

# **Gedling Local Development Plan**

## **Publication Draft: Part A**

May 2026

Serving people, Improving lives

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# **Chapter 1: Introduction, vision and objectives**

## **1. Introduction**

1.1.1 The Gedling Local Development Plan comprises the local plan for Gedling Borough and provides the framework for how Gedling Borough should develop between 2023 and 2043 and has been prepared in the context of the 2024 NPPF. Once adopted, the Gedling Local Development Plan will replace the Aligned Core Strategy 2014 and the Local Planning Document 2018. The Gedling Local Development Plan also includes a Policies Map which illustrates the geographic extent of policies and proposals on a map.

1.1.2 Once the Gedling Local Planning Document has been adopted, the Development Plan for Gedling Borough will consist of the following Plans:-

- Gedling Local Development Plan
- Neighbourhood Plans; and
- Waste and Minerals Local Plans.

***1.1.3 All policies within the Gedling Local Development Plan should be read in conjunction with Neighbourhood Plans. When determining proposals for development, no policy will be applied in isolation and account will be taken of all relevant policies in the Development Plan.***

1.1.4 Reforms to the planning system remove the legal power to prepare Supplementary Planning Documents and, as such, existing documents are either being incorporated into the local plan or retained as local guidance.



1.1.5 Policy GLDP 12 of the Gedling Local Development Plan includes a spatial strategy to achieve sustainable development in the plan area through a strategy of urban concentration and regeneration. This will ensure that maximum use is made of existing infrastructure and reflects the need for regeneration in parts of the main built up area of Nottingham, where opportunities to reuse brownfield sites such as the former Sherwood Academy are to be maximised. The Gedling Local Development Plan has been positively prepared and Policy GLDP 13 (Housing Target and Distribution) confirms that the requirement for Gedling Borough of 11,484 new homes meets the objectively assessed housing needs of the Borough up to 2043. The distribution of new housing across the Borough reflects the need to focus firstly on the main built up area of Nottingham; secondly, adjoining the sub regional centre of Hucknall; and thirdly, at Key Settlements. The distribution of development across Gedling Borough is also set out in Policy GLDP 13.

1.1.6 Nottinghamshire County Council is the Minerals Planning Authority and is responsible for preparing the Minerals Local Plan which forms part of the Development Plan for Gedling Borough. The current Nottinghamshire Minerals Local Plan was adopted in 2021 and covers the period to 2036 and a review is underway. The Minerals Local Plan sets out how much mineral is likely to be needed, site specific allocations to meet identified demand and a range of planning policies against which future minerals development will be assessed. The Policies Map includes all allocated sites and minerals safeguarding areas.

1.1.7 The NPPF encourages the prior extraction of minerals, where practicable and environmentally feasible, if it is necessary for non-mineral development to take place.

1.1.8 Nottinghamshire County Council and Nottingham City Council are the two waste planning authorities covering Nottinghamshire. A joint Waste Local Plan covering the County was adopted in September 2025 which forms the land use planning strategy for waste development within the County up to 2038.

### **Strategic Policies for the Purposes of Neighbourhood Planning**

1.1.9 The Government has introduced a system of neighbourhood planning which allows parish councils and neighbourhood forums to produce neighbourhood plans to guide development at a local level. One of the requirements of such plans is that they should be in line with the 'strategic policies' of the adopted development plan for the local area.

1.1.10 The Council proposes that all of the policies, allocations and designations within the Gedling Local Development Plan are considered 'strategic' for the purposes of neighbourhood planning. This is due to the following reasons:-

- The Gedling Local Development Plan includes a number of development management policies which will provide the context for the consideration of development proposals across the Borough. In order to facilitate consistent implementation it is proposed that all development management policies are regarded as 'strategic' and any neighbourhood plan policies should develop the Gedling Local Development Plan policies in a local context, rather than replace them.
- The allocations set out in Part B of the Gedling Local Development Plan are considered to be 'strategic' in size and critical in delivering the Borough's identified development needs.

1.1.11 A neighbourhood area was designated in Calverton in January 2013, for Burton Joyce and Linby in April 2016 and for Papplewick in August 2016. Further information on neighbourhood planning is available from the Planning Policy team.

### **Public Consultation**

1.1.12 The Gedling Local Development Plan was subject to pre-publication consultation. This included the publication of an Issues and Options document for consultation during the summer of 2025 which received over 2700 responses. An extensive series of meetings was held with key stakeholders, including statutory consultees, infrastructure providers and site promoters, which informed the preparation of the draft plan. The Publication Draft Gedling Local Development Plan Publication Draft was consulted on in June/July 2026. More detail on the various consultations can be found on the Council's website.

### **Duty to Co-operate**

1.1.13 The Council has continued to work closely with the other councils in Greater Nottingham through the Joint Planning Advisory Board which meets regularly and oversees the coordination of strategic policies. The councils have jointly commissioned evidence to support the preparation of local plan documents and, where appropriate, a consistent approach has been taken by officers across Greater Nottingham where evidence has been produced in-house.

1.1.14 The Council has co-operated with other bodies as required under the Duty to Co-operate. The Council has also discussed potential cross boundary issues with adjoining authorities. Further details on how the Council has fulfilled the Duty to Co-operate are set out in the Consultation Strategy (May 2026).

### **Sustainability Appraisal**

1.1.15 The Planning and Compulsory Purchase Act 2004 introduced the requirement to carry out Sustainability Appraisals as an integral part of the preparation of new or revised Development Plan Documents. Paragraph 33 of the NPPF states “Local plans and spatial development strategies should be informed throughout their preparation by a sustainability appraisal that meets the relevant legal requirements. This should demonstrate how the plan has addressed relevant economic, social and environmental objectives (including opportunities for net gains). Significant adverse impacts on these objectives should be avoided and, wherever possible, alternative options which reduce or eliminate such impacts should be pursued. Where significant adverse impacts are unavoidable, suitable mitigation measures should be proposed (or, where this is not possible, compensatory measures should be considered)”.

1.1.16 The Sustainability Appraisal has looked at various policy options put forward and reasonable alternative options for site allocations. The proposed policies and site allocations in the publication draft of the Gedling Local Development Plan have been appraised. The findings and outcomes of the Sustainability Appraisal of the Gedling Local Development Plan are in the Sustainability Appraisal documents.

1.1.17 Following the consultation period, the Gedling Local Development Plan and the Sustainability Appraisal will be submitted for independent examination, where its soundness will be tested. If found sound, the Gedling Local Development Plan accompanied by the Sustainability Appraisal will be adopted.

### **Habitats Regulations Assessment**

1.1.18 The European Directive 92/43/EEC – the Conservation of Natural Habitats and of Wild Fauna and Flora (Habitats Directive) requires that an Appropriate Assessment (AA) is made of the effects of land-use plans sites of European importance for nature conservation.

1.1.19 The sites that are subject to Appropriate Assessment are Special Areas of Conservation (SACs) designated under the Habitats Directive, and/or as Special Protection Area (SPAs) designated under the Birds Directive.

1.1.20 Unlike Strategic Environmental Assessment that is incorporated with the Sustainability Appraisal, Appropriate Assessment (or Habitats Regulations Assessment) must be reported on separately to Sustainability Appraisal.

1.1.21 Appropriate Assessments should be carried out on sites that are within and outside the plan area that could potentially be affected by the plan. The screening process followed a precautionary approach, as advised by Natural England, and assumed the prospective Sherwood Forest Special Protection Area is progressed through the normal classification process, via potential SPA and classified SPA status, but it has not been confirmed when a decision on its final status is expected. The screening of all policies within the Gedling Local Development Plan has been undertaken.

1.1.22 The majority of the policies have been ruled out as they will not have a likely significant effect on the prospective Sherwood Forest SPA (or other European sites) and therefore will not need to be taken forward to the next stage of Appropriate Assessment.

1.1.23 Throughout the HRA a series of recommendations were made during the plan making process aiming at strengthening the Plan's wording to ensure adequate policy protection is provided. These recommendations have been incorporated into the Plan. However, mitigation measures will still be required including green infrastructure and visitor management which should help avoid the likelihood of a significant effect on the prospective Sherwood Forest SPA. The need for a further assessment of potential effects is included within policy.

1.1.24 If the SPA classification is formalised, then any allocations and/or any permissions given would need to be reviewed and may be modified or revoked in order to ensure compliance with the requirements of the Habitats Regulations.

1.1.25 For further information, please see the Habitats Regulations Assessment.

### **Equality Impact Assessment**

1.1.26 Under the Equality Act 2010, the Gedling Local Development Plan is required to be subject to an Equality Impact Assessment to ensure that it meets the needs of all members of the community. There are nine protected characteristics<sup>1</sup>:

- Age;
- Disability;
- Gender;
- Gender reassignment;
- Other Group (any other vulnerable group such as rural isolation)
- Marriage and civil partnership;
- Pregnancy and maternity;
- Race and Ethnicity;
- Religion or belief; and
- Sexual orientation;

1.1.27 An Equality Impact Assessment is defined by the Equality and Human Rights Commission as "...a tool that helps public authorities make sure their policies, and the ways they carry out their functions, do what they are intended to do for everybody"<sup>2</sup>. Undertaking Equality Impact Assessments allows local planning authorities to identify any potential discrimination caused by their policies or the way they work and take steps to make sure that it is removed.

1.1.28 As a public body Gedling Borough Council is required to be in accordance with the Equality Act 2010. Section 49 of the Act sets out the general equality duty for public bodies. The Equality Duty requires that in exercising their functions 'due regard' is given to the need to:

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<sup>1</sup> <https://www.equalityhumanrights.com/en/equality-act/protected-characteristics>

<sup>2</sup> Equality & Human Rights Commission "Equality Impact Assessment Guidance" (Nov 2009).

- Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act;
- Advance equality of opportunity between people who share a protected characteristic and those who do not; and
- Foster good relations between people who share a protected characteristic and those who do not.

1.1.29 To accord with the Duty, an Equality Impact Assessment has been prepared. A two stage approach to the Equality Impact Assessment has been taken. Firstly, the policies in the Gedling Local Development Plan have been assessed for their relevance to the characteristics protected by the Equality Act (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, sex and sexual orientation). The assessment found that a number of policies were either of high or medium relevance to one or more of the protected characteristics. The second stage of the process has taken these relevant policies and assessed the positive or negative impacts of them on the characteristics. This stage also involved recommending changes to remove the negative impact or increase the positive impact or ultimately if the policy needed to be removed. Overall, the assessment shows that the Gedling Borough Local Development Plan is likely to result in positive outcomes including for people with protected characteristics.

1.1.30 For further information, please see the Equality Impact Assessment.

### **Format of Policies**

1.1.31 Each policy includes the following elements:

1. Policy text
2. Justification text
3. Monitoring arrangements

#### Policy text

1.1.32 The policy text is the formal part of the policy and is used to determine planning applications. The policy text may be structured into a number of sub-policies and will be displayed in a box to highlight its importance. It may do one or more of the following:

- set criteria for determining applications;
- allocate or designate land for specified purposes;
- require applicants to submit certain evidence in support of their proposals;
- require specific infrastructure to be provided as part of the development.

#### Justification text

1.1.33 The purpose of the supporting text is to provide background or guidance on the policy. This can include definitions of words and phrases or clarification of how parts of the policy will be interpreted. Applications are determined in accordance with the development plan unless material considerations indicate otherwise. The supporting text may indicate some of the situations when it may be appropriate to adopt an approach other than that set out in the policy text.

#### Monitoring arrangements

1.1.34 The Borough Council is required to monitor the implementation and effectiveness of the Gedling Local Development Plan. Monitoring is done on an annual basis through the Authority Monitoring Report. This can take the form of using indicators which monitor the impact of the decisions overall or monitor the use of policies in relation to specific applications.

## Greater Nottingham

1.1.35 Greater Nottingham is made up of the administrative areas of Broxtowe, Erewash, Gedling, Nottingham City and Rushcliffe Councils, and the Hucknall part of Ashfield Council. These authorities, with the support of Derbyshire and Nottinghamshire County Councils, are known as the Greater Nottingham Planning Partnership, which was established in 2008. The Partnership has evolved from a long history of joint working on planning matters in Greater Nottingham. The Partnership's aim is to prepare statutory strategic development plans which are consistent and provide a coherent policy framework across the area.

1.1 36 Strategic policies for the Greater Nottingham area are currently set out in the adopted Core Strategies for the Greater Nottingham authorities; these comprise: The Aligned Core Strategies 2014 (Broxtowe Borough, Gedling Borough and Nottingham City Councils, the Core Strategy for Erewash Borough Council 2014 and the Core Strategy for Rushcliffe Borough Council 2014). Collectively, these are referred to as the 'Aligned Core Strategies', as the policy framework within them is consistent, they are based on a common evidence base, collectively they meet the full objectively assessed need for housing and other development, and they cover the same Plan period. Together, they provide a consistent and coherent strategic planning framework for the Nottingham Core Housing Market Area (HMA) which comprises Nottingham City and the adjacent local authority boroughs of Broxtowe, Gedling, Rushcliffe and Erewash; the Hucknall part of Ashfield District is also functionally part of the housing market area.

1.1.37 The Council had been preparing the Greater Nottingham Strategic Plan (GNSP) in conjunction with Broxtowe Borough, Nottingham City and Rushcliffe Borough Councils to provide a consistent strategic planning framework for the authorities concerned. Although, the Council has withdrawn from the Greater Nottingham Strategic Plan it retains its ability to align strategic planning policy with the other Greater Nottingham Councils though the aegis of the Greater Nottingham Planning Partnership and joint working. Much of the evidence base continues to be shared. The Greater Nottingham Strategic Plan is continuing to be progressed by Broxtowe Borough, Nottingham City and Rushcliffe Borough Councils and a broadly consistent approach is also being taken to appropriate policies in the Gedling Local Development Plan.

1.1.38 Erewash Borough Council are in the early stages of preparing to commence a new Local Plan working within the framework of the Gateway orientated plan making arrangements that forms part of the Government's planning reforms. The 'Hucknall' part of Ashfield District Council is also part of Greater Nottingham but most of the district lies outside of Greater Nottingham. The district as a whole is part of the Nottingham Outer HMA and the future strategic policies for Ashfield are set out in the Ashfield Local Plan (2023-2040) Regulation 19 Pre-Submission Draft which is currently at Examination.

1.1.39 For clarity, the Key Diagram at **Appendix C** shows the Plan area in the context of Greater Nottingham.

## **2. The Character of the Borough**

### **Spatial Issues**

1.2.1 Gedling Borough is a mix of urban and rural with 79.2% of 117,300 residents (2021 Census) living in the suburbs of Arnold and Carlton. The remaining residents live in a number of villages including Burton Joyce, Calverton and Ravenshead. Despite limited links to the strategic road network there are a number of major transport routes that run through the Borough such as the A60 to Mansfield, the A612 towards Southwell and the A614 which is the main northern route from Nottingham towards the A1. The Nottingham-Lincoln rail line also runs through the Borough stopping at Carlton and Burton Joyce. Routes into and out of Nottingham are well served while links between the different settlements and around the conurbation are poorer. Some of the rural settlements are relatively isolated and suffer from poor transport links.

1.2.2 In terms of geography the River Trent influences the southern parts of the Borough through flooding and also forms the boundary between Gedling and Rushcliffe. The landscape around the urban area is characterised by a number of ridgelines which help define the edge of Greater Nottingham

### **Built and Natural Environment Issues**

1.2.3 Gedling Borough has a diverse range of natural habitats, which includes a number of valuable sites for nature conservation and biodiversity. There is one Site of Special Scientific Interest (SSSI) which is located near Linby as well as five Local Nature Reserves, 79 Local Wildlife Sites and has several areas of fine landscape. In addition, some areas of woodland to the north and west of the Borough have been identified as a possible potential Special Protection Area (SPA). A decision on the extent of any potential SPA is not known.

1.2.4 A number of areas in Gedling Borough have a strong sense of heritage especially in the rural areas where six of the villages have Conservation Areas. Newstead Abbey Park, once home to Lord Byron, includes a number of heritage assets such as the Grade I Listed Abbey and Boundary Wall and is a major feature in the north of the Borough. There are 195 Listed Buildings in the Borough (6 Grade I, 15 Grade II\* and 174 Grade II), 9 Scheduled Monuments and 4 Registered Parks and Gardens. However, some of these heritage assets are at risk, with 4 Listed Buildings (including Newstead Abbey) and 1 Scheduled Monument included on the national Heritage at Risk Register.

1.2.5 Gedling Village, Calverton, Bestwood Village and Newstead Village are areas of the Borough that retain the legacy of their coal mining past.

### **Economic Issues**

1.2.6 As a regional economic hub, Nottingham City is the main work destination for the majority with only 14.2% of Gedling residents having to travel more than 10 km to the workplace. While Gedling Borough (40%) is below the national average (47 %) for the percentage of working age residents who are qualified to RFQ Level 4 qualifications or above, the main areas of occupation are in management (10%), professional (26%) and associate professional & technical occupations (26%) and administrative and secretarial occupations (8%). Employment within Gedling Borough tends to be towards the lower skilled end of the market (no qualification or Levels 1 to 2 qualifications - 92% for Gedling / 87%

nationally) and the Borough is popular with smaller, more locally focussed business due to lower costs.

1.2.7 Allocations for new employment land which have yet to be taken up have been made at Gedling Colliery / Chase Farm and also at Top Wighay Farm which offers good access to the M1. Other key areas for employment include Colwick Industrial Estate in the south of the Borough along the A612.

1.2.8 There are a number of town and local centres around the Borough which offer good locations for retail and other services and businesses. Arnold town centre is ranked the highest centre in the hierarchy, and is the most important centre in the north-eastern part of the conurbation and is the focus for new investment in retail and other facilities.

### **Social / Community Issues**

1.2.9 While the Borough is relatively wealthy there are a number of pockets of deprivation, notably Netherfield and Colwick, Killisick and Newstead Village. In terms of the housing stock there are areas which require some renewal and areas, especially in the rural part of the Borough, where affordability is a major issue. There are also a higher proportion of detached properties in the Borough than the national average.

1.2.10 Reflecting national trends, the population of the Borough is ageing, and this is especially clear in a number of villages including Ravenshead. Between the last two censuses, the average (median) age of Gedling increased by two years, from 42 to 44 years of age. The number of people aged 65 to 74 years rose by around 2,400 (an increase of 21.7%), while the number of residents between 35 and 49 years fell by around 2,500 (10.1% decrease). Netherfield and Colwick are popular with young families perhaps reflecting the more affordable, smaller houses in this area. The ethnic minority population has increased from 9.7% in 2011 to 14.4% in 2021.

## **3. Spatial Vision and Spatial Objectives**

### **Spatial Vision**

1.3.1 The spatial vision is what the Plan area could look like if the aspirations of the Gedling Local Development Plan are met.

1.3.2 By 2043 the Council will play a leading role in the sustainable development of the region, and be an integrated, connected and fully functioning Borough. The area will make the most of its economic, cultural, historic and natural assets and be at the forefront of tackling and adapting to the impacts and challenges of climate change. The area's carbon footprint will be minimised, the unique abundant natural resources will be capitalised on, and Blue-Green infrastructure, landscapes, heritage and biodiversity will be protected, enhanced and increased. New connections between areas of Blue - Green infrastructure will be created, to increase access and connectivity, link habitats and benefit species movement. Recognising the climate emergency, the Council will seek to be carbon neutral before the Government's target of 2050.

1.3.3 The Plan will secure a more sustainable, prosperous, safe, healthy and vibrant Borough. People from all sections of society will be provided with better access to homes, jobs, services, and nature and open space, to support improved health and wellbeing outcomes. A minimum of 11,484 new homes will be delivered, incorporating different types of homes for different life stages. Sustainable distribution of development will be achieved by seeking sites firstly within the main built up-area of Nottingham and to a lesser extent adjoining it, resulting in an improved quality of life and making the best use of existing infrastructure. As a result, urban living will be a popular choice, whilst new development elsewhere will be focused adjoining the built up area of Hucknall and at Key Settlements. It will be implemented in a sustainable manner through developments that are compact, including a mix of uses, and connected by sustainable modes of transport.

1.3.4 Economic growth focussed on sectors with high growth prospects will address the threats to the economy, leading to the creation of significant numbers of new jobs, and ensuring economic resilience. The mixed use developments at Lime Lane (supported by a new park and ride), Teal Close Extension and Top Wighay Farm Extension will be a focus for economic development and housing growth. Innovation will continue to be encouraged including reskilling of people for new economic opportunities and nurturing new business start-ups. The area will offer a broad range of sports facilities supporting healthy lifestyles.

1.3.5 Arnold town centre and the local centres across the Borough will remain vibrant and viable by providing a range of retail, leisure and community facilities.

1.3.6 The area's unique built and natural environment will be enhanced through sensitive and well-designed places, neighbourhoods and developments which will be strongly connected with timely infrastructure. Environmental net gains will be delivered alongside developments and through connecting existing and newly created habitats

### **Spatial Objectives**

1.3.7 The Gedling Local Development Plan's spatial objectives seek to deliver this vision and is consistent and complementary with the Council's social, economic and environment strategies, national policies and strategies.

- 1) **Environmentally responsible development addressing climate change:** to reduce the causes of climate change and to minimise its impacts, by locating development where it can be accessed by sustainable transport; requiring environmentally sensitive design and construction; reducing the risk of flooding; conserving and improving water quality; contributing to carbon neutrality; and addressing air, noise and other types of pollution.
- 2) **High quality new housing:** to manage an increase in the supply of housing and ensure the targets of the Plan are met and delivered in sustainable locations that maximise brownfield opportunities, deliver regeneration aims, and create and support mixed and balanced communities. In doing so, there will be a rebalancing of the housing mix to maximise choice and support people into home ownership, providing affordable, family, and self and custom build housing, and housing opportunities for older people, people with disabilities and Gypsies and Travellers.
- 3) **Economic prosperity for all:** to ensure economic growth is equitable and includes the knowledge-based economy. Arnold and Carlton will be enhanced by supporting opportunities for new office development especially where it aligns with growth in office and commercial development in the City Centre. Mixed use residential and employment sites at Lime Lane supported by a new park and ride, Teal Close Extension and Top Wighay Farm Extension will create the conditions for all people to participate in the economy, by providing local employment opportunities, encouraging rural enterprise, improving access to training opportunities, and supporting educational developments., Where appropriate further development of tourism facilities will be supported.
- 4) **Flourishing and vibrant centres:** to create the conditions for the protection and enhancement of a balanced hierarchy and network with Arnold town and other local centres. Responding to the changes in retail and leisure industries, including the growth of internet shopping by increasing leisure, residential, tourism, cultural and local services at a scale appropriate to the centre's position in the hierarchy in addition to accessibility improvements, environmental improvements, and town centre regeneration measures.
- 5) **Regeneration:** to maximise brownfield regeneration opportunities, to encourage the recycling of derelict land and ensure that regeneration supports and enhances opportunities for local communities and residents, leading to all neighbourhoods being neighbourhoods of choice, where people want to live.
- 6) **Protecting and enhancing the area's individual and historic character and local distinctiveness:** to achieve sustainable well-designed development by promoting high quality locally distinct buildings and places that respect local character. To preserve and enhance the distinctive natural and built heritage, by protecting and enhancing the historic environment supporting regeneration opportunities, including nationally recognised heritage assets, and by valuing the countryside for its productive qualities and ensuring its landscape character is maintained and enhanced.
- 7) **Achieving well-designed places in Gedling Borough:** to create a strong sense of place with its own identity. Protecting and enhancing townscape and landscape character by responding to and reinforcing locally distinctive patterns of development and design. Ensuring places are sustainable, functional, inclusive and are easy to get to, to navigate around and well integrated with the existing community. Engaging with the community, using appropriate planning tools such as design codes.

8) **Strong, safe, healthy and cohesive communities:** to plan positively for the provision and use of shared spaces and to design out crime, promote social interaction and create the conditions for communities to become strong, safe, healthy and cohesive. Addressing environmental factors underpinning health and wellbeing and promoting social interaction and inclusivity by design. Working with healthcare partners to deliver new and improved health and social care facilities. Integrating health and service provision, and improving access to cultural, sport and leisure and lifelong learning activities.

9) **Opportunities for all:** to give all children and young people the best possible start in life by providing the highest quality educational, community, cultural, leisure and sport facilities, for instance through improving existing or providing new schools and facilitating access to further education establishments and universities. To meet the needs of older and disabled people, especially through providing appropriate housing and employment opportunities and to prevent the unnecessary loss of valued services and facilities.

10) **Promoting sustainable transport systems and reducing the need to travel:** to ensure access to jobs, leisure and services is improved in a sustainable and equitable way, addressing air and noise pollution, reducing the need to travel by private car, by encouraging convenient and reliable transport systems, particularly those focused on walking, cycling and public transport, by maximising opportunities for mixed use development. To support growth by expanded use of transport data systems aimed at reducing congestion and encouraging the electrification of vehicles and improving air quality.

11) **Protecting and improving natural assets:** to improve and provide new Blue and Green Infrastructure, including open spaces, by enhancing and developing the network of multi-functional green spaces for the benefit of people and wildlife. To improve their connectivity, accessibility and environmental quality, increasing ecosystem services, biodiversity and contributions to the Nature Recovery Network. Protecting and enhancing nature conservation sites and priority habitats, and their connectivity within the ecological network.

12) **Timely and viable infrastructure:** to make the best use of existing infrastructure and provide new and improved infrastructure which supports sustainable housing and economic growth. This will be achieved through ongoing engagement with infrastructure providers. The expansion of the tram network will be explored, including potential new routes. Opportunities provided by existing transport infrastructure will be maximised and additional strategic transport improvements including capacity improvements to strategic highways junctions and a Park and Ride facility at Leapool roundabout.



## **Chapter 2: Climate Change, Flood Risk and Water Management**

### **Introduction**

2.1.1 Climate change is perhaps the biggest issue facing humanity today. It is the long term change in the climate and is caused by a number of factors including human activity. The Government identifies in the NPPF that the planning system plays a central role in tackling the causes of climate change and adapting to its impacts. Planning does this in a number of ways such as:

- Promote sustainable travel by prioritising developments in central, well-connected locations that offer easy access to essential facilities and reduce motor vehicle dependency;
- Accelerate the transition to a net-zero economy by supporting strategically located renewable and low-carbon energy infrastructure;
- Mitigate flood hazards by ensuring development is safe and does not increase risk elsewhere; and
- Future-proof design to ensure long-term resilience against the effects of climate change.

2.1.2 Policy GLDP 1 sets out a number of ways that development should help tackle and adapt to climate change. This includes setting out an approach to achieving net zero carbon development.

2.1.3 Flood risk is a significant issue in Gedling Borough and one that is likely to become more challenging due to climate change and more unpredictable weather. The main and notable watercourses in Gedling Borough include:

- River Trent;
- River Leen
- Day Brook;
- Ouse Dyke
- Crock Dumble;
- Lambley Dumble;
- Woodborough Brook; and
- Dover Beck.

2.1.4 The Environment Agency has a strategic overview for flood risk and is responsible for flooding that occurs from main watercourses including the Rivers Trent and Leen. The

Environment Agency's strategic overview covers all sources of flooding and part of the Agency's role is to provide comprehensive information on flood risk across England responsible for managing the risk of flooding from main rivers, reservoirs, estuaries and the sea. Flood risk maps are available on the Government's website.

2.1.5 Local flood risk is defined as flooding that occurs from:

- Surface water run-off;
- Groundwater;
- Sewers; and
- Ordinary watercourses.

2.1.6 Nottinghamshire County Council is the Lead Local Flood Authority and responsible for managing the risk of flooding from surface water, groundwater and ordinary watercourses. They are also required to prepare a Flood Risk Management Strategy (see Policy LPD 4 for further details).

2.1.7 This section includes the following policies:

- Policy GLDP 1 - Climate Change, Sustainable Design, Construction, Energy and Managing Flood Risk
- Policy GLDP 2 - Renewable Energy Schemes
- Policy GLDP 3 - Managing Flood Risk and Watercourses
- Policy GLDP 4 - Surface Water Management
- Policy GLDP 5 - Managing Water Quality
- Policy GLDP 6 - Aquifer Protection

# **Policy GLDP 1 – Climate Change, Sustainable Design, Construction, Energy and Managing Flood Risk**

1. **Proposals for carbon neutral development are strongly supported. All development proposals will be expected to mitigate against, adapt and improve resilience to climate change and its impacts, to comply with the national target to bring greenhouse gas emissions to net zero by 2050 and contribute to the Councils' carbon neutral target on reducing carbon emissions and energy use.**

## **Sustainable Construction and Design**

2. **New buildings are expected to achieve net zero regulated operational emissions, evidenced through an energy statement submitted with the planning application, unless it can be demonstrated that compliance is unviable or unfeasible:**
  - a. **All new residential development (Use Classes C3 and C4, except householder development) should demonstrate a minimum 63% improvement on Part L 2021 Building Regulations Target Emissions Rate (or equivalent reduction on future Building Regulations) through energy efficiency measures (including heat pumps).**
  - b. **All major (1,000 square metres or more) new non-residential development, hotels (Use Class C1) and residential institutions (Use Class C2) should demonstrate the following percentage improvement on Part L 2021 Building Regulations Target Emissions Rate (or equivalent reduction on future Building Regulations) through any on-site measures:**
    - i. **offices, greater than 25%**
    - ii. **schools, greater than 35%**
    - iii. **industrial buildings, greater than 45%**
    - iv. **other non-residential buildings, hotels and residential institutions, greater than 35%;**
3. **For all development covered by part 2 of the Policy above:**
  - a) **the use of fossil fuels and connection to the gas grid is strongly discouraged and will require robust justification;**
  - b) **provision of on-site annual renewable energy generation capacity is required to at least equal the predicted annual total regulated energy use, to achieve net zero regulated emissions once measures required by part 2 of the Policy have been implemented;**
  - c) **where on-site net zero regulated operational emissions are not possible, it should be demonstrated that the amount of on-site renewable energy**

generation equates to more than 113 kWh/m<sup>2</sup> building footprint / year. In the case of a multi-building development, any shortfall should be made up across the development where possible. Large scale development (50 dwellings or 5,000 square metres or more) should demonstrate that opportunities for on-site renewable energy infrastructure have been explored and implemented where feasible;

- d) only in exceptional circumstances and as a last resort where it is demonstrably unfeasible to achieve an on-site net zero regulated energy balance, any shortfall is to be offset via a S106 contribution, reflecting the cost of solar PV delivered off-site, at a cost of £1.69/ kWh in 2024, revised annually.
4. Development proposals for existing buildings which result in considerable improvements to their energy efficiency, carbon emissions and / or general suitability, condition and longevity will be supported, with significant weight attributed to those benefits. In addition, the development of existing buildings should:
- a) demonstrate a consideration of sustainable construction and design;
  - b) consider low carbon heating alternatives to conventional fossil fuel boilers. This should be explored through a Low / Zero Carbon assessment of low carbon energy supply options within the submitted application documents;
  - c) sensitively retrofit energy efficiency measures and use appropriate micro renewables in historic buildings, including listed buildings, locally listed buildings and buildings within conservation areas, having regard to the special characteristics of the heritage assets to ensure they are conserved in a manner appropriate for their significance.
5. Sustainable design should be incorporated in development including the following (where appropriate):
- a) the efficient use of mineral resources, waste minimisation through the incorporation of a proportion of recycled and / or secondary aggregates and reusing material from excavation;
  - b) the use of landform, layout, building orientation, height, massing, siting, design, materials and landscaping to reduce energy consumption;
  - c) water efficiency that meets the highest national standard (currently 110 litres per person per day); and
  - d) measures that enable sustainable lifestyles for the occupants of the buildings such as promoting active travel through design and layout to ensure accessibility to everyday services and facilities on foot, by bicycle or public transport.
6. When meeting these requirements, the energy and waste hierarchies should be followed except where it can be demonstrated that greater sustainability

can be achieved by utilising measures further down the hierarchy. Implementing the energy hierarchy within the design of new buildings means prioritising fabric first, passive design and landscaping measures to minimise energy demand for heating, lighting and cooling.

### **Climate Change Adaptation**

7. The building form and its construction should allow for adaptation to future changes in climate through where it is located, how it is laid out, sited and designed to withstand the long and short term impacts of climate change, particularly the effect of rising temperatures, sustained periods of high temperatures and periods of intense rain and storms. Its construction should allow for and not prevent further reduction in the building's carbon footprint.
8. Development should be designed so as to integrate with existing and create new Blue-Green Infrastructure networks on site and where appropriate integrate with or contribute to offsite Blue-Green Infrastructure networks to address climate change including mitigation against flooding, carbon reduction, improving air and water quality whilst enhancing recreational opportunities, encouraging active travel and biodiversity. Proposals for retrofitting of sustainable drainage systems will be supported.
9. The extension of existing or development of new decentralised renewable and low-carbon energy schemes appropriate for the Plan area will be promoted and encouraged, including wind, solar photovoltaics, biomass power generation, combined heat and power, and micro generation systems. In line with the energy hierarchy, adjacent new developments will be expected to utilise such energy wherever it is feasible and viable to do so. Solar photovoltaic schemes should avoid the best and most versatile agricultural land.

### **Flood Risk and Sustainable Drainage**

10. Development will be supported that:
  - a) adopts the precautionary principle, with areas at a low flood risk being the priority;
  - b) individually or cumulatively does not increase the risk of flooding elsewhere; and
  - c) reduces flood risk.
11. Where no reasonable site within Flood Zone 1 is available, allocations identified through future plan preparation within Flood Zone 2 and Flood Zone 3 will be considered on a sequential basis.
12. When applying the Exception Test, the following factors will be taken into account when considering if development has wider sustainability benefits to the community that outweigh flood risk:
  - a) there are exceptional and sustainable circumstances for locating the development within such areas, including the necessary re-use of brownfield sites; and

b) **the risk can be satisfactorily mitigated by engineering and design measures.**

**13. All new development must incorporate measures to reduce surface water runoff whilst managing surface water drainage in a sustainable manner, including maximising the area of permeable surfaces and Sustainable Drainage Systems should be incorporated into all new development wherever feasible. In relation to heritage assets consideration should be given to potential impacts of Sustainable Drainage Systems on the significance of the heritage asset including its setting which should be preserved and enhanced.**

## **Justification**

2.2.1 There is a large body of research about the effects and impacts of climate change at the national and international level most notably the work of the Intergovernmental Panel on Climate Change (IPCC). The Plan area, along with much of the rest of the country, experienced hot summers and drought in 2018 and 2022 and the area has experienced severe flooding events most notably in 2002, 2007, 2019, 2021 and 2022 which have caused significant disruption. Data on the effects of climate change at a local level are available from the 'climatejust' mapping tool. This data indicates that Gedling Borough overall is not particularly vulnerable to the effects of heat and flooding being similar or below the UK average but there are some neighbourhoods above the UK averages. Government statistics on fuel poverty indicate that whilst Gedling Borough as a whole is similar to the East Midlands and England averages there are a number of neighbourhoods with relatively higher levels than the regional and national averages. These areas often correlate with deprived areas as defined in the Government's Index of Multiple Deprivation (IMD).

