

Appendix 2: Report of Responses

Organisation	Comment Received	Response/Action
Developer	<p>The 56 page document is too long. Front loading of applications is expensive and the proposals will be off putting for developers and purchasers of property, who are regular submitters of planning applications.</p> <p>Anything which legally and with some common sense can be reasonably over looked should be considered. For example, is a Daylight/Sunlight assessment required on a plot of say one acre with one house on? Are working drawings and elevations required for a change of use application to convert an existing shop to a nail bar? Is a flood report needed to change the use of a first floor to a flat?</p>	<p>The observations are noted. However, the document is as user friendly as possible in that, whilst 56 pages long, hyperlinks are provided to each application type on pages 2 and 3 to negate the need to read the whole document. Furthermore, the document will only be used to request information that is relevant and necessary.</p> <p>In relation to the requirement for a Daylight/Sunlight assessment, a 45 degree line shown on a block plan from neighbouring widows towards any proposed extension would only be required for householder extensions where the site adjoins existing development. This has been clarified in the ninth bullet point on page 7, relating to the householder planning applications.</p> <p>In relation to the requirement for “working drawings” for a change of use, elevations would not be required, unless external alterations are proposed. No changes have therefore been made to the document in relation to this comment.</p> <p>In relation to flood risk assessments, guidance provided in the Planning Practice Guidance (PPG) and the National Planning Policy Framework (NPPF) dictates that an assessment is provided, prior to the determination of planning applications in areas at risk of flooding. The proposed local level requirement to provide this upfront will negate the need for officers to request the information post validation. No changes have therefore been made to the document.</p>

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	<p>Information should be conditioned</p> <p>Parties may not wish to bother commenting at this time.</p>	<p>Planning conditions can only be used to grant planning permission where it would otherwise been necessary to refuse planning permission, by mitigating the adverse effects. Conditions may not be imposed to seek information needed, prior to determining an application for planning permission or related consent. No changes have therefore been made to the document.</p> <p>The public consultation was open for a period of 6 weeks between 07 November and 19 December and was targeted to regular agents who use the planning service.</p>
Nottinghamshire County Council	<p>Our principal comment is to draw reference to the fact that both the Mineral Local Plan and Waste LP/Core Strategy are part of the Development Plan within Gedling Borough. It may be helpful to provide links to these documents within the Requirements List.</p> <p>We also welcome references to Site Waste Management Plans within the document.</p> <p>There are relevant safeguarding policies for both minerals and waste facilities within the adopted mineral and waste plans and consultation with the County Council would be expected were development to be proposed in areas and on sites subject to these policies.</p> <p>Policy SP7 of the Minerals Local Plan expects that proposals for non-minerals development in Mineral Safeguarding Areas (MSAs) will demonstrate that mineral resources will not needlessly be sterilised and supports prior extraction where feasible. Mineral</p>	<p>The observations are noted and a link has been provided to the Mineral Local Plan on page 5.</p>

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	<p>Safeguarding Areas and Mineral Consultation Areas (MCAs) are generally identical in Nottinghamshire so the County Council will be consulted when applications are made within MCAs and will offer further advice through pre application consultations when requested. Policy WCS10 of the adopted Waste Core Strategy seeks to similarly safeguard existing waste management sites.</p> <p>Whilst these matters may not be relevant for the local requirements list, it is adopted development plan policy and if advised in any pre-application response, we would expect appropriate further information to be submitted by an applicant in any subsequent planning application.</p>	