

Report to Deputy Leader and Portfolio Holder – Sustainable Growth and Economy

Subject: Local Requirements List for planning related applications

Date: 13th January 2025

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Wards Affected

All

Purpose

The purpose of this paper is to seek Cabinet approval to consult upon the revised Local Requirements List.

Key Decision

No

Recommendation(s)

THAT:

- 1) Approves the attached consultation draft – Updated Local Requirements List for planning and related applications for the purposes of public consultation.**

1 Background

- 1.1** Gedling Borough Council determine approximately 800 planning and related applications a year. Following approval by Cabinet on 16th February 2023, the Council validate applications in accordance with the adopted Local Requirements List along with the National Validation Requirements which are set out within Planning Practice Guidance and the Town and Country Planning Development Management Procedure (England) (Order) 2015.

- 1.2 Whilst Planning Practice Guidance recommends that Local Requirements Lists should be reviewed at least every two years, the document has been updated to ensure that the validation requirements reflect the information required following recent changes in planning policy as detailed below.
- 1.3 From February 2024, the Government introduced a statutory requirement for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the site. The document has therefore been with detailed information regarding the Biodiversity Net Gain Information required to be submitted in support of a planning application. The Ecology Surveys requirement has also been updated and further details has been set out within the document.
- 1.4 The Council adopted the Gedling Borough Council Design Code Framework in November 2024 which sets the general requirements for good design for new residential development. The revised document sets out a requirement for applicants to submit a Design Code Checklist which sets out of how their application complies with the requirements of the design principles set out within the adopted Framework.

Consultation

- 2.1 It is proposed to publish and consult upon the Revised Local Requirements List, attached as Appendix 1, for a period of 4 weeks. It is proposed to undertake a targeted consultation with a number of regular agents, including those that attend the Developers Forum, along with the document being advertised on the Councils website.

Next Steps

- 2.2 Following consideration of consultation responses and subject to there not being a need for any substantial changes, the revised Local Requirements List will be referred back to Cabinet to authorise its adoption.

3 Alternative Options

- 3.1 To continue to rely upon the current Local Requirements List for the validation of planning applications. It is however considered that revised documents will ensure higher quality planning applications are submitted for consideration along with more timely decisions and greater consistency for both applicants and their agents.

4 Financial Implications

- 4.1 None. The revised Local Requirements List has been drafted by the Council's own staff within an agreed budget.

5 Legal Implications

5.1 The National Planning Policy Framework (2024), paragraph 45, supports the creation of a local list for applications for planning permission, which should be reviewed every two years.

6 Equalities Implications

6.1 None.

7 Carbon Reduction/Environmental Sustainability Implications

7.1 The document will be electronically available to discourage the use of paper copies as well as encourage planning applications to be submitted electronically rather than by paper.

8 Appendices

8.1 Appendix 1: Revised Local Requirements List

9 Background Papers

9.1 None.

10 Reasons for Recommendations

10.1 To authorise the consultation in respect of the Revised Local Requirements List amended, to aid Planning Officers in the validation of planning applications.

Statutory Officer approval

Approved by:

Date:

On behalf of the Chief Financial Officer

Approved by:

Date:

On behalf of the Monitoring Officer