2.2.2 The Climate Change Act commits the UK government by law to reduce greenhouse gas emissions by at least 100% of 1990 levels (net zero) by 2050. An announcement on 4<sup>th</sup> December 2020 stated that the Government's target was to achieve a reduction of 68% in greenhouse gas emissions from the 1990 baseline by 2030. The Government's Carbon Budget Order June 2021, which came into force on 23<sup>rd</sup> June 2021, sets out the carbon budget for limiting the volume of greenhouse gases emitted over a 5-year period from 2033 to 2037 (years inclusive) to achieve a 78% reduction. Gedling Borough declared on 20<sup>th</sup> January 2019 a climate change emergency and a pledge to achieve net zero carbon emissions by 2030.

2.2.3 Land use planning has a key role in meeting these national and local targets exercised through planning controls over new developments and conversions and changes of use requiring planning permission. Policy 1 includes measures to mitigate the impact of climate change, for adaptation to meet the challenges of climate change and to build resilience to cope with the impacts of climate change. Mitigation means to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions. Adaptations are adjustments to natural or human systems in response to actual or expected climatic factors or their effects, including from changes in rainfall and rising temperatures. Whilst adaptation and resilience are interrelated resilience normally means the ability to recover from hazardous events, trends, or disturbances related to climate change. Policy 1 is structured around the need for sustainable construction and design, mitigation, adaptation and resilience albeit some of the policy measures set out in Policy 1 embody more than one element. In relation to flood risk, Policy 1 Part 10 adopts the precautionary approach towards flood risk by directing development away from areas of highest risk but allows for exceptions to be applied in order to support regeneration provided the development is considered safe over its lifetime.

## ***National Legislation, NPPF and NPPG***

2.2.4 Section 19 of the Planning and Compulsory Purchase Act 2004 requires LPAs to include Local Plan policies, which are designed to secure the development and the use of land, that contribute to the mitigation of, and adaptation to, climate change.

2.2.5 The Planning and Energy Act 2008 allows local planning authorities (LPAs) to set energy efficiency standards in their development plans that exceed the energy efficiency standards set out in the Building Regulations. Such policies must not be inconsistent with relevant national policies for England. A Written Ministerial Statement dated 13<sup>th</sup> December 2023 confirms that acceptable planning policies that go beyond Building Regulations should be justified to ensure development remains viable, so the policy will not impact on housing supply, and any additional requirement is expressed as a percentage uplift on the dwelling's Target Emissions Rate.

2.2.6 The Future Homes and Building Standards (which largely come into force in March 2027) will ensure that new homes and non-domestic buildings are built with low carbon heating and high levels of energy efficiency, so that buildings constructed to these standards will not require retrofitting to become zero carbon in use as the electricity grid decarbonises. An interim uplift in Part L standards came into force on 15<sup>th</sup> June 2022 requiring houses to be future-proofed and move the industry towards the Future Homes Standards.

2.2.7 The NPPF 2024 (paragraph 162) sets out national requirements for planning and climate change. LPAs are required to adopt proactive strategies to adapt to and mitigate against the impacts of climate change in line with objectives and provisions of the Climate Change Act (2008). Paragraph 164 states that planning should avoid increased vulnerability to the range of impacts arising from climate change and where development cannot be avoided in areas which are more vulnerable to manage the risk. Planning policies should also seek to reduce greenhouse gas emissions through the location, siting and design of development.

2.2.8 Government Planning Practice Guidance advises how suitable mitigation and adaptation measures can be implemented in the planning process in order to address the impacts of climate change. This focuses on win-win solutions, for example:

- by maximising summer cooling through natural ventilation in buildings and avoiding excessive solar gain in summer;
- through district heating networks that include tri-generation (combined cooling, heat and power); or
- through the provision of multi-functional green infrastructure, which can reduce urban heat islands, manage flooding and help species adapt to climate change – as well as contributing to a pleasant environment which encourages people to walk and cycle.

## ***Sustainable Construction***

2.2.9 Locally, the Councils commissioned BioRegional to prepare an evidence base to support reducing carbon in new developments. Their report, Greater Nottingham Strategic Plan: Carbon Policy Support (A2iii: Evidence Base), 13<sup>th</sup> May 2024, was prepared in light of the Ministerial Statement on 'Planning – Local Energy Efficiency Standards Update' of 13<sup>th</sup> December 2024, and recommends an approach to achieve net zero regulated operational carbon development in terms of a percentage reduction in a buildings target emissions rate.

Operational means carbon emitted during the use of the building, whilst regulated means the share of operational emissions that are regulated by Building Regulations, such as heating, cooling, hot water and fixed lighting. Policy GLDP 1 Part 2 sets out an approach to 'net zero carbon' development, covering operational and regulated emissions.

2.2.10 All relevant planning applications should provide an energy statement which demonstrates how the proposal meets the policy requirements in accordance with the energy hierarchy:

**Stage 1:** Energy Efficiency (Policy 1 part 2(a) and 2(b))

**Stage 2:** Zero and Low Carbon Energy Sources and Technologies (Policy 1 part 3(a), (b) and (c))

**Stage 3:** Offsetting (Policy 1 part 3(d))

2.2.11 For outline applications, the degree of detail provided in the energy statement will be less than for full and reserved matters applications. Compliance with the policy will be conditioned at outline stage and must be confirmed in detailed reserved matters. It is also recognised that this means the outline energy calculations may be largely based on assumptions. The aim should be to demonstrate that options have been identified by which the development could comply with the policy targets, taking into account the broad mix of anticipated floorspace, typologies and site conditions. Statements made about estimated carbon and energy performance based on a high degree of assumptions at outline stage should be reassessed at reserved matters stage, albeit the reserved matters may diverge in how the required compliant performance will be achieved.

2.2.12 The policy approach is consistent with the Future Homes Standard (FHS) and Future Building Standard (FBS), and also aligns with the 13th December 2023 Written Ministerial Statement setting out that acceptable planning policies that go beyond Building Regulations should have a well-reasoned and robustly costed rationale that ensures:

- That development remains viable, and the impact on housing supply and affordability is considered in accordance with the NPPF.
- The additional requirement is expressed as a percentage uplift of a dwelling's Target Emissions Rate (TER) calculated using a specified version of the Standard Assessment Procedure (SAP).

### ***Stage 1: Energy Efficiency (Policy GLDP 1 part 2 (a) and 2 (b))***

2.2.13 For residential development of one or more dwellings (including purpose-built student accommodation), the policy seeks a 63% reduction compared to a baseline of Part L of the Building Regulations 2021. This is equivalent to the 75% carbon reduction anticipated to be achieved by the Future Homes Standard (FHS) (2021 specification) against Part L 2013. FHS will become the new national minimum requirement from March 2027. Including this in policy ensures the standards are met should the introduction of FHS be delayed or its requirements weakened. Passivhaus certification is also acceptable, as Passivhaus certified homes represent a significant improvement in energy performance beyond FHS.

2.2.14 The FHS has improvements to thermal insulation and resistance of floors, roofs, walls, doors and glazing above a Part L 2021 'notional dwelling' and also includes a heat pump as the primary heat source rather than a gas boiler. Where the indicative FHS specification cannot be met, for example if it is unfeasible or unviable to match the FHS specification for

certain building elements, this can be compensated for by making improvements to other elements to achieve the required Dwelling Emission Rate.

2.2.15 The policy sets a range of reduction targets dependent upon development type ranging from a greater than 25% reduction for offices to a greater than 45% reduction for industrial buildings compared to the baseline of Part L of the Building Regulations 2021. Passivhaus certification is also acceptable.

2.2.16 Energy demand can be minimised through:

- building orientation and solar gain (avoiding overheating);
- the building form avoiding extensive, complicated building shapes to reduce external surface area;
- improving the building fabric through better insulated walls, windows, floors and roofs, improving airtightness and avoiding thermal bridges;
- using types and sources of energy that minimise losses in the generation and distribution process, and / or which use waste heat; and
- making use of efficient services and appliances.

2.2.17 For the purposes of this policy, heat pumps are to be calculated as an energy efficiency measure, rather than a renewable energy measure.

2.2.18 Where full compliance is not feasible or viable, proposals should demonstrate through the energy statement that carbon reductions to the greatest extent feasible through energy efficiency measures have been considered and incorporated.

2.2.19 Energy statements should also lay out the U-values and airtightness of the proposed building in comparison to the notional values in the FHS or Future Building Standard (FBS) (indicative specification, or final, as available at the time of application).

### ***Stage 2: Zero and Low Carbon Energy Sources and Technologies (Policy GLDP 1 part 3(a), (b) and (c))***

2.2.20 Development should demonstrate through the energy statement that additional renewable, zero and low carbon energy technologies have been provided on site to achieve the required carbon reductions and achieve on-site net zero regulated operational carbon. (NB this can include off-site existing or planned zero, low carbon or renewable energy generation or heat network provision which has capacity to serve the development and where there is a direct off-grid connection to the development.)

2.2.21 Measures can include any measure that is low carbon in comparison to the Building Regulations baseline for that type of energy use, such as: solar, hydro or wind energy; direct electric heating (only recommended alongside an additional renewable energy source such as solar panels); heat networks (including waste heat), biomass or biogas (if sustainably managed and / or is a waste product that would otherwise create CO<sub>2</sub> in its decay or disposal); energy storage (electric and heat). Where it is not feasible or desirable to include measures on each building in a multi-building development, site-wide measures should be incorporated, such as car park canopies.

2.2.22 As a minimum, it should be demonstrated that on-site renewable energy generation equates to more than 113 kWh/m<sup>2</sup> building footprint / year, which is considered to be achievable within the Plan area with 70% roof coverage of solar PV. It is recognised that

achieving on-site net zero energy balance is more challenging for medium and high-rise buildings due to less relative roofspace for solar PV compared to the number of units in the building. Policy 1.3(d) allows for exceptions for such buildings, but the 113 kWh/m<sup>2</sup> building footprint / year measure is still important to ensure these buildings maximise PV generation on the limited roofspace available.

2.2.23 Where full compliance is not feasible or viable, proposals must demonstrate through the energy statement: that additional renewable, zero and low carbon energy technologies have been provided to the greatest extent feasible and viable; and that the development incorporates 'zero carbon ready' (as opposed to immediately providing 'low / zero carbon') technologies.

2.2.24 Meeting the TERs in the policy should make the use of fossil fuels for powering buildings much less necessary, and for compatibility with national and local carbon budgets, development should avoid the use of fossil fuels for the operation of the building, so connection to the gas grid is not permitted without robust justification.

### ***Stage 3: Offsetting (Policy GLDP 1 part 3(d))***

2.2.25 BioRegional also prepared a document to support the approach to offsetting, the Greater Nottingham Strategic Plan: Carbon Policy Support (A3 Offsetting) 3 April 2024. Where developments cannot achieve net zero regulated operational emissions, they will be required to offset any residual regulated carbon emissions, through offsetting the shortfall in on-site renewable energy needed to achieve an on-site net zero energy balance (the difference between predicted annual energy use and predicted renewable energy generation). Offsetting will only be acceptable where carbon reduction measures in stages 1 and 2 have been maximised, as demonstrated and justified through the energy statement.

2.2.26 The aim of offsetting is to enable development to have net zero regulated emissions where feasibility factors, such as insufficient roof space or excessive shading, prevent on-site solutions, or where the heritage impact cannot be made acceptable. It allows a development to be policy-compliant where all on-site measures have been explored.

2.2.27 The developer will be expected to make up the shortfall by contributing to the relevant Council's offsetting fund, based on the cost of providing off-site solar PV, at £1.69/kWh in 2024, revised annually, as reported in the "Solar Photovoltaic (PV) Cost Data" published by the Department of Energy Security and Net Zero (<https://www.gov.uk/government/statistics/solar-pv-cost-data>). The detailed methodology is set out in the BioRegional Carbon Policy Support (A3 Offsetting) report. The money collected will be ringfenced to support the delivery of alternative solar PV provision (or equivalent energy generation / efficiency measures), for instance by supplementing grant funded projects to install renewable energy on existing buildings.

2.2.28 Offsetting funds should be paid on or prior to commencement of works on site for a full planning application or reserved matters scheme. The reason for payment into the offset fund on or prior to commencement of works is so that delivery of the offset projects can be on a timescale not too dissimilar from the timescale for completion and occupation of the development. The aim is to enable, wherever possible, the offsetting project to be producing renewable energy no later than the development's occupants begin to place their demands on the grid.

### **Sustainable Construction – further guidance**

2.2.29 There is often a large difference between how buildings are supposed to perform, and how they actually do. An assured performance method is therefore recommended to ensure the building is constructed as intended and as modelled at the design stage. This helps mitigate any performance gap between designed and as-built performance.

2.2.30 Assured performance methods are processes to follow throughout design, construction, commissioning and building handover that reduce the energy performance gap (the gap between predicted energy use and actual energy use). This not only helps keep the building's actual carbon emissions to a minimum, but they also help to ensure occupant satisfaction. Suitable methods include BSRIA (Building Services Research and Information Association) Soft Landings, NEF/ GHA (National Energy Foundation / Good Homes Alliance) Assured Performance Process, and Passivhaus certification. Other processes may be available or become available during the course of the Plan.

2.2.31 Increasing energy efficiency through fabric measures can increase the risk of buildings overheating, particularly as hotter weather is predicted due to climate change. It is important to ensure that dwelling designs are carefully balanced so as to avoid the need for active cooling as far as possible, by ensuring that the building is not subject to excessive heat gains (for example, designs should carefully optimise the amount of solar heat gain from sunlight entering via glazing, so that the optimal winter gains are achieved to reduce heating demand while avoiding excessive gains in summer). Where it is unavoidable to use some active cooling, it is recommended to provide this with heat recovery for hot water uses, and to provide any active cooling through a reversible heat pump system as the home is likely to need a heat pump anyway, to meet the overarching carbon reduction required by this policy.

2.2.32 Part O of the Building Regulations addresses overheating risk in development. In order to demonstrate compliance, Chartered Institution of Building Service Engineers overheating assessments are recommended for both residential and non-residential development. (The simplified method on offer for Part O of Building Regulations should be avoided as it is inaccurate, and it can be hard to demonstrate compliance.

2.2.33 Policy GLDP 1 part 5(a) requires development to be efficient in the use of mineral resources, use of recycled materials and to minimise waste. Embodied carbon forms a significant part of total carbon emissions for built development. Embodied carbon equates to the emissions associated with materials, construction processes, maintenance / refurbishment during their lifetime and the eventual end of life of a development. Embodied carbon is usually reported as kilogrammes of carbon per square metre of gross internal area.

2.2.34 New major development is encouraged to give consideration as to how the embodied carbon of the proposed materials to be used in the development have been considered and reduced where possible, including with regard to the type, life cycle and source of materials to be used. A limit of 550 kg CO<sub>2</sub>e/m<sup>2</sup> GIA is feasible for all building types using typical materials to comply with Part L 2021 (i.e. current industry standard), so is a useful benchmark.

2.2.35 Embodied carbon can be minimised where the following principles are followed:

- reusing and retrofitting existing built structures
- utilising repurposed or recycled materials
- choosing low-carbon materials (e.g. timber, lime mortar / render or low carbon production materials)
- fabric first approach to holistically reduce embodied and operational carbon

- low-carbon operational water use
- design for future deconstruction and reuse
- design an efficient building shape and form
- incorporate carbon sequestering materials
- design for durability and flexibility
- address embodied and operational carbon reductions together
- determine expected building lifespan
- source materials locally
- minimise waste
- efficient and lightweight construction
- follow circular economy principles

2.2.36 Some materials have high embodied carbon and should be replaced with lower impact alternatives where possible or used as sparingly as possible via efficient design. High embodied carbon materials include:

- concrete and cement
- steel
- other metals (e.g. aluminium, zinc and copper)
- plastic and glass
- materials that require long distance transportation between source and site, especially by road

#### **Existing Buildings (Policy GLDP 1 part 4)**

2.2.37 There is a significant opportunity to reduce carbon emissions by retrofitting the existing building stock, and significant weight will be given to proposals that deliver energy and carbon savings in existing buildings. In addition, reusing existing buildings recognises the value of embodied carbon already present. Applications for the development of existing buildings should demonstrate that sustainable construction and design has been considered within the proposal, and that alternatives to fossil fuel boilers have been considered where heating systems are being upgraded or replaced. Low carbon energy supply options should also be assessed.

2.2.38 Applicants are encouraged to demonstrate how sustainable design, material choices and construction methods have reduced carbon emissions through construction and operation.

2.2.39 Some measures may require careful consideration when applied to historic buildings (designated and non-designated heritage assets, including locally listed buildings) and buildings in a Conservation Area. Sensitive retrofitting of energy efficiency measures and the appropriate use of micro renewables will be encouraged, provided the special characteristics of the heritage assets are conserved in a manner appropriate for their significance. Further guidance “Retrofit and Energy Efficiency in Historic Buildings” is available from the Historic England web site.

#### **Sustainable Design (Policy 1 part 5)**

2.2.40 Policy GLDP 1 part 5(a) seeks to minimise the use of resources during the construction phase of development, through encouraging the use of secondary or recycled materials, minimising waste produced during development, and reusing material on site whenever possible. Policy GLDP 1 part 5(b) sets out key design principles to maximise the resilience and adaptation of development including landform, layout, building orientation,

massing, siting, design, building form, materials and landscaping (see glossary for main definitions) and in summary involve consideration of the following:

- the layout of the site and orientation of buildings and whether this has taken account of solar gain and other environmental factors to reduce the need for mechanical heating and artificial lighting in the development;
- will the landform, layout and design minimise the negative effects of wind including wind turbulence and funnelling? • the massing, scale and height of buildings should not overshadow adjacent buildings or prevent sufficient natural light;
- the use of materials that provide insulation to keep properties warm in winter without excessive over heating in summer;
- the building form, size and compactness;
- design and integration of landscaping should provide shade for buildings and streets, act as a wind break from prevailing cold winds and improve air quality;
- good connectivity within the development and to the wider community to maximise routes that reduce car travel;
- design and integration of open spaces and green networks; street trees and green roofs / walls to promote urban cooling, access to nature and healthy places; and
- reduction of flood risk through the use of sustainable drainage systems (SuDS) and how these can enhance water quality, amenity and biodiversity.

2.2.41 For proposals affecting heritage assets and their setting there may be occasions when mitigation and adaptation measures are inappropriate in the context of the historic environment and the need to protect their significance including their setting should be given considerable weight in the planning balance. See Policy GLDP 30 for further guidance.

2.2.42 The Environment Agency's Water Stressed Areas Final Classification, 2021 defines Severn Trent Water area (excluding Chester) as seriously water stressed. Greater Nottingham falls within this area. The Government has stated that local planning authorities can include policies in plans which include a target for water consumption based on the optional National Housing Standard of no more than 110 litres per person per day. Policy 1 part 5(c) requires development to meet this National Housing Standard in order to promote the more efficient use of water resources. The Policy is consistent with the strategy of Severn Trent whose Water Management Plan (2019) emphasises the importance of using water efficiently, reducing per capita consumption and leaks to maintain an adequate water resource. Severn Trent is currently preparing a new Water Resources Management Plan having published a consultation draft in November 2023 which is anticipated to be published in 2025.

2.2.43 A key aspect of planning for climate change and adaptation is to encourage lifestyle and behavioural change. Policy 1 part 5(d) requires development to encourage sustainable lifestyles. For example, layouts that minimise the use of the private car and prioritise safe and attractive routes that benefit pedestrians and cyclists, and street design which is pedestrian and cycle friendly as opposed to just routes for vehicles to pass through. Policy 10 provides more guidance on design and guidance on parking is provided in Nottinghamshire County Council's Guidelines for Parking.

### **Climate Change Adaptation (Policy GLDP 1 part 7 to 9)**

2.2.44 The NPPF requires development to be adaptive to climate change. This means addressing both short and long-term impacts of climate change. It is critical that new builds and refurbishment of properties where planning permission is required are "future proofed" to

ensure that they are adaptable to future changes in climate as set out in Policy 1 part 7. This may include consideration of the following:

- adaptable to social, technological, economic and regulatory change;
- maximise the life cycle of the building and minimise operating costs;
- homes capable of adaption over the lifetime for example through the Lifetime Homes Standard;
- being capable of connection to renewable and low carbon energy generation; • more efficient in the consumption of water; and
- more resilient to flood risk including for example, raised ground floor levels and external and internal flood resilient fixtures and fittings; and the application of nature-based solutions such as incorporating green infrastructure, enhancing and protecting habitat and incorporation of green roofs / walls.

2.2.45 Policy GLDP 1 part 8 requires development proposals to integrate with green and blue infrastructure networks on, and where possible off-site (see Policy 16). The objective is to create more continuous and connected Blue - Green infrastructure assets. These are important for climate mitigation, adaptation and resilience by addressing the heat island effects of urban areas through cooling and in mitigating flood risk as well as helping to improve air quality and biodiversity net gain.

2.2.46 Policy GLDP 1 part 9 supports renewable and low-carbon decentralised energy schemes which are important components of meeting carbon reduction targets, and in the short term at least, they are capable of delivering greater carbon savings than achievable through the development of new low carbon buildings. These types of energy generation are already an important component of energy use in Nottingham, with the energy from waste facility at Eastcroft providing both electricity and heat to parts of the City Centre and St Ann's. The area is also home to small-scale photovoltaic, hydro and wind energy generation. Where viable and feasible, new development can support and make better use of these existing facilities by connecting to them as part of the approach to the energy hierarchy. There is considerable scope for further development of such facilities, especially in the use of biomass energy generation, and their development will be supported wherever appropriate. In the case of photovoltaic schemes, the Government has confirmed that they should where possible utilise suitable previously developed land, contaminated land and industrial land. Where the proposed use of any agricultural land has been shown to be necessary, poorer quality land should be preferred to higher quality land avoiding the use of "Best and Most Versatile" agricultural land (Agricultural Land Classification Grades 1, 2 and 3a).

## **Flood Risk and Sustainable Drainage**

2.2.47 Flood risk is a significant issue in Greater Nottingham, which is likely to be exacerbated by unpredictable weather associated with climate change. Development proposals that avoid areas of current and future flood risk and which do not increase flooding elsewhere by adopting the precautionary principle will therefore be supported.

2.2.48 The Plan area contains significant areas of brownfield land in urgent need of regeneration, but which may also be at risk of flooding. The Exception Test, as set out in the NPPF, applies to development in these locations, if lower risk alternatives are not available. Regeneration of this land can bring significant sustainability benefits to the wider community, in terms both of reducing the need to travel and reducing the need for greenfield development and will therefore be an important consideration in applying the Exception Test locally. These sites, were they to come forward, will need to provide adequate flood risk mitigation and crucially cannot increase risk to third parties.

2.2.49 Some parts of the urban area are also prone to flooding from surface water runoff, including steep sided sites where it is particularly important to manage surface water runoff to reduce flood risk to others. Limiting runoff can be helpful in reducing the risk of flooding from this source, and the Councils will seek the implementation of Sustainable Drainage Systems into all new development, unless it can be demonstrated that such measures are not viable or technically feasible. SuDS play an important role in positively addressing climate resilience and assisting developments to reduce their carbon footprints. A well-designed Sustainable Drainage System can help meet climate targets through its ability to improve water quality while managing and mitigating both flood risk and surface water runoff created as a result of new development.

2.2.50 For development on brownfield sites, new developments must aim to reduce the rate of runoff from the sites. As a minimum, for greenfield sites, the aim should be to reduce surface water runoff where possible or to ensure runoff levels are no worse than those present prior to development.

### Information in support of planning applications

2.2.51 Compliance with Policy GLDP 1 part 2 and 3 should be demonstrated through an energy statement submitted with Planning Applications for relevant development proposals. In addition, major development should demonstrate compliance with other aspects of the Policy with a Sustainability Statement demonstrating how relevant requirements of Policy 1 have been met including but not limited to:

- water conservation;
- health and wellbeing including day-lighting analysis and thermal comfort;
- material usage, wastage, responsible sourcing and environmental impact, including embodied carbon;
- pollution issues, low NOx, low global warming potential (GWP), reducing need for mechanical cooling; and
- green infrastructure connections.

2.2.52 The Council’s Validation Checklists will clarify what information is required to be submitted with different types of application and will include other information required as part of planning applications such as site-specific flood risk assessments and transport assessments which also address sustainability issues.

2.2.52 In accordance with the NPPF, for proposals affecting heritage assets and their settings the applicant should describe the significance of any heritage assets affected including any contribution made by their setting in order to understand any potential impact of the proposal on their significance which should include potential issues arising from climate change measures. Non-major development should also demonstrate how it is addressing climate change mitigation and adaption. Further guidance on the content of sustainability statements will be set out in informal planning guidance

### Monitoring Arrangements

Target	Indicator	Delivery
To reduce per capita CO2	Department of Energy & Climate Change’s ‘Carbon dioxide	Development Management decisions

emissions	emissions within the scope of influence of local authorities'	
Increased number of low and zero carbon decentralised energy networks	Number of low and zero carbon decentralised energy networks.	Development Management decisions
All new dwellings to comply with higher water efficiency standard	Number of new dwellings complying with higher water efficiency standard	Building Control
Zero planning permissions contrary to Environment Agency advice	Number of permissions granted in flood risk areas against Environment Agency advice	Development Management decisions

## **Policy GLDP 2 - Renewable Energy Schemes**

Proposals for renewable energy schemes, will be granted planning permission where they are acceptable in terms of:

- a. Green Belt;
- b. landscape and visual effects;
- c. ecology and biodiversity;
- d. the historic environment;
- e. open space and other recreational uses;
- f. amenity of nearby properties;
- g. grid connection;
- h. form and siting;
- i. mitigation;
- j. the decommissioning and reinstatement of land at the end of the operational life of the development;
- k. cumulative impact with existing and proposed development;
- l. emissions to ground, water courses and/or air;
- m. odour;
- n. vehicular access and traffic; and
- o. proximity of generating plants to the renewable energy source.

In addition, for wind turbines consideration will be given to:

- p. shadow flicker;
- q. air traffic and radar; and
- r. separation distances from:
  - i. residential dwellings, in order to protect residential amenity and to minimise any impact of noise or shadow flicker;
  - ii. public footpaths, cycle paths and bridleways; and
  - iii. power lines, roads and railways.

### **Justification**

2.3.1 Renewable energy can be generated by a wide range of different technologies. These include:

- solar;
- wind turbines
- energy from waste;
- biofuel;
- biomass;
- air source heat pumps;
- ground source heat pumps;
- geothermal; and
- hydropower.

2.3.2 The Government is clear that there is a need for renewable energy and has made commitments relating to the percentage of energy that should be produced from renewable and low carbon sources. Paragraph 165 of the NPPF sets out how plans should provide a

positive strategy for energy from renewable sources and consider identifying suitable areas for renewable and low carbon energy sources and supporting infrastructure. In relation to on shore wind the Government announced in its Policy Statement dated 7<sup>th</sup> July 2025 that the additional tests for on shore wind developments in the NPPF would no longer apply and makes it clear that onshore wind applications will be treated in the same way as other energy development proposals. The majority of proposals for renewable energy in Gedling Borough, especially the larger proposals, are likely to be within the Green Belt. The need for renewable energy does not automatically override the various environmental impacts or policy restrictions in place and therefore a criteria based policy is considered appropriate.

2.3.3 This policy will also be applied to Battery Energy Storage Systems (BESS), considered to be a green energy technology. Batteries can store energy (which may or may not be renewable) during low-demand periods and discharge during peak demand, reducing electricity costs and avoiding grid congestion.

2.3.4 This policy identifies a number of factors that decisions about renewable energy schemes, will need to take into account. The factors have been identified using the guidance provided in the NPPG and the policy context in Gedling Borough. The policy acts as a checklist and a signpost to specific policies which should be used to determine whether proposals are acceptable or not. If proposals are not acceptable in terms of one or more of the identified factors, a decision will need to be taken balancing the benefits and impacts of the proposal. The more significant the impact and the more issues with adverse impacts, the more likely it is that planning permission would be refused.

2.3.5 Whether renewable energy schemes are ‘inappropriate’ within the Green Belt will need to be assessed on a case by case basis having regard to the specific circumstances of the proposal. Schemes such as wind turbines and solar farms may be considered as engineering operations. As per paragraph 154 of the NPPF, engineering operations will be ‘inappropriate development’ within the Green Belt where they:

- do not preserve the openness of the Green Belt; or
- conflict with one of the purposes of including land within the Green Belt, set out in paragraph 143 of the NPPF.

2.3.6 Other schemes may include buildings which are inappropriate and harmful to the openness of the Green Belt. The NPPF at paragraph 160 states that when located in the Green Belt, elements of many renewable energy projects will comprise inappropriate development. In such cases developers will need to demonstrate very special circumstances if projects are to proceed. Such very special circumstances may include the wider environmental benefits associated with increased production of energy from renewable sources.

### Monitoring Arrangements

Target	Indicator	Delivery
Increase number of renewable energy developments	Planning permissions granted for renewable energy development	Development Management Decisions

# **Policy GLDP 3 - Managing Flood Risk and Watercourses**

1. **Planning permission will be granted for development in areas where a risk of flooding or problems of surface water disposal exists provided that:**
  - a. **after applying the sequential and exceptions tests in accordance with the NPPF and NPPG, the location is essential for a particular development and there are no reasonably available alternative locations in a lower risk flood area; and**
  - b. **development does not increase the risk of flooding on the site or elsewhere; and**
  - c. **where physically feasible, development in close proximity to a watercourse should be set back by ten metres from the top of the bank of a watercourse to provide an appropriate buffer to allow for biodiversity enhancement, access and maintenance.**
  - d. **the development is for minor development including:**
    - i. **an industrial or commercial extension of less than 250 sq. m;**
    - ii. **alterations to buildings that do not increase the size of the building;**
    - iii. **householder development including sheds, garages within the curtilage of the dwelling;**
    - iv. **a change of use, provided the proposed use is not a highly vulnerable use in Flood Zone 3 as set out in tables 2 and 3 of the NPPG.**
2. **Where development in areas of flood risk is considered acceptable, it will only be considered appropriate when informed by a site specific flood risk assessment. Proposals should include mitigation measures to protect the site and deal with any residual flood risk to include flood resistance/resilience measures, provide safe access and escape routes.**
3. **Development proposals should consider opportunities to contribute towards the objectives of the relevant Catchment Flood Management Plan. Wherever possible, development should promote the reduction of flood risk by seeking to reinstate the natural floodplain, the de-culverting of watercourses and the limiting of surface water runoff to greenfield rates via the use of sustainable drainage techniques.**
4. **Where a watercourse is present on a development site, it should be retained or restored into a natural state and enhanced where possible. The culverting of any watercourse will not normally be permitted, and development should wherever possible remove any existing culverts and increase on-site flood storage. Development should be laid out to enable maintenance of the watercourse.**

## Justification

2.4.1 The NPPF seeks to avoid inappropriate development in areas at risk of flooding by directing development away from areas of highest risk of flooding through the application of the Sequential Test. For individual settlements, the area to which the Sequential Test should be applied will be the settlement in which the proposal is located. For the built up area of Nottingham, the area to which the Sequential Test should be applied will be the housing submarket area in which the proposal is located. Housing submarket areas are defined in the Greater Nottingham Housing Needs Assessment 2020 (Appendix A1). The development proposal will need to take into account all potential sources of flooding including from rivers, ordinary watercourses and surface water especially in areas with critical drainage problems. Developers undertaking flood risk assessments should take into account a catchment wide flood management approach that treats catchments as a connected system. Measures including structural defences can be integrated with a range of measures that enhance, restore or mimic natural processes. This may include for example opening up a culvert on site and reinstating a more natural water course, off site measures where practical, or upstream natural planting to reduce runoff.

2.4.2 Following the Sequential Test, the NPPG requires the Exception Test to be applied to development proposals in accordance with Table 3 of the NPPG which sets out the vulnerability of different land uses to flood risk. To pass the Exceptions Test, applicants will need to demonstrate that the development has wider sustainability benefits that outweigh flood risk and will be safe over the lifetime of the development which is normally considered to be a hundred years for residential development. Such sustainability benefits may include, for example, the need for regeneration and bringing back into use a brownfield site.

2.4.3 The NPPG makes it clear that the Sequential Test does not need to be applied to proposals on sites which have been allocated in the adopted Local Plan or to minor developments and changes of use except for a change to a caravan, camping, chalet or mobile home site which are more vulnerable to flood risk. However, proposals will normally be required to demonstrate that the development would be safe over its lifetime without increasing flood risk elsewhere.

2.4.4 Government publishes flood risk maps for planning in England available on its website. This service should be used to get flood risk information for planning applications to find out if a flood risk assessment is needed. A site specific flood risk assessment (FRA) is required for any major development. A site specific flood risk assessment is also required for all proposals including minor development and changes of use in either Flood Zones 2 or 3<sup>[1]</sup>; in Flood Zone 1 and at risk of flooding from surface water; and in an area which has critical drainage problems. The FRA will also need to demonstrate that the proposal would not increase the risk of flooding elsewhere. In particular, surface water runoff from the development will need to be managed so as not to cause an adverse impact elsewhere through increased flood risk. Further guidance on managing surface water is set out in Policy GLDP 4 below.

2.4.5 The FRA should include the following:

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[1] An FRA is also required for proposals of 1 hectare or more in Flood Zone 1.

- evidence of the application of the sequential test and if necessary the Exceptions Test;
- an assessment of the probability of flooding at the site and how flood risk is likely to be affected by climate change;
- how the site will be protected and design of defences;
- guidance on the siting and design of the development for e.g. by placing land uses most sensitive to flood damage in the areas of the site at least flood risk;
- access and egress arrangements; and
- operation and maintenance of any flood mitigation measures.

2.4.6 The FRA should also identify any residual flood risks which remain after applying mitigating actions to protect the site and state how these risks will be managed, for example, recommendations about flood warning and evacuation procedures.

2.4.7 In drawing up FRAs, the Greater Nottingham Strategic Flood Risk Assessment (updated 2017) is an important source of information on the probability of a flood occurring and on residual risks. Information is provided on the nature, severity, depth, water velocity and rate of onset of a flood and the likely flood hazard due to a breach or overtopping of defences or overloading of surface water drainage systems.

