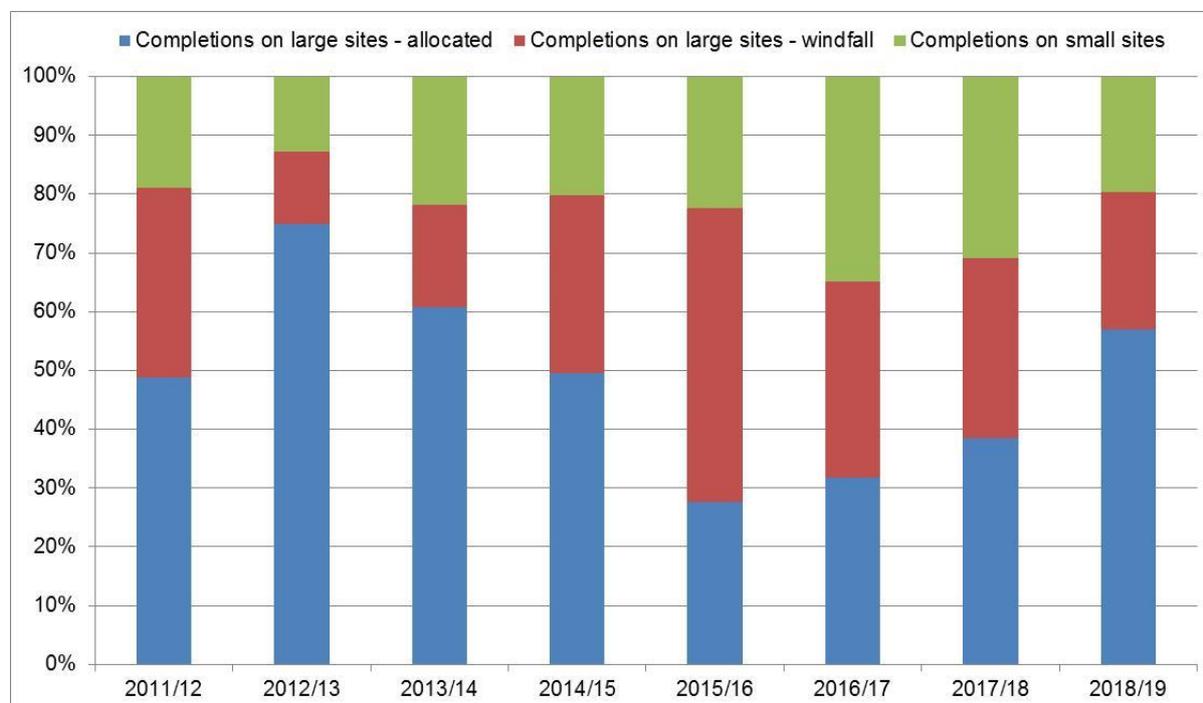


30. The above graph shows that new sites granted planning permission⁴ that were not previously included in the SHLAA⁵ are coming forward. The number of new sites granted planning permission coming forward has varied over the years but for each year a large proportion of new sites granted planning permission have been on small sites. The number of new sites granted planning permission that were not previously included in the SHLAA has been higher than the number of SHLAA sites granted planning permission, except for the years 2010/11 and 2018/19.

31. The new sites granted planning permission that were not previously included in the SHLAA comprise the following land uses:-

- Residential including the conversion of existing properties and redevelopment of residential garage courts;
- Conversion/redevelopment of offices, light industrial units and commercial buildings including shops and drinking establishments;
- Conversion/redevelopment of agricultural buildings and barns;
- Development on vacant/underused land; and
- Other sources.

Housing completions on small and large sites



⁴ This excludes permissions that have been superseded during the same year (only the recent permissions are included) and replacement dwelling proposals.

⁵ Strategic Housing Land Availability Assessment. This is an annual review of potential housing sites and its purpose is to help the Council to understand where and when housing could be built in the future.

32. The above graph shows that since 2011 the majority of housing completions have been on large sites with an average of 23% on small sites and 77% completions on large sites. Completions on large sites include those allocated in the Replacement Local Plan 2005, Aligned Core Strategy 2014 and Local Planning Document 2018.

Sites with planning permission on small and large sites

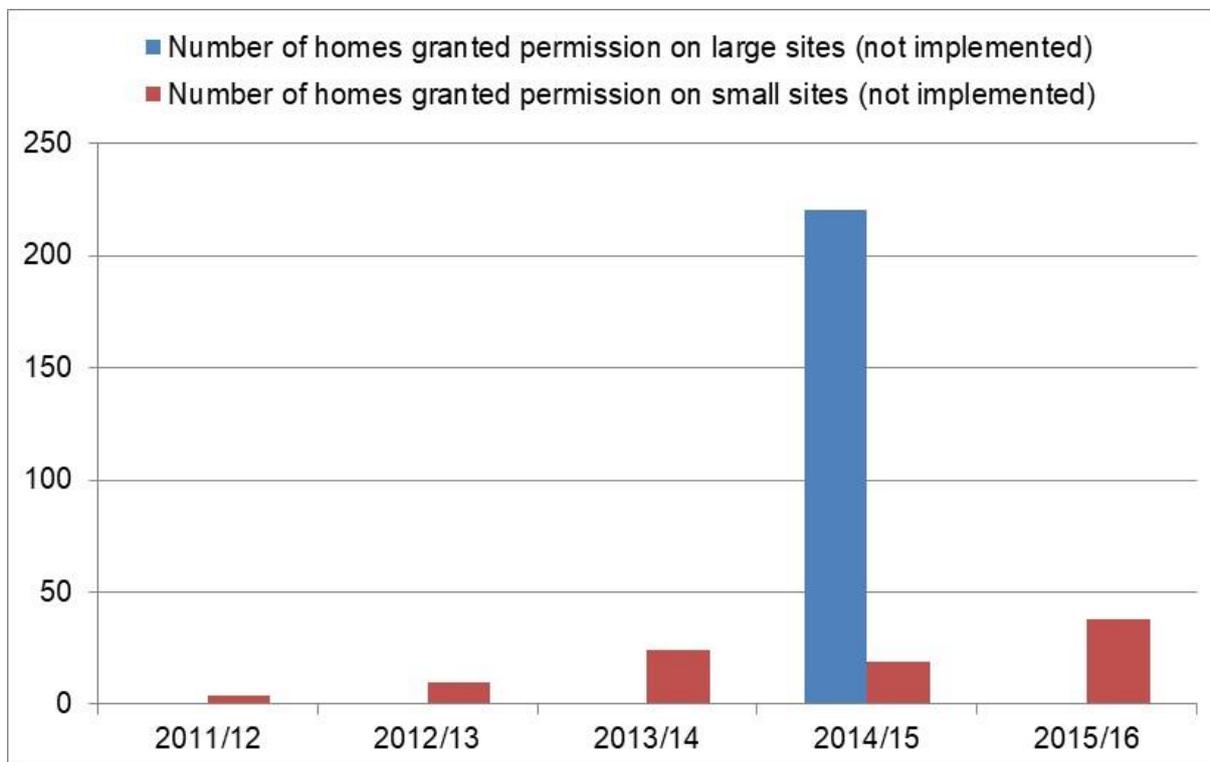
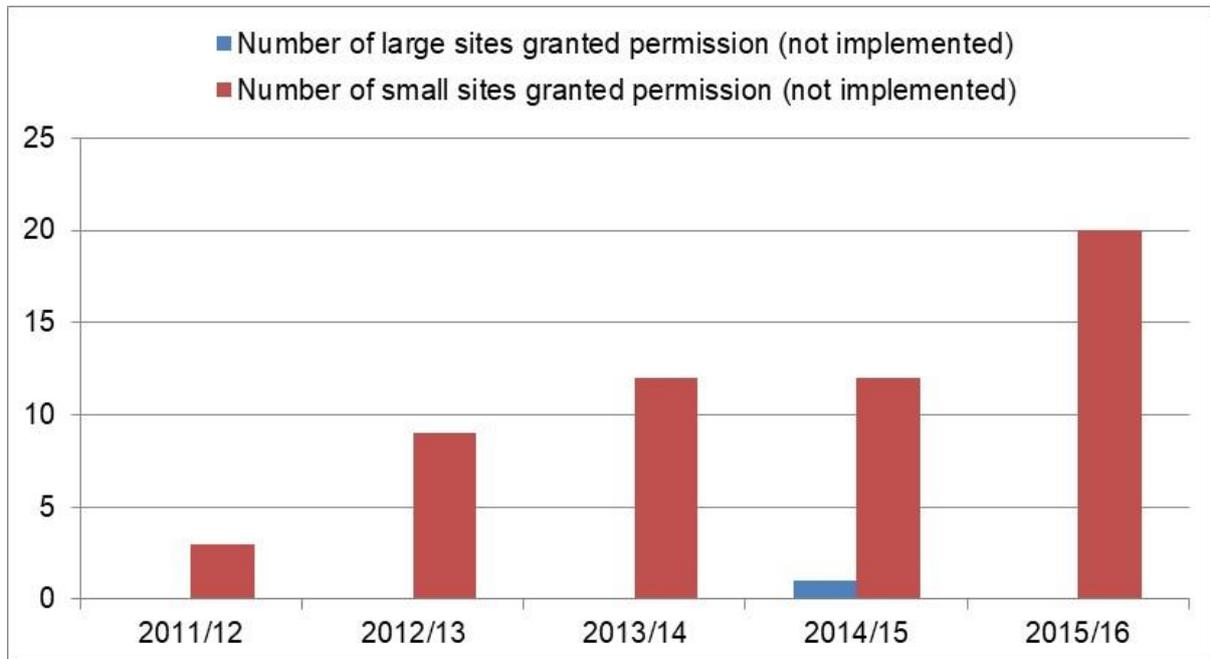
33. The graph below shows the projected homes to be built on small sites and large sites from 2019 to the remaining of the plan period up to 2028 using the housing trajectory in the Five Year Housing Land Supply Assessment 2019. New homes on small and large windfall sites will also come forward over time to reflect new windfall sites coming forward (as demonstrated in paragraphs 29 and 30). The graph below is based on current information on small and large windfall sites and so does not show this likely uplift.



