

## Appendix C

<b>Consultee</b>	<b>Comments</b>	<b>response</b>
Active Travel England	No comments	Noted
Coal Authority	Coal Authority records do not indicate the presence of coal mining features or shallow depth workings within Gedling Village. No comments	Noted
Environment Agency	No comments	Noted
Health and Safety Executive	No comments	Noted
Historic England	Supportive of the proposed Conservation Area (CA) designation. Consider that the boundaries appear carefully considered and the CA Appraisal follows the approach set out in HE National Guidelines: Conservation Area Appraisal, designation and Management, Historic England Advice Note 1, 2 <sup>nd</sup> Edition 2019.	Support welcomed
Hunters Wood Management Group	Consider the top part of Blackburn Close and wall adjoining Gedling Manor which is owned by the residents of Blackburn Close should not be included within the boundary.	Accept that the Conservation boundary should be amended so that the curtilage of the historically significant Gedling Manor is included and the top part of Blackburn Close excluded.
National Highways	No impact on Strategic Road network – no comments.	Noted
Natural England	No comments	Noted
NHS Estates, Nottingham and Nottinghamshire	No comments.	Noted
Nottinghamshire County Council as Local lead Flood Authority	No comments.	Noted
Nottinghamshire County Council Planning Policy	No strategic planning comments to make.	Noted
Nottinghamshire Wildlife Trust	Section 12.6 references the importance of “indigenous” species within hedgerows. This	Agree to include reference to “indigenous” species in the

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	welcomed but should be emphasised in the Management section. It would also be useful to define “acceptable species” including, common hawthorn, common yew, holly, box, blackthorn and dogwood.	Management section. Providing a list of “indigenous” species is too detailed for the scope of this document but some of the indigenous species mentioned are referred to as examples.
Nottinghamshire Wildlife Trust	Any loss of protected trees should be replaced on a like for like basis.	The decision making process regarding tree replacement which applies to trees subject to a Tree Preservation Order and to trees in a Conservation Area is set out in national legislation and the national Planning Practice Guidance.
Nottinghamshire Wildlife Trust	The removal of existing hedgerows should be discouraged and any losses should be replaced with native hedging plants.	The significance of hedges is noted in the Conservation Area Appraisal and Management Plan and their removal would generally be discouraged when planning permission is required for development. The Gedling Borough Design Code Framework sets out mandatory requirements for boundary treatment which may include indigenous hedgerows and is applicable throughout the Borough.
Nottinghamshire Wildlife Trust	Gedling has a history of traditional orchards and efforts should be made to create community orchards / plant local heritage fruit trees wherever possible.	Noted.
Nottinghamshire Wildlife Trust	Historic buildings with traditional materials have potential to support protected species and request that the document makes reference to a requirement for protected	Protected species surveys are required in support of planning applications where protected species are likely to be present in accordance with Gedling

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	species surveys to be undertaken.	<p>Borough's Local Requirements List for planning applications.</p> <p>The Gedling Borough Design Code framework includes guidance on the features that can support biodiversity and ecology in new development such as swift bricks, bird boxes and insect hotels.</p>
Resident	For the most part the properties within the boundary have no historical significance.	The Council is of the view that the proposed designation has significant and sufficient special architectural or historic interest and character or appearance that is desirable to preserve or enhance.
Resident	The aims and objectives of the Conservation Area are unclear. There is currently no reason to protect the aesthetics of the properties since there is such diversity among the aesthetics of properties due to the years in which the properties were built.	The Conservation Area Appraisal highlights the special historical and architectural characteristics of the area and the Management Plan is intended to help guide applicants seeking planning permission for development that is more sympathetic to the character of the area and used to inform planning applications.
Resident	Gedling Village should focus on self-promotion and drawing more tourism to the area if it wants to consider a conservation area.	<p>Noted. The Council acknowledges heritage and tourism is important to the local economy.</p> <p>The heritage page on the Gedling Borough Council website has sought to promote the heritage of the Borough. Gedling Borough Council has also adopted a Heritage Strategy and one of the actions from the overall</p>

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		strategy is to develop a borough wide heritage way with the draft Concept Plan showing the route passing through Gedling Village.
Resident	Queries whether inclusion of the top part of Blackburn Close is a mistake and should not be within the proposed boundary as the road and wall is owned and maintained by local residents.	Accept that the Conservation boundary should be amended so that the curtilage of the historically significant Gedling Manor is included and the top part of Blackburn Close excluded.
Resident	Waverley Avenue should be included. This is despite reference to Waverley Avenue and Tennyson Avenue in the document. There is a Victorian House at number 20 built in 1899 and several other Victorian Houses. Waverley Avenue is integral to the rich history and heritage of Gedling Village and should be included. Suggest boundary is revised to run from the corner of Tennyson extending through the Twitchell to Brooklands Drive.	The boundaries of the Conservation Area are focussed on the historic core and the boundaries deliberately tightly drawn to include only the west side of Waverley Avenue and north side of Tennyson Avenue. This area developed earlier and is considered to have a greater proportion of late Victorian/Edwardian properties including some with distinctive architecture and set in larger plots. Number 20 is included in the Conservation Area. Extending the boundary as suggested would tend to result in a significant amount of relatively modern development being included and contrary to the NPPF paragraph 204 which states: should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not