2.4.8 Watercourses for the purposes of this policy are Main Rivers which are rivers designated by the Environment Agency and Ordinary Watercourses, which are other rivers. Main Rivers within Gedling Borough are the River Leen, Daybrook, River Trent, Ouse Dyke, Crock Dumble and Woodborough Brook. Development in close proximity to watercourses can cause problems if there is insufficient space to construct flood risk management measures or to be able to adequately access watercourses for proper maintenance. Flood risk management measures may include diverting water courses from culverted areas or the recreation of natural features to create additional flood storage and natural habitat for example, on the Day Brook at Thackeray’s Lane, Daybrook. In order to achieve this, a separation distance of at least ten metres will normally be required, free from built development, parking areas and private gardens. Exceptions may be made where there are site constraints of physical limitations such as existing development, existing infrastructure, topography or legal boundaries. Where a watercourse runs through a proposed development, a buffer should be provided on both banks. New development on previously developed sites should seek to reinstate a buffer zone wherever feasible. As well as allowing for maintenance, such, areas can reduce sediment entering the water course, provide scope for re-meandering the river and may provide biodiversity opportunities through natural or seminatural habitat creation and for passive recreation. They can also provide for active travel links in appropriate cases. Where relevant, there should be a long term landscape and ecological management plan for this buffer.

### Monitoring Arrangements

Target	Indicator	Delivery
Zero planning permissions contrary to Environment Agency advice	Number of permissions granted in flood risk areas against Environment Agency advice	Development Management Decisions

## Policy GLDP 4 - Surface Water Management

**1. All development proposals should, wherever possible, include measures to pro-actively manage surface water including the use of appropriate surface treatments and Sustainable Drainage Systems in order to minimise the risk of flooding on the development site without increasing flood risk elsewhere.**

**2. Within areas at risk of surface water flooding, all development proposals involving new buildings, extensions and additional areas of hard surfacing should ensure that adequate and appropriate consideration has been given to mitigating surface water flood risk.**

**3. Developers will be required to show that the proposed development would:**

- a. not increase the vulnerability of the site, or the wider catchment, to flooding from surface water run-off from existing or predicted water flows; and**
- b. wherever practicable, minimise the risk of surface water flooding in the wider area.**

### Justification

2.5.1 Nottinghamshire County Council as the Lead Local Flood Authority has prepared a Flood Risk Management Strategy (FRMS) 2021 – 2027 which focusses on five objectives which in summary are:

- To pursue new solutions, partnerships and alleviation schemes to manage future flood risks and adapt to climate change in Nottinghamshire to ensure it is a great place to live, work, visit and relax;
- To improve delivery of flood risk management by working in partnership across functions and organisations, taking a catchment-based approach;
- To increase levels of awareness within local organisations and communities by enabling and supporting them so they can become more resilient to flooding and understand their land drainage responsibilities;
- To integrate local flood risk management into the planning process and support sustainable growth; and
- To consider the environmental impact of proposed flood risk management measures, maximise opportunities to contribute to the sustainable management of our environment and deliver wider benefits.

2.5.2 The FRMS provides the framework for coordinating the management of flood risk. The Local Lead Flood Authority is also a statutory consultee for planning applications for major development (over 10 dwellings) in relation to the management of surface water.

2.5.3 The FRMS and any supporting technical documents will be key to the implementation of Policy GLDP 4, informing the planning process of those areas at significant risk of flooding. The FRMS will be taken into account when considering planning applications in areas at significant risk of surface water flooding and be a material consideration in the planning decision making process. All significant proposals involving new construction will be

required to show how surface water flooding issues will be addressed and should include measures to protect against and reduce the vulnerability of the site and the wider area to the effects of surface water runoff. Mitigation measures may include, for example, the use of permeable materials to increase infiltration, on site rainwater storage and green roofs.

2.5.4 The flood risk from the River Leen and Day Brook also affects existing properties including in Hucknall and further downstream in the City of Nottingham. Although the River Leen and Day Brook Strategic Flood Risk Assessment notes that the rural catchments outside of Nottingham including within Gedling Borough do not add significant volumes of floodwater to the River Leen and Day Brook, it recommends that major development proposals within the catchment area should seek to reduce volumes and peak flow rates of surface water generated by development to pre-developed greenfield rates and improve on these if practical. Similarly concerns about surface water runoff from development increasing the flood risk from the Ouse Dyke have also been identified. The River Leen and Day Brook catchment and Ouse Dyke catchment is defined as an area at risk of flooding for the purposes of implementing Policy GLDP 4 b). This part of the policy will be applied to major development proposals<sup>3</sup> in the following locations:-

- River Leen and Day Brook catchment: Papplewick, Edge of Hucknall, Bestwood Village and Arnold; and
- Ouse Dyke catchment: Carlton.

2.5.5 This policy requires surface water drainage issues to be addressed in planning applications, both to ensure that surface water drainage issues and associated flood risk are considered and to ensure that the impact of drainage measures on the form and visual appearance of developments is considered. Development should, wherever possible, include infiltration techniques and sustainable drainage systems as a way of managing rain water locally close to source unless the developer can provide justification to demonstrate that this would not be practicable or feasible within the constraints or configuration of the site. A site specific flood risk assessment is required for all proposals including minor development and changes of use in Flood Zone 1 and at risk of flooding from surface water. A particular issue on some sites has been surface water flooding during the construction phase and the Council may address this by applying a standard planning condition on sites where this is a potential issue, requiring suitable drainage systems to be implemented during the construction phase in addition to sustainable drainage systems being in place for the operational phase of the development.

### Monitoring Arrangements

Target	Indicator	Delivery
Zero planning permissions contrary to LLFA advice on flooding	Number of planning applications approved against the advice of the Lead Local Flood Authority	Development Management Decisions

<sup>3</sup> Defined as development proposals with more than 10 houses or 0.5 ha and over 1,000 sqm. of commercial floorspace.

## Policy GLDP 5 - Managing Water Quality

**Planning permission will be granted where development proposals would not have an adverse effect on water quality through pollution of surface water bodies in the Borough.**

### Justification

2.6.1 The EU Water Framework Directive (WFD) requires each member state to manage the water environment to consistent standards with a key objective of achieving a good water quality status by 2027. The Water Environment (Water Framework Directive) (England and Wales) 2017 Regulations transposed WFD into law in England and Wales. These regulations were retained in UK law after EU exit via the EU Withdrawal Act 2018. The UK continues to classify and report water body status under the new legislation. The aims of the WFD are to:

- to enhance the status and prevent further deterioration of surface water bodies, groundwater bodies and their ecosystem;
- to ensure progressive reduction of groundwater pollution;
- to reduce water pollution, especially by Priority Substances and Certain Other Pollutants under Annex II of the Environmental Quality Standards Directive 2008/105/EC;
- to support mitigating the effects of floods and droughts;
- to achieve at least good surface water status for all surface water bodies and good chemical status in groundwater bodies by 2015 (Article 4), or good ecological potential for artificial or heavily modified water bodies (the 2015 target has since been extended to 2027); and
- to support sustainable water use.

2.6.2 The key means of implementing the Framework is the preparation of River Basin Management Plans (RBMP) which are a holistic approach to managing water throughout its water cycle. These plans include environmental objectives and measures and should integrate with other plans and policies including spatial plans. Local Planning Authorities must have regard to the relevant RBMP in exercising their planning functions. Gedling Borough is located within the Erewash and Lower Trent Basin Management Plan<sup>4</sup> which contains objectives and measures and also sets out current and objective status limits for water bodies in its catchment area.

2.6.3 In considering planning proposals which may adversely impact on the water quality of a water body, consideration will be given to whether the proposal would result in the likelihood of a water body failing to meet the status class limits set out in the relevant River Basin Management Plan. In line with the objectives of the Water Framework Directive, development should not result in any water body failing to meet the class limits set out in the Humber River Basin Management Plan for the Erewash and Lower Trent or any standards which supersede these. If this were the case then the Borough Council would be minded to

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<sup>4</sup> Published as part of the Humber River Basin District Management Plan.

refuse the proposal. In this context, the Borough Council may seek advice from relevant specialist bodies including the Environment Agency.

2.6.4 Some development proposals, for example hydropower schemes and modifications to watercourses or structures, may require the submission of a Water Framework Directive Assessment. This Assessment aims to determine the effects of proposed works on ecological status, identifying any potential impacts that could cause deterioration in the status of a water body or could hinder the water body from meeting its Water Framework Directive objectives.

### Monitoring Arrangements

Target	Indicator	Delivery
Zero planning permissions contrary to Environment Agency advice	Number of permissions granted against Environment Agency advice on water quality	Development Management Decisions

## Policy GLDP 6 - Aquifer Protection

Planning permission will be granted where development proposals would not be liable to cause contamination of the ground water in the aquifers, unless measures can be carried out as part of the development to prevent such contamination taking place.

### Justification

2.7.1 Aquifers are an important source of public water supply, providing for about a third of the drinking water of England and Wales as well as sustaining the base flows of rivers. However, aquifers are vulnerable to contamination from pollutants from direct discharges into ground water or indirectly into or onto land. The Environment Agency uses Aquifer Source Protection Zones to protect the source and these maps are available on the Environment Agency's website. Parts of the Borough are underlain by the Sherwood Sandstone principal aquifer.

2.7.2 Many development types, including housing, are of a lesser risk in terms of potential pollution to aquifers provided they include standard pollution prevention measures and incorporate sustainable drainage systems. However, the Council will refer to advice from the Environment Agency in appropriate cases before a formal decision is made on any proposal.

### Monitoring Arrangements

Target	Indicator	Delivery
Zero planning permissions contrary to Environment Agency advice	Number of permissions granted against Environment Agency advice on aquifer protection	Development Management Decisions



## **Chapter 3: Environmental Protection**

### **Introduction**

3.1.1 Contamination, pollution and air quality are important issues for Gedling Borough. They have the potential to impact adversely on people's health and wellbeing as well as the natural environment. Water quality is also a key issue and this is addressed in the section on climate change, flood risk and water management.

3.1.2 Paragraph 196 of the NPPF states that planning policies and decisions should ensure that the site is suitable for its new use. This should take account of ground conditions and land instability, including from natural hazards or former activities such as mining, pollution arising from previous uses and any proposals for mitigation including land remediation or impacts on the natural environment arising from that remediation.

3.1.3 This section includes policies to prevent development on contaminated or unstable land unless satisfactory measures are implemented and also addresses emissions from development. The Health and Safety Executive will be consulted on any planning applications for hazardous substances consent and development proposals near major hazard installations and pipelines.

3.1.4 This section includes the following policies:

- Policy GLDP 7: Contaminated Land;
- Policy GLDP 8: Unstable Land;
- Policy GLDP 9: Hazardous Substances;
- Policy GLDP 10: Pollution; and
- Policy GLDP 11: Air Quality.

# Policy GLDP 7 - Contaminated Land

1. Planning permission will be granted for development on land potentially affected by land contamination provided effective and sustainable measures are taken to assess, treat, contain or control the contamination so as to ensure that it does not:-

- a. expose the occupiers of the development and neighbouring land users to any unacceptable risk;
- b. threaten the structural integrity of any building built on or adjoining the site and/or compromise the operation of utilities infrastructure;
- c. cause or allow the contamination of any watercourse, water body or groundwater; or
- d. cause or allow the contamination of adjoining land.

2. The Council will impose conditions relating to the assessment of remediation or verification processes where appropriate.

## Justification

3.2.1 The term 'contaminated land' is a legal term defined under Part 2A of the Environmental Protection Act 1990(<http://www.legislation.gov.uk/ukpga/1990/43/part/IIA>). Currently, the Borough contains no contaminated land. The term 'land potentially affected by land contamination' is used to capture all sites with potential contamination not just those formally designated under Part 2a of Environmental Protection Act 1990.

3.2.2 The NPPF encourages the effective use of land by re-using land that has been previously developed and ensuring that new development is appropriate for its location. Where a site is affected by contamination issues, responsibility for securing a safe development rests with the developer and/or landowner.

3.2.3 Where development is proposed on or adjacent to land that is known or suspected to be contaminated, it should be accompanied by an appropriate and robust investigation such as a staged risk assessment, in line with guidance (Land Contamination Risk Management (LCRM) - <https://www.gov.uk/government/publications/land-contamination-risk-management-lcrm>). Where required, details of the measures proposed to address contamination should be provided. The measures for any contaminated sites should deal with any unacceptable risks to health, safety or the environment, taking into account its actual or intended uses.

## Monitoring Arrangements

Target	Indicator	Delivery
Zero planning permissions granted contrary to Scientific Officer advice	Number of planning applications approved against the advice of Gedling Borough Council's Scientific Officer	Development Management Decisions

## Policy GLDP 8 - Unstable Land

**Planning permission will not be granted for development on or adjacent to unstable or potentially unstable land unless satisfactory remedial, mitigation or treatment measures are implemented to reduce the likelihood of injury to the public and any risk of damage to buildings or structures.**

### Justification

3.3.1 The causes of instability may arise from a variety of factors such as natural underground cavities, natural or artificial slopes, subsidence or ground compression. In Nottinghamshire, one of the main causes is historic coal mining.

3.3.2 The NPPF states that planning policies and decisions should ensure that new development is appropriate for its location. Where a site is affected by land stability issues, directly or indirectly, the responsibility for securing a safe development rests with the developer and/or landowner.

3.3.3 Where development is proposed on or adjacent to known or suspected unstable land, it may be necessary for the developer to submit an assessment which determines the stability of the site and identifies any remedial measures before an application can be decided. It should be noted that some investigations, such as drilling bore holes, and some remedial measures may themselves require planning permission. Should an assessment or any information demonstrate that the proposal will be affected by instability but that suitable measures can overcome the problem, planning permission may be granted subject to conditions relating to the implementation of remedial action. Planning permission will be refused where instability of the ground renders it unsuitable for the development proposed and where necessary remedial measures will adversely affect neighbouring land or would not be in the control of the applicant.

3.3.4 Land near to past mining activities may be at risk of being unstable. Applicants would need to check if their land is in the Development High Risk area defined by the Coal Authority and, if so, submit a Coal Mining Risk Assessment to support the development. The Coal Authority has identified locations of potential instability arising from historic coal mining and they are shown on the interactive map available on the Coal Authority's website<sup>5</sup>.

### Monitoring Arrangements

Target	Indicator	Delivery
Zero planning permissions contrary to Coal Authority advice	Number of planning applications approved against the advice of the Coal Authority	Development Management Decisions

<sup>5</sup> <https://www.gov.uk/government/organisations/the-coal-authority>

# Policy GLDP 9 - Hazardous Substances

## 1. Planning permission will not be granted for:-

- a. new development involving the use, storage or transport of a hazardous substance, as defined in the Planning (Hazardous Substances) Act 1990; or
- b. new development in the vicinity of a site known to be used for the use, storage or transport of a hazardous substance, as defined in the Planning (Hazardous Substances) Act 1990;

if it would result in the health and safety of the public or the natural environment being put to any unacceptable risk and prejudice the use or development of nearby land.

## 2. Conditions will be imposed relating to the restrictions or verification processes where appropriate.

### Justification

3.4.1 The lessons learnt from explosions such as at the Flixborough chemical works in Humberside in 1974, Seveso in Italy in 1976 and Buncefield in 2005 underline the importance of controlling sites where hazardous substances could be present and where development is proposed nearby.

3.4.2 There are regulations that provide controls to prevent major accidents and to maintain appropriate safety distances between residential areas, public areas, recreational areas and major transport routes. The Planning (Hazardous Substances) Act 1990 and the associated regulations are enforced by the Hazardous Substances Authority which is the local planning authority.

3.4.3 The Health and Safety Executive (HSE) is a statutory consultee to local planning authorities on planning applications for hazardous substances consent and development proposals near major hazard installations and pipelines. The HSE's role is to provide proportionate, transparent and consistent advice to so that planning decisions are informed by a full understanding of the public safety risks arising from development proposals.

### Hazardous Substances Consent

3.4.4 Sites which want to hold certain quantities of hazardous substances must obtain hazardous substance consent. The Borough Council will consult the HSE on these applications. The HSE will consider the hazards and risks which the hazardous substance may present to people in the surrounding area and take account of existing and potential developments in advising the Borough Council on whether or not consent should be granted.

### Development Proposals near Major Hazard Installations and Pipelines

3.4.5 When considering development proposals around major hazard installations and pipelines, the Borough Council will seek technical advice on the risks presented by major

accidents from the HSE. The HSE sets a consultation distance around the site or pipeline within which a local planning authority must consult the HSE on development proposals.

3.4.6 Within Gedling Borough there was a large scale petrol storage site on the Colwick Industrial Estate. Following the Buncefield incident in 2005, the HSE reviewed the consultation distances and an additional Development Proximity Zone was introduced 150 metres from the boundary. Whilst the petrol storage site has now been demolished, the consultation zone and Development Proximity Zone remain. In addition, there is a consultation zone identified around the Dorket Head brickworks, Arnold.

3.4.7 Applicants can also use the HSE's Planning Advice Web App to find out if their land lies within the consultation distance of a major hazard. Further information is available on the HSE's website (<http://www.hse.gov.uk>).

### Monitoring Arrangements

Target	Indicator	Delivery
Zero planning permissions contrary to Health and Safety Executive advice	Number of planning applications approved against the advice of the Health and Safety Executive	Development Management Decisions

## **Policy GLDP 10 – Pollution**

**1. Planning permission will not be granted for development which would result in:-**

- a. an unacceptable level of pollution or is likely to result in exposure to sources of pollution or risks to safety;**
- b. an unacceptable impact on the ability of sites allocated in the Gedling Local Development Plan to be developed for the purpose they were allocated for; or**
- c. unacceptable harm to the historic environment, the natural environment or the character of the landscape;**

**unless measures can be implemented to minimise pollution and risk to a level that provides a high standard of protection for health, environmental quality and amenity.**

**2. Proposals for development must identify potential nuisance issues arising from the nature of the proposal and address impacts on that development from existing land uses.**

**3. Conditions may be imposed relating to the restrictions or mitigation of pollution effects where appropriate.**

### **Justification**

3.5.1 Paragraph 198 of the NPPF states that planning policies and decisions should ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. This policy seeks to ensure that any proposal for development is accompanied by an appropriate scheme of mitigation.

3.5.2 The controls under the planning and pollution control regimes should complement rather than duplicate each other. Planning policies need to focus on whether a particular type of development is an acceptable use of the land under consideration and whether associated impacts can be managed, rather than the control of processes or emissions themselves.

3.5.3 For clarification, this policy does not relate to pollution from vehicle emissions or the pollution of land, which is addressed by policies GLDP 7 (Contaminated Land) and GLDP 11 (Air Quality) respectively. Impact on the amenity of nearby residents or occupiers is covered separately by Policy GLDP 38 (Amenity).

### **Nuisance**

3.5.4 Nuisance issues, for example noise, dust, odour and lighting, can have a significant impact on quality of life, community cohesion, health and amenity. These issues are also material planning considerations. When determining planning applications, account needs to be taken of existing land uses in the vicinity of the site, for example proposals for residential development adjacent to an existing factory. Every effort must be made to ensure that nuisance problems are not generated during construction or operation.

## Noise Pollution

3.5.5 Noise can be an unwanted intrusion that adversely impacts on quality of life, affecting an individual's health and wellbeing. Noise from commercial or industrial premises and construction sites are some common sources of noise pollution and therefore a restriction on working hours is often prescribed as part of the planning permission. Noise needs to be considered both in the context of the additional noise generated by new development and when new development would be sensitive to the prevailing acoustic environment.

## Light Pollution

3.5.6 Artificial light provides valuable benefits to society. It provides opportunities for the use of outdoor sport facilities and recreational areas. It is essential to new developments such as residential or commercial premises and transport networks such as paths, roads and railways. High levels of light may be required for safety and security reasons, such as railway and tramway premises, bus stations, prisons and premises occupied by defence purposes.

3.5.7 However, artificial light can also be a source of annoyance to people, harmful to wildlife and undermine enjoyment of the countryside. Section 102 of the Clean Neighbourhoods and Environment Act 2005 (<http://www.legislation.gov.uk/ukpga/2005/16>) creates a new form of legal nuisance, namely "artificial light emitted from premises so as to be prejudicial to health or a nuisance". For maximum benefit, the best use of artificial light is about getting the right light, in the right place and providing light at the right time.

## Other Types of Pollution

3.5.8 There are other types of pollution such as odour, dust, heat, radon gas and vibration which can also be a planning concern because of the effect on local amenity. They would need to be considered when determining planning applications.

## Monitoring Arrangements

Target	Indicator	Delivery
Zero planning permissions granted contrary to Scientific Officer advice	Number of planning applications approved against the advice of Gedling Borough Council's Scientific Officer	Development Management Decisions

## Policy GLDP 11 - Air Quality

1. Planning permission will not be granted for development proposals that have the potential to adversely impact on air quality, unless measures to mitigate or offset their emissions and impacts have been incorporated, in accordance with the Council's Air Quality and Emissions Mitigation guidance and other associated guidance documents.
2. Air quality impacts can arise indirectly from increased traffic resulting from housing development and industrial development or from intensive agriculture proposals. Impacts on the natural environment can affect habitats and species.
3. In areas where air quality is a matter of concern, development proposals will be required to deliver a positive impact on air quality.
4. Development proposals must not exacerbate air quality beyond acceptable levels, either through poor design or as a consequence of site selection.

### Justification

3.6.1 Part IV of the Environment Act 1995 requires local planning authorities to review and assess the current and future air quality in their areas against objectives set out for eight key air pollutants, under the provisions of the National Air Quality Regulations 2000 and the Air Quality (Amendment) Regulations 2002. Where an air quality objective is deemed to be breached, then the local planning authority must declare an Air Quality Management Area and put in place an action plan in order to bring pollutant levels below the objective.

3.6.2 The Environment Act 2021 introduced legally binding national targets for fine particulate matter (PM<sub>2.5</sub>), established through the Environmental Targets (Fine Particulate Matter) (England) Regulations 2023.

3.6.3 For particulate matter DEFRA<sup>6</sup> makes clear that the planning system must support delivery of the statutory targets by ensuring developments **minimise emissions and reduce exposure from the design stage onwards**, moving away from simply assessing legal limit exceedances. Instead, local authorities and applicants must identify pollution sources early and include mitigation that reduces PM<sub>2.5</sub> "as far as is reasonably practicable." Paragraph 199 of the NPPF states that planning policies should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local areas.

3.6.4 The Nottingham and Nottinghamshire Air Quality Strategy 2020-2030, which covers the districts and boroughs of Nottinghamshire County and Nottingham City Council, was published in 2020. The aims being to:

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<sup>6</sup> <https://uk-air.defra.gov.uk/pm25targets/planning>

- To reduce average concentrations of nitrogen dioxide and fine particulate matter in Nottinghamshire (which will ultimately lead to a reduction in Air Quality Management Areas in Nottinghamshire), and;
- To reduce the estimated proportion of disease and deaths attributable to air pollution (encompassing fine particulate matter, nitrogen dioxide and other air pollutants)

3.6.5 These aims are approached via four objectives:

- Place Making and Development for Good Air Quality.
- Enable the Shift to Zero and Low Emission Transport to Reduce Emissions.
- Reduce, Minimise and Prevent Emissions from Industrial, Commercial, Agricultural and Domestic Sources and activity.
- Engagement and Communication for Behaviour Change.

3.6.6 The Nottinghamshire Air Quality Strategy will be reviewed and updated. The new strategy should ensure that air quality remains a strategic priority with shared goals and purposeful, co-ordinated action across local government, health and wider partners.

3.6.7 The Nottinghamshire Joint Health and Wellbeing Strategy for 2022-2026 ([nottinghamshirejointhehealthwellbeingstrategy2022-2026.pdf](http://www.nottinghamshire.gov.uk/health-wellbeing-strategy-2022-2026)) has four ambitions one of which is 'Create healthy and sustainable places' including an area of focus on air quality.

3.6.8 The focus of this policy concerns air pollution arising from increased traffic generated from new housing and commercial development and new transport infrastructure as well as dust and construction emissions. Other development types that could result in air pollution include agricultural development likely to generate ammonia emissions and energy generation (i.e. biomass, combined heat and power and anaerobic digestion installations) – the latter would need to ensure compliance with the Clean Air Act, EU limit values or national air quality objectives ([http://www.iagm.co.uk/text/guidance/epuk/biomass\\_developers\\_leaflet.pdf](http://www.iagm.co.uk/text/guidance/epuk/biomass_developers_leaflet.pdf)).

3.6.9 The Borough Council's Air Quality and Emissions Mitigation guidance was first published in August 2015 (<http://www.gedling.gov.uk/media/documents/planningbuildingcontrol/GBC%20AQ%20PLANNING%20GUIDANCE%20Aug2015v2.pdf>) and has subsequently been revised. The guidance has been prepared to set out the measures which will be taken to help reduce emissions resulting from development, both during construction and when completed. The guidance applies across the whole Borough in order to improve air quality and avoid areas being designated as Air Quality Management Areas. Further information regarding the air quality Management Area within Gedling Borough and other associated guidance documents is available on the Council's website (<https://www.gedling.gov.uk/community-and-consultation/environmental-health/air-pollution-monitoring-and-reporting>).

3.6.10 All assessments of air quality impacts on biodiversity should be carried out in accordance with Natural England's guidance on assessing the implications of road traffic on European sites (<https://publications.naturalengland.org.uk/publication/4720542048845824>).

## Monitoring Arrangements

Target	Indicator	Delivery
No target	Development to accord with the	Development Management Decisions

	requirements of the Air Quality and Emissions Mitigation guidance	
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## **Chapter 4: Spatial Strategy and Housing Target**

### **Policy GLDP 12 - Spatial Strategy**

1. Sustainable development in the Plan area will be achieved through:
  - a) ensuring that development maximises opportunities to enhance the Blue-Green Infrastructure network and incorporates Blue-Green Infrastructure into new development;
  - b) promoting urban living through prioritising sites for development firstly within the main built up area of Nottingham, and to a lesser extent adjoining it;
  - c) ensuring that new development adjoining the built up area of Hucknall, or in or adjoining Key Settlements, is of a scale and character that supports these as sustainable locations for growth;
  - d) creating sustainable communities that have local community services and facilities, are attractive places to live and visit and which enhance the quality of life for residents;
  - d) ensuring that walking, cycling and public transport infrastructure connects new development to local community services, retail, and employment; and
  - e) maximising the economic development potential of key sites including Lime Lane, Teal Close Extension and Top Wighay Farm Extension.
  
2. The settlement hierarchy to accommodate this growth is sequential and consists of:
  - a) in the main built up area of Nottingham;
  - b) adjoining the main built up area of Nottingham;
  - c) adjoining the Sub Regional Centre of Hucknall; and
  - d) in or adjoining the Key Settlements of Bestwood Village, Calverton and Ravenshead.

### **3. At other settlements development will be of a smaller scale.**

#### **Justification**

4.1.1 The spatial strategy follows from the Vision and the Objectives set out in Chapter 1. It is aspirational but realistic and has been positively prepared to meet the development and infrastructure needs of Gedling Borough. It provides a framework and context for the other policies of the plan.

#### **Blue-Green Infrastructure**

4.1.2 This Policy sets out how sustainable development will be achieved. Enhancing Blue-Green Infrastructure contributes to achieving sustainable development by providing a vital multifunctional resource capable of delivering a wide range of environmental and quality of life benefits for local communities. Blue-Green Infrastructure creates high quality environments and well-designed places which promote healthy and safe communities. It provides recreational opportunities which are attractive to residents, business and investors, mitigates climate change through carbon storage, cooling and shading, provides natural flood risk mitigation, and conserves and enhances the natural environment. New development will provide opportunities to further enhance the Blue-Green Infrastructure network and should be carried out following the principles set out in the Blue-Green Infrastructure Strategy.

#### **Urban living**

4.1.3 The focus on urban living through prioritising sites within (and to a lesser extent adjoining) the main built up area of Nottingham seeks to achieve sustainable growth by making the most of existing infrastructure and reducing the need to travel. The main built up area for Gedling includes Arnold and Carlton as illustrated on the Key Diagram. Development here will make best use of the range of facilities and services which are provided within town and local centres and will provide opportunities to redevelop brownfield sites and drive regeneration of parts of the urban area. However, it will be necessary for development to avoid the potentially harmful effects of ‘town cramming’, inappropriate or excessive urban intensification which results in poor planning outcomes, such as lower levels of amenity, detrimental impact on natural and historic assets etc.

#### **Hucknall and Key Settlements**

4.1.4 The Sub Regional Centre of Hucknall (in Ashfield District) abuts the Plan area and has its own distinct identity and economic role. As a settlement of significant size, which contains a full range of services and amenities, it is considered to be a very sustainable location, capable of supporting and benefiting from major new development. It is also well connected and highly accessible to the Nottingham built up area via a range of sustainable means of transport.

4.1.5 Key Settlements have been identified as sustainable and accessible locations which provide, or have the potential to provide through infrastructure improvements, key facilities and services. The Key Settlements are Bestwood Village, Calverton, and Ravenshead.

4.1.6 New development in and adjoining Key Settlements will depend on a range of factors including Green Belt, local regeneration needs and the level of growth capable of being accommodated, taking into account infrastructure and other constraints. Outside of the Key Settlements, development at other settlements will be of a smaller scale.

### **Creating Sustainable and Attractive Places**

4.1.7 The impact of Covid has emphasised the importance of attractive, safe, walkable environments in which people of all ages can access destinations that they visit and the services they need to use day to day. These include shopping, school, community and healthcare facilities, places of work and green spaces. Many of these facilities are already well located in relation to neighbourhoods, being within town, and local centres, and enhancing these centres will be key to creating sustainable and attractive places. Large new developments, such as urban extensions, should be designed from the outset with these principles in mind. These principles are part of the '20-minute neighbourhood' approach, which seeks to create places in which most of people's daily needs can be met within a short walk or cycle. However, the plan seeks to encourage the key principles of the approach and the creation of compact and connected neighbourhoods rather than focusing on a specific walking time or distance.

4.1.8 Creating places which embed this approach has significant physical and mental health benefits to residents. It follows the principles set out in the Town and Country Planning Association's Guide to 20 Minute Neighbourhoods such as:

- diverse and affordable homes;
- well-connected paths, streets and spaces;
- schools at the heart of communities;
- good green spaces in the right places;
- local food production;
- keeping jobs and money local;
- community health and wellbeing facilities; and
- a place for all ages.

### **Monitoring Arrangements**

4.1.9 This policy sets a strategy for the location of new development delivered through the site allocations, which are covered by monitoring arrangements for separate policies within the plan.

# Policy GLDP 13 - Housing Target and Distribution

A minimum of 11,484 new homes (2025 to 2043) will be provided for, distributed as follows.

- a) 5,283 homes in or adjoining the existing main built up area of Nottingham made up by:
  - Existing commitments – 1,818 homes
  - GLDP Allocations – 3,465 homes
  
- b) 1,804 homes adjoining Hucknall Sub Regional Centre (which is in Ashfield District) made up by:
  - Existing commitments – 924 homes
  - GLDP allocations – 880 homes
  
- c) 2,627 homes in or adjoining the Key Settlements of Bestwood Village, Calverton and Ravenshead made up by:
  - Bestwood Village
    - Existing commitments – 351 homes
    - GLDP allocations – 300 homes
  - Calverton
    - Existing commitments – 266 homes
    - GLDP allocations – 670 homes
  - Ravenshead
    - Existing commitments – 120 homes
    - GLDP allocations – 920 homes
  
- d) 40 homes elsewhere in the Borough made up from existing commitments
  
- e) Windfall – 1920 homes

## Justification

4.2.1 The NPPF 2024 states that the Government's objective is to significantly boost the supply of homes. Policy GLDP 13 sets out the plan's ambitious approach to boosting the supply of homes in the Borough. In doing so, it is acknowledged that boosting housing supply cannot be at the expense of sustainable development. Providing housing sustainably is about more than just the number of new homes. Well planned homes of the right type and tenure, provided in the right places at the right times, with convenient access to residents' daily needs, are essential to support economic growth and create sustainable communities where people want to live. Good quality homes are also a key determinant of positive health outcomes. However, overdevelopment and town cramming will result in poor quality homes in poor quality environments, to the detriment of sustainable development and sustainable communities, and therefore result in a lower quality of life for residents.

4.2.2 The 2024 NPPF goes on to confirm that the Government's standard method for assessing local housing need should be the starting point for determining the minimum number of homes required, unless exceptional circumstances justify an alternative approach.

The approach to the housing target is set out in the Gedling Housing Background Paper (2026).

4.2.3 Gedling has a joint Strategic Housing Land Availability Assessment (SHLAA) methodology through the Greater Nottingham Planning Partnership which includes provision for non-delivery, which will ensure the minimum housing target is met. The 5 year land supply calculations demonstrate the housing target set out in this Policy for the early part of the Plan period can be met. Further details are set out in the Housing Background Paper.

### **Housing Target**

4.2.4 The total housing target between 1<sup>st</sup> April 2025 and 31<sup>st</sup> March 2043 is a minimum of 11,484 homes. The Plan's housing target is informed by Government's standard method as its starting point. There is not considered to be exceptional circumstances to plan for a lower figure and therefore this plan will seek to meet the housing need in full.

4.2.5 In terms of deliverability, the housing target figure is considered to be challenging, and the housing trajectory in Appendix B shows that a significant uplift in completions above past rates will be required if the total housing target is to be achieved. A proportion of the housing target is already in the planning system.

### **Housing Strategy**

4.2.6 In line with sustainability principles and the spatial strategy that promotes urban living, development will be prioritised first within the main built up area of Nottingham, and to a lesser extent adjoining it. Proposed sites at Lime Lane, Mapperley Golf Course, Mapperley Plains East and Teal Close Extension are planned to deliver over 2,825 homes, and further detail is set out in Policy GLDP 70. However, there is insufficient capacity to deliver all the required homes within and adjoining the main built up area.

4.2.7 The Sub Regional Centre of Hucknall (which is in Ashfield District) is also a highly sustainable location for growth. At the existing Sustainable Urban Extension at Top Wighay Farm (763 homes remaining) further development is proposed within existing safeguarded land at the Top Wighay Farm Extension for 840 homes. Further detail will be provided in Policy GLDP 70.

4.2.8 Details for the remaining allocations at Key Settlements will be confirmed in Policy GLDP 70.

4.2.9 The locations of housing allocations have been selected based on evidence and the findings of the Sustainability Appraisal and informed by previous consultations. These new developments will be exemplar in terms of their design and sustainable development and will incorporate measures to adapt to and mitigate the effects of climate change and reduce its causes. A central principle is the creation of compact and connected communities; therefore, housing allocations will be sustainably located to benefit from local facilities and infrastructure. Where appropriate, housing allocations will include a mix of uses, including local community services and facilities, retail and employment. All sites must be accompanied by active travel and public transport infrastructure that connect everyday services and facilities to local communities. Financial contributions will be sought to support and secure the function of local services and infrastructure.