Unimplemented homes on small and large sites

34. As at 31 March 2019, a total of 57 sites granted planning permission for residential development between 1 April 2011 and 31 March 2016 have not been implemented. Those granted permission since 1 April 2016 have up to 3 years to implement so this explains why the two charts below do not show data for 2016/17, 2017/18 and 2018/19. Out of the 57 sites, only one is a

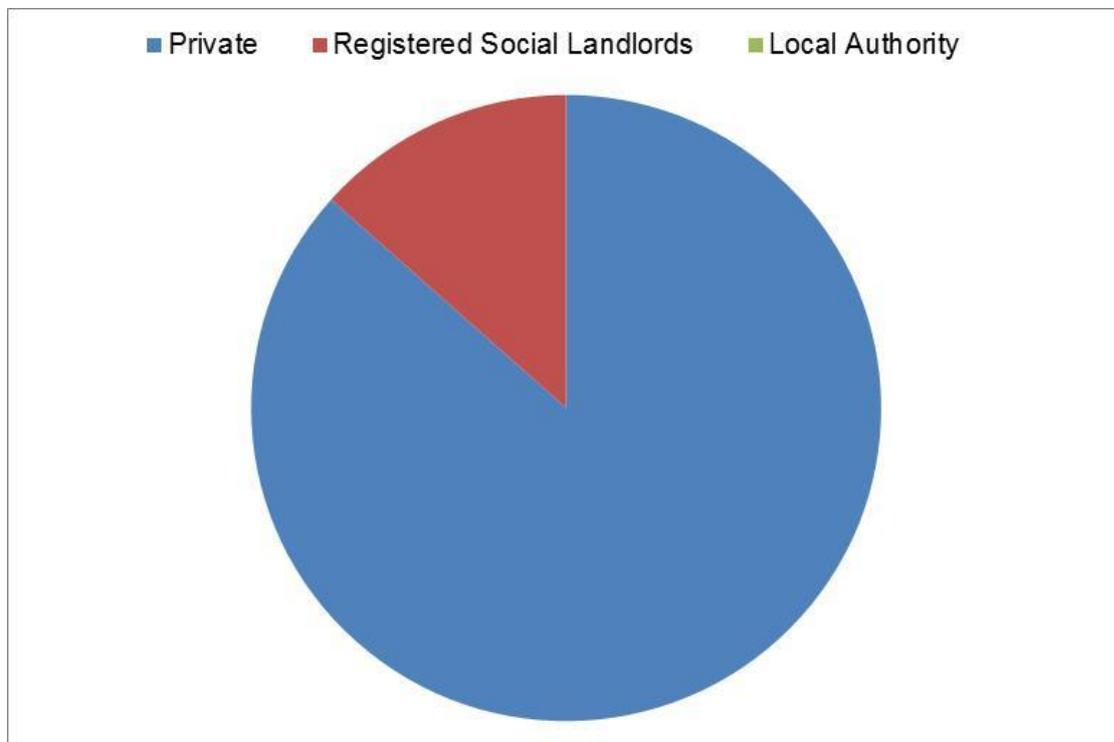
large site (Site H13 Bestwood Business Park as allocated in the Local Planning Document) which was granted permission in March 2015 before the adoption of the Local Planning Document in July 2018. The two graphs below clearly show that small sites are less likely to progress to completion than large sites and, over the period shown, a total of 95 homes on 56 small sites have not been implemented.



Data Analysis Conclusion 2:

- 35. Whilst the majority of sites granted planning permission for housing are small sites, the contribution of large sites to housing delivery is more significant, in part because a greater proportion of small sites granted planning permission fail to come forward for development.
- 36. Consideration has been given as to whether a site is brownfield or greenfield has an impact on whether the site progresses or fails to come forward but no clear conclusions can be drawn in terms of impacts on delivery.