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		devalued through the designation of areas that lack special interest.
Resident	Charles Gerring's book a History of the Parish of Gedling should be referenced.	The book is included under References on page 80.
Resident	Objects to the principle of the CA which would add additional planning burdens and costs for residents.	<p>Areas of special architectural and/or historic interest can be designated as Conservation Areas to help preserve and enhance their character. The designation does not stop development, however it does give the Council additional controls including having greater influence on the design of proposals and on works to trees.</p> <p>It is accepted that there are some additional planning controls including some limitations on permitted development rights. The Council considers the additional planning controls through Conservation Area designation are justified in order to protect the historic and architectural interest of Gedling Village.</p>
Resident	<p>Management Plan – agree with paragraph 3.5</p> <p>Disagree with section 3.7 which refers to windows frames should be made of timber and such windows can more easily copy original styles and finer mouldings rather than UPVC.</p> <p>The insistence of timber windows on properties such as ours in the CAMP is, in our</p>	<p>Noted.</p> <p>The design Guidance section of the Management Plan is intended to guide applicants in terms of the design of their proposals when seeking planning permission. As a general rule for unlisted buildings,</p>

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	<p>opinion, a burden that would be too costly to implement, and demand maintenance that is out of the reach (both financially and time-wise) to a typical home owner. There are lots of suppliers that now offer UPVC windows in a heritage style</p> <p>The CAMP acknowledges in section 3.7 that there is “...a <i>broad range of window and door types throughout the area.</i>” We think it is unreasonable for the CAMP to stipulate that any future building changes / extensions / infill are limited to timber windows, when nearly all homeowners (with the exception of Listed buildings) have changed their windows (often, as a result of rotting timber windows) to UPVC. When the houses were purchased, they were not in a conservation area.</p> <p>Suggest that the CAMP wording in section 3.7 is altered to state or include, “...<i>If UPVC windows are to be used, then every effort will be made by the homeowners to specify a heritage style that visually looks similar to timber windows, to reflect the character of the area.</i>”</p>	<p>it is not necessary to need planning permission to replace windows.</p> <p>The point about the extent of replacement of existing windows already in the Conservation Area is noted and the Guidance will be implemented in a practical way. However, the Guidance seeks to encourage the use of traditional materials such as timber window frames, rather than specifically prohibiting UPVC products, and in this context, the suggested wording is considered helpful.</p>
Resident	Why does the area not include the whole of Gedling?	The boundaries of the proposed Conservation Area have been deliberately drawn tightly to include the core of the original village based on old mapping, buildings of architectural and historic interest including the locations of listed and

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		<p>locally listed buildings and planning judgement. Government planning policy stresses the importance of including only areas of historic and architectural interest within Conservation Areas to avoid weakening the designation through the designation of areas that lack special interest.</p>
Resident	<p>The appraisal appears to be the view of a minority of the Gedling Preservation Society alone.</p>	<p>The Council's planning and heritage officers have produced the Conservation Area Appraisal independently and the Council is of the view that the proposed Conservation Area has sufficient heritage interest that should be protected and enhanced. The Gedling Local History and Preservation Society have been consulted along with local residents and other organisations and their views sought.</p>
Resident	<p>What will this achieve other than additional red tape and additional costs</p>	<p>Conservation Area designation does not prevent development, but it does provide a means of maintaining the special architectural and historic interest of an area for present and future generations through the application of planning policies. It is accepted that there are some additional planning controls including some limitations on permitted development rights. The Council considers the additional planning controls through Conservation Area</p>

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		<p>designation are justified in order to protect the historic and architectural interest of Gedling Village. The Conservation Area Appraisal highlights the special historical and architectural characteristics of the area and the Management Plan is intended to help guide applicants seeking planning permission for development that is more sympathetic to the character of the area and used to inform planning applications.</p> <p><i>Heritage Counts</i> reports, compiled by Historic England, note that Conservation areas are valuable for their distinctiveness, visual appeal, and historic character, which can be reflected in property prices and appreciate faster than properties in other areas.</p>
Resident	<p>Can you list some positive outcome for example, calming traffic in the area. Since the new bypass road the traffic flow has not significantly decreased. The vast majority of cars are still using Arnold Lane / Main Road and Shearing Hill to cut through as this is shorter.</p>	<p>It is intended to ensure that future development is more harmonious with the historic and architectural character of the area.</p> <p>The matter of traffic calming is a responsibility of the County Highways Authority. However, comments raising concerns about traffic will be forwarded to County Highways.</p>