### **Monitoring Arrangements**

4.2.10 For clarity, the monitoring arrangements for this policy refer only to the housing element of sites.

<b>Targets</b>	<b>Indicators</b>	<b>Delivery</b>
Delivery of 11,484 homes by 2043	Net Additional Homes	Housing Land Allocations
Maintain 5 year housing land supply	Supply of deliverable housing sites	Development Management Decisions



## **Chapter 5: Green Belt**

### **Introduction**

5.1.1 The Green Belt is perhaps the most long established and widely known planning policy in the UK and is especially important in Gedling Borough where nearly all of the land outside of the urban area and large settlements is designated as Green Belt. Paragraph 142 of the NPPF states that the Government attaches great importance to Green Belts and stresses that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. The essential characteristics of Green Belts are their openness and their permanence.

5.1.2 The Green Belt has five purposes:

- to check the unrestricted sprawl of large built up areas;
- to prevent neighbouring towns merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

5.1.3 The concept of grey belt is a new planning category introduced through the 2024 NPPF, identifying Green Belt land that does not contribute strongly to the original purposes of the Green Belt and may be developed or allocated for development if certain planning criteria are met. The NPPF has established a broad policy preference for previously developed land and grey belt to be considered before other Green Belt locations where Green Belt release is required.

5.1.4 When determining planning applications, substantial weight should be given to any harm to the Green Belt and 'inappropriate development' should be approved only in 'very special circumstances'. Not all development, however, is inappropriate. The NPPF sets out that specific types of development, such as small residential extensions and the replacement of buildings, are not inappropriate provided they meet a number of conditions. Policies in this section provide details and guidance on the interpretation of national Green Belt policy in Gedling Borough.

5.1.5 This section includes the following policies:

Policy GLDP 14 - The Green Belt

Policy GLDP 15 - Reuse of Buildings within the Green Belt

Policy GLDP 16 - Extensions to Buildings within the Green Belt

Policy GLDP 17 - Replacement of Buildings within the Green Belt

## Policy GLDP 14 - The Green Belt

**The Nottingham Derby Green Belt will be retained as set out on the Policies Map.**

### Justification

5.2.1 The Nottingham Derby Green Belt is a long established and successful planning policy tool and is very tightly drawn around the built up areas. Non-Green Belt opportunities to expand the area's settlements are extremely limited and therefore exceptional circumstances require the boundaries of the Green Belt to be reviewed in order to meet development needs.

5.2.2 When choosing land to meet the objectively assessed development needs of the area the sequential approach set out in Policy GLDP 12 will be used to promote a sustainable pattern of development in line with the advice in paragraph 148 of the NPPF. The sequential approach does not constitute a phasing policy for the delivery of sites but has informed the selection of sites and will deliver the distribution and strategy set out in Policy GLDP 12: Spatial Strategy. Consideration has been given to establishing permanent, defensible boundaries which allow for development in line with the settlement hierarchy. Paragraphs 156-157 of the NPPF set out 'Golden Rules' which apply where major development involving the provision of housing is proposed on land released from the Green Belt through plan preparation or review, or on sites in the Green Belt subject to a planning application. Policy GLDP 42 provides further detail as to the differential rates for affordable housing requirements.

5.2.3 The Green Belt 'washes' over many villages within the Plan area. Whilst new building is inappropriate in the Green Belt where settlements are 'washed' over, there may be circumstances where limited infill can be accommodated without detrimental impact upon the openness of the Green Belt.

### Monitoring Arrangements

Target	Indicator	Delivery
Green Belt release in line with the needs set out in the Plan	Location and area of land removed from Green Belt	Development Management Decisions

# **Policy GLDP 15 - Reuse of Buildings within the Green Belt**

**1. Within the Green Belt the reuse of buildings is not inappropriate provided:**

- a. the proposal preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;**
- b. the buildings are of permanent and substantial construction, are structurally sound and capable of re-use without extension, major alterations, adaptations or reconstruction**

**2. The proposed use can be wholly or substantially contained within the buildings identified for re-use; and**

- a. The proposal will not result in the need to construct additional agricultural buildings, unless it can be demonstrated that the buildings to be re-used are no longer suitable for agricultural use.**
- b. Where the re-use of buildings within the Green Belt for residential purposes would result in the creation of new homes not in a sustainable location, the applicant will need to satisfactorily demonstrate that there are special circumstances such as:**
  - i. the essential need for a rural worker to live permanently at or near their place of work;**
  - ii. where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or**
  - iii. where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; or**
  - iv. the design of the building is truly outstanding or innovative helping to raise standards of design more generally in rural areas, reflects the highest standards in architecture, significantly enhances its immediate setting and is sensitive to the defining characteristics of the local area.**

**3. Where permission is granted for the residential re-use of buildings in the Green Belt, consideration will be given to applying conditions which restrict permitted development rights.**

**4. Where planning permission has been granted for new buildings (whether as replacement, as an exception to Green Belt policy or because of very special circumstances) planning permission will not subsequently be granted for the change of use of those buildings for a period of ten years following completion unless 'very special circumstances' have been demonstrated.**

## **Justification**

5.3.1 Paragraph 154 of the NPPF identifies that the re-use of buildings within the Green Belt is not inappropriate provided they preserve the openness of the Green Belt, do not conflict with the purposes of including land within it and the buildings are of permanent and substantial construction. The re-use of buildings can have a number of benefits and will

usually not result in a greater impact on the Green Belt. Careful consideration needs to be given to the nature of the proposed use to ensure that the activity it would generate does not result in an impact on the openness of the Green Belt or other forms of impact.

5.3.2 Paragraph 83 of the NPPF sets out that, in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities and that new isolated homes should be avoided. As well as not enhancing the vitality of rural communities, isolated homes force residents to be dependent on private vehicles to access facilities and services; this goes against the principles of sustainable development. There are, however, a number of circumstances when new isolated homes may be acceptable.

5.3.3 Clause c) of the policy introduces a period within which a building granted planning permission as appropriate within the Green Belt (e.g. agricultural or forestry building, or facilities for open sports or recreation, or having demonstrated very special circumstances) should not normally be re-used for alternative purposes. Within this period the re-use of buildings is considered to be inappropriate within the Green Belt. This is in response to a number of planning applications for the change of use of stables to residential use within six months of the stables being built. Had applications been submitted for the residential use originally it is likely that they would have been refused.

5.3.4 Class MQ of the General Permitted Development Order sets out that the change of use of agricultural buildings to residential use is permitted development. However, it also specifies that this does not apply for a period of ten years for agricultural buildings built after 24<sup>th</sup> July 2023; this was to ensure that agricultural buildings were genuinely built and used for agricultural purposes. Failure to introduce a similar restriction would leave permitted development rights more restrictive than the consideration of planning applications.

5.3.5 A ten year period is considered appropriate as it is consistent with the General Permitted Development Order. Pragmatic decisions may be taken when applications are submitted in the last one to two years of the restricted period, especially if there are no conflicts with other policies.

### **Monitoring Arrangements**

No indicators.

# **Policy GLDP 16 - Extensions to Buildings within the Green Belt**

**1. Within the Green Belt, planning permission will be granted for extensions or alterations to buildings provided the proposals do not result in the floorspace or volume of the building being over 50% larger than when originally constructed or as it existed on 1<sup>st</sup> July 1948.**

**2. In all cases extensions or alterations will be expected to:**

- a. be in keeping with surrounding character in terms of height, bulk, form and general design;**
- b. conserve any historic significance the building may have;**
- c. not adversely affect valuable views into or out of settlements or previously developed sites; and**
- d. not have a detrimental impact on the openness of the Green Belt or the reasons for including land within it.**

## **Justification**

5.4.1 Paragraph 154 of the NPPF sets out that the extension or alteration of a building within the Green Belt is not inappropriate provided it does not result in ‘disproportionate additions’ over and above the size of the original building.

5.4.2 Increases above 50% are deemed to be ‘inappropriate’ within the Green Belt and this percentage reflects the approach taken by the previous Local Planning Document (2018). Inappropriate development is, by definition, harmful to the openness of the Green Belt. Where an applicant is able to demonstrate that there are ‘very special circumstances’ which outweigh the harm to the Green Belt and any other harm, planning permission may be granted subject to the proposal not being in conflict with other policies in the Local Plan or NPPF. Occasions when ‘very special circumstances’ are deemed to apply, however, are likely to be few and far between.

5.4.3 For the purposes of interpreting the meaning of a building as “originally constructed” in part (a) of this policy the following definition is to be used: The building as “originally constructed” means the original first building as constructed on site or as existed on 1st July 1948

5.4.4 Calculating the floor space, both existing and proposed, will be done on the basis of Gross External Floor Area (GEFA) based on the measurement of the external face of the walls on all floors. This includes external and internal walls, stairwells, chimney spaces, internal garages and conservatories. It is considered appropriate to use GEFA as it is this measurement which indicates the impact on openness the building has. The calculation will:

- Include any existing outbuildings that fall within five metres of the original dwelling, where they existed when the building was first constructed (or existed as at 1<sup>st</sup> July 1948);
- Include balconies and car ports where floor space is enclosed in some way to provide a built structure;

- Exclude the floor area of lofts/attics or basements that existed when the building was first constructed (or existed as at 1<sup>st</sup> July 1948) if they do not have permanent and fixed means of access;
- Include the floor area of lofts/attics or basements proposed as part of the extension that have permanent and fixed means of access such as staircases or the ceiling height would be 1.6 m or higher;
- Exclude extensions built after 1<sup>st</sup> July 1948;
- Exclude floor space that has been granted planning permission but not yet built.

5.4.5 In certain cases, increases in floorspace above 50% may be permitted even if there are no very special circumstances. Each case would need to be judged on its own merits but it is possible that this may occur when the proposal results in a small increase above the 50% figure and there are other clear and demonstrable benefits such as:

- an overall improvement in the openness on site through the removal of curtilage buildings;
- an overall improvement in the appearance of the site due to the provision of a high quality design and landscaping scheme;
- the continued preservation of heritage assets; or
- the continued viability of a rural land based business.

5.4.6 In all cases proposals must accord with clause b) of this policy. While not a reason to designate Green Belt, paragraph 151 of the NPPF states that Green Belts should be used to, amongst other things, retain and enhance landscapes and visual amenity. Where extensions or alterations to buildings will adversely affect valuable views into or out of the village or previously developed site, the proposals will not be supported.

### Monitoring Arrangements

Target	Indicator	Delivery
Zero planning permissions granted against policy (increase in floorspace over 50%)	Number of planning permissions granted against policy (increase in floorspace over 50%)	Development Management Decisions

# **Policy GLDP 17 - Replacement of Buildings within the Green Belt**

**1. Within the Green Belt, planning permission will be granted for the replacement of buildings provided:**

- a. the replacement buildings are in the same use as the existing buildings;**
- b. the existing buildings have not been substantially extended; and**
- c. the replacement buildings have a floorspace no more than 50% larger than when originally constructed or as existed on 1<sup>st</sup> July 1948.**

**2. Where buildings have been substantially extended, replacement buildings will only be granted where the new buildings have the same or reduced floorspace as the buildings replaced.**

**3. In all cases, replacement buildings will be expected to:**

- a. be in keeping with surrounding character in terms of height, bulk, form and general design;**
- b. conserve any historic significance the building may have;**
- c. not adversely affect valuable views into or out of settlements or previously developed sites; and**
- d. not have a detrimental impact on the openness of the Green Belt or the reasons for including land within it.**

## **Justification**

5.5.1 Paragraph 154(d) of the NPPF states that the replacement of a building within the Green Belt is not inappropriate provided it is 'not materially larger' than the one it replaces and remains in the same use. The previous Local Planning Document (2018) identified that, for dwellings that had not previously been substantially extended, replacements that increased floorspace by more than 50% were considered to have a detrimental impact.

5.5.2 Where buildings have been substantially extended in the past, account will be taken of whether a replacement building will result in a building being over 50% larger than the original building (as originally constructed or as existing 1<sup>st</sup> July 1948). An enlarged building above this level would therefore be inappropriate.

5.5.3 Above 50%, replacement buildings are deemed to be 'inappropriate' within the Green Belt. Inappropriate development is, by definition, harmful to the openness of the Green Belt. Where an applicant is able to demonstrate that there are 'very special circumstances' which outweigh the harm to the Green Belt and any other harm, planning permission can be granted subject to the proposal not being in conflict with other policies in the Local Plan or NPPF. Occasions when 'very special circumstances' are deemed to apply, however, are likely to be few and far between.

5.5.4 In certain cases, replacement buildings more than 50% larger may be permitted even if there are no very special circumstances. Each case would need to be judged on its own merits but it is possible that this may occur when the proposal results in a small increase above the 50% figure and there are other clear and demonstrable benefits such as:

- an overall improvement in the openness on site through the removal of curtilage buildings;
- an overall improvement in the appearance of the site due to the provision of a high quality design and landscaping scheme;
- the continued preservation of heritage assets; or
- the continued viability of a rural land based business.

5.5.5 In all cases, proposals must accord with clause c) of this policy. While not a reason to designate Green Belt, paragraph 151 of the NPPF states that Green Belts should be used, amongst other things, to retain and enhance landscapes and visual amenity. Where replacement buildings will adversely affect valuable views into or out of the village or previously developed site, the proposals will not be supported.

5.5.6 For the purposes of interpreting the meaning of a building as “originally constructed” in part (a)(iii) of this policy the following definition is to be used: The building as “originally constructed” means the original first building as constructed on site or as existed on 1st July 1948.

5.5.7 Calculating the floor space, both existing and proposed, will be done on the basis of Gross External Floor Area (GEFA) based on the measurement of the external face of the walls on all floors. This includes external and internal walls, stairwells, chimney spaces, internal garages and conservatories. It is considered appropriate to use GEFA as it is this measurement which indicates the impact on openness the building has. The calculation will:

- include any existing outbuildings that fall within five metres of the original dwelling where they existed when the building was first constructed (or existed as at 1<sup>st</sup> July 1948);
- include balconies and car ports where floor space is enclosed in some way to provide a built structure;
- exclude the floor area of lofts/attics or basements that existed when the building was first constructed (or existed as at 1<sup>st</sup> July 1948) if they do not have permanent and fixed means of access;
- include the floor area of lofts/attics or basements proposed as part of the replacement building that have permanent and fixed means of access such as staircases or the ceiling height would be 1.6 m or higher;
- exclude extensions built after 1<sup>st</sup> July 1948; and
- exclude floor space that has been granted planning permission but not yet built.

### Monitoring Arrangements

Target	Indicator	Delivery
Zero planning permissions granted against policy (increase in floorspace over 50%)	Number of planning permissions granted against policy (increase in floorspace over 50%)	Development Management Decisions

# Policy GLDP 18 - Infill Development within the Green Belt

Within the parts of villages that are washed over by the Green Belt and within the boundaries of previously developed sites within the Green Belt, the construction of new buildings is not inappropriate provided:

- a. the scale of development is limited;
- b. the proposal is for the development of a gap within a village or site which is enclosed by buildings on at least two sides;
- c. the proposal is for development within the fabric of the village or a previously developed site;
- d. the proposal does not have a detrimental impact on the openness of the Green Belt or the reasons for including land within it;
- e. the proposal does not adversely affect valuable views into or out of or in the village or site; and
- f. the proposal is in keeping with surrounding character in terms of height, bulk, form and general design.

## Justification

5.6.1 Paragraphs 154 (e) and (g) of the NPPF sets out that 'limited infilling' is not inappropriate within the Green Belt in the following instances:

- within villages; and
- within previously developed sites.

5.6.2 Infilling is considered to be the development of small gaps within the fabric of the village or previously developed sites. Where land is tightly enclosed by development it is not considered to contribute significantly to the openness of the Green Belt. Subject to the criteria within Policy GLDP 18, infill development is not considered to be harmful to the openness of the Green Belt and can provide new housing in villages which are otherwise constrained. Where the gap covers residential garden land, Policy LPD 40 which restricts the circumstances where garden land can be developed applies.

5.6.3 The villages of Linby, Papplewick and Stoke Bardolph and parts of Lambley and Woodborough are washed over by the Green Belt. Within these villages, proposals should be around one to two dwellings to be classed as limited. Whether proposals for infilling on previously developed sites, such as the Police Headquarters at Burntstump are classed as 'limited' will need to be looked at on a case by case basis having regard to the size of the site, the size of the gap and nature of the proposal; it is likely that proposals of up to 150 sq metres increase in floorspace would be seen as limited.

5.6.4 While not a reason to designate Green Belt, paragraph 151 of the NPPF states that Green Belts should be used, amongst other things, to retain and enhance landscapes and visual amenity. Where small gaps provide valuable views into or out of the village or previously developed site, their development will not be supported. Proposals should also be in keeping with the character of the village or site.

**Monitoring Arrangements**

No indicators.

# **Policy GLDP 19 - Homes for Rural Workers**

**1. Within the Green Belt, planning permission will be granted for new homes for rural workers provided it is satisfactorily demonstrated that:**

- a. **there is an existing functional need;**
- b. **the need relates to a full time worker or one who is primarily employed in a land based rural occupation;**
- c. **the functional need could not be fulfilled by another existing dwelling in the area which is suitable and available for the worker concerned;**
- d. **the enterprise:**
  - i. **has been established for at least three years and been profitable in at least one of them;**
  - ii. **is currently financially sound and has a clear prospect of remaining so.**

**2. Where permitted, proposals should be;**

- a. **located so as to meet the demonstrated functional need;**
- b. **of a commensurate size with the demonstrated functional need;**
- c. **of a cost that can be supported by the enterprise;**
- d. **well related, where possible, to other buildings; and**
- e. **designed to fit into the rural environment.**

**3. Conditions may be applied to retain the dwelling for the sole use of rural workers, link the dwelling to the enterprise and remove permitted development rights.**

## **Justification**

5.7.1 Paragraph 84 of the NPPF states that isolated homes in the countryside should generally be avoided. One of the identified exceptions to this is the provision of homes for rural workers where there is an essential need for a worker to be on or near the site. The construction of new homes for rural workers is one of the cases where the very special circumstances required to allow inappropriate development may be considered to apply.

5.7.2 The definition of 'rural workers' includes those involved in agriculture or forestry but also others involved in land based enterprises which can only occur in rural areas. This may include those involved in the equestrian businesses, recreation and tourism.

5.7.3 Broadly the policy sets out two tests; a functional test and a financial test. These tests are needed to ensure that the new dwellings within the countryside and Green Belt are genuinely needed for land based business and that the exception is not exploited.

5.7.4 The functional test is necessary to establish whether it is essential for the proper functioning of the enterprise for a worker to be available at all times. This may include where animals or other process require essential care at short notice or to deal with emergencies which could otherwise cause serious damage to the enterprise. The need to protect livestock or machinery is unlikely to amount to a functional need on its own. Consideration will be given to the history of the holding, the pattern of land use and any recent proposals for the

conversion to residential use. The ability to meet the functional need in existing dwellings near to the enterprise, such as in the urban area or villages, will also be considered.

5.7.5 A financial test is required to justify the proposal and show that it is economically sound. In assessing this, a realistic approach will be taken to the level of profitability and account taken of the nature of the enterprise concerned.

5.7.6 Dwellings should be of a size commensurate with the demonstrated functional requirement. Dwellings that are unusually large in relation to the functional needs or unusually expensive to construct, in relation to the income the enterprise can sustain in the long term, will not be permitted. It is the requirement of the enterprise, rather than those of the owner or occupier, that are relevant in determining the size of dwelling that is appropriate for a particular enterprise.

### Monitoring Arrangements

Target	Indicator	Delivery
No target	Number of homes granted planning permission for rural workers	Development Management Decisions



## **Chapter 6: Natural Environment**

### Introduction

6.1.1 The Government is committed to halt the overall decline in biodiversity including by establishing coherent ecological networks. The NPPF requires the planning system to contribute to and enhance the natural and local environment by protecting valued landscapes and minimise impacts on biodiversity and, where possible, planning decisions should seek to provide a net gain in biodiversity.

6.1.2 Policy GLDP 21 Protecting and Enhancing Biodiversity sets out the overall approach to increase biodiversity through protecting and restoring areas of biodiversity interest and to prevent the fragmentation of networks and habitats. It also seeks to ensure that new development provides biodiversity features and provision for their management. Policies GLDP 20 and GLDP 21 set out a hierarchical approach to the consideration of any impacts on biodiversity, prioritising avoidance, followed by mitigation and, as a last resort, compensation for any damage where it cannot be avoided. The policy also requires that designated international, national and local sites of biological or geological importance should be protected in line with the established hierarchy of designations.

6.1.3 This section includes the following policies:

- Policy GLDP 20 - Blue Green Infrastructure, Parks and Open Space
- Policy GLDP 21 - Protecting and Enhancing Biodiversity
- Policy GLDP 22 - Landscape Character and Visual Impact

# **Policy GLDP 20 - Blue-Green Infrastructure, Parks and Open Space**

- 1. A strategic approach to the delivery, conservation and enhancement of Blue-Green Infrastructure will be taken at a landscape scale through the establishment of a connected network of Blue-Green Infrastructure and assets. These are defined within the Greater Nottingham Blue-Green Infrastructure Strategy.**
- 2. The strategic approach requires development plans and, where appropriate, proposals to conserve and enhance Blue-Green Infrastructure networks by:**
  - a. identifying deficiencies in provision and priorities for new or**
  - b. enhanced Blue-Green Infrastructure;**
  - c. prioritising the protection, enhancement and connectivity of Blue-Green Infrastructure within urban and urban fringe locations, and beyond to the wider countryside; and**
  - d. improving the wider network by identifying and creating links to and between Blue-Green Infrastructure networks and assets.**
- 3. In support of the strategic approach, local strategies identify and deliver local opportunities, address deficiencies, and establish actions that respond to local needs, while remaining consistent with the wider strategic vision for Blue-Green Infrastructure.**
- 4. Where new or enhanced Blue-Green Infrastructure is proposed or required, depending on its size and location or local priorities, its design and layout should take opportunities to:**
  - a. incorporate a variety of types and sizes of blue and green spaces, green routes and environmental features that are appropriate to the development and the wider Blue-Green infrastructure network to maximise the delivery of multi-functionality;**
  - b. encourage healthy and active lifestyles through the provision of active travel infrastructure, inclusive access for all ages and abilities, safe walking and cycling routes, sports and recreational facilities;**
  - c. deliver educational resources for local residents;**
  - d. deliver biodiversity net gain and support ecosystem services in accordance with Biodiversity Net Gain (BNG) policy requirements, priorities and mapped measures to achieve those policies identified within the Local Nature Recovery Strategy (LNRS) for Nottinghamshire and Nottingham to ensure consistency and maximise environmental**

- benefits;**
- e. tackle and adapt to climate change including increased flood resilience and reductions in urban temperatures; and**
  - f. respond to landscape / townscape, local and historic character, including the setting of assets.**
- 5. Where new development would have an adverse impact on Blue-Green infrastructure networks or individual assets the mitigation hierarchy should be followed and alternative locations for the proposed development and / or re-design of the proposal to avoid adverse impacts must be considered before mitigation. Compensation measures may be accepted on site as an integral component of the development and designed to function as part of the wider Blue-Green Infrastructure network. Where on site provision is not deliverable, off-site contributions may be acceptable as a last resort, provided they deliver equal or better Blue-Green Infrastructure value, and are located within the vicinity of the site wherever possible.**
- 6. The need for and benefits of developments that harm Blue-Green infrastructure will be weighed against any adverse impacts on the asset and the wider Blue-Green infrastructure network. When balancing these benefits against adverse impacts, the adverse impacts will be given significant weight.**
- 7. Landscape Character will be protected, conserved or enhanced where appropriate in line with the recommendations of the Greater Nottingham Landscape Character Assessment. Local criteria for the assessment of proposals and any areas of locally valued landscape requiring additional protection may be included through supplementary plans.**

## **Justification**

6.2.1 This policy sets out the overall strategic approach to protecting, enhancing and expanding the network of Blue-Green Infrastructure across the Borough. This includes increasing biodiversity through the protection, restoration and reconnection of habitats and ecological networks, and ensuring that new development contributes positively to biodiversity and the natural environment. The policy applies the established hierarchical approach to the consideration of impacts on biodiversity, to avoid, mitigate, or, as a last resort, to compensate for any damage that cannot be avoided. Designated international, national and local sites of biological or geological importance will continue to be protected in accordance with the established hierarchy of designations.

6.2.2 The strategic approach will be informed by and contribute to the Local Nature Recovery Strategy (LNRS) for Nottinghamshire and Nottingham, ensuring that Blue-Green Infrastructure planning and delivery supports identified local priorities for habitat creation, restoration and connectivity.

6.2.3 Natural England defines green infrastructure as a strategically planned and delivered network of high-quality green spaces and other environmental features. It should be designed

and managed as a multifunctional resource capable of delivering a wide range of ecosystem services and quality of life benefits for local communities. Green Infrastructure includes parks, open spaces, playing fields, woodlands, trees (including street trees), hedges, SuDS, green roofs, green walls, rain gardens, swales, features for species (i.e. bird boxes, insect hotels), allotments, and private gardens. Blue infrastructure includes lakes, ponds, rivers, streams, canals and marshland. It also comprises land within floodplains that store water during periods of heavy rain and therefore reduce flood risks for residents and businesses. Natural England's Green Infrastructure Framework (GIF) sets out principles, measurable targets and standards that achieve good quality green infrastructure including the Urban Greening Factor (UGF), Urban Tree Canopy Cover Standard, Accessible Greenspace Standard (AGS) and Urban Nature Recovery Standard. The five headline Green Infrastructure Standards, together with the Green Infrastructure Planning and Design Guide and associated Process Journeys, should be considered early within emerging development plans and at the outset of development layout design to ensure that Blue-Green Infrastructure is planned, designed and managed as an integrated, multi-functional network from the earliest stages.

6.2.4 Blue-Green Infrastructure contributes to: a strong and competitive economy by helping to create high quality environments which are attractive to business and investors; achieving well designed places; promoting healthy and safe communities; mitigating climate change through carbon storage, cooling and shading, and natural flood risk mitigation; and conserving and enhancing the natural, built and historic environment.

6.2.5 The NPPF includes new 'Golden Rules' for land released from Green Belt through plan making or individual planning decisions, with paragraph 159 confirming the need to include the provision of good quality new, or improvements to existing, green spaces that are accessible to the public.

6.2.6 To achieve the strategic objectives of this policy, development proposals should demonstrate how, in addition to the Greater Nottingham Blue-Green Infrastructure Strategy, they have had regard to other relevant local Blue-Green Infrastructure strategies and any relevant national evidence such as Natural England's Green Infrastructure Framework. The County's Local Nature Recovery Strategy will also provide a co-ordinated plan for nature including Blue-Green Infrastructure and shows mapped measures on the Local Habitat Map ([Local habitat map | Nottinghamshire County Council](#)).

6.2.7 Blue-Green Infrastructure networks provide opportunities to access the natural and semi-natural green spaces and the surrounding countryside and also allow for the connectivity of habitat and the migration of species. There is a clear relationship between Blue-Green Infrastructure and the conservation and enhancement of biodiversity in Biodiversity Net Gain (BNG) and Local Nature Recovery Strategy (LNRS) for Nottinghamshire and Nottingham policies, and the ecological network, which comprises pathways or steppingstones of priority habitats. Where these networks overlap, biodiversity enhancements that improve ecological connectivity should be a priority.

6.2.8 As shown in Figure 2 below, the main urban area of Nottingham is surrounded by a two km urban fringe zone, within which developments on the edge of the urban area will be expected to include Blue-Green Infrastructure that connects the city to the wider countryside for the benefits of both people and wildlife.

6.2.9 Developments within locations of strategic growth, including strategic allocations, must achieve significant net-gains in biodiversity, recreational and other ecosystem services for new and existing local communities and provide a context for the landscape setting of the urban area. Ensuring that Blue-Green Infrastructure is protected, enhanced or provided in these areas will address the issues of access to the countryside and ensure that Blue-Green Infrastructure is factored into the development of these areas from the start. Where appropriate, evidence within Blue-Green Infrastructure and biodiversity strategies should inform which functions (ecosystem services) should be prioritised, created or enhanced. To ensure that existing areas maintain or enhance their provision of Blue-Green Infrastructure it is important to protect existing assets and seek to put in place active management of these assets, connections and the wider networks. Ensuring that there is access into the countryside and also to other Blue-Green Infrastructure assets will encourage a healthy lifestyle and also facilitate active travel commuting routes.

6.2.10 Parks, open spaces and rivers and canals are an important part of the Blue-Green Infrastructure network, especially within urban areas. However, there are some areas of open space that can be threatening to use or undervalued by the local community. Where these can be identified through open space assessments, Blue-Green Infrastructure strategies, or other local assessments redevelopment can help to address these issues, for instance through appropriate design to allow overlooking or contributions to their environmental improvement. Equally some areas of open space may become available through rationalisation of other uses, for instance school closures. Where this is the case, other leisure and recreational uses to serve the community will be considered as a priority, however, there are likely to be cases where redevelopment or partial redevelopment is the most practical option.

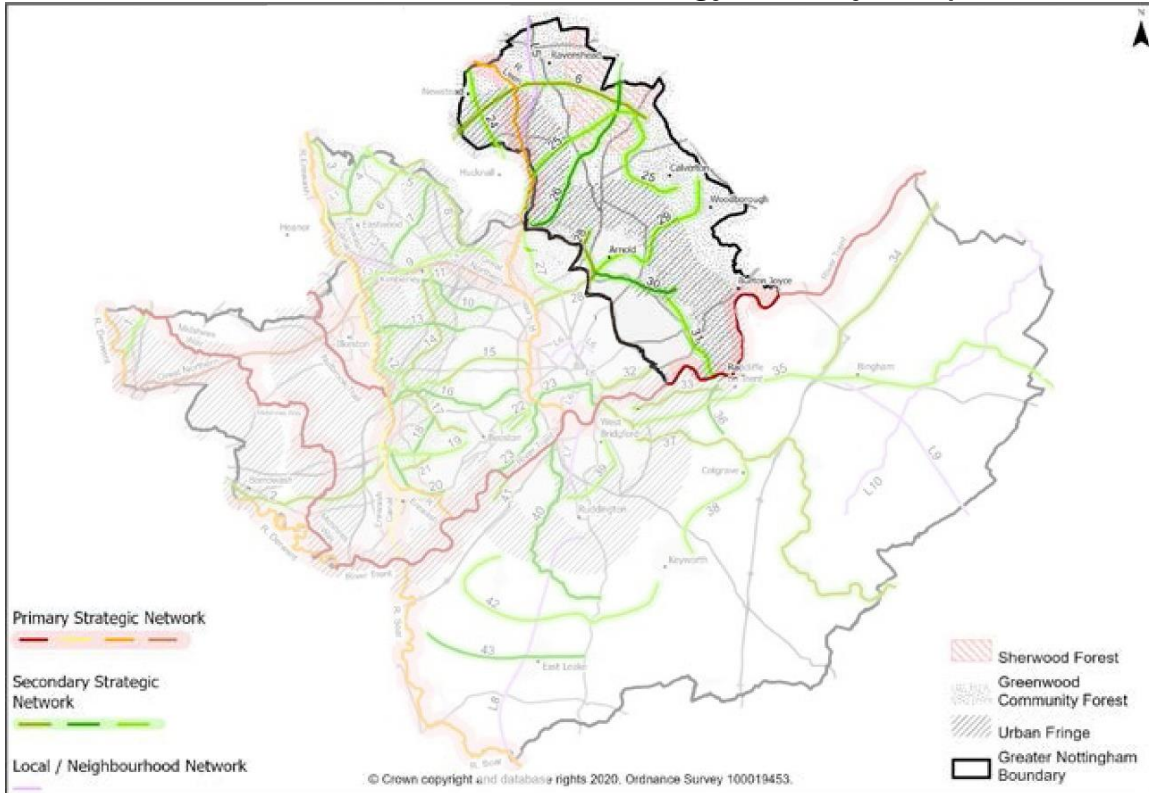
6.2.11 A variety of approaches will be used in the protection of existing and delivery of new Blue-Green Infrastructure. This will include a robust assessment of existing and future need, quantitative and qualitative audits of existing provision, applying Natural England's Green Infrastructure Framework (GIF), including the Accessible Greenspace Standards (promoted in the Government's Environmental Improvement Plan), alongside the establishment of local standards and consideration of local Blue-Green Infrastructure asset mapping. In addition, other approaches for the protection of Blue-Green Infrastructure can include working with those responsible for Blue-Green Infrastructure assets to identify ways of improving them, for example working with Nottinghamshire County Council to make best use of the rights of way network.

## Landscapes

6.2.12 The Blue-Green Infrastructure network and assets make a significant contribution to landscape character. The most notable being the River Trent Valley and Sherwood Forest. Landscape character assessments have informed the preparation of the Gedling Local Development Plan by providing details on how the different landscape types can be protected, conserved or enhanced. Criteria to assess the impact of development proposals on the landscape include water courses, woodland and hedgerows, the pattern and style of development, historic character and features, landform and views, land uses and habitats. In some cases, areas of locally valued landscapes which require additional protection may also be identified in Neighbourhood Plans.

6.2.13 The GLDP has embedded the Blue-Green Infrastructure network into the development of sites with site specific policy making specific provision. The figure 2 and table below show/list the Blue-Green Infrastructure assets.