Housing completions by type of developer

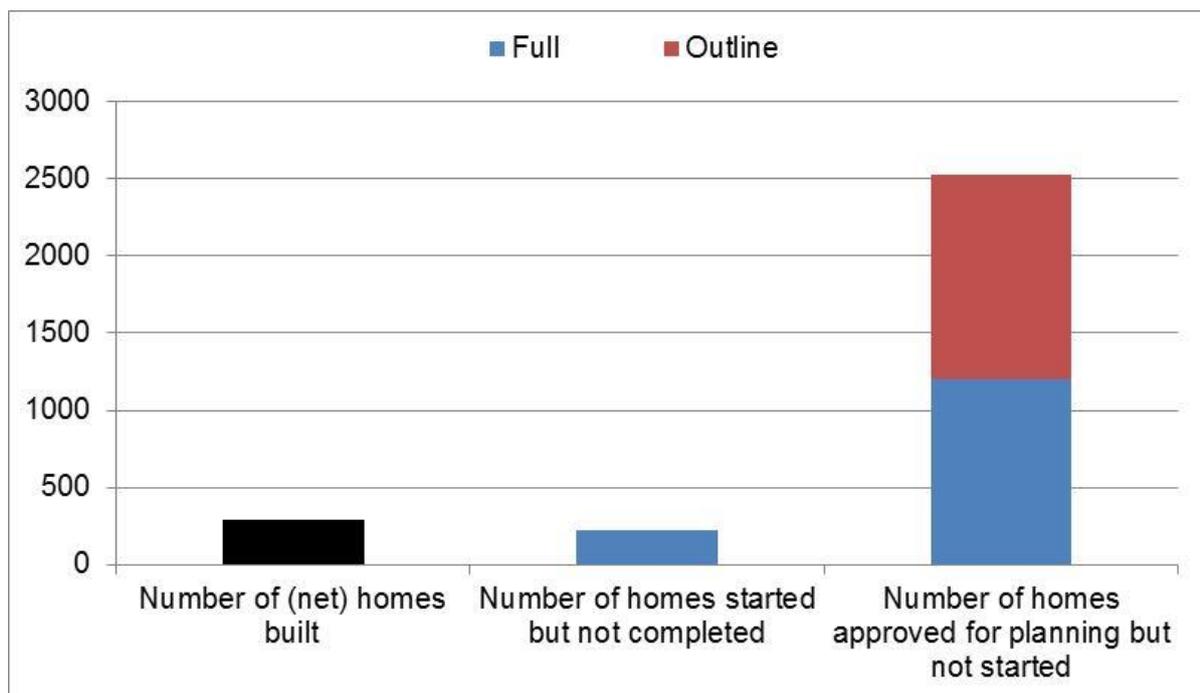


- 37. The above pie chart shows that the private sector dominates the housebuilding growth followed by registered social landlords such as housing associations and no homes have been built by the Council.

Data Analysis Conclusion 3:

- 38. Private sector drives the housebuilding growth within the Borough. The Council has not been building any houses.

Number of homes approved for planning but not yet built



39. The above chart shows that as at 31 March 2019 there is a large number of unimplemented plots with planning permission (2,524 homes) in comparison to those that have started but not yet fully built (220 homes) and those built during 2018/19 (286 homes). The 2,524 unimplemented plots approved for planning but not started are almost evenly split with those having full permission and those with outline permission. Inevitably for those sites going down the outline planning permission route there is a time lag between the grant of outline planning permission and the submission and approval of reserved matters applications. The likely timescales for the approval of reserved matters is built into the housing trajectory where known, leading to increased delivery over time.
40. It should be noted that the unimplemented plots include those allocated on two strategic sites and on some non-strategic sites. The Teal Close strategic site has full permission for phase 1 of 199 homes and the remainder of the site has outline permission for a further 631 homes. The North of Papplewick Lane strategic site is currently under construction for 237 homes. Strategic sites are expected to deliver over a number of years resulting in a gradual increase in completions from next year onwards. For the non-strategic sites, full permission has been granted for 72 homes on Land West of A60 A, outline permission has been granted for 101 homes on part of the Westhouse Farm site in Bestwood Village, full permission has been granted for 14 homes on the Mill Field Close site in Burton Joyce and a hybrid permission (full permission for phase 1 of 506 homes and outline planning permission for

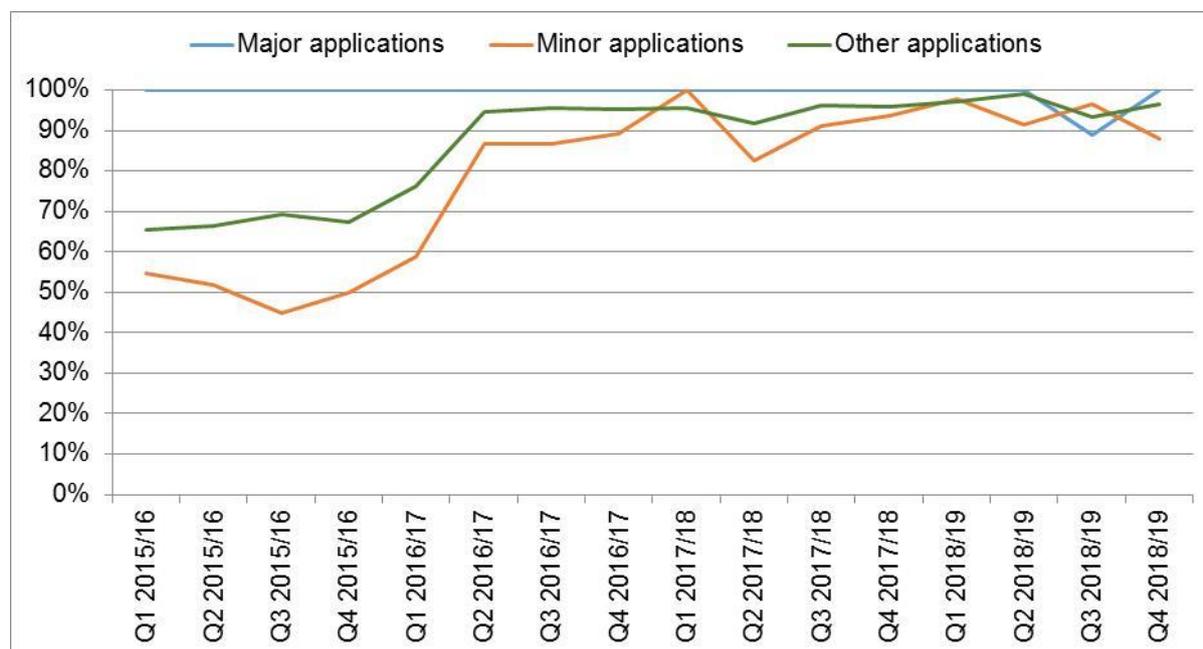
subsequent phases of the remaining 544 homes) has been granted for the Gedling Colliery/Chase Farm site.

Data Analysis Conclusion 4:

- 41. Low housing starts and low completions over recent years mean that there is a large number of unimplemented planning permissions awaiting to be completed.

Percentage of planning applications granted within the statutory time limits

- 42. The Government sets statutory target of 8 weeks for planning applications and 13 weeks for major applications for the determination of planning applications. The Government sets decision making thresholds of 60% for major planning applications and 70% for other applications. The below chart shows that major applications' statutory target of 13 weeks has been achieved for virtually all quarters since 2015/16, except for quarter 3 in 2018/19. For minor and other planning applications, there has been a steady improvement in performance over the last 12 quarters.