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Resident	The Gedling Colliery rail line should be preserved and no future developments including the tram permitted.	The Gedling Colliery rail line is safeguarded as a potential transport route in the adopted Local Plan. This safeguarding corridor prevents development which would prevent is future use for this purpose. However, Gedling Borough Council's position is that this route should be protected for a potential transport route in future.
Resident	There is no mention of street lighting. Consideration should be given to the replacement of modern street lights for nonstandard heritage street lights.	Agree amend text accordingly.
Resident	Despite the construction of the A6211 traffic still dominates the character of the proposed Conservation Area. It would benefit if the appraisal was more explicit about traffic being a threat. The new road provides an opportunity to discourage through traffic and reduce vehicle speed.	The management of traffic is the responsibility of County Highways. Comments raising concerns about traffic will be forwarded to the County Council.
Resident	GBC should show more commitment to making improvements to the character of the Conservation Area by replacing modern highway signage with more traditional signage.	Noted. See above.
Resident	Not clear whether planning permission required for replacement of windows and doors.	In unlisted housing the replacement of windows and doors does not normally require planning permission. Agree to clarify the text on this point.
Resident	Section 4.1 advises householders to contact GBC planning prior to any works commencing. However, it should be made clear that there	Agreed text to be amended accordingly.

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	is a fee for planning enquiries and for planning applications.	
Resident	The CAMP should be more explicit about what does/does not require planning permission. Omitting such details undermines the consultation as views are being sought on something which is incomplete.	Agree to include more general guidance, however it is always advised to seek specific advice as the rules over the requirements for planning permission can be complex.
Resident	<p>Trees – the document should clarify what type of offence is unauthorised work on trees. The Council should provide contact details for planned tree works and any charges for this service. Exemptions should be included in the CAMP.</p> <p>The requirement for managing trees seems very onerous such as minor pruning or to remove dead growth. Consider how to make this process less onerous.</p> <p>Poorly managed or fast growing trees can be problematic for example leylandii.</p> <p>It is possible to remove branches over growing your property the proposed requirement to inform the Council adds an additional step which be a barrier to managing trees. An appropriate mechanism is needed to safeguard people from experiencing issues as a result of neighbouring trees.</p>	<p>The law relating to the protection of trees is set out in national planning legislation enforced locally. It is a criminal offence to undertake unauthorised works to a tree in a Conservation Area including pruning or felling.</p> <p>The Council has information on Protected Trees on its website and the document has been amended to cross refer to this page.</p> <p>The Conservation Area designation does provide additional controls over unprotected trees in the Conservation Area but it remains the case that the responsibility for maintaining trees rests with the owner. In law there is no exception given for leylandii, however the additional controls are primarily about notification to the Local Planning Authority and preventing harmful works to positive trees within the Conservation Area.</p>

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Resident	GBC should show commitment to enhancing the character rather than solely focussing on restrictions on work homeowners are able to carry out themselves for example grants to reinstall historical features.	Noted. There is at present no budget provision for GBC grants to assist in reinstating historical features in Conservation Areas. However, the Conservation Area designation may assist in bidding for grants from outside bodies such as the National Heritage Lottery Fund.
Resident	Lack of detail on what does or does not require planning permission should have been part of the consultation and omitting such detail undermines the consultation. Contacting the Council for advice because of a lack of detail is flawed and it is disingenuous to fail to indicate any charges.	It is considered that there was sufficient information relating to the implication of additional planning controls in Conservation Areas within the consultation document to facilitate meaningful consultation.  Controls on changes to properties within Conservation Areas are marginally more restrictive than those outside. However, further general guidance on the need for planning permission is included with the caveat that specific advice may also be required.

Comments at the “Dop in” event held at the Gedling Inn on 26<sup>th</sup> February 2025

Approximately 20 attendees

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Local Residents	A number of queries on the implications of Conservation Area designations in relation to planning controls and property maintenance	Queries were answered by planning officers in attendance.
Local residents	The designation is twenty years too late with new development	Noted. However, the Council considers that

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	permitted not in keeping with the local character of the area.	there is a significant heritage interest remaining that warrants and justifies the designation of the Conservation Area.
Local residents	Concerns over traffic	The management of traffic is the responsibility of County Highways. Comments raising concerns about traffic will be forwarded to the County Council.
Local resident	Query concerning the responsibility for tree work overhanging the garden.	It is the responsibility of the owner to notify the Council of proposed works to trees in the Conservation Area and maintenance responsibility rests with the owner.
Local residents	Comments supporting the principle of Conservation Area designation	Support welcomed.
Local residents	Helpful comments and information on local history and significant features of architectural and historic interest present in the Village.	The comments / information has proved most helpful and included where possible.