**Figure 2: Blue-Green Infrastructure Diagram (extracted from the Greater Nottingham Blue-Green Infrastructure Strategy, January 2022)**



**List of schemes shown on the Blue-Green Infrastructure Diagram shown in Figure 2**

Primary Strategic Networks	
	River Leen
	River Soar
	Trent Valley
	Sherwood Forest / Greenwood Community Forest

Secondary Strategic Networks	
Ref	Name
24	Bestwood Park to Newstead including National Cycle Route 6
25	Calverton Mineral Line
26	Bestwood Country Park to Calverton
27	Hucknall Road Walkway, Bulwell Forest and City Hospital
28	Valley Road Water Meadow Wetlands and Day Brook
29	Rights of Way to the north and east of Arnold

30	Arnot Hill Park to Gedling Country Park
31	Gedling Colliery Mineral Line
32	Colwick Woods, Wooded / Scrub margins of Railway Line and Sneinton Walkway

Local / Neighbourhood Networks	
Ref	Name
L5	Rise Park to Newstead Abbey Park
L6	1845 Enclosure Act: Queens Walk, Queens Walk Recreation Ground, Victoria Park, Robin Hood Chase, Corporation Oaks, St. Ann's Hill (around Belle Vue Reservoir), Elm Avenue, The Arboretum, Church (Rock) Cemetery, Waterloo Promenade and The Forest

### Monitoring Arrangements

Target	Indicator	Delivery
Increase in the proportion of population with access to high quality Blue-Green Infrastructure assets	<p>Number of new areas of open space by type, over 0.4 hectares</p> <p>Areas of designated Local Green Space</p> <p>Green Flag awarded open spaces</p>	Development Management Decisions

# **Policy GLDP 21 - Protecting and Enhancing Biodiversity**

1. Where development proposals affect designated sites, planning permission will not be granted unless the justification for the development clearly outweighs the biodiversity value and other value of the site. Designated sites are shown on the Policies Map and include:

- a. **Site of Special Scientific Interest**
- b. **Local Nature Reserves**
- c. **Local Wildlife Sites**
- d. **Local Geological Sites**

2. Where development proposals affect ancient woodland, ancient and veteran trees, planning permission will not be granted unless the justification for the development clearly outweighs the biodiversity value and other value of the site.

3. The weight given to the protection of sites will be commensurate with their position in the hierarchy.

4. Where proposals affect sites supporting priority habitats or species, it should be demonstrated that the need for the development outweighs the need to safeguard the biodiversity and other value of the site.

5. Development proposals affecting designated sites and priority habitats and species should only be permitted if there is no significant harm to the biodiversity site. Any harm should be:

- a. firstly, avoided;
- b. where this is not possible, the impacts should be mitigated;
- c. lastly, residual impacts should be compensated.

6. Where sufficient biodiversity enhancements are unable to be incorporated within development proposals on-site, innovative approaches such as habitat banking or off-site biodiversity units may be acceptable to deliver strategic ecological benefits in accordance with Biodiversity Net Gain (BNG) requirements and the Nottingham and Nottinghamshire Local Nature Recovery Strategy (LNRS).

7. Proposals should be supported by an up to date ecological assessment. Any harmful ecological impacts should be avoided through the design, layout and detailing of development with mitigation, or compensation (including off-site measures provided locally) in accordance with the mitigation hierarchy where other methods are not possible.

8. Wherever practicable, development proposals will be expected to take opportunities to incorporate biodiversity in and around development, and contribute to the establishment and maintenance of green infrastructure.

9. All development within 400 m of the Sherwood Forest possible potential Special Protection Area (ppSPA) should be avoided. Exceptional circumstances where development may be permitted, would require development to demonstrate that

**appropriate mitigation is secured to avoid or mitigate any adverse impact upon the integrity of the ppSPA. This should be achieved through an additional and robust assessment of the impacts upon breeding populations of woodlark and nightjar associated with the Sherwood Forest ppSPA.**

### **Justification**

6.3.1 The Government is committed to halting the overall decline in biodiversity and to restoring nature, including by establishing coherent and resilient ecological networks. The NPPF requires the planning system to contribute to and enhance the natural and local environment by protecting valued landscapes, minimising impacts on biodiversity, and deliver Biodiversity Net Gain (BNG) It also supports the preparation and implementation of Local Nature Recovery Strategies (LNRS) as a means of identifying priorities and spatial opportunities for nature recovery and enhancement.

6.3.2 The NPPF requires local authorities to plan positively for the creation, protection, recovery and enhancement of biodiversity, and to contribute to the establishment of a Nature Recovery Network. Plans and decisions should take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure, and should secure measurable biodiversity net gains. The hierarchy of international, national and locally designated sites should guide the level of protection afforded to individual areas.

6.3.3 Development proposals will be expected to protect and enhance existing areas of biodiversity interest, including the areas and networks of habitats and species listed under section 41 of the Natural Environment and Rural Communities Act (NERC), deliver multi-functional benefits and contribute to Gedling Borough's biodiversity, both as part of on-site enhancements or off-site provision. These objectives are supported and reinforced by Policy GLDP 20: Blue-Green Infrastructure, Parks and Open Space, which provides a strategic framework for integrating biodiversity within development and the wider landscape.

### **International Sites and Possible Potential Special Protection Area**

6.3.4 There is currently no internationally designated site within Gedling Borough. An area to the north of the Borough has been identified as the Sherwood Forest possible potential Special Protection Area (ppSPA) due to its importance for breeding populations of nightjar and woodlark. The Sherwood Forest ppSPA has not been formally designated as an SPA and is awaiting a decision by the Government. It's designation as an SPA would protect breeding populations of nightjar and woodlark and supporting habitat which are particularly vulnerable to disturbance resulting from increased development. Natural England advises that a precautionary approach be taken, and any development plans need to consider the impact on the SPA as if it was to come into force. A decision by the Government on whether to confirm the designation is expected in due course. In the meantime, the Gedling Local Development Plan takes a precautionary approach and treats the ppSPA as a confirmed European site. Proposals with potential to have a likely significant effect on the ppSPA should be accompanied by an additional and robust assessment of the likely impacts arising from the development on breeding nightjar and woodlark in the Sherwood Forest area.

### **National Sites (Sites of Special Scientific Interest)**

6.3.5 There is one Site of Special Scientific Interest (SSSI) in Gedling Borough at Linby Quarries, which is shown on the Policies Map. Designated under the Wildlife and

Countryside Act 1981 (as amended), Linby Quarries is a biological site featuring one of the most important calcareous grasslands in Nottinghamshire. It also features broad leaved, mixed and yew woodland and has a varied breeding bird community. This site is protected under national legislation, which includes a requirement for positive management.

## **Locally Designated Nature Conservation and Geological Sites**

6.3.6 These include:

- Local Nature Reserves
- Local Wildlife Sites
- Local Geological Sites

6.3.7 Local Nature Reserves (LNRs) can be designated by the Borough Council under the National Parks and Access to the Countryside Act 1949. As at 2025, there are five LNRs in Gedling Borough which are identified on the Policies Map:

- Gedling Country Park (designated 2019)
- Gedling House Wood (designated 1992)
- Gedling House Meadow (designated 1997)
- Netherfield Lagoons (designated 2007)
- The Hobbucks (designated 2015)

6.3.8 These sites are considered to be of local importance, under the control of the local authority and designated in consultation with Natural England to encourage public access and enjoyment of the natural environment. All five LNRs are managed by local conservation groups. This policy will also be applied to any other newly designated LNR.

6.3.9 Local Wildlife are identified on the Policies Map and are of at least County wide importance and provide a crucial network of stepping stones for the migration and dispersal of species. Local Wildlife Sites are identified by the Nottinghamshire Biological and Geological Records Centre based on criteria set by the Nottinghamshire Local Wildlife Sites Panel and is subject to regular review. As at 2025 there were 1,389.17 ha of Local Wildlife Sites in Gedling Borough. This policy will also be applied to newly designated Local Wildlife Sites.

6.3.10 Local sites designated for their geological importance are called Local Geological Sites and are also identified by the Nottinghamshire Biological and Geological Records Centre. As at 2025 there were five Local Geological Sites within the Borough, as listed below and this policy will also be applied to newly designated sites.

- Bestwood II (Wildman's Wood) Quarry: 18.36 ha
- Culley Quarry, Linby (Yellowstone Quarry): 0.34 ha
- Gedling Colliery Sidings: 0.34 ha
- Gedling Colliery Sidings/B: 1.23 ha
- Gedling Colliery Sidings/C: 0.41 ha

## **Ancient Woodland**

6.3.11 Ancient woodlands and trees are valuable natural assets which are irreplaceable and also vital habitats for notable species. The NPPF provides for a strong level of protection to both ancient woodland and also to veteran trees found outside ancient woodland. Data

supplied from Natural England's inventory of ancient woodland identifies sites of two hectares or above and these are shown on the Policies Map. However, both the NPPF and Policy GLDP 21 provide protection for all areas of ancient woodland even where these are not identified on the Policies Map. The local planning authority may require tree surveys to be carried out where development proposals would affect woodland of less than two hectares to establish whether the woodland is ancient. Guidance on identifying ancient woodland is provided by the Woodland Trust, while the Forestry Commission provides a guide for assessing potential impacts on ancient woodland and veteran trees.

## **Protected and Priority Habitats and Species**

6.3.12 Certain species are protected under the Conservation of Habitats and Species Regulations 2010, the Wildlife and Countryside Act 1981 (as amended) and the Protection of Badgers Act 1992. In addition, a range of priority habitats and priority species are identified on the statutory list of habitat and species of principal importance for the conservation of biodiversity in England under section 41 of the Natural and Environment and Rural Communities Act 2006. The Nottinghamshire Local Biodiversity Action Plan identifies wildlife habitat and species which are of national and local importance for protection. Natural England will be consulted where a development proposal might affect a SSSI, needs and environmental impact assessment or needs an appropriate assessment under the Habitats Regulations. The Forestry Commission will be consulted where ancient woodland or veteran trees are impacted. The Nottinghamshire Local Biodiversity Action Plan document also contains Habitat Action Plans for types of priority woodland, grassland, wetland and farmland habitat. Priorities for individual districts are also included in this document. For Gedling Borough, priorities include:

- Lowland neutral grassland;
- Mixed Ash-dominated woodland;
- Oak-Birch woodland;
- Lowland dry acid grassland;
- Lowland calcareous grassland;
- Open mosaic habitat;
- Reedbeds; and
- Rivers and streams.

## **Consideration of the Impact on Biodiversity**

6.3.13 Biodiversity should be a consideration in all planning decisions not just those affecting designated sites. Policy GLDP 21 states that development should firstly, avoid adversely affecting national and local designated nature conservation sites, priority habitats and species by using alternative sites or layout designs. Where this is not possible, and the need for and benefit of the proposed development outweighs the need to safeguard the nature conservation of the site, habitat or species, the impact upon the wildlife site, habitat or species should be adequately mitigated. If the impact on the wildlife feature cannot be sufficiently mitigated or there are residual adverse effects after mitigation, as a last resort the impact should be compensated for. In considering whether justification for the development outweighs the biodiversity value or other value of the site the latter considerations may, for example, include the landscape value of the site or public enjoyment of the site.

6.3.14 For designated sites, the level of protection given to the site will relate to its significance as informed by its position in the hierarchy. SSSIs and other national and international sites will be given significant protection. Where development cannot be avoided

and the proposed development is likely to affect biodiversity directly or indirectly, an appropriate ecological assessment and advice from Natural England will be required. For SSSIs planning permission will only be granted in exceptional circumstances, where alternatives have been ruled out and significant benefits have been identified which clearly outweigh the negative impacts on the SSSI.

6.3.15 An appropriate ecological assessment will be required to identify any potential impacts either directly or indirectly and set out any avoidance and mitigation measures to inform the planning decision including recommendations on appropriate planning conditions. For locally designated sites, proposals which would have a negative impact that would significantly undermine its nature conservation value and its role within the wider ecological/geological network should not be permitted unless there is an overriding need for the development.

6.3.16 Where there is a reasonable likelihood of protected species present or priority habitats and/or species, surveys to determine the presence or absence should be conducted by a suitably qualified ecologist. Surveys and mitigation proposals should be in line with current national standards.

6.3.17 However, in the case of ancient woodland or veteran trees which are an irreplaceable asset, then compensation should not form part of the assessment of the merits of the proposal. The Borough Council will need to be satisfied that the need for development clearly outweighs the loss of ancient woodland.

6.3.18 Wherever possible, measures to deliver biodiversity enhancements should be incorporated into developments. This can include but is not necessarily limited to:-

- the use of native species of trees and shrubs and wildflower seed in landscaping proposals;
- the provision of water attenuation ponds designed to have wildlife value; and
- the provision of bat and bird boxes integrated into the fabric of new buildings.

6.3.19 Biodiversity offsetting is a process by which conservation activities designed to deliver biodiversity benefits in compensation for losses are delivered against measurable outcomes. A national pilot was run between 2012 and 2014, which included Nottinghamshire; an evaluation of the pilot was published in 2016. Whilst biodiversity offsetting has not been formally adopted by government, developers who need to provide compensation for biodiversity losses may opt to do this through offsetting. If this offsetting option is chosen, then developers can either provide the offset themselves or use an offset provider. Biodiversity offsetting is not a replacement for mandatory BNG.

6.3.20 Wherever possible, measures to deliver biodiversity enhancements should be incorporated into developments. This can include but is not necessarily limited to:-

- the use of native species of trees and shrubs and wildflower seed in landscaping proposals;
- the provision of water attenuation ponds designed to have wildlife value; and
- the provision of bat and bird boxes integrated into the fabric of new buildings. Further information available from the Council's website.

## Monitoring Arrangements

Target	Indicator	Delivery
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Increase biodiversity and improve ecosystem services	Percentage of net gain projected for major development schemes	Development Management Decisions
No net reduction in the land designated Sites of Special Scientific Interest, Local Nature Reserves (LNR), Local Wildlife Sites (LWS), Local Geological Sites	Net change in SSSI's Net change in area of LNRs Net change in area of LWSs Net change in area of Local Geological Sites	Local Nature Recovery Strategies

# Policy GLDP 22 - Landscape Character and Visual Impact

1. **Planning permission will be granted where new development does not result in a significant adverse visual impact or significant adverse impact on the character of the landscape.**
2. **Where practicable, development will be required to enhance the qualities of the landscape character type in which it is situated, including the distinctive elements, features and other characteristics, as identified in the Greater Nottingham Landscape Character Assessment and National Character Areas. Proposals will be required to respond to the recommended landscape strategy and landscape actions for the policy zone within which it is situated.**

## Justification

6.4.1 The UK Government has ratified the European Landscape Convention, the principles of which are reflected within the NPPF and NPPG. The NPPF also emphasises the importance of recognising the intrinsic character and beauty of the countryside, and of taking a character-led approach to managing change in all landscapes. It further promotes the use of landscape character assessments as the basis for determining the impact of proposals on the landscape. Policy GLDP 20 requires that landscape character is protected, conserved or enhanced where appropriate in line with the recommendations of the Greater Nottingham Landscape Character Assessment (2009). It is considered that the Assessment provides sufficient policy guidance for all of Gedling Borough's distinctive landscape.

6.4.2 The Greater Nottingham Landscape Character Assessment identifies a number of broad character areas which are geographically unique areas that share common physical associations and sense of place in the area. Policy zones are areas within these wider character areas with an individual discrete area of character, although they share similar characteristics to the broader character area. Each policy zone has been assessed in terms of the condition of the landscape and strength of its character and includes an overall landscape strategy and action plan where appropriate.

6.4.3 Landscape impacts have two components:

- the impact on landscape as a resource, its landscape character and distinctiveness; and
- the visual effects on peoples' views and visual amenity.

6.4.4 Planning applications which are likely to have significant landscape impacts should include an assessment of the landscape and visual impact of the proposals and this assessment should include an assessment of both the above components (known as a landscape and visual assessment or LVIA). The Greater Nottingham Landscape Character Assessment sets out the important and characteristic features of the various character areas and the recommendations for relevant policy zones should be reflected in the LVIA.

6.4.5 Significant visual impacts will also need to be addressed and this should include identification of the zone of visibility of the proposed development and an assessment of how

people are affected by visual changes to the landscape. As well as residents, other people affected may include recreational users and visitors who might experience changes in views and in general visual amenity.

6.4.6 It will also be necessary for such assessments to look at the cumulative impact of proposals and other recent developments in terms of landscape and visual impacts. The landscape professional carrying out the assessment may also make recommendations for landscape enhancements and for mitigating significant adverse impacts which may make the development proposal more acceptable. The assessment should be based on advice contained within the Guidelines for Landscape and Visual Impact Assessment (GLVIA3) and its associated Notes and Clarifications (LITGN, 2024), published by the Landscape Institute and the Institute of Environmental Management and Assessment.

### **Monitoring Arrangements**

No indicator.



## **Chapter 7: Open Space and Recreational Facilities**

### Introduction

7.1.1 Parks and open space play an important role in the lives of many people. National design guidance highlights that access to high-quality green and open spaces contributes to health, wellbeing, and overall quality of life.

7.1.2 This section includes policies on the requirement to provide new open space as part of residential development, protection of open space and recreational facilities as well Local Green Spaces. It also provides policy guidance on development proposals for tourist accommodation and equestrian development. The Borough Council will be supportive of new development that supports the aims and objectives of Greenwood Community Forest.

7.1.3 The policies for open space and recreational facilities are:

- Policy GLDP 23 - Culture, Tourism and Sport
- Policy GLDP 24 - Protection of Open Space
- Policy GLDP 25 - Provision of New Open Space
- Policy GLDP 26 - Local Green Space
- Policy GLDP 26 - Greenwood Community Forest
- Policy GLDP 28 - Tourist Accommodation
- Policy GLDP 29 - Equestrian Development

# **Policy GLDP 23 - Culture, Tourism and Sport**

- 1. Further provision of culture, tourism and sporting facilities will be supported in line with the following approach:**
  - a. new cultural and tourism facilities of local importance will be located in or adjoining Arnold or local centres, unless the nature of the proposed scheme clearly requires a different location, or the scheme involves the improvement of existing facilities;**
  - b. all cultural, tourism and sporting facilities should be accessible by non-car modes of transport, including walking, cycling and public transport.**
- 2. Existing cultural, tourism and sporting facilities will be protected unless the benefits of development clearly outweigh the need to retain the facility, and their further development will be supported.**

## **Justification**

7.2.1 Culture, tourism and sporting facilities are important in the ongoing economic development of the area, both directly and through their contribution to the area's quality of life. As such, existing facilities will be protected and enhanced where there is a continuing viable need for them, unless the benefits of the development clearly and demonstrably outweigh the need to retain them. Where this is the case, applicants should firstly seek suitable alternative provision, and where this is not possible, set out robust justification for the loss of the facility.

7.2.2 Tourism is important, with heritage links centred around Lord Byron, Richard Parkes Bonington and Thomas Hawksley, contributing to the cultural offer of communities such as Arnold and Carlton. Similarly, the enhancement of Green Community Forest as an attraction has the potential to increase visitor numbers, and there will be opportunities to expand and enhance existing facilities, both here and elsewhere, as well as encouraging new provision.

7.2.3 By their nature, some culture, tourism and sporting facilities are not appropriate in town centre locations, for instance noisy sports such as shooting, or proposals that require extensive areas of land. These should be located in areas that are or can be made accessible by a variety of transport modes, particularly active modes such as cycling and walking.

7.2.4 The role of community level culture and sporting facilities is vitally important in creating sustainable and healthy neighbourhoods. In addition, facilities for faith groups provide important cultural facilities at a local level. However, these can require sensitive development when they serve wider purposes, especially if large numbers of visitors are anticipated. In some instances, it may be that new religious and cultural facilities need to be located outside of local centres in order to serve the catchment for the proposed facilities where this local need is shown not to be adequately addressed within a local centre.

7.2.5 Sport England's Active Design Guidance and the 'ten principles' (or any subsequent

update) can be used to ensure the design and layout of development encourages and promotes participation in sport and physical activity.

### Monitoring Arrangements

Target	Indicator	Delivery
Protect existing cultural, tourism and sporting facilities	Number of planning permissions that will result in a loss of existing cultural, tourism or sporting facilities	Development Management Decisions

# Policy GLDP 24 - Protection of Open Space

**1. Planning permission will not be granted for development on land that is used, or was last used, as open space as shown on the Policies Map. This will include:**

- a. Parks and Gardens, including Country Parks;
- b. Natural and Semi-Natural Green Space;
- c. Amenity Green Space;
- d. Play Provision for Children and Young People;
- e. Outdoor Sport Facilities, including School Playing Fields;
- f. Allotments and Community Gardens;
- g. Cemeteries and Churchyards;
- h. Green Corridors; and
- i. Blue spaces and associated riparian, floodplain and wetland buffer zones, where these form part of the open space.

**Exceptions to this policy will be allowed where one of the following conditions is met:**

- a. an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements and can no longer contribute as an open space (in its present form or as an alternative open space use) to meeting a local or wider need;
- b. the development would enhance or improve the recreational or sporting potential or quality of the site;
- c. the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of its usefulness, attractiveness, quantity and quality in a suitable location;
- d. the proposed development is ancillary to the use of the site and would not have an adverse impact on how it is used;
- e. the development is for alternative open space use, the needs for which clearly outweigh the loss of the open space.

**2. Planning permission will not be granted for development which would adversely affect access to open space and opportunities should be sought to protect or enhance those parts of the rights of way network that might benefit open space.**

## **Justification**

7.3.1 The Council's [Green Space Strategy 2021-2026](#) defines open space as all open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

7.3.2 Policy GLDP 20 (Green Infrastructure, Parks and Open Space) requires that parks and open space are protected from development and that deficiencies are addressed.

7.3.3 The first part of Policy GLDP 24 lists nine different types of open space as identified in the NPPF and Gedling Borough Council's Green Space Strategy and provides a set of conditions where exceptions will be allowed for development on open space.

7.3.4 The second part of Policy GLDP 24 seeks to maintain the accessibility of existing open space. Factors such as busy roads, too few crossing points, badly lit and designed entrances together with the location of privately owned land mean that the distances and routes people have to walk to a site are sometimes unsuitable and can severely restrict use of an open space. Successful parks are often local facilities which people use frequently, and visit on foot, and are accessible to all ages and all walks of life.

7.3.5 New provision of open space within new residential development is covered under Policy GLDP 25. Any new provision of open space created since the adoption of the Gedling Local Development will be protected under Policy GLDP 24.

### **Parks and Gardens**

7.3.6 Parks and gardens include urban parks, formal gardens and country parks that provide opportunities for various informal recreation and community activity. There are five areas of land over 10 hectares, at Bestwood Country Park, Burntstump Country Park, Gedling Country Park, Newstead and Annesley Country Park and Newstead Abbey.

### **Natural and Semi-Natural Green Space**

7.3.7 This type of open space includes woodlands, urban forestry, scrub, grasslands (e.g. pastures, commons, meadows), wetlands, open and running water, nature reserves and previously developed land with a primary purpose of wildlife conservation and biodiversity. Natural and semi-natural green space exists as a distinct typology but also as discrete areas within the majority of other green space typologies. Natural and semi-natural green space also provide some form of ecological, structure and landscaping benefits such as providing a buffer between housing and other areas.

7.3.8 This type of open space includes Local Wildlife Sites, Local Nature Reserves and other areas within the Borough which have been referred to as natural or semi-natural green space.

### **Amenity Green Space**

7.3.9 This type of open space is most commonly found within housing areas. It includes informal recreation spaces and green spaces in and around housing, with the primary purpose of providing opportunities for informal activities or enhancing the appearance of residential or other areas.

### **Play Provision for Children and Young People**

7.3.10 This type of open space includes equipped play areas, ball courts, skateboard areas and teenage shelters to provide opportunities for play and social interaction involving children and young people.

### **Outdoor Sports Facilities**

7.3.11 Outdoor sports facilities include natural surfaces, both publicly and privately owned, which are used for sport and recreation. Examples include school playing fields, playing pitches, bowling greens and tennis courts.

### Allotments and Community Gardens

7.3.12 Allotments and community gardens provide opportunities for people to grow their own produce as part of the long-term promotion of sustainability, health and social inclusion. This may also include urban farms. The Borough Council is responsible for eight allotment sites which are sited in Arnold, Carlton, Gedling and Netherfield. The Parish Councils at Burton Joyce, Calverton, Newstead and Woodborough have their own allotments, which are managed independently by associations in the Parishes.

### Cemeteries and Churchyards

7.3.13 Churchyards are encompassed within the walled boundary of a church and cemeteries are burial grounds outside the confines of a church. These include private burial grounds, local authority burial grounds and disused churchyards. The primary purpose of this type of open space is for burial of the dead and quiet contemplation but they also have benefits for wildlife conservation and biodiversity.

### Green Corridors

7.3.14 Green corridors include towpaths along canals and riverbanks, cycleways, rights of way and disused railway lines. The primary purpose is to provide opportunities for walking, cycling and horse riding whether for leisure purposes or travel and opportunities for wildlife migration. They may also link different pieces of green space to one another, to create a green infrastructure network.

### Blue Infrastructure

7.3.15 Blue infrastructure refers to water elements, like rivers, canals, lakes and ponds, wetlands and floor plains. Often they are functionally connected, for example land adjacent to rivers and canals provides recreational space, walking, horse riding and cycle routes and flood alleviation.

### Monitoring Arrangements

Target	Indicator	Delivery
Zero planning permissions granted which result in the loss of a Protected Open Space	Planning permissions granted which result in the loss of Protected Open Space	Development Management Decisions

## Policy GLDP 25 – Provision of New Open Space

1. Planning permission will be granted for residential development on sites of 0.4 ha and above where it provides a minimum of 10% open space.

2. The form of new open space provision will be assessed on a site by site basis depending on local needs. Provision will be made in one or more of the following ways:

- a. provision within the development;
- b. a financial contribution to provide facilities on or off site, subject to the approval of the Council; or
- c. a financial contribution to enhance facilities nearby, subject to the approval of the Council.

3. Open space should generally be provided on-site as this leads to larger areas of better-quality open space. Off-site provision may be preferable for small sites, as otherwise numerous small areas of open space are generated which are less effective at meeting the needs of residents. A mix of on-site and off-site provision may be acceptable depending on site specific circumstances, and this would be agreed with the Council at pre-application or application stage.

4. The type and location of open space provision required for different size sites is set out in the table below. It should be noted that the approximate dwelling capacity is provided for indicative purposes only and that proposals will be assessed against the area threshold.

Site Area ha	Approximate capacity (for indicative purposes only)	Location of provision	Nature of provision
< 0.4 ha	Approx. 1-11 dwellings	None	None
Small sites 0.4 ha - 1.49 ha	Approx. 12-45 dwellings	Off-site (financial contributions)	On-site provision including: <ul style="list-style-type: none"> <li>• Amenity open space</li> <li>• SuDS</li> </ul>
Medium sites 1.5 ha - 5.99 ha	Approx. 46-180 dwellings	On site	Minimum of 10% on-site provision including: <ul style="list-style-type: none"> <li>• Amenity open space</li> <li>• SuDS</li> <li>• LEAP</li> <li>• Financial contribution towards an informal sports facility.</li> </ul>

<b>Large sites 6 ha-16.5 ha</b>	<b>Approx. 181- 500 dwellings</b>	<b>On site</b>	<b>Minimum of 10% on-site provision including:</b> <ul style="list-style-type: none"> <li>• <b>Amenity open space</b></li> <li>• <b>SuDS</b></li> <li>• <b>LEAP</b></li> <li>• <b>NEAP</b></li> <li>• <b>Informal sports facility</b></li> </ul>
<b>Very large sites &gt; 16.5 ha</b>	<b>More than 500 dwellings</b>	<b>On site</b>	<b>Minimum of 10% on-site provision including:</b> <ul style="list-style-type: none"> <li>• <b>Amenity open space</b></li> <li>• <b>SuDS</b></li> <li>• <b>LEAP</b></li> <li>• <b>NEAP</b></li> <li>• <b>Informal sports facility</b></li> <li>• <b>Allotments</b></li> <li>• <b>Playing pitch provision</b></li> </ul>

**5. The Borough Council will secure provision through planning conditions or the negotiation of a Section 106 agreement.**

**6. Maintenance: To ensure that new open space is properly maintained, arrangements for ongoing management for a minimum of 20 years will be required. These arrangements will be secured through the determination of the planning application and implemented via a Section 106 agreement or other appropriate legal mechanism.**

### **Justification**

7.4.1 Paragraph 103 of the NPPF states that access to a network of high quality open spaces and opportunities for sport and recreation is important for the health and well-being of communities and can deliver wider benefits for nature and support efforts to address climate change.

7.4.2 The provision of open space or facilities to support new developments will be made either through new provision as part of the development or in the form of commuted sums to be used to provide open space elsewhere. Of the 10% open space provided, 60% should be amenity open space and the remainder for play areas, informal sports facilities and formal sports facilities. Any new provision of open space created since the adoption of the Gedling Local Development Plan will also be protected under Policy GLDP 24.

7.4.3 Small sites are required to retain existing trees and hedgerows wherever possible and provide additional amenity open space and SuDS. Amenity open space could be in the form of planted open areas consisting of soft landscaping, grassed areas, pathways and seating facilities.

7.4.4 In addition to the above, medium sites are required to provide a LEAP and contribution towards an informal sports facility.

7.4.5 Large sites are further required to provide a NEAP and an informal sports facility. An informal sports facility could include one of a wide range of facilities, including a MUGA,

skateboard park and parkour, and will be determined by the Council's Parks and Street Care team through the planning application process.

7.4.6 The requirements for very large sites (over 16.5 ha) include amenity open space, SuDS, the provision of a LEAP, NEAP and informal sports facility, contributions to playing pitch provision and associated changing facilities (in accordance with the Sport England Playing Pitch calculator) and allotments. Where provision of playing pitches is not possible on site, priorities for spending of financial contributions will be determined through Gedling Borough Council's Playing Pitch Strategy.

7.4.7 The determination of where off site contributions will be expended will be considered through the planning application process and set out in reports to planning committee in order to take an open and transparent approach. Account will be taken of existing provision and the Council's Green Space Strategy in considering where financial contributions will be expended, to ensure that the impact of development is mitigated.

7.4.8 In order to ensure that new open space is maintained in the future, consideration will need to be given to arrangements for ongoing maintenance for a minimum of 20 years and this will be addressed through the determination of the planning application and secured via an S106 agreement.

### Monitoring Arrangements

Target	Indicator	Delivery
Increase number of new open spaces	Number of new areas of open space by type, over 0.4 hectares	Development Management Decisions

# **Policy GLDP 26 - Local Green Space**

1. Planning permission will not be granted for development on land that is designated as Local Green Space, as shown on the Policies Map, except in very special circumstances or if the development clearly enhances the Local Green Space for the purposes for which it was designated.

2. The following sites are designated as Local Green Space:

- Hawthorne Primary School Playing Field\*, Bestwood Village
- Millennium Memorial site, Burton Joyce;
- Riverside land, Burton Joyce;
- The Grove, Burton Joyce;
- Land South of Collyer Road, Calverton;
- Mansfield Lane Cemetery, Calverton;
- Ramsdale Avenue Park, Calverton;
- Sherbrook Campsite\*, Calverton
- William Lee Memorial Park and Adjacent Land, Calverton;
- Westdale Lane Community Centre\*, Carlton
- Willow Garden\*, Carlton
- Lambley Primary School Playing Field and Recreation Ground\* (rear of school), Lambley
- Lambley Reed Pond and surrounding greenspace\*, Lambley
- The Bonney Doles\*, Lambley
- The Pingle, Lambley;
- Area next to Waterloo Road and the football field, Houses the old Colliery Wheel Linby;
- Blackpad, Linby;
- Football Field - Linby Football Club, Linby;
- Grassed Area on the south side of Linby Lane, Linby;
- Green space surrounding the Bottom Cross, Linby;
- Green space surrounding the Top Cross, Linby;
- Linby Docks, Linby;
- Linby Meadow, Linby;
- Paddock, Linby;
- Playing Field behind the Horse and Groom, Linby;
- School Plantation, Linby;
- Village Green (area in front of Stone Cottages), Linby;
- Newstead Wildlife Meadow, Newstead;
- Land to the Rear of the Griffin's Head Public House, Papplewick;
- Moor Pond Woods and Dam Banks, Papplewick;
- Papplewick Dam Wood, Papplewick;
- Papplewick & Linby Cricket Ground, Papplewick;

- **Queen Elizabeth Playing Field, Papplewick;**
- **St James' Churchyard and Driveway, Papplewick;**
- **Governors Field, Woodborough;**
- **Lingwood Lane playing field and tennis courts behind the Village Hall and Woodborough Village Preschool\*, Woodborough**
- **Taylors Croft, Woodborough;**

*Sites marked with an \* are new Local Green Space designations. All unmarked sites are existing designations being carried forward.*

## **Justification**

7.5.1 In 2012, the Government introduced a new designation of Local Green Space through the NPPF allowing local communities to put forward green areas of particular importance to them for protection and may also be identified in Local Plans and Neighbourhood Plans. Once designated, planning permission will only be granted for the development of the sites in very special circumstances or if the development clearly enhances the Local Green Space for the purposes for which it was designated.

7.5.2 The Local Green Space Assessment (2026) provides detailed information on the work undertaken and identifies additional sites for formal designation through the Gedling Local Development Plan, alongside existing Local Green Space designations. The sites listed in the policy have been assessed as according with the criteria for Local Green Space as set out in the NPPF and are therefore considered to be in reasonably close proximity to the community they serve; local in character and not an extensive tract of land; and demonstrably special to the local community and holding a particular local significance.

## **Monitoring Arrangements**

<b>Target</b>	<b>Indicator</b>	<b>Delivery</b>
Zero planning permissions granted which result in the loss of a Local Green Space	Planning permissions granted which result in the loss of Local Green Space	Development Management Decisions

# Policy GLDP 27 - Greenwood Community Forest

**Planning permission will be granted for development which supports the aims and objectives of the Greenwood Community Forest.**

## Justification

7.6.1 Paragraph 152 of the NPPF identifies that community forests offer valuable opportunities for improving the environment around towns, by upgrading the landscape and providing for recreation and wildlife. The National Forest Strategy and an approved Community Forest Plan may be a material consideration in preparing development plans and in deciding planning applications.

7.6.2 Other policies such as Green Belt or landscape policy contained in the NPPF and the Gedling Local Development Plan may also apply.

7.6.3 [Greenwood Community Forest](#) in Nottinghamshire is the only Community Forest in the East Midlands region. The Greenwood Community Forest is one of fifteen Community Forests in England, some of which were established in the early 1990s. They were set up with the help of local communities to create well-wooded landscapes, provide green spaces around towns for recreation and sport and provide new habitats for wildlife.

7.6.4 The majority of Gedling Borough falls within Greenwood Community Forest which covers 161 square miles of Nottinghamshire. The Community Forest's mission is to maintain and expand a multi-purpose forest with a rich mixture of woods, farmland, open spaces and settlements in Nottinghamshire, contributing towards sustainable development and providing a healthy and resilient environment for people and wildlife to live in and benefit from.

7.6.5 Development proposals that support the aims of Greenwood Community Forest will:

- support the creation, enhancement and use of woodlands and high-quality accessible green spaces;
- contribute to green infrastructure that delivers environmental, and community benefits;
- promote the improvement and management of green spaces, including their long-term care; and
- encourage access to and enjoyment of green spaces by local communities.

## Monitoring Arrangements

No indicators.