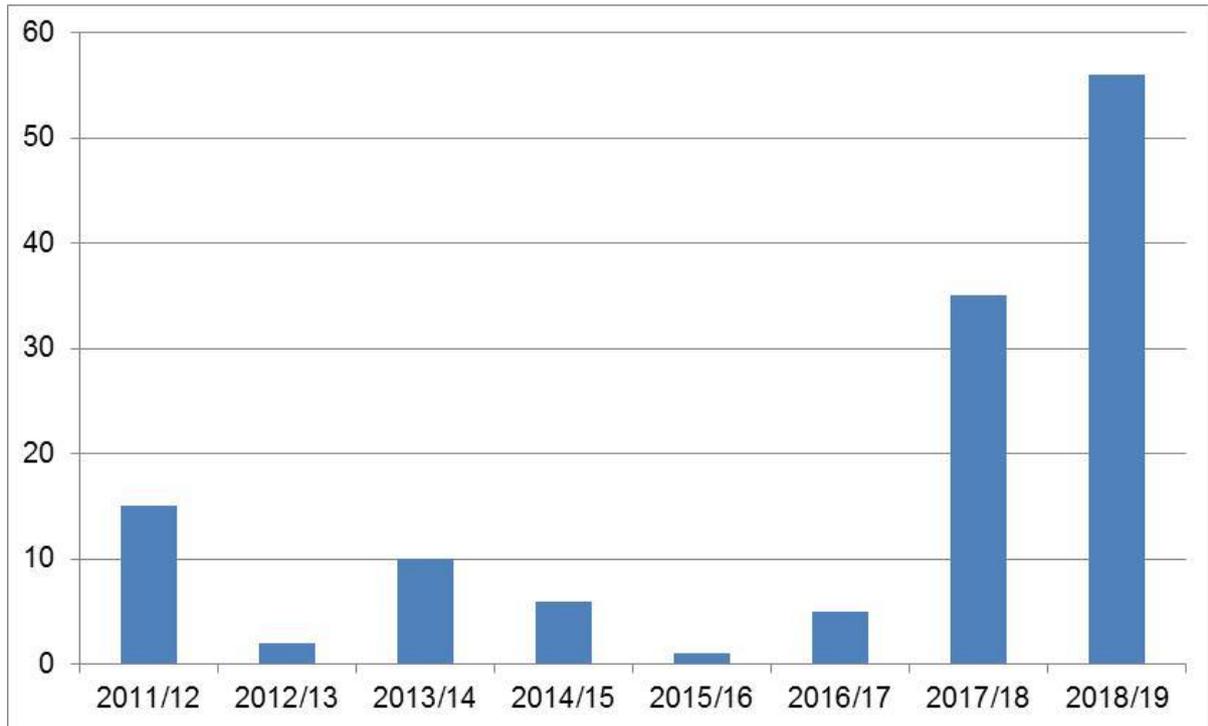
Data Analysis Conclusion 5:

- 43. Planning performance against statutory targets for all planning applications shows sustained and improved performance. The Council is performing well in meeting statutory targets and the speed of decision making is well above the thresholds set by the Government for which local planning authorities can be considered for placing in special measures. There has been an improved

and sustained performance in dealing with all planning applications over the last three years.

Empty homes

The Council takes a proactive approach to bringing empty homes in the Borough back into use. An Empty Homes officer has been in post since June 2017. The number of homes brought back into use each year is set out in the graph below.



Data Analysis Conclusion 6:

44. There has been a significant increase in the number of empty homes brought back into use since 2017/18.

4. Housing Delivery Analysis – Site Specific Allocations

45. This section provides an overview on what has been happening on allocated sites since the adoption of the LPD using updated information from the SHLAA 2019 review.
46. The table in **Appendix 2** briefly outlines progress on allocated housing sites. Of the strategic sites three out of four are now delivering homes. The majority of the Top Wighay Farm site has yet to be subject to a planning application (see below).
47. Of the non-strategic housing allocations good progress is also being made as a number have been granted planning permission or planning applications have been submitted. The majority of sites (nineteen out of thirty) have no identified issues affecting their delivery. Of the remaining sites, H3 Willow Farm and site H4 Linden Grove have no identified issues but are dependent upon the delivery of the Gedling Access Road. Other than the preparation of a development brief for Willow Farm no actions are identified for these two sites in this Housing Action and Delivery Plan. A number of Arnold sites (H2, H5, H7, H8, X1 and X3) need to contribute to the land and build costs of a new primary school required to serve the Arnold Primary School area. The provision of a new primary school is not defined as critical infrastructure in terms of whether development can go ahead but important in terms of achieving sustainable development. The Council considers the issue is resolvable and is currently facilitating on-going discussions with developers and the LEA (see the infrastructure section of the Action Plan below).
48. The assessment at **Appendix 2** does indicate a lack of progress in respect of certain sites, namely H13 Bestwood Business Park, H18 Longdale Lane, H1 Rolleston Drive and H22 Station Road. The latter site is an unimplemented allocation from the 2005 adopted Local Plan and not assumed to contribute to the housing requirement up to 2028 in any case. Bestwood Business Park is currently an employment site and still occupied by businesses and the landowner has indicated their intention to develop the site for housing by 2028. Rolleston Drive is a medium sized site with some significant ground condition issues (more details are set out below). The Longdale Lane site is dependent upon access across the adjoining housing site allocation and the Council may be able to assist in facilitating discussions between the relevant landowners as set out in Section 7: Key Actions below.

49. Little progress has been made at the two sites on Kighill Lane (X5 and X6) albeit these are of a relatively modest scale and have multiple landowners but may benefit from some Council support as set out in the site specific action plan below.

Top Wighay Farm

50. The significant infrastructure costs for this site are outlined in paragraph 70. The Council is working in partnership to secure public funding through the Accelerated Construction Fund to assist in progressing this site. At the time of writing the decision to award public funding and its uptake is anticipated shortly.

Rolleston Drive

51. This site has a significant degree of ground contamination present which is affecting the financial viability of the site. The Council is working with the owner to secure public funding to bring the site forward. A decision on the award of Accelerated Construction Funding and its take up is expected shortly.

Data Analysis Conclusion 7:

52. Gedling Borough Council has an up to date Local Plan. It is expected that the majority of completions on sites allocated in the Local Planning Document (adopted in 2018) will come forward over the remainder of the plan period and lead to an improved performance of housing delivery. Certain sites have not come forward as quickly as anticipated by their developers for various reasons which are picked up in Section 7: Key Actions below.

5. Housing Delivery Analysis – Engaging with Developers

53. This section provides an overview on engagement and collaboration with developers during the period since March 2015.

Partnership working/supplementary planning policy and pre-application advice

54. A proactive approach has been taken to the following sites. Working groups involving both developers and other key stakeholders have been established and development briefs or informal guidance have been prepared.

- Top Wighay Farm (Development Brief adopted and subject to the Top Wighay Farm Working Group);
- Gedling Colliery/Chase Farm (Development Brief adopted and subject to the Gedling Colliery/Chase Farm Working Group);
- Killisick Lane (subject to the Killisick Lane Working Group);
- Howbeck Road/Mapperley Plains (subject to the Killisick Lane Working Group);
- Brookfields Garden Centre; (subject to the Killisick Lane Working Group); and
- Rolleston Drive (informal planning guidance in preparation and subject to the Killisick Lane Working Group).

55. Pre-application advice is offered on all sites and has been provided during 2018/19 for two housing allocations.

56. A collaborative approach is taken to working with developers. This has included the following actions:-

- Letters/e-mails sent to all developers of allocated sites in order to encourage the early submission of planning applications following adoption of the Local Planning Document and assure determination in a timely manner;
- GBC Developers Forum meetings (see below); and
- Greater Nottingham Housing Delivery Workshops (see below).

Data Analysis Conclusion 8:

57. A lot of effort has been placed on engaging with developers through the provision of additional planning guidance, pre-application advice and working

in partnership to unblock certain sites. In general this support has been well received and reciprocated by developers/landowners. The working groups are now well established and the key actions set in Section 7 below commit the Council to continue working with these groups as long as necessary in order to bring sites forward.