## Policy GLDP 28 - Tourist Accommodation

Planning permission will be granted for tourist related accommodation, provided that:

- a. it is not within the Green Belt; or
- b. it accords with Green Belt policy; and
- c. it would not have a significant adverse impact on the amenity of nearby residential or non-residential properties.

### Justification

7.7.1 Paragraph 88 of the NPPF supports sustainable rural tourism and leisure developments which respect the character of the countryside.

7.7.2 Tourist accommodation includes hotels, bed and breakfasts, guesthouses, youth hostels, self-catering accommodation (including chalets and log-cabins) and sites for camping, 'glamping' and caravans.

7.7.3 The NPPF states that inappropriate development is harmful to the Green Belt. Applicants would need to demonstrate 'very special circumstances' to justify new tourist accommodation in the Green Belt to clearly outweigh the harm to the Green Belt and any other harm. However, the re-use of buildings and replacement buildings as well as extensions are not inappropriate development in the Green Belt and tourist accommodation of this type may therefore be appropriate. Policy guidance covering those issues are included in Policies GLDP 15 (Reuse of Buildings within the Green Belt), GLDP 63 (Extensions to Buildings within the Green Belt) and GLDP 17 (Replacement of Buildings within the Green Belt).

7.7.4 The design and location of the tourist accommodation should be sympathetic to the character of the area.

### Monitoring Arrangements

Target	Indicator	Delivery
No target	Number of planning permissions for new tourist accommodation	Development Management Decisions

## **Policy GLDP 29 - Equestrian Development**

**Planning permission will be granted for the keeping of horses for recreational purposes and the construction of associated small stables or development connected with equestrian activities, provided the following criteria are met:**

**a) either:**

- i. it is in accordance with Green Belt policy and would not conflict with the purpose of including the site within the Green Belt; or**
- ii. it is within an existing built up area or involve the re-use of existing buildings.**

**b) in all cases;**

- i. it is of a high standard of design and does not adversely affect the character and appearance of the surrounding area by reason of its scale, bulk, form, layout or materials;**
- ii. there is no significant adverse impact on highway safety and appropriate provision for parking is made;**
- iii. it would not cause a significant adverse impact on the amenity of nearby residential and non-residential properties; and**
- iv. it would not cause a significant adverse impact on Local Wildlife Sites.**

### **Justification**

7.8.1 Paragraph 88 of the NPPF supports sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This can include equestrian activities.

7.8.2 Equestrian activities are increasingly popular in many parts of the countryside and must be carefully controlled if the openness of the Green Belt is not to be adversely affected. By locating equestrian development such as riding schools, larger commercial uses relating to horses, small stables and associated structures within existing built up areas, or involving the re-use of existing buildings, the impact on the Green Belt will be minimised.

7.8.3 The NPPF states that inappropriate development is harmful to the Green Belt. Applicants would need to demonstrate 'very special circumstances' to justify inappropriate development in the Green Belt which clearly outweighs the harm to the Green Belt and any other harm. However, the re-use of buildings and replacement buildings as well as extensions are not inappropriate development in the Green Belt. Policy guidance covering those issues are included in Policies GLDP 15 (Reuse of Buildings within the Green Belt), GLDP 63 (Extensions to Buildings within the Green Belt) and GLDP 17 (Replacement of Buildings within the Green Belt).

7.8.4 The design and location of the equestrian development, including small stables, should be sympathetic to the character of the area.

### **Monitoring Arrangements**

No indicators.



## **Chapter 8: Historic Environment**

### **Introduction**

8.1.1 The historic environment in the United Kingdom is rich and varied. It ranges from the industrial revolution of the 18<sup>th</sup> and 19<sup>th</sup> Centuries to the Iron and Bronze Ages and beyond. Protection and enhancement of the historic environment is important for a number of reasons. The historic environment contributes to:

- a sense of place, by providing local distinctiveness in terms of building styles and materials and providing landmark features;
- the local economy, by attracting visitors to specific heritage assets;
- quality of life, by creating attractive places to live and work including the provision of accessible recreation space and opportunities for community involvement in restoration work; and
- an understanding of the history of the United Kingdom, by offering physical links to the past.

8.1.2 Within Gedling Borough, the depth and breadth of the historic environment is clear from the number and type of heritage assets present. This section sets out policies designed to protect and enhance different types of heritage assets and the wider historic environment.

This section includes the following policies:

- Policy GLDP 30 - The Historic Environment
- Policy GLDP 31 - Heritage Assets
- Policy GLDP 32 - Listed Buildings
- Policy GLDP 33 - Conservation Areas
- Policy GLDP 34 - Historic Landscapes, Parks and Gardens
- Policy GLDP 35 - Archaeology
- Policy GLDP 36 - Locally Important Heritage Assets

## **Policy GLDP 30 - The Historic Environment**

- 1. Proposals and initiatives will be supported where the historic environment and heritage assets and their settings are preserved and / or enhanced in line with their interest and significance. Planning decisions will have regard to the contribution heritage assets can have to the delivery of wider social, cultural, economic, environmental and regeneration objectives.**
- 2. All elements of the historic environment have a presumption of being conserved, or enhanced, wherever possible, with a particular focus on securing enhancement to those which contribute towards the unique identity of areas and help create a sense of place with further detail set out within subsequent Policies GLDP 31 to 36. Elements of particular importance include:**
  - a. archaeological remains of prehistoric, Roman, medieval, post- medieval and modern day periods;**
  - b. the industrial, commercial and agricultural heritage such as the textile and coal mining heritage, and historic transport infrastructure including canal network and railway remains;**
  - c. the literary heritage associated with Lord Byron and;**
  - d. Registered Parks and Gardens and important historic landscape features such as Sherwood Forest and ancient or mature woodland;**
  - e. prominent Listed Buildings and Scheduled Monuments, such as Newstead Abbey, Bestwood Winding House and Papplewick Pumping Station; and**
  - f. all caves in the Borough most notably around Arnold and to the north of the City Centre.**
- 3. A variety of approaches will be used to assist in the protection and enjoyment of the historic environment including:**
  - a. preparation and use of appraisals and management plans of existing and potential Conservation Areas;**
  - b. considering the use of Article 4 directions;**
  - c. working with partners, owners and developers to identify ways to positively manage and make better use of historic assets;**

- d. considering improvements to the public realm and the setting of heritage assets within it;**
  - e. ensuring that information about the significance of the historic environment is publicly available;**
  - f. assessing the archaeological potential of a site in advance of development taking place and taking appropriate mitigation measures to preserve archaeological remains in situ, or enable their preservation by record through excavation;**
  - g. requiring the recording of heritage assets where there is a loss in whole or in part to the significance of that asset; and**
  - h. considering the need for the preparation of local evidence or plans.**
- 4. Particular attention will be given to heritage assets at risk of harm or loss of significance, or where a number of heritage assets have significance as a group or give context to a wider area.**

## **Justification**

8.2.1 Heritage assets are buildings, monuments, sites or landscapes of historic, archaeological, architectural or artistic interest, whether designated or not, that have a degree of 'significance'. Designated heritage assets include Listed Buildings, Conservation Areas, World Heritage Sites, Registered Parks and Gardens and Scheduled Monuments. The term heritage assets also cover those assets that have not been designated and afforded protection by separate legislation. The significance of these 'non-designated assets' is a material consideration in determining planning applications as identified in the NPPF.

8.2.2 The NPPF defines significance as 'the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.'

8.2.3 There may also be many more elements that are particularly important and a number of elements which are of more localised value. The preparation of local evidence and plans offers the scope to identify heritage assets of local value and also develop management plans to conserve and enhance assets. The Council adopted 'Non-Designated Heritage Assets: Selection Criteria' in January 2019 in order to identify locally important heritage assets. The local heritage list is regularly reviewed by the Council, and the significance of these assets will be considered in detail and taken into account when a planning application is submitted.

8.2.4 When considering applications which impact on the historic environment or heritage assets and their settings, the Council will look to ensure they are conserved in accordance

with their value and that the ability of the development to enhance that value is explored and implemented where possible. When considering sites of potential archaeological importance, including those as identified on the Historic Environment Record for the area, the Council will, where appropriate, request a prospective developer to arrange for an archaeological assessment and field evaluation before any decision on a planning application is taken. This will apply to sites currently identified and to any new sites subsequently identified. Any measures required to be taken following assessment or evaluation will be detailed as a planning condition linked to planning permission.

8.2.5 In looking to protect and enhance the historic environment and heritage assets there is the opportunity to help deliver on other objectives, such as economic development and tourism. The care of our historic environment has to be carefully balanced with current economic and social needs. Carefully managed change can help preserve the significance of the heritage asset and also deliver viable uses consistent with conservation objectives. This could include bringing an historic building back into use which has a benefit of reducing the overall amount of natural resources used, assisting heritage led regeneration and preserving or enhancing the character of the area in which the building sits.

8.2.6 Conservation and sustainable economic growth are complementary objectives and should not generally be in conflict with one another. Conservation can play a key part in promoting economic prosperity by ensuring that an area offers attractive living and working conditions that will encourage inward investment – environmental quality is a key factor in many commercial decisions. The historic environment is of particular importance for sustainable tourism and leisure. Provided that there is a sufficiently realistic and imaginative approach to the maintenance of historic assets and their change of use, economic prosperity can be secured for the continued vitality of these assets.

8.2.7 Conservation Area Appraisals and associated management plans offer an opportunity to identify ways in which significance can be reinforced and strengthened such as by the removal of elements within the built environment which have a negative impact on surrounding heritage assets. This approach may also identify changes to the public realm outside of Conservation Areas which may help reveal assets better or improve their setting. In certain areas the use of Article 4 directions to remove permitted development rights may be appropriate and local communities will be consulted on any proposals. In a small number of cases the loss of a heritage asset may be unavoidable. In these cases, steps should be taken to ensure that the assets are appropriately recorded before they are damaged or destroyed.

### Monitoring Arrangements

Target	Indicator	Delivery
Decrease number of heritage assets at risk	Number of heritage assets at risk on national register	Development Management Decisions

## Policy GLDP 31 - Heritage Assets

1. All proposals that may affect any designated or non-designated heritage asset will be required to:
  - a. explain and demonstrate, in a manner proportionate to the importance of the asset, an understanding of the significance of the heritage asset to establish its special character including its history, character, architectural style, past development and any archaeology; and
  - b. identify the impact of the proposals on the special character of the asset and/or its setting; and
  - c. if there would be harm to the asset and/or its setting, provide a clear justification for the proposals so that the harm can be weighed against public benefit.
2. Proposals that would conserve and/or enhance the significance of a heritage asset will be supported.
3. Where consent/permission is given the Council will, where necessary, secure appropriate conditions and/or seek to negotiate a Section 106 obligation to ensure that all heritage assets are appropriately managed and conserved.

### Justification

8.3.1 Heritage assets are buildings, monuments, sites, landscapes and townscapes which have historic or architectural significance; collectively they help make the historic environment. The protection of individual heritage assets is important not only to safeguard the significance of the asset itself but also to protect the wider historic environment.

8.3.2 The protection of heritage assets is covered in national guidance and legislation. The NPPF (paragraph 202) states that planning should conserve heritage assets *“in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations”*. The NPPF also sets out a number of requirements for local planning authorities when preparing local plans and determining planning applications. This is supported by a section in the NPPG which provides further guidance on applying and interpreting the policy requirements in the NPPF. The Planning (Listed Buildings and Conservation Areas) Act (1990) and the Ancient Monuments and Archaeological Areas Act (1979) both set out legislation relating to specific types of heritage asset.

8.3.3 Policy GLDP 30 sets out that proposals and initiatives which conserve and/or enhance the historic environment and heritage assets will be supported and also provides details of approaches that will be taken to protect and enhance the historic environment. Part 2 of the policy identifies a number of elements of the historic environment which are particularly important across the plan area:

- the coal mining heritage;
- Newstead Abbey Park; and
- Sherwood Forest.

8.3.4 Policy GLDP 31 (Heritage Assets) is designed to act alongside national and local policy and guidance and sets out the information that the Borough Council will require to determine applications which may affect heritage assets or their settings. Where development proposals relate to a heritage asset itself or an asset is located within or close to a development site, the development proposals will clearly have an impact on the heritage asset. As such, information about the significance of the asset and the impact of the proposals will be required in support of the planning application. However, the setting of certain heritage assets can stretch over a wide area meaning that development some distance from the asset(s) itself may affect its significance.

8.3.5 Prospective applicants are advised to engage in early pre-application discussions with the Borough Council to identify where proposals may impact on heritage assets and define the scope of any work required on the impact of the proposals on heritage assets. Guidance is available from the [Historic England website](#) regarding conservation principles.

8.3.6 Other policies within the Gedling Local Development Plan also relate to specific types of heritage assets. Listed Buildings, Scheduled Monuments, registered parks and gardens and Conservation Areas are known as ‘designated heritage assets’ as they have been formally identified as having significance and a considerable degree of weight is attached to their conservation. Policy is also provided on ‘locally important heritage assets’ and potential areas of archaeology. These are referred to as ‘non-designated heritage assets’ and are identified by the Borough Council.

### Monitoring Arrangements

Target	Indicator	Delivery
Decrease number of heritage assets at risk	Number of heritage assets at risk on national register	Development Management Decisions
Zero planning permissions granted contrary to Historic England advice	Number of planning applications approved against Historic England advice	

## **Policy GLDP 32 - Listed Buildings**

**1. Proposals including alterations, extensions or changes of use to Listed Buildings should protect the significance of the heritage asset including its setting. Proposals which conserve and/or enhance the architectural character, historic fabric and detailing of the original building including the retention of the original structure, features, materials and layout/plan-form will be supported.**

**2. Alterations, extensions and development to or within the setting of a Listed Building should consider scale, form, mass, design, siting, detailing and materials.**

### **Justification**

8.4.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Government to compile a list of buildings of special architectural or historic interest. This ensures that the planning system is able to give substantial weight to their conservation in making planning decisions. To be 'listed' a building must have architectural, historic and or group value.

8.4.2 Listed Buildings are considered to be of at least national importance are grouped into three grades to reflect their relative interest, and are afforded protection in their entirety, both internally and externally. Buildings at Grade I are of exceptional interest, Grade II\* are of particular importance while Grade II are of special interest. Buildings which do not meet the criteria for listing may be considered for identification as a locally important heritage asset (see Policy GLDP 36). Buildings which date from prior to July 1948 and that are within the curtilage of a Listed Building are also Listed Buildings.

8.4.3 Once buildings are listed they are protected through two complementary regimes; Listed Building Consent and the planning application process. Listed Building Consent is required for work to demolish, alter or extend a Listed Building. Carrying out works to a Listed Building without this written consent is an offence, unless the works are urgently required for health and safety reasons or to preserve the building. Listed Building Consent is required for all work to a Listed Building; planning permission may also be required depending on the nature of works being undertaken.

8.4.4 The NPPF and NPPG provide policy and guidance to be used when determining applications to or within the setting of Listed Buildings. Great weight should be given to conserving the heritage asset and proposals resulting in the total loss or substantial harm should only be granted in exceptional circumstances. Where there is less than substantial harm, this should be weighed against the public benefits of the proposal. The Courts have, however, ruled that considerable weight should be given to any harm to Listed Buildings even if the harm is considered less than substantial, so as to accord with the Planning (Listed Buildings and Conservation Areas) Act (1990) which requires that special regard is given to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

8.4.5 In total there are 195 Listed Buildings in Gedling Borough, including six Grade I buildings and 15 Grade II\* buildings and 174 Grade II buildings. Historic England is the Government's advisor on Listed Buildings and heritage matters in general. Their annual 'Heritage at Risk' Register provides details on the Listed Buildings which are at risk of losing their historic or architectural significance. One of the monitoring indicators to reduce the number of heritage assets (including Listed Buildings) defined by Historic England as being

'at risk'. Nottinghamshire County Council's own [Building at Risk Register](#) will also be used to monitor the condition of Listed Buildings in the Borough.

### Monitoring Arrangements

Target	Indicator	Delivery
Decrease number of listed buildings at risk	Number and percentage of Listed Buildings on Heritage at Risk Register	Development Management Decisions  Powers under Planning Listed Buildings and Conservation Areas Act 1990

## **Policy GLDP 33 - Conservation Areas**

**1. Within the Conservation Areas shown on the Policies Map, development proposals should preserve or enhance the character or appearance of Conservation Areas and should:**

- a. be of an appropriate design and scale; and**
- b. use building materials and finishes, including those for features such as walls, railings, gates and hard surfacing, that are appropriate to the local context; and**
- c. retain historically significant boundaries, important open spaces and other elements of the area's established pattern of development, character and historic value, including gardens, roadside banks and verges; and**
- d. retain and restore, where relevant, traditional features such as shop fronts, walls, railings, paved surfaces and street furniture, and improve the condition of structures worthy of retention; and**
- e. not harm important views into, out of or within Conservation Areas; and**
- f. protect trees, hedgerows, open spaces and other significant landscape features and incorporate landscaping appropriate to the character and appearance of Conservation Areas; and**
- g. result, where relevant, in the removal of unsympathetic features and the restoration or reinstatement of missing features.**

**2. Within the Conservation Areas shown on the Policies Map, planning permission for development proposals involving total or substantial demolition will only be granted if it can be demonstrated that:**

- a. the structure to be demolished makes no material contribution to the special character or appearance of the area; or**
- b. the structure is wholly beyond repair or incapable of beneficial use; or**
- c. the removal of the structure and its subsequent replacement with a new building and/or open space would lead to the enhancement of the Conservation Area; and**
- d. redevelopment proposals are included in the application and conserve or enhance the character of Conservation Areas.**

### **Justification**

8.5.1 Conservation Areas are areas where groups of buildings and features have historic or architectural value and it is desirable to preserve or enhance the appearance of the area. They can contain designated assets, such as Listed Buildings and Scheduled Monuments, non-designated heritage assets and also buildings or features which, while individually may not warrant protection or recognition, may make a contribution to the special character of the Conservation Area.

8.5.2 Designation of Conservation Areas is usually undertaken by local planning authorities; section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that each local planning authority considers whether any parts of their area meet the criteria for designation as a Conservation Area and then designate them. Once designated, there are restrictions on the nature of works within Conservation Areas that can be carried out to properties and trees without permission from the local planning authority. Section 72 of the 1990 Act also requires that "*special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area*". The effect of development proposals

on the special character and significance of Conservation Areas should be given considerable weight when determining planning applications.

8.5.3 There are seven Conservation Areas within Gedling Borough. These are:

- Bestwood Village;
- Calverton;
- Gedling Village;
- Lambley;
- Linby;
- Papplewick; and
- Woodborough.

8.5.4 Consideration has been given to whether any additional areas should also be designated as Conservation Areas but it is not viewed necessary at this time to do so. As part of the protection and enhancement of Conservation Areas, it is expected that they will be periodically reviewed and a management plan prepared. Progress will be reported through the Authority Monitoring Report. Conservation Areas also feature on Heritage at Risk Registers.

### Monitoring Arrangements

Target	Indicator	Delivery
Decrease number of Conservation Areas at risk	Number and percentage of Conservation Areas on Heritage at Risk Register	Development Management Decisions  Conservation Area Appraisals  Powers under Planning Listed Buildings and Conservation Areas Act 1990

## **Policy GLDP 34 - Historic Landscapes, Parks and Gardens**

- 1. Development proposals should conserve and/or enhance the historic landscape character of the Borough. Features such as ancient or historic woodland, field boundaries and hedgerows, and ridge and furrow should be retained where possible.**
- 2. Development proposals affecting Registered Parks and Gardens (as shown on the Policies Map) should seek to conserve and/or enhance features which form part of the significance of the asset and ensure that development does not detract from the enjoyment, layout, design, character, appearance or setting of the Registered Park or Garden including key views or prejudice its future restoration.**

### **Justification**

8.6.1 It is not just buildings and other man made features that can contribute to the historic environment. Many natural or semi-natural features are important in helping to understand the past and contributing to a sense of place. The British Isles have been inhabited for many thousands of years and humans have helped shape the landscape in numerous ways. This connection between humans and landscapes is expressed in the European Landscape Convention which provides the context for planning decisions affecting landscapes and landscape features.

8.6.2 The key historic landscape in Gedling Borough is Sherwood Forest. The historic extent of Sherwood Forest covered large parts of the Borough and, while much of this has now disappeared, there are remnants. Policy GLDP 30 recognises the importance to Greater Nottingham of Sherwood Forest, while Policy GLDP 27 supports the establishment of the Sherwood Forest Regional Park. Other important landscapes and features are recorded by Nottinghamshire County Council as part of the Historic Environment Record; developers are encouraged to engage at an early stage on development proposals to help identify any features which require recognition through planning decisions.

8.6.3 The grounds of many large buildings and open spaces created as part of new developments have often been specifically designed to make a contribution to the architectural significance of the building or area. While these grounds may form part of the setting of a heritage asset they are, in certain circumstances, also valuable in their own right and therefore worthy of recognition and protection. Historic England maintains a list of over 1,720 Registered Parks and Gardens which are deemed to be nationally important; four of these are in Gedling Borough. These are:

- Bestwood Pumping Station;
- Newstead Abbey;
- Papplewick Hall; and
- Papplewick Pumping Station.

8.6.4 These are major landmark heritage assets and a feature of the wider landscape. Their setting extends into the surrounding landscape and is affected by the topography of the area. The impact of development within this setting is an important material consideration when determining planning applications.

8.6.5 As with other designated heritage assets, the condition of the assets and potential risks are monitored by Historic England through their Heritage at Risk Register. This will be used

to monitor the effectiveness of this policy and guide other work undertaken in accordance with Policy GLDP 30.

### Monitoring Arrangements

Target	Indicator	Delivery
Decrease number of Registered Parks and Gardens at risk	Number and percentage of Registered Parks and Gardens on Heritage at Risk Register	Development Management Decisions

# Policy GLDP 35 - Archaeology

1. Development proposals are expected to conserve and/or enhance the significance of the Scheduled Monuments shown on the Policies Map, including their setting.

2. Where development is likely to affect an area of high archaeological potential or an area which is likely to contain archaeological remains, the presumption is that appropriate measures shall be taken to protect remains by preservation in situ. Where this is not justifiable or practical, applicants shall provide for excavation, recording and archiving of the remains by a suitably qualified person in accordance with the Chartered Institute for Archaeologists standards.

## Justification

8.7.1 The 'scheduling' of nationally important sites dates back to 1913 and the current list contains a wide range of different classes. While the term 'Scheduled Monument' is used as shorthand, scheduling can be applied to any deliberately created structure, whether visible or not, including prehistoric standing stones, castles, monasteries and even to relatively recent assets such as collieries.

8.7.2 To be scheduled, assets need to be nationally important and scheduling needs to be the most appropriate way of preserving the asset. There are nearly 20,000 Scheduled Monuments in England and, of these, nine are in Gedling Borough. These include both Top and Bottom Crosses at Linby, Fox Wood earthworks and the Roman Camps both near Calverton.

8.7.3 Scheduled Monuments are designated heritage assets in terms of the NPPF and great weight should be given to their conservation; their total loss or substantial harm to them should only be allowed in exceptional cases. Work directly to scheduled monuments requires Scheduled Monument Consent to be granted by the Secretary of State. Scheduled Monuments are also included on English Heritage's 'Heritage at Risk' Register; this will be used to monitor the condition of scheduled monuments in the Borough.

8.7.4 Many archaeological sites are, as yet, unknown but the potential for archaeology can be predicted using a number of sources of information such as the location of previous finds and written records. Information on the archaeological potential of areas and sites is held by in the Historic Environment Record by Nottinghamshire County Council who should be consulted early on to establish the need for further archaeological investigation or field work. In certain circumstances conditions may be applied to planning permissions to provide for the effective monitoring and management of archaeology.

## Monitoring Arrangements

Target	Indicator	Delivery
Decrease number of Scheduled Monuments at risk	Number and percentage of Scheduled Monuments on Heritage at Risk Register	Development Management Decisions

# Policy GLDP 36 - Locally Important Heritage Assets

The retention of Locally Important Heritage Assets is encouraged. Where planning permission is required for development proposals affecting a Locally Important Heritage Asset, permission will only be granted where its significance is preserved or, where relevant, enhanced.

## Justification

8.8.1 It is not only those heritage assets that have been formally designated by the Government that are worthy of recognition for their historic or architectural significance. Other heritage assets may be locally important but perhaps do not meet the standard required to be a Listed Building or Scheduled Monument. Paragraph 216 of the NPPF identifies that the effect of a development proposal on a non-designated heritage asset should be taken into account and a balanced judgement taken, having regard to the scale of harm and the significance of the heritage asset.

8.8.2 Non designated heritage assets in Gedling Borough have been identified in accordance with selection criteria published in 2019. The list is reviewed periodically and potential assets identified and assessed against the selection criteria.

## Monitoring Arrangements

Target	Indicator	Delivery
No loss of Locally Important Heritage Assets	Number of Locally Important Heritage Assets	Development Management Decisions



## **Chapter 9: Design**

### Introduction

9.1.1 The NPPF includes a number of references to the importance of design in planning. Paragraph 131 sets out that Government attaches great importance to design and it is a key aspect of sustainable development and indivisible from planning. Ensuring that buildings and places are well designed is an integral part of the planning system and can help achieve a range of planning objectives.

9.1.2 Design goes beyond architecture and deals with the interaction of people with places. It includes ensuring that development:

- is safe, accessible and legible for all users including those with mobility issues;
- reflects the existing character, local distinctiveness and heritage of places;
- facilitates interaction between different groups;
- offer opportunities for people to improve wellbeing;
- provides a good standard of amenity; and
- promotes efficient use of natural resources.

9.1.3 Section 12 of the NPPF and the design section of the NPPG provide guidance on the design of development. Design is also affected by a number of other policies in the Gedling Local Development Plan, such as those related to climate change, green infrastructure and heritage.

9.1.4 This section adds the following policies:

- Policy GLDP 37 - Design and Enhancing Local Identity
- Policy GLDP 38 - Amenity
- Policy GLDP 39 - Residential Density
- Policy GLDP 40 - Residential Gardens

# **Policy GLDP 37 - Design and Enhancing Local Identity**

- 1. All new development should be designed to:**
  - a. make a positive contribution to the public realm and sense of place through the creation of high quality public spaces;**
  - b. create an attractive, inclusive and healthy environment and support safe and resilient communities;**
  - c. reinforce valued local characteristics;**
  - d. be adaptable to meet changing needs of occupiers and the effects of climate change;**
  - e. reflect the need to reduce the dominance of motor vehicles and support active travel including through the creation of walking, cycling and public transport networks; and**
  - f. promote a suitable mix of uses, support local services and facilities including on site provision within walking distance where appropriate and achieve good walking and cycling connections to existing services off-site wherever practical.**
  
- 2. Development will be assessed in terms of its treatment of the following elements:**
  - a. structure, texture and grain, including street patterns, plot sizes and proportions, amenity space, orientation and positioning of buildings and the layout of spaces, including parking layout and location of cycle and bin storage;**
  - b. permeability and legibility to provide for clear and easy movement through, within and beyond new development areas;**
  - c. density and mix, as set out in Policy GLDP 39;**
  - d. massing, scale and proportion;**
  - e. materials, architectural style and detailing, and other features that contribute to the character of the local area;**
  - f. impact on the amenity of current and future residents or occupiers;**
  - g. incorporation of multi-functional Blue-Green infrastructure, recreational, relaxation and biodiversity opportunities which integrate with and enhance existing networks;**

- h. **site ground conditions, including those arising from land instability or contamination, together with the mitigation / remediation proposed or required;**
  - i. **incorporation of features to reduce opportunities for crime and the fear of crime, disorder and anti-social behaviour, and promotion of safer living environments to take into account natural disasters and threats to security;**
  - j. **potential impact on important views and vistas, including of townscape, landscape, and other individual landmarks, and the potential to create new views; and**
  - k. **setting of heritage assets.**
3. **All development proposals will be expected to perform highly when assessed against the Gedling Design Code principles provided in Appendix D.**
  4. **Development must have regard to the local context including valued landscape / townscape characteristics and be designed in a way that conserves locally and nationally important heritage assets and preserves or enhances their settings.**
  5. **Outside of settlements, new development should protect, conserve or where appropriate, enhance landscape character. Proposals will be assessed with reference to the Greater Nottingham Landscape Character Assessment.**

## **Justification**

9.2.1 The NPPF emphasises the importance of good design. In this context, this policy requires all new developments to aspire to the highest standards of design, and materials, and these issues should be integrated into the development process at an early stage, along with consideration of community safety, residential amenity and sustainable access. Policy GLDP 37(2) sets out a number of key principles for achieving a consistent approach to high quality design.

9.2.2 The Council adopted the Gedling Borough Council Design Code Framework in 2024, which sets out clear requirements and guidance for the design of new residential development to ensure that it reflects the local context. The principles of the Gedling Borough Council Design Code Framework have been incorporated into this Local Plan at Appendix D to inform development proposals on design matters. The complete Design Code Framework, including the Baseline Assessment, Core Document and Observation Library, is retained as informal guidance and may be used to inform development proposals.

9.2.3 Many of Gedling's urban areas include locally distinct and important features, including historic street patterns, the use of local materials such as Bulwell stone, villages with local vernacular style, and historic residential areas. New design will be expected to relate positively to these and other important local features, which can include religious or cultural character. Where the local context has few positive characteristics, development should create a new positive character and enhance identity.

9.2.4 It is recognised that there are different ways of achieving sustainable design and construction in new developments. In this context, there are a number of internationally and nationally recognised guides and standards for sustainable construction and design (see examples set out below). These documents provide supporting guidance and may assist applicants, but the primary requirements are set out in this policy and the Gedling Design Code requirements provided in Appendix D and Policy GLDP 61 (Shopfront Development). The use of additional guidance is encouraged where it helps inform development proposals.

- Design for Homes: Building for a Healthy Life (2020);
- Streets for a Healthy Life: A companion guide to Building for a Healthy Life (2022);
- Building Research Establishment Environmental Assessment Method (BREEAM) standards (2023);
- Town and Country Planning Association: The 20-Minute Neighbourhood Guide (2021);
- Building Research Establishment Environmental Assessment Method (BREEAM) the Green Guide (2019);
- Building Research Establishment: Home Quality Mark (2020);
- Passivhaus Trust UK, Passivhaus Standard (2021);
- Department for Transport: The Manual for Streets (in the process of being revised and incorporating Manual for Streets Versions 1 (2007) and 2 (2010));
- Natural England's 'Green Infrastructure Framework' (2023);
- The Future Homes Standard: changes to Part L and Part F of the Building Regulations for new dwellings (2026); and
- Natural England's National Character Area Profiles (2024).

9.2.5 In addition to reinforcing local identity and urban design characteristics, good design can also play a key role in providing sustainable development. Over the Plan period, national Building Regulations are expected to require regular improvements in the environmental performance and efficiency of new buildings. The Future Homes and Building Standards (which largely come into force in March 2027) will ensure that new homes and non-domestic buildings are built with low carbon heating and high levels of energy efficiency, so that buildings constructed to these standards will not require retrofitting to become zero carbon in use as the electricity grid decarbonises. Policy GLDP 1 sets out how new development should contribute to mitigating and adapting to climate change. There are some good local examples of development which performs to high design and sustainability

standards, such as modular homes at Chase Farm in Gedling, and similarly high-quality exemplar developments will be sought throughout the Borough.

9.2.6 The Borough has some distinctive and locally valued landscapes, such as the 'Dumble Farmlands'. New development should have regard for the landscape in which it is located, for example, the important ridge lines surrounding parts of the main built up area of Nottingham.

9.2.7 Development should protect, conserve or, where appropriate, enhance landscape character, in line with the relevant Landscape Character Assessments. Particular regard will be had to the objective of protecting open countryside and historic landscapes, locating or siting development sensitively within the landscape, the likely impact of the scale of the development, the appropriateness of materials and detailed design, and the objective of preserving or enhancing biodiversity value.

### Monitoring Arrangements

Target	Indicator	Delivery
Zero appeals allowed for planning applications refused by council where contrary to adopted Design Code	Number of appeals dismissed for planning applications refused by council where contrary to adopted Design Code	Development Management Decisions

## **Policy GLDP 38 - Amenity**

**Planning permission will be granted for development proposals that do not have a significant adverse impact on the amenity of nearby residents or occupiers, taking into account potential mitigation measures. This will include consideration of the following issues:**

- a. overshadowing;**
- b. overbearing;**
- c. overlooking;**
- d. noise;**
- e. level of activity on site;**
- f. traffic;**
- g. residential visual amenity;**
- h. other forms of pollution;**
- i. impact on amenity space; and**
- j. impact on renewable energy generation.**

### **Justification**

9.3.1 In the majority of cases, the impact of schemes, especially small schemes such as residential extensions or changes of use, falls most on those residents and occupiers immediately adjacent to the proposed development. One of the key elements of the planning system is to ensure a good standard of amenity for all existing and future residents (NPPF paragraph 135).

9.3.2 This policy seeks to define more clearly what is meant by 'amenity' to provide certainty to developers and nearby residents and occupiers. While the policy seeks to ensure good living standards, this does not mean that there will be no impact; the extent of the impacts and whether they amount to the 'significant adverse impact' required by the policy will be a matter of professional judgement informed by consultations with experts from different disciplines and organisations as well as those residents and occupiers affected. Where there will be an impact on amenity, different scheme designs, conditions or other appropriate forms of mitigation will be considered to reduce the impact especially where this will bring the impact on amenity to a level which is considered acceptable to the decision maker.

9.3.3 The table below sets out each of the factors identified in the policy and sets out how it will be assessed and the potential mitigation measures or conditions that may be considered.

Impact	How Assessed	Potential Mitigation
Overshadowing	<p>The extent to which the height, bulk and position of a building will reduce the amount of light to nearby properties.</p> <p>Special consideration will be given to the reduction of light to the main habitable rooms of residential properties.</p>	<p>Scheme designs of different building heights and bulk or plot positions.</p> <p>Potential inclusion of areas of glazing.</p>
Overbearing	<p>The extent to which the height, bulk and position of a building will dominate nearby properties.</p>	<p>Scheme designs of different building heights and bulk or plot positions.</p> <p>Potential inclusion of screening.</p>
Overlooking	<p>The extent to which the height, topography, position of the building and position of windows will lead to the proposal offering views into neighbouring properties.</p> <p>Special consideration will be given to views into residential gardens and the main habitable rooms of residential properties.</p>	<p>Scheme designs of different height, position of the building or position of windows.</p> <p>Potential inclusion of screening or changes in topography.</p>
Noise	<p>The extent to which the normal activities expected on site and traffic movements will generate noise which may affect nearby properties.</p> <p>Special consideration will be given to noise affecting residential areas generated outside of normal business hours.</p>	<p>Conditions monitoring the level of noise or limiting the hours of activity.</p> <p>The inclusion of noise reduction measures such as screening, bunds or insulation.</p>
Level of activity on site	<p>The extent to which the operation of the site including comings and goings and movement with the site will result in disturbance to neighbouring properties or a change in the character of the area. This is in addition to any noise, traffic or other forms of pollution generated.</p> <p>Special consideration will be given to the impact of business/commercial uses within predominately residential areas.</p>	<p>Conditions monitoring the activities on site, alternative scheme designs which move areas of activity away from sensitive areas.</p>

Traffic	<p>The extent to which the vehicle movements generated by the proposed development above those already present in the area will create noise, pollution and change the character of the area.</p> <p>Special consideration will be given to additional traffic associated with business use created in residential areas.</p>	<p>Conditions monitoring vehicle movements associated with the proposal and/or limiting the operational hours.</p>
Residential Visual Amenity	<p>The extent to which the proximity, size and scale of a development will result in harm to living conditions and render a residential property an unattractive a place to live.</p>	<p>Scheme designs of different size, scale or plot positions.</p>
Other forms of pollution.	<p>The extent to which the nature, use or design of the proposal will lead to</p> <ul style="list-style-type: none"> <li>• Air pollution;</li> <li>• Water pollution;</li> <li>• Light pollution; and/or</li> <li>• Visual pollution.</li> </ul>	<p>Conditions or mechanism to control emissions from the site and the direction or timing of lighting.</p> <p>Scheme designs and layouts which ensure that entrances to sites and public facing aspects are free of clutter and other detracting features.</p>
Impact on amenity space	<p>The extent to which proposals will result in the loss of small scale open space within wider developed areas or render them unusable.</p>	<p>Alternative scheme designs and layouts which avoid the loss or harm; the provision of amenity space of an equivalent value in compensation.</p>
The impact on renewable energy generation	<p>The extent to which the height, bulk, position or orientation of buildings will affect the ability of any nearby solar panels or wind turbines to generate energy through overshadowing or affecting the direction and/or speed of prevailing winds.</p>	<p>Scheme designs of different building heights and bulk or plot positions.</p>

9.3.4 While the impacts of development during the construction phase can be acute they are generally short term, especially for smaller schemes, and can usually be managed effectively. For larger schemes the use of conditions on working hours, access for construction vehicles and dealing with waste will be considered. For large

schemes which often take a number of years to complete, such as large residential schemes, working groups made up of the developers and local residents will be encouraged to provide a two-way forum to raise and discuss issues.

### **Monitoring Arrangements**

No indicators.

# **Policy GLDP 39 - Residential Density**

**1. Planning permission will not be granted for proposals for residential development of less than 30 dwellings per hectare.**

**2. Exceptions to this are:**

- a. within or adjacent to Burton Joyce, Lambley, Ravenshead and Woodborough where planning permission will not be granted for residential development of less than 20 dwellings per hectare; and**
- b. within or adjacent to Bestwood Village, Calverton and Newstead where planning permission will not be granted for residential development of less than 25 dwellings per hectare; and**
- c. locations where there is convincing evidence of a need for a different figure.**

**3. Residential developments with higher densities will be supported provided that this reflects local characteristics and does not harm the character of the area.**

## **Justification**

9.4.1 The density of residential development is one of the key components of ensuring that new homes are in keeping with the existing character of an area. Previous density policy was based on Planning Policy Statement 3 which set out a national indicative the use of minimum density standards. For city and town centres and other locations that are well served by public transport the standards should seek a significant uplift in the average density of residential development within these areas. For other parts of the plan area, the NPPF states that it may be appropriate to set out a range of densities that reflect the accessibility and potential of different areas, rather than one broad density range.

9.4.2 Gedling Borough has a mix of densities ranging from high density development in the urban areas and former coal mining villages to low density villages where openness is a key characteristic. As such it is considered that imposing a single density would not be appropriate. Equally, not providing a density figure and leaving density to be determined on a case by case basis would not provide clarity or certainty.

9.4.3 To ensure that residential development achieves an efficient use of land, a minimum density will be identified for different areas. The policy, however, allows for higher densities provided this reflects local characteristics and does not harm local character. Where higher densities are proposed and will not reflect local characteristics, a balanced decision will be required taking account of the need for higher densities in order to deliver wider public benefits (e.g. where higher densities are required to deliver a return sufficient to make the redevelopment of a brownfield site viable).

9.4.4 It is considered that 30 dwellings per hectare represents a reasonable density for the majority of the Borough, especially within or adjacent to the urban areas which, in accordance with Policy GLDP 13, is where most development is being focused. The villages and Key Settlements in Gedling Borough vary in character and two different minimum densities have been included in the policy to reflect this. A density of 25 dwellings per hectare is considered appropriate for the character of Bestwood Village, Calverton and Newstead. A density of 20 dwellings per hectare is considered appropriate for the character of Ravenshead and Burton Joyce, as well as reflecting the existing historic character of Lambley and Woodborough. In other locations the previous national minimum density of 30 dwellings per hectare will apply. The application of this density is considered sufficiently flexible to account for areas where it may not be appropriate.

9.4.5 While the density figures in the policy are considered to be appropriate and reflect the character of different areas there will be circumstances when these will be inappropriate. This includes:

- within the washed over villages of Linby, Papplewick and Stoke Bardolph where appropriate density will need to be judged on the basis of limited infilling;
- within or close to heritage assets such as Conservation Areas or Listed Buildings where density will need to ensure that the significance of the asset is conserved and/or enhanced; and
- where characteristics are of a localised nature (e.g. a single street).

9.4.6 Where a density lower than the policy requirement is proposed, evidence will need to be provided to justify the density proposed. In certain areas, such as parts of Ravenshead, Woodborough and the Mapperley Plains area, proposals of too high a density would conflict with local characteristics. While it is not possible to set a maximum density, consideration will need to be given to whether proposals would harm the character of areas.

9.4.7 The way that density is calculated will be important to the implementation of this policy and achieving the required densities. Density will be calculated using the number of dwellings on site divided by the site area. In establishing the site area, land uses such as private gardens, car parking, access roads within the site and open space required by policy (such as children's play areas) will be included; sustainable drainage schemes which form part of the open space requirement will also be included. The following will be excluded:

- major distributor roads and other strategic transport facilities (i.e. park and rides);
- education facilities;
- designated shopping centres (i.e. local centres);
- open spaces serving a wider area;
- SuDS schemes that do not contribute to the open space requirement; and
- significant landscape buffers.

## **Monitoring Arrangements**

Target	Indicator	Delivery
Main built up area = no less than 30 dwellings per hectare Burton Joyce, Lambley, Ravenshead and Woodborough = no less than 20 dwellings per hectare Bestwood Village, Calverton and Newstead = no less than 25 dwellings per hectare	Density of new major housing developments	Development Management Decisions

# Policy GLDP 40 - Residential Gardens

**1. Development involving the loss of residential gardens will not be permitted unless:**

- a. the development proposal would represent a more efficient use of land at a location where higher densities are appropriate; or**
- b. the development proposal would result in a significant improvement to the urban design of an area; or**
- c. the development proposal is an extension to an existing residential building and would retain an adequate area of functional garden.**

**2. In all cases, any development of residential garden land should not result in harm to the character and appearance of an area. Development involving front gardens should ensure that the character of the streetscene is not harmed and that appropriate boundary treatments and planting are retained.**

## **Justification**

9.5.1 The development of residential garden land has been a source of much housing in Gedling Borough over the last few years. Since April 2011, 9% of the new homes built in the Borough have been on residential garden land. The development of residential garden land has not been evenly distributed and certain areas, such as Ravenshead and Mapperley Plains, have experienced more of this type of development.

9.5.2 The development of residential garden land has the benefit of providing new homes without the need for changes to the Green Belt and in locations that are often close to existing services and facilities. However, the loss of residential garden land to housing can lead to changes in the character of areas, pressure on local infrastructure and an increase in the risk of flooding from surface water runoff.

9.5.3 Paragraph 75 of the NPPF enables local planning authorities to consider whether policies resisting the inappropriate development of residential gardens are justified. Given the issues arising from the loss of residential garden land listed above, the lack of specific policies in the NPPF and the concerns expressed about this type of development by a number of local residents, it is considered necessary to do so in Gedling Borough.

9.5.4 This policy has been drafted in such a way so as to give the flexibility to allow the development of residential garden land in certain circumstances. Policy GLDP 39 on residential density acts as a guide as to where higher densities are appropriate, although a decision will have to be made on a case by case basis. It is likely that higher densities will be appropriate in the majority of the main built up areas of Arnold and Carlton and less appropriate in the villages of Bestwood Village, Burton Joyce, Calverton, Lambley, Newstead, Ravenshead (especially the area between Sheepwalk Lane/Longdale Lane and Mansfield Road) and Woodborough. The villages of Linby, Papplewick and Stoke Bardolph are also likely to be unsuitable for higher densities. These villages are washed over by the Green Belt. This means that

only 'limited infilling' (see Policy GLDP 18) is permitted. Where the development of residential gardens is acceptable in principle it should not be done in such a way so as to cause harm to the area.

### Monitoring Arrangements

Target	Indicator	Delivery
No target	Number of homes built on residential garden land	Development Management Decisions



## **Chapter 10: Housing Mix**

### **Introduction**

10.1.1 Paragraph 61 of the NPPF states it is important that a sufficient amount and variety of land can come forward where it is needed and that the needs of groups with specific housing requirements are addressed. Paragraph 63 states within this context of establishing need, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies.

10.1.2 Policy 12 Spatial Strategy sets a strategy of urban concentration for housing development. The Gedling Local Development Plan allocates both strategic and non-strategic sites in and adjoining the existing main built up area of Nottingham, the Key Settlements of Bestwood Village, Calverton and Ravenshead and the other villages.

10.1.3 The Council is committed to bringing empty properties back into use, which accords with paragraph 125 of the NPPF. The Council is doing this by identifying long term empty dwellings and then working with owners to bring them back into use or, where necessary, taking enforcement action. In 2024, the Council implemented changes to the collection of Council Tax and introduced an additional premium charge for long term empty properties.

10.1.4 The Gedling Local Development Plan sets out policies that guide the nature of new homes in the Borough. This includes affordable housing provision and ensuring a range of different types of homes including specialist accommodation, work-live units and self build and custom homes. It also provides policy guidance for housing development on unallocated sites and for extensions to dwellings that are not located within the Green Belt.

10.1.5 The policies for housing are:

- GLDP Policy 41: Housing Size, Mix and Choice
- GLDP Policy 42: Affordable Housing
- GLDP Policy 43: Gypsy, Travellers and Travelling Showpeople
- GLDP Policy 44: Specialist Accommodation
- GLDP Policy 45: Housing Development on Unallocated Sites
- GLDP Policy 46: Live Work Units
- GLDP Policy 47: Self build and Custom Homes

- GLDP Policy 48: Extensions to Dwellings Not in the Green Belt

## **Policy GLDP 41 - Housing Size, Mix and Choice**

- 1. Residential development should maintain, provide and contribute to a mix of housing tenures, types and sizes in order to create sustainable, inclusive and mixed communities. All residential developments should contain adequate internal living space as set out in the Nationally Described Space Standard.**
- 2. There should be consideration of the needs and demands of the elderly and people with disabilities as part of overall housing mix, as evidenced in the Greater Nottingham and Ashfield Housing Needs Assessment, in particular in areas where there is a significant degree of under occupation and an ageing population. Provision should be made for the needs of the elderly and disabled, including through provision of bungalows and suitable flatted accommodation as appropriate.**
- 3. In order to meet the needs of residents and to deliver dwellings which are capable of meeting peoples' changing circumstances over their lifetime, all dwellings should comply with requirement M4(2) of the Building Regulations regarding accessible and adaptable dwellings where viable and technically feasible.**
- 4. The appropriate mix of house size, type, tenure and density within housing development will be informed by:**
  - a) evidence and recommendations contained within the Greater Nottingham and Ashfield Housing Needs Assessment (and any subsequent updates);**
  - b) the Council's Housing Strategy;**
  - c) local demographic context and trends;**
  - d) local evidence of housing need and demand;**
  - e) area character, site specific issues and design considerations; and**
  - f) the existing or proposed accessibility of a location by walking, cycling and public transport.**
- 5. Planning permission will not be granted for development, including changes of use and / or the erection of buildings to create new Houses in Multiple Occupation (HMOs), if it would undermine the objective of maintaining balanced, inclusive and mixed communities.**

- 6. Build to Rent schemes will be supported in appropriate locations. Appropriateness will be determined by proximity to the main urban area and Arnold town centre or public transport corridors and interchanges. Strategic allocations may also be considered appropriate locations.**

## **Justification**

### Housing mix

10.2.1 It is important that the right mix of housing is developed across the Borough over the forthcoming years. Both nationally and locally, average household sizes have decreased significantly whilst the general population has risen. The reduction of the average size of households has led to the under-occupation of properties, especially within more affluent suburbs and within rural areas. In addition, improving the quality of housing conditions and design can have substantial impacts on reducing health inequalities. Residential development should provide a satisfactory environment for occupants and will be expected to meet the Government's Nationally Described Space Standard unless there is clear evidence to demonstrate that this would not be viable or technically feasible and that a satisfactory standard of accommodation can still be achieved.

10.2.2 The median house prices in Gedling is £235,000 which is below the national median and neighbouring authority Rushcliffe, but relatively higher than the neighbouring authorities of Nottingham City and Ashfield. House price trends in the Borough over the last twenty years were generally below the regional and national trends.

10.2.3 Housing affordability estimates are calculated by dividing house prices by annual earnings to create a ratio. In 2022 entry level house prices in Gedling were 7.2 times lower quartile earnings. This points to barriers for households and younger households, in particular, being able to afford to own a home.

10.2.4 Whilst households are projected to continue to get smaller, and the population will on average be getting older, a significant amount of existing family housing will not become available for new households as elderly residents often choose to remain within existing houses for a variety of reasons. The 2011 Census data showed that both the suburbs and the more rural parts have high degrees of under-occupation within the existing dwelling stock. The 2021 Census showed that the number of under-occupied homes increased. It is therefore important that new developments provide a range of types of housing, including housing likely to be attractive to older persons.

10.2.5 The 2021 Census shows that the proportion of households across Greater Nottingham where at least one person has a disability is slightly higher than the national average. For Gedling the proportion of people with mobility problems is expected to rise by over 30% over the plan period and the assessment estimated a need for more than 500 wheelchair user homes. The projected change shown in the number of people with disabilities provides clear evidence for justifying delivering 'accessible and adaptable' homes as defined in Part M4(2) of Building Regulations,

subject to viability and site suitability. All new homes should be built to the M4(2) standard unless demonstrated that it would not be viable or technically feasible to do so, or unless complying instead with either standard M4(3)(a) or M4(3)(b) of the Building Regulations.

10.2.6 The table below sets out the proportion of housing types across respective tenures at the time of the Census 2021.

<b>Housing Type</b>	<b>1 bed</b>	<b>2 bed</b>	<b>3 bed</b>	<b>4 bed</b>
Owner occupied	1%	19%	53%	27%
Private rented	12%	46%	36%	6%
Affordable (rented)	34%	29%	34%	3%
All dwellings	6%	25%	48%	21%

The Greater Nottingham and Ashfield Housing Needs Assessment, 2024, provides the following housing mix:

	<b>1 bed</b>	<b>2 bed</b>	<b>3 bed</b>	<b>4 bed</b>
Market	10%	36%	40%	14%
Affordable Home Ownership	18%	45%	30%	7%
Affordable (rented)	34%	35%	26%	5%

Source: Data extracted from the Greater Nottingham and Ashfield Housing Needs Assessment 2024.

10.2.7 In the market sector the greatest bedroom size need is for 3 bedrooms, closely followed by 2 bedrooms. There will be instances where adjustments should be applied according to the local profile of housing, the character of the local area, the sustainability credentials of the site and the viability of providing a particular mix of housing. The housing submarket recommendations contained within the report could therefore also be a consideration in determining mix. The mix referred to in the table above should however be used as the starting point.

10.2.8 A mix of residential accommodation should be maintained within neighbourhoods to ensure that they do not become imbalanced. Houses in Multiple Occupation (HMOs) can create a high population turnover which in some circumstances leads to issues of antisocial behaviour and issues with parking and waste collection including fly tipping. Growth in HMOs within an area can also inhibit the availability and supply of homes for other groups within the population, such as families. This is particularly the case where larger homes are converted into HMOs.

#### Build to Rent

10.2.9 The PPG on Build to Rent states that authorities should specify the circumstances and locations where Build to Rent schemes would be encouraged. Suitable areas within the Plan area are considered to be in close proximity to transport nodes in and around Arnold and Carlton. Elsewhere opportunities would also be encouraged on the main arterial routes into and on the borders of Nottingham City.

## Monitoring Arrangements

Targets	Indicators	Delivery
Maintain an appropriate mix of house type, size and tenure	Completions by dwelling size and type	Development Management Decisions

## **Policy GLDP 42 - Affordable Housing**

- 1. New affordable housing should be delivered on site and integrated with market housing unless exceptional circumstances justify an alternative approach. Where it can be robustly justified, off-site provision or a financial contribution will be accepted.**
- 2. New residential developments including conversions should provide for a proportion of affordable housing on all sites of 10 dwellings or more or 0.5 hectares or more. The proportions of affordable housing which the Borough Council will seek to secure on developments outside of the Green Belt is 20% or 30% depending on location as shown in Appendix E unless a lower proportion is justified on viability evidence. In Green Belt locations under the Golden Rules a higher requirement of 35% or 40% respectively will be sought.**
- 3. The Council will seek an affordable housing tenure mix of 75% affordable housing for rent and 25% affordable home ownership. Social rent is the preferred type of rented product and should make up the bulk of the affordable provision. The remaining proportions of affordable rent, First Homes and shared ownership will be considered against local need and viability.**

### **Justification**

10.3.1 Affordable housing, as defined by the NPPF, is housing for sale or rent for people whose needs are not met by the market. Government guidance indicates that affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision. Affordable housing need should be met on-site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified.

10.3.2 It is acknowledged that the requirements for affordable housing will not always be viable. If the viability of a site is an issue, and a robust independent viability assessment based upon prevailing valuation principles evidences this and is accepted by the local authority, then lower proportions of affordable housing will be considered. Any available funding to support the affordable housing provision at the policy position should be included in any appraisal. If a lower level of affordable housing provision is agreed, then a clawback clause will be required on larger sites. In order to meet identified need, it is important to plan for the delivery of affordable housing. The Greater Nottingham and Ashfield Housing Needs Assessment 2020 and Update 2024 identifies the level of affordable housing need based upon current and future projections and the development targets. It assesses the need for rented products and affordable home ownership separately.

10.3.3 The assessment identifies a need for 514 rented affordable homes per annum within the Borough. The need for rented homes is significantly higher than when the last housing needs assessment for the 2014 Core Strategies (Part 1 Local Plans) was undertaken. The principal reason for this is due to the supply of relets of rented accommodation being much lower due to Right to Buy.

10.3.4 There is a relatively high level of affordable housing need per annum in comparison to overall annual housing need. However, the affordable housing need figures and overall housing need figures should not be compared directly as part of the calculation into affordable housing need is also factored into the overall housing need calculation.

10.3.5 There is not an identified overall need for affordable home ownership products, as the assessment identifies a surplus of 17 affordable home ownership products per year. This lack of identified need does not preclude authorities from requiring affordable home ownership products as part of the affordable housing mix on sites, and the NPPF (2024) gives a clear direction that major development involving the provision of housing should expect a mix of affordable housing across Social Rent, other affordable housing for rent and affordable home ownership tenures. The Housing Needs Assessments recommend that shared ownership is the most appropriate type of affordable home ownership product, as it is likely to be suitable for households where affordability is more marginal by having the advantage of a low deposit and subsidised rent. Other affordable home ownership products should only be proposed where the proportion of affordable housing proposed exceeds the requirement, there is evidence local need is contrary to the above or site viability.

10.3.6 The table in the justification to Policy GLDP 41 sets out the expected affordable housing tenure mixes. Where there is scope for flexibility in respect of tenure within the provisions of the policy for each authority, or an alternative mix is proposed, then this will need to be justified based on Government policy, evidence of affordable housing need, the existing tenure mix within the local area and site viability.

10.3.7 The expectation is that affordable housing provision should be met on-site unless off-site provision or an appropriate financial contribution in lieu can be robustly justified, and the agreed approach contributes to the objective of creating mixed and balanced communities.

10.3.8 The affordable housing requirement for developments outside of the Green Belt is based on plan wide viability and housing need. The plan wide viability analysed average residential sales within Greater Nottingham which resulted in two distinct value zones for Gedling (see **Appendix E**). The lower value zone includes wards: Bestwood St. Albans, Calverton, Carlton, Carlton Hill, Cavendish, Colwick, Coppice, Daybrook, Ernehale, Gedling, Netherfield, Phoenix, Porchester and Redhill. The higher value zone includes the remaining wards of: Dumbles, Newstead Abbey, Plains, Trent Valley and Woodthorpe. The lower value areas have an affordable requirement of 20% with the higher value areas 30%. It is acknowledged in some cases this level of provision may make development unviable and a lower requirement would need to be fully justified by evidence.

10.3.9 For major developments within the Green Belt, paragraph 67 of the NPPF requires the provision of affordable housing to be set at a higher level than would otherwise apply to land not within the Green Belt and requires at least 50% of the housing to be affordable, unless this would make the development of the site unviable. This has been considered in the Plan Wide Viability study which has recommended that a requirement of 35% in low and 40% high value zones be provided, as shown in Appendix E. For certain housing allocations that are being removed from the Green Belt a site specific affordable housing target has been recommended as set out in GLDP 70.

10.3.10 In terms of number of bedrooms, the Housing Needs Assessment found for Gedling that the greatest bedroom size need in the affordable sector skews towards smaller properties. In the affordable home ownership sector, the greatest need is for 2 bedrooms followed by 3 bedrooms, and in the affordable rented sector the greatest need is for 1 to 2 bedroom properties.

### Monitoring Arrangements

Targets	Indicators	Delivery
Delivery of affordable homes	Affordable housing completions by tenure	Development Management Decisions S106 agreements

# **Policy GLDP 43 - Gypsies, Travellers and Travelling Showpeople**

- 1. An existing Travelling Showpeople yard comprising four plots at Rigg Lane, Blidworth, is allocated as a Travelling Showpeople site to accommodate an additional four plots, as shown on the Policies Map.**
  
- 2. In the case of speculative proposals and where there is identified need, the following criteria will be used as part of creating sustainable and mixed communities. Planning permission will be granted for the development of land as a Gypsy and Traveller caravan or Travelling Showpeople site where all of the following criteria are satisfied:**
  - a. the site and its proposed use should not conflict with other policies relating to issues such as Green Belt, flood risk, contamination, landscape character, protection of the natural, built and historic environment or agricultural land quality;**
  - b. the site should be located within reasonable travelling distance of a settlement which offers local services and community facilities, including a primary school;**
  - c. the site should enable safe and convenient pedestrian and vehicle access to and from the public highway, and adequate space for vehicle parking, turning and servicing;**
  - d. the site should be served, or be capable of being served, by adequate mains water and sewerage connections; and**
  - e. the development of the site and the subsequent use should not have any unacceptable adverse impact on the amenities of occupiers of nearby properties or the appearance or character of the area in which it would be situated.**
  
- 3. Existing permanent provision will also be safeguarded from alternative development**

## **Justification**

10.4.1 Planning Policy for Traveller Sites, (PPTS - updated 2024) sets out the Government's planning policy for traveller sites and should be read in conjunction with the NPPF. These documents require councils to prepare assessments of local need based on robust evidence and then set targets for new pitches and plots

10.4.2 The Gedling Borough Council Gypsy and Traveller Accommodation Assessment, 2025 (GTAA) identifies accommodation need between 2025 and 2043.

10.4.3 In relation to Gypsies and Travellers, three need figures were included in the earlier 2016 study: first, one based on the ethnic identity definition (i.e. all those who 'identify' as travellers regardless of whether they have ceased to travel); second, based on the needs of families who have not permanently ceased to travel (i.e. based on the PPTS 2015 definition); and third, based on the 'travel to work' interpretation of PPTS 2015. However, government policy has reverted to the definition of Gypsies and Travellers adopted in 2012 for plan and decision making. Accordingly, this plan uses the ethnic identity definition figures which has a Gypsy and Traveller requirement of one pitch and a Travelling Showpeople accommodation need of eight plots to 2043.

10.4.4 An existing site at Rigg Lane, Blidworth, has an established use as a Travelling Showpeople site accommodating four plots. The site is allocated for occupation by Travelling Showpeople to accommodate a further four plots in order to meet need up to 2043 in full. There is one known authorised Gypsy and Traveller site within the borough, comprising a single pitch for one household. The extent of existing and new provision of pitches and plots and stopping places will be kept under review.

**Monitoring Arrangements**

<b>Target</b>	<b>Indicator</b>	<b>Delivery</b>
Meet the needs of Gypsies, Travellers and Travelling Showpeople	Number of traveller plots / pitches allocated and granted planning permission	Development Management decisions

## **Policy GLDP 44 - Specialist Accommodation**

**Planning permission will be granted for specialist accommodation provided:**

- a. the proposal is located in an existing residential area, close to good public transport routes, shops, community facilities and open space appropriate to the needs of the occupiers; and**
- b. the proposal would not result in an over concentration of similar uses in any one area, leading to a significant adverse impact on the character of the area; and**
- c. a satisfactory residential environment can be achieved for the benefit of the intended occupants without detriment to the amenity of the adjoining dwellings**

### **Justification**

10.5.1 The term 'specialist accommodation' is used to refer to the range of housing options built to assist people, such as looked after children, older people, and people with disabilities. A variety of different specialist housing for people exists such as Extra Care Housing, Retirement Housing and Sheltered Housing.

10.5.2 According to the 2021 Census, 21.6% of Gedling's population were people aged over 65, across a total population of 117,300 residents. This figure is expected to increase by 32% up to 2041 across the Greater Nottingham region. The population living with dementia is expected to rise by over 40% over the same time period. As people get older, their housing needs change, particularly older people are more likely to have a disability. Specialist accommodation may be most suited for those looking to downsize from family housing and the full range of retirement and specialised housing is needed for those with support or care requirements.

10.5.3 Other groups of people have different needs and may need to live in specialised accommodation with support or care provision. As of 2023, the number of adults with learning disabilities is 2,413 and expected to increase to 2,727 by 2041. Similarly, the number of adults with autism is 951 and expected to increase by 14%.

10.5.4 Specialist accommodation should be located in existing residential areas which are well served by local facilities, as the distances which people in residential care can travel is often limited. Such locations will also help to ensure that staff and visitors to the premises do not have to travel long distances.

10.5.5 The types of properties which are normally considered to be the most appropriate for conversion to specialist accommodation are often located in areas where such uses are already common (due to the size of property and the plot in which it stands). An over concentration of such uses can materially change the character of an area and therefore new specialist accommodation should be well distributed throughout the existing residential area.

## Monitoring Arrangements

Target	Indicator	Delivery
No target	Number of planning permissions for specialist accommodation	Development management decisions

# **Policy GLDP 45 - Housing Development on Unallocated Sites**

## **New Build**

**1. Planning permission will be granted for residential development on unallocated sites that are not within the Green Belt provided:**

- a. the proposal is of a high standard of design and does not adversely affect the area by reason of its scale, bulk, form, layout or materials; and**
- b. the proposal would not result in the loss of buildings or other features including open space which make an important contribution to the appearance of the area; and**
- c. the proposal would not cause a significant adverse impact on the amenity of nearby residents and occupiers; and**
- d. appropriate provision for parking is made.**

## **Conversion and Change of Use to Residential**

**2. Planning permission will be granted for the conversion and change of use of non-residential buildings to residential use within the existing main built up area of Nottingham, the Key Settlements of Bestwood Village, Calverton and Ravenshead and the other villages provided:**

- a. all homes are self contained with independent access arrangements; and**
- b. the proposal would not cause a significant adverse impact on the amenity of nearby residents and occupiers; and**
- c. appropriate provision for parking is made.**

## **Justification**

10.6.1 There will be opportunities for new residential development on sites which are not allocated in this plan and it is important to ensure that new housing development does not adversely affect the appearance of the area.

10.6.2 The conversion of houses into flats and the change of use of non-residential buildings to residential use can help to provide a range and variety of new homes. As set out in the Gedling Housing Delivery Action Plan (2024), and in accordance with paragraph 125(d) of the NPPF, the Borough Council is committed to bringing empty houses and buildings back into use. There are certain types of buildings typically associated with changes of use to residential or conversion e.g. pubs, offices and vacant care homes. In recognition of its importance and so as to encourage this type of development, the Council may allow lower parking standards in certain circumstances where it is considered appropriate (for example near public transport corridors or near to shopping centres). Guidance related to parking standards is included in **Appendix F**.

10.6.3 Policy GLDP 37 seeks to protect existing buildings or other features including open space which make an important contribution to the appearance of the area. Small areas of open space, which may not otherwise be protected, often contribute to the character of an area by virtue of views into and out of an area, or by creating a sense of place. Similarly, existing buildings may make an important contribution to the street scene. For this reason, careful consideration will be given to the impact a development would have on the character of an area by the loss of important open space.

10.6.4 There are certain areas which are protected from residential development. Employment sites identified in this plan are protected from residential development under Policy GLDP 50. Policy related to development on residential garden land is included in Policy GLDP 40. Development (including residential development) within the Green Belt is covered by the NPPF and Green Belt policies in this plan. Infill development within the Green Belt villages of Linby, Papplewick and Stoke Bardolph is covered by Policy GLDP 18.

### Monitoring Arrangements

Target	Indicator	Delivery
Delivery of 1,920 homes on unallocated sites by 2043	New housing development on unallocated sites	Development management decisions

## Policy GLDP 46 - Live Work Units

Planning permission will be granted for live work units (including the conversion and change of use of buildings to live work units), provided the following criteria are met:

- a. the development is in an appropriate location;
- b. it accords with Green Belt policy;
- c. it is of a high standard of design and does not adversely affect the area by reason of its scale, bulk, form, layout or materials;
- d. it would not cause a significant adverse impact on the amenity of nearby residents or occupiers; and
- e. there is no significant adverse impact on highway safety and appropriate provision for parking is made.

### Justification

10.7.1 Live work units are ideal for people who want to work from home but prefer a separate work space. This can mean some combination of residential, workspace, commercial, office or other land uses.

10.7.2 Paragraph 86 (e) of the NPPF requires local planning authorities to facilitate flexible working practices such as the integration of residential and commercial uses within the same unit. Advances in technology and post Covid-19 pandemic have enabled more people to work from home which is encouraged and supported by this policy.

10.7.3 Any proposals for live work units within residential areas and close to good public transport routes are appropriate. Small scale employment uses such as offices are appropriate provided, they do not cause a significant adverse impact on the amenity of nearby occupiers. Consideration should be taken into account of any highway issues including highway safety for residents and, if applicable, customers and deliveries.

10.7.4 Policy guidance on homes for rural workers in the Green Belt, which may also include a live work element, is included in Policy GLDP 19 of the plan.

### Monitoring Arrangements

Target	Indicator	Delivery
No target	Number of planning permissions for live work unit	Development management decisions

# Policy GLDP 47 - Self Build and Custom Homes

1. Planning permission will be granted for self build and custom homes, provided the following criteria are met:

- a. the development is in an appropriate location;
- b. it accords with Green Belt policy;
- c. it is of a high standard of design and does not adversely affect the area by reason of its scale, bulk, form, layout or materials
- d. it would not cause a significant adverse impact on the amenity of nearby residents or occupiers; and e. there is no significant adverse impact on highway safety and appropriate provision for parking is made.

2. On large sites, the Borough Council will seek an appropriate percentage of the dwellings provided for self-build and custom build plots

## Justification

10.8.1 Self-build housing is when an individual directly organises the design and construction of their new home. Custom build housing is defined as when an individual commissions a builder to help to deliver their own home.

10.8.2 The NPPF requires local planning authorities to identify local demand for people who want to build their own homes and make provision in their local plans. The Government wants to increase the capacity and diversity of the house building industry and build more quality new homes faster. The self build and custom sector can play a key role in achieving this through the Government's new 'Right to Build' policy. The Self Build and Custom Housebuilding Act 2015 places a duty on local planning authorities to keep a register of individuals and community groups who have expressed an interest in bringing forward self build and custom build projects. The Act also requires that local planning authorities have regard to the level of demand shown on the local register. The local register for Gedling Borough is available on the Council's web site.

## Monitoring Arrangements

Target	Indicator	Delivery
Delivery of self build and custom homes	Planning permissions granted for self build and custom homes	Development management decisions

# **Policy GLDP 48 - Extensions to Dwellings Not in the Green Belt**

Within the existing main built up area of Nottingham, the Key Settlements of Bestwood Village, Calverton and Ravenshead and the other villages of Burton Joyce, Lambley, Newstead and Woodborough, planning permission will be granted for extensions or alterations to dwellings provided:-

- a. the appearance of the proposal is in keeping with surrounding character in terms of height, built form and general design;
- b. the proposal conserves any historic significance the building may have; and the proposal would not cause a significant adverse impact on the amenity of nearby occupiers.

## **Justification**

10.9.1 Extensions to domestic properties make up the vast majority of planning applications received by the Borough Council. The combined impact they have on an area is therefore significant. While extensions to domestic properties are generally acceptable, they should always be designed to respect the character of the building to which they are to be added and the surrounding area.

10.9.2 Not all extensions require planning permission, as certain alterations are covered by permitted development rights. Applicants are advised to check with the Borough Council for information regarding extensions prior to undertaking work.

10.9.3 Extensions to buildings within the Green Belt, including the villages of Linby, Papplewick and Stoke Bardolph, are covered by the NPPF and Policy GLDP 16.

## **Monitoring Arrangements**

No indicators.



## **Chapter 11: Employment**

### **Introduction**

11.1.1 Paragraph 85 of the NPPF states planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. The Gedling Economic Growth Framework (2025) notes that the business environment in Gedling is a key strength with the Borough outperforming regional and national averages in business survival rates across all stages.

11.1.2 At the time of writing there are over 3,500 businesses within Gedling Borough (NOMIS Labour Market Profile). The Borough has a higher proportion of micro businesses (0-9 employees) than the regional average. The proportion of large firms (250 + employees) is slightly higher than the regional average. There are a number of important companies located in Gedling Borough including Hillary's Blinds, John Lewis and Ibstock Brick Ltd, the latter of which is one of the most important brick suppliers in the UK. Construction dominates the local business profile comprising 20.1% of businesses well above the national average of 14%. Gedling Borough's workforce is well-qualified with 47.8% of residents holding Level 4+ qualifications higher than regional and national averages. However, the Gedling Economic Growth Framework notes that Gedling Borough is underrepresented in high value sectors such as information and communication and professional, scientific.