Developers Forum

58. The Developers Forum meets quarterly at Gedling Borough Council and involves representatives from housebuilders, developers, landowners and the registered housing providers. Representatives include national builders including Persimmon as well as regional builders such as Langridge Homes. The Council is represented politically by the Leader of the Council, Portfolio Holder for Growth and Regeneration and at officer level by the Chief Executive and Service Managers for Planning Policy, Development Management and Economic Development and Regeneration. The Developers Forum has been used to inform the preparation of planning policy documents, to promote funding opportunities such as Homes England and to seek feedback on the Planning Policy, Development Management and Economic Development and Regeneration Service.
59. The Housing Delivery Action Plan has been subject to consultation with the Developers Forum and useful feedback received.

Data Analysis Conclusion 9:

60. The Developers Forum is an important means of obtaining expert feedback on planning policy, planning performance and on the types of action that the Council could follow to help speed up delivery and has helped inform this HDAP.

Housing Delivery Workshops

61. On 12 October 2017 the Greater Nottingham Planning Partnership held a Housing Delivery Workshop which was well attended by developers, councillors and other housing stakeholders. An important outcome was the preparation of a Planning Protocol for Delivering Growth in Greater Nottingham. This is a voluntary arrangement but sets out a number of agreed commitments including timely local plan coverage and sufficient resources; and a raft of measures to provide a more proactive and consistent planning service.

62. A follow up workshop was held in February 2019 which reiterated the message about sticking to local plan timetables. In this context, the new requirement to publish a Statement of Common Ground (in preparation at the time of writing) was highlighted in terms of getting agreement between the various Council partners over the future distribution of housing between authorities. Further useful feedback reminded delegates that sites are unique and require bespoke solutions. The County Highways Authority indicated their intention to prioritise large strategic sites when giving highways advice.

Data Analysis Conclusion 10:

63. The under delivery of housing is not just a Gedling Borough Council issue but common to nearly all Council partners across the Nottingham Housing Market Area. Key messages from the two Greater Nottingham workshops include timely local plan preparation, committing appropriate resources, consistency in terms of dealing with planning applications across the Housing Market Area and for prioritising of consultee advice on strategic sites. An important point is that each site is unique and hence requires particular solutions. The site specific allocation actions set out in Section 7: Key Actions pick up this theme.

6. Housing Delivery Analysis – Viability and Infrastructure

64. This section provides an overview on the relationship between housing delivery and viability and infrastructure.

Viability Issues

65. The [Plan Wide Viability Assessment](#) illustrates that, in general terms, housing developments proposed in all locations in the Borough are broadly viable taking account of all policy impacts, affordable housing delivery and Community Infrastructure Levy charges.
66. All greenfield sites in the initial 0-5 year delivery period are viable based on the adopted assumptions. A small number of brownfield sites demonstrate marginal viability in the 0-5 year delivery period but are still considered to be broadly viable and deliverable.

Data Analysis Conclusion 11:

67. Viability is not considered to be particular barrier to site delivery within Gedling Borough. H1 Rolleston Drive site is one of the brownfield sites with marginal viability referred to above and has since been found to have more significant levels of contamination than previously assumed. In recognition of this new information, Gedling Borough Council has supported the landowner in applying for specialist funding through the Accelerated Construction Fund. See the site specific actions below.

Infrastructure

68. The Local Plan is supported by an Infrastructure Delivery Plan. The Infrastructure Delivery Plan concludes that there are no significant infrastructure constraints relating to the individual allocated sites that would act as showstoppers.
69. A large number of houses (about 1,100 across three housing sites) are dependent upon the Gedling Access Road being commenced. The funding package for the construction of the GAR is in place with approximately £4.3 m to be provided through the Community Infrastructure Levy which prioritises the construction of this new road. At the time of writing the project is going through statutory procedures where a public inquiry was due to take place in June 2019 to hear objections to the Gedling Access Road Compulsory Purchase Order (CPO). However, the Government Planning Inspector has decided that all statutory objections have been satisfactorily resolved and not

to proceed with the Public Inquiry. The Secretary of State for Transport's formal confirmation of planning orders is now awaited which will enable the construction of the Gedling Access Road to commence later in 2019.

70. Significant levels of up front infrastructure are also needed to support the strategic site allocation at Top Wighay Farm which raises challenging issues. There is little utility, drainage or service infrastructure available to support this large greenfield site. Requirements include significant highway and transport infrastructure to mitigate traffic impacts, a new primary school, contributions towards health facilities, open space and sustainable drainage systems.
71. Certain sites should contribute towards the provision of new primary schools. In the case of the Gedling Colliery/Chase Farm site and Westhouse Farm, Bestwood Village new primary schools have been granted permission and funding secured. A new primary school is required to serve the Arnold primary catchment area and contributions from all the Arnold sites are expected towards land and build costs on a pro rata basis. The Council is working in partnership with the Local Education Authority and developers to identify a site and secure funding.

Data Analysis Conclusion 12:

72. In general, infrastructure constraints are not a barrier to housing delivery. The Gedling Access Road is a major piece of infrastructure that a number of sites depend upon. However, good progress is being made and Gedling Borough Council will continue to monitor the progress of this project carefully. The Top Wighay Farm strategic site has significant up front infrastructure costs and sites within the Arnold Primary School Catchment are required to make contributions to a new primary school. More detail on these issues are set out in Section 7: Key Actions below.

7. Key Actions

73. This section identifies key actions to address the housing delivery issues highlighted in this document.

Housing Supply: Actions

Action	Task description	Expected Outcomes	Timescale	Who
Review of Aligned Core Strategy Local Plan	Review Aligned Core Strategies – note commenced	Adopt by 2021	On-going (LDS ⁶ indicates adoption in 2021)	GBC Planning Policy HMA officers
Use of Council owned land and acquired sites in line with the GBC Commercial Investment Strategy ⁷	Build new homes on Council owned land potentially in combination with the Housing Company referred to below.	Include potential GBC owned sites in the 2019 SHLAA Review Accelerate housing delivery, increase affordable housing supply	On-going	GBC Estates
Feasibility of setting up Housing Company ⁸	Prepare Outline Business Case	Accelerate housing delivery, increase affordable housing supply	On-going	GBC Economic Development
Review CIL	Review of CIL based on updated evidence.	Review of viability sub markets and projects on the R123 list.	On-going	GBC Development Management
Future SHLAA Review	More detailed call for sites and more	Additional small sites	2020 SHLAA	GBC Planning Policy

⁶ LDS – Local Development Scheme. A revised Local Development Scheme setting out the timetable for the review of the Aligned Core Strategies was approved in January 2019.

⁷ The Commercial Investment Strategy was approved by GBC's Cabinet on 19th March 2019. See agenda item 4 from the following link
<https://democracy.gedling.gov.uk/ieListDocuments.aspx?CId=127&MIId=2322&Ver=4>

⁸ See the above link agenda item 7 for an update on the Housing Company.

Action	Task description	Expected Outcomes	Timescale	Who
	proactive approach to identifying potential sites.	identified	Review	

Site Specific Allocations: Actions

Site	Action/Task description	Expected Outcomes	Timescale	Who
Teal Close (allocated for 830 homes)	Determine Reserved Matters applications for 830 homes, school and care home.	Decisions	2019	Development Management
North of Papplewick Lane (allocated for up to 300 homes)	Currently under construction for 237 homes. No action required			
Top Wighay Farm (allocated for 845 homes)	Continue working in partnership as part of the Top Wighay Farm Working Group.	Public Funding Award Planning Application	On-going	GBC Planning Policy Development Management and Nottinghamshire County Council
H1 Rolleston Drive (allocated for 140 homes)	Continue monthly meeting with owner. Please also see Infrastructure table below for education contribution.	Decision on ACF ⁹ funding. Planning application	On-going	GBC Planning Policy and Nottinghamshire County Council
H2 Brookfields Garden Centre (allocated for 90 homes)	Sign off S106 for Phase 1. Offer assistance in relocating garden centre to enable phase 2 of the housing	Decision Relocation advice	2019 2019	Development Management GBC Economic Development

⁹ ACF – Accelerated Construction Funding – government funding to speed up house building on large sites launched in November 2016.

Site	Action/Task description	Expected Outcomes	Timescale	Who
	development. Please also see Infrastructure below for education contribution.			
H3 Willow Farm (allocated for 110 homes)	Adoption of development brief as SPD ¹⁰	Adopt October 2019	On-going	GBC Planning Policy
H4 Linden Grove (allocated for 115 homes)	No action required			
H5 Lodge Farm Lane (allocated for 150 homes)	Determine planning application for 148 homes and secure education contributions (see Infrastructure below for education contribution).	Decision	June 2019	GBC Development Management
H6 Spring Lane (allocated for 150 homes)	The site is now fully built. No action required.			
H7 Howbeck Road/ Mapperley Plains (allocated for 205 homes).	Determine planning application Please see Infrastructure below for education contribution	Decision	Spring 2019	GBC Development Management
H8 Killisick Lane (allocated for 230 homes).	Please see Infrastructure below for education contribution			
H9 Gedling Colliery/ Chase Farm	Continue regular meetings with owner.	Updates on progress	On-going	GBC Planning Policy

¹⁰ SPD – Supplementary Planning Document – more detailed planning policies that supplement policies set out in the adopted Local Plan.

Site	Action/Task description	Expected Outcomes	Timescale	Who
(allocated for 1,050 homes)				
X1 Daybrook Laundry (allocated for 49 homes)	No action required.			
X2 Land West of A60 Site A (allocated for 72 homes)	Sign off S106.			
X3 Land West of A60 Site B (allocated for 150 homes)	No action required.			
H10 Hayden Lane (allocated for 120 homes)	No action required.			
H11 The Sycamores (allocated for 25 homes)	Planning permission for 8 homes. No action required.			
H12 Westhouse Farm (allocated for 210 homes)	Determine reserved matters planning applications for first phase (105 homes)	Issue decision notice	June 2019	GBC Development Management
H13 Bestwood Business Park (allocated for 220 homes)	Meet with developer	Assess future intentions for the site	2019	GBC Planning Policy
H14 Dark Lane (allocated for 70 homes)	Permission granted for 57 homes subject to signing of S106. Sign off S106	Issue decision notice	2019	GBC Development Management GBC Legal
H15 Main Street (79 homes)	Sign off S106.	Issue decision notice	2019	GBC Development Management GBC Legal
H16 Park Road (390 homes)	Determine outline planning application	Decision	2019	GBC Development Management
X4 Flatts Lane (84 homes)	Sign off S106	Issue decision notice	2019	GBC Development Management GBC Legal

Site	Action/Task description	Expected Outcomes	Timescale	Who
H17 Longdale Lane A (30 homes)	Meet with landowner	Identify barriers to delivery	2019	GBC Planning Policy
H18 Longdale Lane B (allocated for 30 homes)	Permission granted for 31 homes subject to signing of S106. Sign off S106.	Issue decision notice	2019	GBC Development Management GBC Legal
H19 Longdale Lane C (allocated for 70 homes)	Determined reserved matters application for 51 homes.	Decision	2019	GBC Development Management
X5 Kighill Lane A (allocated for 20 homes)	Support landowners in finding a solution to progress the site.	Planning application	2019	GBC Planning Policy
X6 Kighill Lane B (allocated for 30 homes)	Support landowners in finding a solution to progress the site.	Planning application	2019	GBC Planning Policy
H20 Mill Field Close (allocated for 20 homes)	Currently under construction for 14 homes. No action required			
H21 Orchard Close (allocated for 15 homes)	No action required.			
H22 Station Road (allocated for 40 homes) ¹¹	Contact landowner.	Identify barriers to delivery	2019	GBC Planning Policy
H23 Ash Grove (allocated for 12 homes)	No action required.			
H24 Broad Close (allocated for 15 homes)	No action required.			

¹¹ This site has a long standing and on-going access issue and it is not assumed that this site would count towards future housing supply in the housing trajectory. It would however assist in regenerating the village and so remains an allocation and included within the Housing Delivery Action Plan.

Site	Action/Task description	Expected Outcomes	Timescale	Who
Relevant to all sites - Proactive Development Management Service	Provision of Pre-application advice Proactive management of planning applications updating developers of progress and identification of any issues early in the process	Maintain performance in meeting statutory deadlines for dealing with planning applications	On-going	GBC Development Management
Relevant to all sites - Providing a more seamless planning service	Smooth handover of site allocations from planning policy to DM on adoption of Local Plan Planning Policy observations to meet required format and deadline set More coordinated approach to delivering housing, economic and social benefits through planning policy, regeneration policy and projects and in implementing planning applications.	Integrated service Discuss and review relevant projects and policy areas at departmental meetings (Planning Policy, DM and Economic Development) Fortnightly Service Manager meetings	On-going	GBC Planning Policy GBC Development Management GBC Economic Development

Engagement with Developers: Actions

Action	Task description	Expected Outcomes	Timescale	Who
Review of unimplemented planning permissions	To consider the scope to review unimplemented permissions	List of stalled sites. Prioritise	2019	GBC Planning Policy

Action	Task description	Expected Outcomes	Timescale	Who
(stalled sites)	including via contact with promoter or developer	sites and contact landowners		
Use of Self-Build Custom Build Register	Promote sites where owner has indicated a willingness to develop self-build custom build on site by alerting people on the register to the site opportunity.	Number of sites promoted for self-build via alerts to people on register.	On-going as appropriate	GBC Planning Policy
Speed up S106 negotiations	Assess likely S106 contributions at pre-application stage if requested. Agree S106 Heads of Terms with applicants as part of the planning application process Draft Legal Agreement prior to Planning Committee Clearly articulate requirements for contributions in officer report.	Less potential delay to signing S106	On-going	GBC Development Management GBC Development Management GBC Legal GBC Development Management
Use of Brownfield register	Promotion of smaller sites and engagement with SME builders Use of brownfield register and Permission in Principle (PIP) ¹²	Increased planning applications on smaller sites Add identified sites to part 2 of the	On-going	GBC Planning Policy Economic Development

¹² Permission in Principle (PIP) is an alternative way of obtaining planning permission for housing development. It separates the consideration of matters of principle for proposed development from the technical detail of development. There are two stages – the permission in principle stage – followed by the technical details consent.

Action	Task description	Expected Outcomes	Timescale	Who
		brownfield register		

Infrastructure: Actions

Action	Task description	Expected Outcomes	Timescale	Who
All Arnold Housing Allocations H1, H2, H5, H7, H8 X1, X3	Support the County Council in securing agreement between LEA and developers to fund land and build costs for new primary school needed to serve the Arnold Primary catchment area.	Equalisation Agreement S106 Heads of Terms or S106 agreements agreed as relevant through DM process	2019	GBC Planning Policy GBC Development Management
Gedling Access Road	Closely monitor progress against project milestones Communicate how CIL and other funding is enabling GAR to potential developers to increase confidence scheme will be delivered	Attend regular meetings Regular progress reports Communications Developers Forum progress report	On-going	GBC Planning Policy GBC Communications team GBC Planning Policy

Appendix 1 – SHLAA summary responses 2015 - 2019

This appendix summarises comments received through the SHLAA consultations between 2015 and 2019 in response to the request for suggested actions the Council could take to help bring sites forward.

Comment by broad category	Action undertaken
Speed up review of the Local Planning Document	Local Planning Document was adopted in July 2018
Carry out early review of the Local Plan	Review of ACS underway
Grant planning application	Consider through DM process
Speed up S106 process	DM Process
Pre-application advice sought	Advise applicant of pre-application advice service available
Site specific issues raised	Response provided through SHLAA process
Information sought on whether there is interest for self-build on the plot	Use of Self-Build Register
Assistance with commercial relocation	Refer to Economic Development
The Council should promote site	Consider through DM process
Ensure the GAR is complete on time	The Council is liaising with Nottinghamshire County Council who is delivering the scheme. The scheme is still on target for delivery.

Appendix 2 – Site Specific Allocations

This appendix briefly outlines progress on allocated housing sites. Where actions are required, they are highlighted in the “Key Actions” section of the document.

Ref	Site name	Units	Planning status	Summary of key issues, challenges and barriers	Action?
	Teal Close	830	Allocated for mixed use in the Aligned Core Strategy Site has outline planning permission for residential development, employment uses and other uses (2013/0546). Reserved matters (2017/0800) granted in March 2018 for the first housing phase of 204 homes. Reserved matters application (2019/0152) for the second housing phase of 367 dwellings and reserved matters application (2019/0560) for the third and final housing phase of 264 dwellings are currently being determined. First phase of housing is currently under construction.	No identified issues.	No
	North of Papplewick Lane	237	Allocated in the Aligned Core Strategy. The site is currently under construction for 237 homes (2017/0201).	No identified issues.	No

Ref	Site name	Units	Planning status	Summary of key issues, challenges and barriers	Action?
	Top Wighay Farm	845	Allocated for housing and employment development in the Aligned Core Strategy. Development brief adopted February 2017 to provide clarity for developers. Transport assessment commissioned by NCC and completed November 2016. Part of site for 38 homes (2014/0950) is built. No planning application has been received for the remainder of the site.	The need for significant up front infrastructure to access site has implications for viability. Nottinghamshire County Council as landowner needs to determine method of disposal. Lengthy and complex process relating to Accelerated Construction Fund bid.	Yes
H1	Rolleston Drive	140	Allocated in the Local Planning Document. The Council is working with owners. Subject to a bid for Accelerated Construction Funding from the HCA. Decision on Homes and Communities Agency funding expected shortly. No planning application has been received.	Site is heavily contaminated due to previous usage for vehicle storage and maintenance. Clean up costs significant.	Yes

Ref	Site name	Units	Planning status	Summary of key issues, challenges and barriers	Action?
H2	Brookfields Garden Centre	90	Allocated in the Local Planning Document. Outline planning application (2017/0155) for up to 32 homes on part of the site granted in October 2018 subject to the signing of the s106. The site is one of a number required to contribute towards a new primary school to be located within the Arnold primary school catchment area. A development brief has been adopted for sites H2, H7 and H8. A Killisick Lane Working Group involving Gedling Borough Council, Nottinghamshire County Council and the relevant developers has been set up address education contributions, location of the new primary school and to equalise contribution.	Phase 2 dependent upon the relocation of the garden centre. The garden centre is a fairly large business and may require assistance with relocation to a suitable site preferably within the Borough. Contributions are needed towards new primary school from all allocated sites in the Arnold Primary Catchment. A new primary school is required on an as yet unidentified location.	Yes
H3	Willow Farm	110	Allocated in the Local Planning Document. Draft development brief currently being prepared by developer. No planning application has been received.	To achieve effective community engagement through the development brief process. Construction of site is dependent upon completion of the Gedling Access Road. Developer has referred to the need for pre-commencement on site in advance of the Gedling Access Road through comments on the SHLAA.	Yes
H4	Linden Grove	115	Allocated in the Local Planning Document. No planning application has been received.	Construction of site is dependent upon completion of the Gedling Access Road.	Not yet

Ref	Site name	Units	Planning status	Summary of key issues, challenges and barriers	Action?
H5	Lodge Farm Lane	150	Allocated in the Local Planning Document. Outline planning application (2018/0347) for up to 148 dwellings is currently being determined.	No identified issues. Grant planning permission subject to securing contributions towards the build costs of a new primary school. Currently being negotiated with the Local Education Authority.	Yes
H6	Spring Lane	150	Allocated in the Local Planning Document. The site is now fully built.	No identified issue.	No
H7	Howbeck Road/ Mapperley Plains	210	Allocated in the Local Planning Document. Full planning application (2019/0213) for 164 dwellings on the majority of the site is currently being determined. The site is one of a number required to contribute towards a new primary school to be located within the Arnold primary school catchment area. A development brief has been adopted for sites H2, H7 and H8. A Killisick Lane Working Group involving Gedling Borough Council, Nottinghamshire County Council and the relevant developers has been set up address education contributions, location of the new primary school and to equalise contribution.	Contributions are needed towards new primary school from all allocated sites in the Arnold Primary Catchment. A new primary school is required on an as yet unidentified location.	Yes

Ref	Site name	Units	Planning status	Summary of key issues, challenges and barriers	Action?
H8	Killisick Lane	230	Allocated in the Local Planning Document. The site is one of a number required to contribute towards a new primary school to be located within the Arnold primary school catchment area. A development brief has been adopted for sites H2, H7 and H8. A Killisick Lane Working Group involving Gedling Borough Council, Nottinghamshire County Council and the relevant developers has been set up address education contributions, location of the new primary school and to equalise contribution. The Local Planning Document includes a phasing policy to ensure that development of the site follows the extraction and progressive restoration of the adjoining quarry. Quarry extraction is on schedule to be complete by 2021. No planning application has been received.	Contributions are needed towards new primary school from all allocated sites in the Arnold Primary Catchment. A new primary school is required on an as yet unidentified location.	Yes

Ref	Site name	Units	Planning status	Summary of key issues, challenges and barriers	Action?
H9	Gedling Colliery/ Chase Farm	1,050	Was previously allocated in the previous Local Plan. Identified in the Aligned Core Strategy as a strategic location and is allocated for housing and employment development in the Local Planning Document. Full planning permission (2015/1376) for phase 1 (506 homes) and outline planning permission granted for subsequent phases. Site is currently under construction for phase 1. Whilst up to 315 homes can be built in advance of the required Gedling Access Road, the remainder of the housing is dependent upon Gedling Access Road being progressed according to timetable. The Gedling Access Road has planning permission and a funding package has been put in place. The site is a priority for the Borough Council and is located in a designated Housing Zone.	Large site. Site has been allocated since 2005 through the previous Local Plan. Significant risks of contamination. Complex funding package is in place to support the delivery of the Gedling Access Road. Of the 1,050 homes granted planning permission, 735 are reliant on the delivery of the Gedling Access Road.	
X1	Daybrook Laundry	49	Allocated in the Local Planning Document. No planning application has been received. Information from the previous SHLAA 2017 consultation indicates full planning application submission and delivery of the site is proposed to take place within 3 years.	No identified issues.	No
X2	Land West of A60 Site A	72	Allocated in the Local Planning Document. Full planning permission for 72 dwellings (2016/0854) granted in December 2018.	No identified issues.	No
X3	Land West of A60 Site B	150	Allocated in the Local Planning Document. Information from the SHLAA 2019 consultation indicates that preparation of a full planning application is currently underway and submission is anticipated in summer 2019.	No identified issues.	No

Ref	Site name	Units	Planning status	Summary of key issues, challenges and barriers	Action?
H10	Hayden Lane	120	Allocated in the Local Planning Document. Site is to be marketed shortly.	No identified issues.	No
H11	The Sycamores, Bestwood Village	8	Allocated in the Local Planning Document. Full planning permission for eight dwellings (2018/0650) granted in September 2018.	No identified issues. There is a reduction in the capacity of homes on site.	No
H12	Westhouse Farm, Bestwood Village	210	Allocated in the Local Planning Document. Outline planning permission for 101 homes (2014/0238) on part of the site allocation granted in March 2019. Reserved matters application (2018/0823) for 101 homes is currently being determined.	No identified issues.	No
H13	Bestwood Business Park, Bestwood Village	220	Allocated in the Local Planning Document. Outline planning permission (2014/0214) for up to 220 homes lapsed in March 2018.	Owners see the Business Park as remaining as an employment site. The lease arrangements are commercially sensitive but the owners have confirmed that the residential development is likely to commence beyond the five year period but would be completed by 2028.	Yes
H14	Dark Lane, Calverton	57	Was previously allocated in the previous Local Plan. Allocated in the Local Planning Document. Outline planning permission (2012/1503) for 72 homes. Access road into the site constructed. Full planning application (2017/1263) for 54 homes on the majority part of the site granted in March 2019 subject to the signing of the s106. The 3 homes on the remainder of the site remain unchanged. Total of 57 homes on site.	No identified issues. Site has been allocated since 2005 through the previous Local Plan. There is a reduction in the capacity of homes on site.	

Ref	Site name	Units	Planning status	Summary of key issues, challenges and barriers	Action?
H15	Main Street, Calverton	79	Allocated in the Local Planning Document. Outline planning application (2018/0360) for up to 79 dwellings granted in March 2019 subject to the signing of the s106.	No identified issues. Landowner has indicated intent to sell land to developer.	
H16	Park Road, Calverton	390	Allocated in the Local Planning Document. The site is within the 'North West Quadrant Urban Extension' of the Calverton Neighbourhood Plan (2017) which effectively supports the principle of housing development in this area. Two separate planning applications are currently being determined – outline application (2018/0607) for up to 365 homes on the majority of the site and full application (2018/0817) for 20 bungalows on the small part of the site (the car park at North Green).	No identified issues.	
X4	Flatts Lane, Calverton	84	Allocated in the Local Planning Document. The site is within the 'North West Quadrant Urban Extension' of the Calverton Neighbourhood Plan (2017) which effectively supports the principle of housing development in this area. Outline planning application (2018/1143) for up to 84 dwellings granted in April 2019 subject to the signing of the s106.	No identified issues.	

Ref	Site name	Units	Planning status	Summary of key issues, challenges and barriers	Action?
H17	Longdale Lane A, Ravenshead	30	Allocated in the Local Planning Document. No planning application has been received.	Landowner has expressed an interest in selling the site to developers which could be a barrier to commencement. The development of site H17 is dependent on the delivery of the adjacent site H19 as access to site H17 can only be from site H19.	
H18	Longdale Lane B, Ravenshead	31	Allocated in the Local Planning Document. Outline planning application (2014/0273) for up to 31 homes granted in August 2018 subject to the signing of the s106.	No identified issues.	
H19	Longdale Lane C, Ravenshead	70	Allocated in the Local Planning Document. Outline planning permission (2013/0836) for up to 70 homes granted in October 2014. A reserved matters application (2017/1164) for 51 dwellings is currently being determined.	No identified issues.	

Ref	Site name	Units	Planning status	Summary of key issues, challenges and barriers	Action?
X5	Kighill Lane A, Ravenshead	20	<p>Allocated in the Local Planning Document. The site has three separate land owners who supported a joint allocation through the Local Planning Document. Since the site was allocated, two of the three landowners have put forward planning applications. For the west part of the site (22 Kighill Lane) a planning application (2018/0727) for six dwellings was refused and the landowner is continuing to promote this approach through the development management process by submitting two separate planning applications – outline application (2018/1166) for 6 custom build residential units and full application (2018/1186) for 6 residential units. Both applications are currently being determined. For the east part of the site (16 Kighill Lane) full planning permission (2018/1004) for a new dwelling on the north east part of the site granted in January 2019 and full planning application (2019/0129) for a new dwelling on south east part of the site is currently being determined. No planning application has been received for the remainder (middle) part of the site (18 Kighill Lane).</p>	<p>Given the planning permission for one dwelling on the site and number of landowners involved, it is likely that a reduced capacity could be delivered on site. Section 106 contributions to be agreed prior to development.</p>	

Ref	Site name	Units	Planning status	Summary of key issues, challenges and barriers	Action?
X6	Kighill Lane B, Ravenshead	30	Allocated in the Local Planning Document. The site has three separate land owners who supported a joint allocation through the Local Planning Document. No planning application has been received.	There are three separate landowners on the site which may be a barrier to development, particularly as the site forms residential garden land of existing dwellings. Section 106 contributions to be agreed prior to development.	
H20	Mill Field Close, Burton Joyce	14	Allocated in the Local Planning Document. Full planning permission (2018/0613) for 14 dwellings granted in December 2018.	No identified issues. There is a reduction in the capacity of homes on site.	No
H21	Orchard Close, Burton Joyce	15	Allocated in the Local Planning Document. Outline planning application (2018/1034) for up to 15 dwellings granted in February 2019 subject to the signing of the s106.	No identified issue.	No
H22	Station Road, Newstead	40	Was previously allocated in the 2005 Local Plan. Allocated in the Local Planning Document but not included in housing supply due to uncertainty over delivery, in part due to difficulties regarding access. No planning application has been received. The public house on site was demolished in early 2018.	Due to the uncertainty as to whether the site will deliver 40 homes within the plan period, it is assumed that the site will be delivered after 2028, unless new information is provided.	

Ref	Site name	Units	Planning status	Summary of key issues, challenges and barriers	Action?
H23	Ash Grove, Woodborough	10	Allocated in the Local Planning Document. Full planning permission (2007/0831) for 12 dwellings. Plot 1 (2016/0888) was built in May 2018. Work on the remainder plots have not started and information from the SHLAA 2019 consultation provides the delivery rates of the site which is 1 home in 2019/20 and then 2 homes per year from 2023/24 to 2027/28.	No identified issues. The owner is taking plot by plot approach.	No
H24	Broad Close, Woodborough	15	Allocated in the Local Planning Document. Information from the SHLAA 2019 consultation indicates that preparation of a planning application is currently underway and submission is anticipated in due course.	No identified issues.	No