11.1.3 Unemployment rates tend to be lower than the East Midlands and economic activity rates higher. However, there are areas within the Gedling Borough where unemployment is significantly above the national average such as Netherfield, Daybrook, Bestwood St Albans and Cavendish wards. Job density (defined as the number of jobs in an area divided by its resident population) is low at 0.54 (NOMIS) and far lower than the East Midlands (0.8) and England (0.88). Many residents work in Nottingham City which is a regional centre and highly accessible, However, there is gap in available jobs relative to the working age population.

11.1.4 Policy GLDP 49 seeks to strengthen and diversify the local economy by providing for a range of suitable sites and placing emphasis on providing for a knowledge and science based economy.

11.1.5 Other policies relating to employment are:

- Policy GLDP 50 - Retention of Employment and Employment Uses
- Policy GLDP 51 - Employment Development on Unallocated Sites
- Policy GLDP 52 - Expansion of Existing Employment Uses Not in the Green Belt
- Policy GLDP 53 - Agricultural and Rural Diversification
- Policy GLDP 54 - Local Labour Agreements

# **Policy GLDP 49 - Employment Provision and Economic Development**

- 1. Between 2025 to 2043, the economy of the Plan Area will be strengthened and diversified. This will be achieved by:**
  - a. providing a range of suitable sites for new employment that are attractive to the market especially in terms of accessibility, including to the labour force, by non-car modes of transport, environmental quality and size,**
  - b. placing a particular emphasis on development falling within Use Class E(g(i)-(ii) (secured by condition) as part of providing for a science and knowledge-based economy. A minimum of 10,500 square metres for new office (Use Class E(g)(i)) and research & development purposes (Use Class E(g)(ii)) will be provided.**
  - c. Proposals for office development of an appropriate scale in Arnold town centre and Carlton local centre will be supported.**
  - d. Provision is made for a minimum of 24 hectares (2025 to 2043) of industrial and warehousing space (E(g)(iii), B2 and B8) secured by condition to be identified.**
  - e. promoting new economic development in or adjoining the main built up area of Nottingham including:**
    - i. Land off Lime Lane 7 hectares industrial /warehousing (E(g)(iii) and B8) and 3,000 sq. m office floorspace**
    - ii. Teal Close Extension 7 hectares industrial / warehousing (E(g)(iii) and B8) and 3,000 sqm office floorspace**
    - iii. Gedling Colliery (4.5 hectares mixed employment uses)**
  - f. Promoting new economic development in or adjoining Hucknall Sub-Regional Centre**
    - i. Top Wighay Farm 4.5 hectares remaining for industrial/warehousing (E(g)(iii) and B8) and 4,500 sqm of office floorspace**
  - g. Promoting new economic development within the Key**

## **Settlement of Calverton**

- i. Hill Crest Park (1 hectare, industrial / warehousing)**
- 2. Economic development of an appropriate scale to diversify and support the rural economy will be encouraged.**
- 3. Existing employment sites and allocations will be managed to cater for the full range of employment uses by:**
  - a. ensuring the allocations most attractive to the employment market remain available for employment uses;**
  - b. retaining good quality existing employment sites (including strategic employment areas) that are an important source of jobs, and sites that support less-skilled jobs in and near deprived areas, or have the potential to provide start up or grow-on space;**
  - c. considering the release of sites that do not meet criteria (a) and (b); and**
  - d. working with partners and using planning obligations to provide appropriate employment and training opportunities to assist residents in accessing new jobs.**

## **Justification**

11.2.1 The local economy has experienced a contraction in traditional employment over recent decades and conversely a growth in service-based employment. The strategy of successive plans has been to strengthen and diversify the local economy and given that the trends towards a more service-based economy are anticipated to continue, this approach remains valid for this Plan. The impacts of the Covid 19 Pandemic add additional impetus for the Plan to help drive economic recovery particularly in the short and medium terms and over the Plan period.

11.2.2 The Nottingham Core and Outer Housing Market Area Employment Land Study 2021 (ELS) prepared by Lichfields estimates an increase of approximately 58,600 jobs (2018 to 2038) in Greater Nottingham. Broxtowe Borough, Gedling Borough, Nottingham City and Rushcliffe Borough commissioned Lichfields to review and update the ELS 2021 and have prepared two reports – the Gedling Employment Land Needs Study Update 2026 (GELNS Update 2026) and the Greater Nottingham Employment Land Needs Study Update 2026. These refreshed forecasts indicate a more optimistic level of jobs would be created for all the authorities in comparison to

the earlier forecasts. These new jobs are required not only to support increased numbers of workers, but to facilitate the shift from traditional manufacturing sectors, where employment is expected to fall to a more knowledge-based economy. Parts of Gedling Borough also experiences significant problems of unemployment and low economic activity amongst its population when compared to the national average, together with a relatively low skill base. Addressing these issues by providing employment and training opportunities is a key priority. More jobs may also facilitate less out-commuting from Gedling Borough providing sustainability benefits.

11.2.3 Whilst planning can most directly influence office, industrial and warehousing jobs (Class E (g), B2 and B8 Use Classes), it is important to recognise that the majority of jobs created are not within traditional employment uses. Offices, manufacturing and warehousing account for around a third of new job growth in the Greater Nottingham area with the remaining two thirds primarily in other sectors such as retail, health and education. However, office and manufacturing sectors are vital to the local economy. When making planning decisions, regard will be given to all uses which generate employment, such as retail, health, education and civic / science-based institutions. Encouragement, where appropriate, will also be given to uses (such as crèches or day nurseries) that support or do not conflict with the main use of an employment site.

11.2.4 The Derby Derbyshire Nottingham Nottinghamshire (D2N2) Local Enterprise Partnership (LEP) has been incorporated into the East Midlands Combined County Authority (EMCCA) as of 2024. EMCCA has published the East Midlands Economic Growth Plan 2025 – 2035 which seeks to deliver £13 billion more in the local economy, over 100,000 new homes, 60,000 more people in work, 210,000 people with skilled qualifications and £2 billion plus investment in new and improved transport infrastructure.

11.2.5 In promoting sustainable and coordinated economic growth across local authority areas, it will be important for the Council to work collaboratively with the East Midlands Combined County Authority to enable the delivery of strategic planning priorities.

11.2.6 A range of suitable sites for new office- based development and industry and warehousing will need to be provided across the area. It is important that these sites are attractive to the commercial market in terms of good accessibility, environmental quality and with some being large in size. The strategy for the distribution of employment across Gedling Borough seeks to provide a range of sites for employment in close proximity to the main residential areas of Arnold, Carlton and around Hucknall and in close proximity to new housing allocations.

### **The Nottingham Core and Outer Housing Market Areas Employment Land Study 2021**

11.2.7 The GELNS Update 2026 provides revised evidence on the quantity of employment land to be planned for in Gedling Borough over the period from 2025 –

2043. This is based on a number of scenarios including labour demand using an econometric model, labour supply arising from housing growth and past trends on employment space developed. It is considered that the labour demand method is the most appropriate and is also consistent with the other Greater Nottingham authorities. More detail is set out in the Gedling Borough Employment Background Paper 2026.

11.2.8 ELS 2021 assessed the quality of key employment sites in Gedling Borough and this assessment is still considered up to date. Subsequently, the remainder of the existing employment sites in the Borough have been assessed using the same criteria. The combined findings are that the majority of key employment sites are of average or good quality. The Gedling Borough Employment Background Paper 2026 contains the details.

## Offices

11.2.9 The GELNS Update 2026 forecasts how many jobs will be created in the office sector and this is converted into floorspace based on an assumption of the number of workers per unit floorspace. GELNS Update 2026 also adds in a flexibility factor or margin for contingencies to provide a small buffer for flexibility in the supply. This flexibility factor or margin is set at the equivalent of two years of take up.. The floorspace estimates derived from the job forecasts plus the flexibility factor results in the net figure for new floorspace for the Plan Area. In order to estimate the gross requirement of new floorspace to be provided, ELS also takes into account the need to replace employment space that is anticipated to be redeveloped for other uses. This “replacement” factor is regarded as being essential as firms will require new floorspace as older floorspace becomes obsolete and inefficient regardless of whether additional employment is created or not. The Employment Background Paper 2026 provides more detail on how the office floorspace provision figures are calculated for the Plan Area.

11.2.10 Gedling Borough is a relatively small office market in comparison with the nearby Nottingham City Centre and Gedling Borough has a relatively high level of commuting to Nottingham City for job purposes, with Nottingham City Centre being an important regional employment centre. This trend is expected to continue and is regarded as sustainable given the inherent accessibility of the City Centre for the majority of Gedling residents.

11.2.11 Arnold town centre and Carlton local centre are important employment locations, both for services and retail. The development of new office floorspace can enhance their wider economic role. Both centres are sustainable locations that benefit from relatively high levels of accessibility, especially by public transport, and by the presence of supporting services. Policy GLDP 49 is supportive of office development being located within these two centres of an appropriate scale that is commensurate with their roles in the wider hierarchy and network of centres in Greater Nottingham.

11.2.12 Employment allocations include Lime Lane and Teal Close Extension which are allocated in the Local Plan for residential led mixed development suitable for a

range of employment uses including office and research uses. These two sites are located on the edge of the Nottingham Urban area and close to existing business clusters at Arnold and Carlton/Netherfield/Colwick. They are sustainably located and suitable to include some office development along with other suitable employment uses with the exact mix to be determined through the planning application. The Top Wighay Farm employment site which adjoins Hucknall is to be retained and has outline planning permission for office, research, light industrial and warehousing uses and an office has been completed on part of this site and there is significant capacity for additional office development on this site.

### **Industrial and Warehousing Development**

11.2.13 The GELNS Update 2026 forecast a modest growth in traditional manufacturing employment and much more robust growth in light industrial and warehousing employment over the forecast period in Gedling Borough. This results in a net demand for industrial and warehousing floorspace. On a similar basis to the office sector, the study adds in a flexibility factor or margin for contingencies to provide a small buffer for flexibility in the supply (equivalent to two years' worth of take up). The resulting net requirements are adjusted to provide a gross requirement figure to take into account the need to replace older more obsolete floorspace. The amount of employment land needed to meet the need for industrial / warehousing purposes is approximately 30 hectares. The allocations at Lime Lane and Teal Close Extension are suitable for office, light industrial and warehousing. The exact mix of uses will need to be determined through the planning application process. Sites to be retained include Top Wighay Farm and Gedling Colliery both of which have outline planning permission for employment uses including for industrial/warehousing. Hillcrest Park, Calverton is an existing allocation to be retained. More details on these Employment retention sites are set out under Policy GLDP 72.

11.2.14 The ELS 2021 also identified potential supply within existing designated protected employment areas for example, the Colwick Industrial Estate former petroleum storage sites and whilst, it is not necessary for these sites to be allocated as they are located in established employment areas they provide additional supply of around 5.5 hectares. The Council's monitoring also identifies a further one hectare of small employment site permissions and in total allocations and existing supply amount to approximately 31 hectares thereby meeting the estimated need (see the Employment Background Paper for more details on employment land needs and supply).

### **Managing Employment Land**

11.2.15 The ELS 2021 has assessed key employment sites which are currently designated as protected employment sites and concluded that with very few exceptions these sites should be retained for employment uses. The ELS recommends that sites which have not yet been assessed as part of the study are reviewed by the Councils using the same criteria for assessing the quality of employment sites set out in the study. The Council has since carried out this

assessment of the remaining employment sites which recommend all of these sites should be retained.

11.2.16 The ELS states that in general, there would appear to be a reasonable basis for maintaining an employment land protection policy for key sites and recommends adopting an 'exceptions' policy. Policy 5 seeks to protect key employment sites, which are of a good quality or important in terms of or provide employment for less skilled workers in deprived areas. Such sites should be designated as protected employment areas for predominantly Class E (g), B2 and B8 uses. Policy 50 below sets out detailed criteria based on policy recommendations from the ELS.

11.2.17 Use Class E is likely to make it more difficult to ensure these remain available for suitable employment uses. In addition to protecting employment sites for employment uses, the Council will consider using conditions to prevent unsuitable uses locating on employment sites to protect them.

### **Strategic Distribution**

11.2.18 The ELS 2021 findings include views from property agents who consider that there is a very high demand for large-scale strategic distribution facilities along the M1 corridor and A roads leading from motorway junctions within the Plan area. Conversely, agents consider that the supply of available suitable sites for such large-scale distribution facilities is very limited. Whilst the demand for large scale distribution facilities has been growing strongly in recent decades due to consumer demand and e-tail services, the impact of the pandemic has in the agents' view brought forward demand by several years and in their view this rapid demand is likely to continue. The study notes that large-scale storage and distribution warehousing has been constructed at Summit Park and Castlewood in Ashfield and at Nottingham 26 near Eastwood. However, the ELS notes that due to relatively low historic levels of take up, the demand for large-scale warehousing would not be evident from the Experian jobs forecasts, which underpin the quantitative analysis for floorspace. As stated above, the Councils, working with adjoining districts, commissioned Icenic consultants to prepare a strategic study to quantify the scale of strategic B8 logistics need across the Core and Outer Nottingham Housing Market Areas - the Nottinghamshire Core & Outer HMA Logistics Study (August 2022, Icenic). More details on this study and the site selection process for strategic distribution sites are set out in the Site Selection Document. The Nottinghamshire Core and Outer HMA Logistics Study (August 2022) is available here: <https://www.gnplan.org.uk/evidence-base/>

11.2.19 The Icenic Logistics Study recommends providing for approximately 425 hectares of strategic warehousing and logistics facilities within the Nottingham Core and Outer study area (including Ashfield, Erewash, Gedling, Mansfield, Newark & Sherwood in addition to the Greater Nottingham Strategic Plan area). Taking into account existing supply and potential pipeline supply the Icenic Logistics Study estimated residual need of between 137 and 155 hectares. The ICENIC Study identified Areas of Opportunity for large scale logistics sites and with the exception of a small area around Junction 27 which is heavily constrained none of these locations are within Gedling Borough. In summary there are no suitable sites for strategic

scale logistics within Gedling Borough. However, provision has been made within the Greater Nottingham Strategic Plan and two sites are considered to meet the site selection criteria used by the Councils and these are the Former Bennerley Coal Disposal Site (61 hectares) and the former Ratcliffe on Soar Power Station site (partly suitable on up to 36.4 hectares). Both sites benefit from potential rail access.

## Rural Areas

11.2.20 The rural areas make a significant contribution and play an important role in the local economy. The continued importance of agriculture and other countryside-related activities contribute to its diversity. Development which helps to strengthen or assists with the diversification of the rural economy and which provides a source of local employment opportunities will be supported. The NPPF provides guidance on how best to support sustainable economic growth in rural areas and to encourage the rural economy to diversify.

### Monitoring Arrangements

Target	Indicator	Delivery
Develop 10,500 square metres of office space by 2043	Net addition in new office floorspace over 500 sqm	Employment Land Allocations
Develop 24 hectares of employment land by 2043	Net addition in new employment land over 500 sqm or 0.1 hectares by type	Development Management Decisions
Improve skill levels of the working age population	% of the working age population with RFQ level 2 (or equivalent) or above	

# **Policy GLDP 50 - Retention of Employment and Employment Uses**

**1. Planning permission will be granted for the expansion, conversion or redevelopment of land and premises for employment uses on allocated employment sites and protected employment areas as shown on the Policies Map provided:**

- a. the employment use is within Use Classes B1 – B8 and sui generis uses of a similar nature or is an employment use that is compatible with the nature of the employment site or the employment use provides facilities and services which support the functioning of the employment site provided they are of an appropriate scale;**
- b. the proposal would not cause a significant adverse impact on the amenity of nearby residents and occupiers;**
- c. the proposal would not have a detrimental effect on highway safety; and**
- d. the proposal would not cause harm to the significance of a heritage asset and/or its setting.**

**2. Planning permission will not be granted for the redevelopment or reuse of sites or premises as listed above for other purposes unless:**

- a. it is demonstrated that there is no demand for the site or premises for its specified employment use;**
- b. the site is not viable for re-occupation (including through renewal or refurbishment);**
- c. the proposed use would not cause a significant adverse impact on the amenity of nearby residents and occupiers;**
- d. the proposed use does not have a detrimental effect on highway safety; and**
- e. the proposed use would not cause harm to the significance of a heritage asset and/or its setting.**

## **Justification**

11.3.1 The current stock of protected employment sites and new employment allocations provide a good range and choice of sites and premises in terms of size, type and location. Policy GLDP 49 seeks to ensure that allocations most attractive to the market remain available for employment uses. Policy GLDP 49 also seeks to retain employment sites that are an important source of jobs, and sites that support less skilled jobs in and near deprived areas. The sites that are protected as employment sites on the Policies Map meet the criteria in Policy GLDP 49. The Council will consider releasing such sites only where:

- they are no longer in demand, which will require evidence that they have been marketed for their intended employment purpose without success for a

- sufficient period of at least 12 months (although this may be varied on a case by case basis); and
- they are not economically viable, which will require a financial appraisal to provide evidence that the premises are not economically viable for re-occupation or refurbishment for employment uses.

11.3.2 It is noted that the Ibstock Brickworks at Dorket Head is located in the Green Belt and relevant policies will also apply to future proposals in this location.

11.3.3 Recent trends in employment have seen a major shift towards more service based jobs and a decline in manufacturing employment although manufacturing employment is stabilising and remains an important sector in the local economy. Whilst most job growth in Gedling Borough is forecast to be in traditional type employment<sup>7</sup> some job growth will be in occupations such as health, education and accommodation/food (including hotels and catering) that do not fall within the traditional type of employment uses and for which specific allocations of employment land are not made. Some of these uses can be located on employment sites where they support other employment uses or otherwise would not conflict with the main purpose of the site. The following uses are likely to be acceptable on employment sites:

- industrial or commercial training facilities;
- community facilities;
- specialised leisure uses which cannot be accommodated in centres because of their scale and/or operational impacts;
- essential public utilities development; and
- ancillary facilities and services which support the functioning of the employment site including child care facilities, small-scale retail uses, sandwich shops and cafés.

11.3.4 This list is not exhaustive and individual cases should be judged on merit with the key consideration being whether the proposed use would be compatible with the main purpose of the employment site and also with areas especially residential areas that may surround it. Retail and main town centre uses are subject to the sequential approach which directs these to locations within town centres or edge of centre locations. In the case of Gedling Colliery, this site is allocated for employment-led mixed use development. This is in recognition that, as a former colliery site which has lain undeveloped for a number of years, the site requires a wider range of employment uses in order to help facilitate the development of the whole site. It also recognises the opportunity provided by the new access road and adjoining Gedling Country Park to provide visitor related facilities. Such uses could include food and drink outlets and more guidance is set out in the supporting text to Policy GLDP 72 (Employment Allocations).

## Monitoring Arrangements

Target	Indicator	Delivery
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<sup>7</sup> These are generally uses within the business class, industrial and warehousing business uses as set out in the Town and Country Planning Use Classes Order.

No target	Amount of employment land lost to residential and other uses above 0.1 ha threshold	Development Management Decisions
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# **Policy GLDP 51 - Employment Development on Unallocated Sites**

**Planning permission will be granted for the construction and change of use of buildings for business, general industry, storage and distribution on sites other than those allocated or protected for employment uses provided the proposal meets all the following criteria:**

- a. the site is not in the Green Belt;**
- b. there is no available alternative site within the development limits of an allocated or protected employment area;**
- c. the proposal would not have a detrimental effect on highway safety; and**
- d. the proposal would not cause a significant adverse impact on the amenity of nearby residents and occupiers.**

## **Justification**

11.4.1 Whilst allocated sites and the retention of good employment sites are the main means of achieving the economic objectives of the Local Plan, proposals for business development providing employment will be permitted provided the site is not within the Green Belt and there is no alternative<sup>8</sup> allocated site or existing employment site available. An alternative site would need to be suitable in terms of the intended employment purpose, available to the market and achievable in terms of being developed. The site would also need to be capable of serving the intended market area covered by the business. Proposals on unallocated sites will only be permitted provided they do not adversely affect local amenity.

11.4.2 Gedling Borough Council has played an important role in providing smaller and more affordable business premises and there are good examples of small workspace provision especially around Arnold and Daybrook, for example the Arnold Business Centre in a converted Victorian factory. The provision of starter units is particularly important in helping to grow the local economy and the Borough has skills levels above the regional and national average and significant potential for entrepreneurial activity. There may be opportunities in and around the Borough's centres especially for mixed use developments that would help sustain the vitality of the town or local centres.

11.4.3 Policy GLDP 51 will also apply to Bestwood Village, Calverton, Ravenshead, Burton Joyce, Lambley and Woodborough where there may be opportunities for small scale employment uses. For villages in the Green Belt, infill development and the change of use of buildings for employment uses will be subject to Policy GLDP 18.

## Monitoring Arrangements

Target	Indicator	Delivery
No target	New employment floorspace taken up on non-allocated sites over 500 sq. m or 0.1 ha threshold	Development Management Decisions

## **Policy GLDP 52 - Expansion of Existing Employment Uses Not in the Green Belt**

Planning permission will be granted for development proposals involving an expansion of an existing employment use provided:-

- a. the site is not in the Green Belt;
- b. the proposal would not cause a significant adverse impact on the amenity of nearby residents or occupiers; and
- c. the proposal does not have a detrimental effect on highway safety and would not cause harm to the significance of a heritage asset and/or its setting.

### **Justification**

11.5.1 It is important to encourage the redevelopment or expansion of existing business premises subject to there being no conflict in terms of the impact on the amenity of surrounding land use especially residential. Many firms need to expand at various stages of their development and expansion in situ may be an attractive option for some businesses. Accepting in principle that firms should be able to expand where possible can create long term confidence in a business location, aid business planning and encourage economic growth and help retain local firms.

### **Monitoring Arrangements**

No indicators.

# Policy GLDP 53 - Agricultural and Rural Diversification

Planning permission will be granted for rural employment/business development proposals provided it:

- a. accords with Green Belt policy; and
- b. is part of a rural diversification project supporting a farm or land based rural business, making best use of existing permanent buildings.

## Justification

11.6.1 Changes in the economy and agricultural practices have demanded rural businesses be more responsive in order to survive. Diversifying into complementary areas of business can help rural business remain viable, keep buildings in beneficial use and contribute to the overall rural economy.

11.6.2 Development proposals that contribute to these aims will be supported, although within Gedling Borough proposals will need to be consistent with Green Belt policy. The reuse of buildings in the Green Belt for rural diversification projects is not inappropriate provided it would maintain the openness of the Green Belt (see Policy GLDP 15).

11.6.3 Rural diversification proposals which would be inappropriate development in the Green Belt would need to be justified by very special circumstances. The need to diversify a rural land based business may form part of the very special circumstances required to justify inappropriate development in the Green Belt. In assessing applications, the Borough Council will distinguish between proposals for genuine diversification and those for independent businesses that may be more sustainably located elsewhere.

## Monitoring Arrangements

Target	Indicator	Delivery
No target	Number of planning permissions granted for rural employment/business development	Development Management Decisions

## **Policy GLDP 54 - Local Labour Agreements**

**The Borough Council will seek to negotiate planning agreements to secure local labour agreements for developments of 10 or more dwellings, on 0.5 hectares of land or development that will create more than 15 jobs. Alternatively, the Borough Council may seek a financial contribution towards an equivalent level of training and development to be provided by a third party.**

### **Justification**

11.7.1 Local labour agreements are agreements made between the Borough Council and a developer or otherwise secured through a planning condition to enable local people to benefit from a proposed development, either through:

- enabling local people to access on site training, development and employment opportunities in the construction of the development; or
- enabling local people to access the jobs created by the end use of the development, working with the provider and local partners to try and ensure local recruitment and retention of staff.

11.7.2 Where a local labour agreement is applied for the construction of the development the Borough will use a recognised methodology from the Construction Industry Training Board (CITB) for calculating the employment and skills opportunities for the development. By doing this there will be a consistency of approaches between the Borough Council and developers that will ensure realistic and achievable employment and skills interventions on construction projects.

11.7.3 Policy GLDP 69 requires all development to meet the reasonable cost of new infrastructure required as a consequence of the proposal. Infrastructure is defined to include training and employment measures for local people and the Borough Council has previously entered into local labour agreements for certain large projects in order to secure employment and training opportunities for local people and help address skills shortages in the locality.

11.7.4 The Gedling Local Development Plan provides for substantial levels of development creating significant job opportunities. In terms of employment the Borough has strong representation in the construction sector which is identified as a priority sector for support. However, the construction sector locally and nationally has reported skill shortages which are a potential constraint to growth and therefore it is legitimate to seek contributions towards developing skills in this sector. As well as providing job and training opportunities for local people, local labour agreements can bring benefits to employers by helping to address skills shortages, attract new recruits, improve working practices and by having training packages tailored to the needs of individual developers. A key objective is to provide benefits to local people residing within the Borough but there may be occasions where residents in neighbouring authorities would be eligible.

11.7.5 The approach is based on the model provided by the Construction Industry Training Board. Normally this requires the production of an Employment and Skills Plan to be complied with and implemented by the developer and also a method statement setting out how the developer will implement the Employment and Skills Plan. The Borough Council would normally seek a planning obligation to secure the submission of the Employment and Skills Plan and method statement by the developer or alternatively seek a financial contribution for the same purpose to be provided by a third party. Appropriate details will be set out in future informal planning guidance.

### Monitoring Arrangements

Target	Indicator	Delivery
No target	Number of developments over 10 or more dwellings, 0.5 ha of employment land or those creating more than 15 jobs securing Local Labour Agreement or financial contributions in lieu	Development Management Decisions



## **Chapter 12: Retail and Community Facilities**

### **Introduction**

12.1.1 Town and local centres perform a variety of different functions. They provide a location for shopping, recreation and community facilities and opportunities for linked trips. They can also provide a location for offices and other types of employment generating uses. Paragraph 90 of the NPPF requires that local plans recognise town centres as the heart of communities and put in place policies that protect their vitality and viability.

12.1.2 This chapter sets out the hierarchy of centres and provides guidance on the operation of the sequential and impact assessments.

12.1.3 This section includes the following policies:

- Policy GLDP 55 - Retail Hierarchy and Town Centre Boundaries
- Policy GLDP 56 - Development within Town and Local Centres
- Policy GLDP 57 - Local Services and Healthy Lifestyles
- Policy GLDP 58 - Upper Floors
- Policy GLDP 58 - Impact Assessment Threshold
- Policy GLDP 59 - Development within Small Parades
- Policy GLDP 60 - Shopfront Development

# **Policy GLDP 55 - Retail Hierarchy and Town Centre Boundaries**

1. The following network and hierarchy of town and local centres (with boundaries as shown on the Policies Map) is promoted:

## **Town centre**

- **Arnold**

## **Local centres**

- **Burton Joyce**
- **Calverton**
- **Carlton Hill**
- **Carlton Square**
- **Chase Farm**
- **Gedling Village**
- **Mapperley Plains**
- **Netherfield**
- **Ravenshead**
- **Rivendell**
- **Top Wighay Farm**

2. The boundaries of centres confirms the area for main town centre uses and are defined on the Policies Map. Proposed development should be appropriate in scale and nature to the role and function of that centre and of the area it serves.

3. Any new major residential-led centre development will be expected to consolidate and strengthen the network and hierarchy of centres and not harm their viability and vitality.

4. The following centres are considered to be in need of enhancement or to be underperforming. Future plans and / or planning guidance will seek to enhance their vitality and viability:

- a) **Arnold;**
- b) **Carlton Hill and Carlton Square;**

5. A similar approach will be followed for other centres which are in need of enhancement or display signs of underperformance.

6. The vitality and viability of all centres will be maintained and enhanced, including widening their existing range of uses and allowing appropriate flexibility to accommodate changes of use to acceptable alternative main town centre uses (whilst maintaining a strong retail character), environmental enhancements and improvements to access, which should all take account of equality issues. Office development will be promoted in Arnold and Carlton, with opportunities for office development and/or smaller flexible workspaces being promoted across all centres.

**7. In order to preserve the vitality and viability of existing centres, out of centre development will be strictly controlled. In accordance with the sequential test, main town centre uses should be located in centres. If no suitable sites are available in centres then edge of centre locations should be used, and only if there are no suitable sites will out of centre sites be considered. Such proposals should demonstrate how the proposed development will not have a severe adverse impact on any centre and therefore an impact assessment will be necessary to accompany proposals for retail and leisure uses (including those relating to mezzanine floorspace and the variation of restrictive conditions) which are not located within a defined centre where the proposal provides a gross floorspace in excess of 500 square metres.**

## **Justification**

12.2.1 The Borough is served by a diverse range of distinctive town and local centres, all of which have important roles in meeting the various needs of its many neighbourhoods. Such needs typically include good accessibility to shops, and the presence of key services and employment opportunities, with all being influential factors in ensuring the continued viability and vitality of a centre.

12.2.2 The network and hierarchy of centres is shown below on the Policies Map. The validity of the retail hierarchy and network was confirmed in the Greater Nottingham Centres Study (2024). The existence of the hierarchy will help to guide new development to appropriately sized centres and ensure that future growth is adequately balanced across the Borough. The hierarchy is influenced by both the scale and status of existing centres and will be flexible in allowing centres to grow sustainably where recognised centre needs are demonstrated. The NPPF also supports the protection of established centres as it requires local authorities to apply a sequential test to accommodating new main town centre uses, requiring proposals to be located in town centres, then in edge of centre locations and only if suitable sites are not available should out of centre sites be considered. This helps to ensure appropriately sized and types of development that make a positive contribution to the role and function of any centre.

12.2.3 The Covid pandemic accelerated changes already being experienced in centres including the shift to online retailing with forecasts that there will be a reduction in the stock of retail floorspace over the next few years. The Retail Planner Brief Note 21 in published by Experian in 2024 noted that spending growth remains affected by the cost-of-living crisis and high interest rates continue to constrain household budgets. As a result, there has been a strong move towards people valuing and frequenting town and local centres for their everyday needs. Accordingly, the Council is committed to creating attractive, interesting, safe, walkable environments in which people can travel actively for short distances from home to centres for the services they need to use day to day such as shopping, school, community and healthcare facilities and services including council services, places of work, parks and green spaces, and more. These are all influential factors in ensuring the continued viability and vitality of centres.

12.2.4 Town centres still require an overarching concentration of retail uses alongside a greater proportion of leisure, food and drink uses and multi functional public services. However, over the Plan period, centres have the potential to play a more significant role within the local economy.

12.2.5 Offices and workspaces can play a role in creating diverse centres, and with a strong network of linked centres around the area, opportunities of an appropriate scale to add to existing or provide new sources of local employment should be encouraged wherever possible. Changing shopping habits are also impacting on Arnold town centre and it needs to adapt to change to attract and retain visitors. There is an increasing reliance on the leisure offer, especially in the food and drink sector and in terms of the broader leisure economy such as arts and entertainment. In recognition of opportunities to the north of the centre, the Council has launched the 'Ambition Arnold' project to develop a vision and plans for the centre in order to attract future investment and support the centre.

12.2.6 The NPPF requires councils to demonstrate through local plans how they can support the role that town centres play at the 'heart' of local communities, taking a positive approach to their growth, management and adaptation. In achieving this, the Council is guided by evidence from the Retail Centre Health Checks and Studies, the latest of which was carried out for Greater Nottingham in the Greater Nottingham Centres Study 2024. Bi-annual updates are also undertaken by the Council. These assessments provide detailed data on the performance of centres and the mix of uses within them.

12.2.7 Alongside this a number of alterations are being made to the boundaries of Arnold town and the local centres. The boundaries of the centres defines where policies such as GLDP 56 (Development within Town and Local Centres) applies and also helps define which locations are considered edge of centre or out of centre. These changes reflect the current situation on the ground and have been made after a review of the previous boundaries.

12.2.8 Patterns of retail activity will inevitably evolve over the Plan period. Large new communities are proposed and, to meet their needs, the designation of suitably sized centres, or the enhancement of existing centres, may be necessary to ensure access to a mix of facilities based on local need. To this end, development at Teal Close, Netherfield and Top Wighay Farm, Hucknall have new local centres identified. New or enhanced centres should fit within the hierarchy, reduce the current number of unsustainable journeys and should not have a detrimental impact on other existing centres in the hierarchy. New local centres at Lime Lane, Silverland Farm, and Park Road Extension, being delivered through housing allocations, will be protected through future local plans.

12.2.9 It is acknowledged that some centres are not performing to their potential. It will therefore be necessary to keep the health of centres under constant review and identify those which may be in decline and where future changes will need to be carefully managed. Indicators which point towards underperforming centres include high vacancy rates, poor built environments, low footfall and a narrow retail, leisure and employment offer, all of which influence how people make choices on where they wish to visit. Where centres are underperforming on some of these indicators,

interventions through planning guidance may be needed to improve economic performance.

### **Monitoring Arrangements**

No indicators.

## **Policy GLDP 56 - Development within Town and Local Centres**

Planning permission will be granted for development proposals (including new build, redevelopment and changes of use) within the town and local centres as defined on the Policies Map provided:

- a. it does not result in an unacceptable grouping of non-main town centre uses and unacceptable change of character affecting vitality and footfall within Town or local centres; and providing
  - i. it does not adversely affect the character, quality, amenity and safety of any area within the centre;
  - ii. it does not have a significant adverse effect on the retail vitality of the centre;
  - iii. it widens the range of main town centre uses in the centre
  - iv. it allows a diverse range of day and evening uses;
  - v. it maintains street frontage activity within the centre and does not result in the core retail function being undermined;
- b. it is of a high standard of design and does not adversely affect the town or local centre by reason of its scale, bulk, form, layout or materials;
- c. it would not result in the loss of buildings or other features, including open space, which make an important contribution to the appearance of the town or local centre;
- d. it would not cause a significant adverse impact on the amenity of nearby residents and occupiers; and
- e. appropriate provision for parking is made.

### **Justification**

12.3.1 The restriction of new non-town centre uses where it would create an unacceptable grouping is designed to stop 'dead frontage' which can result in different parts of the centre becoming separate from each other leading to reduced pedestrian flows and also to a reduced attractiveness of the centre overall. Whether the development of non-main town centre uses within a centre leads to an unacceptable grouping will depend on a number of factors including:-

- the nature of the non-main town centre use proposed;
- the current situation with frontage and other uses surrounding the proposal;
- the proposed opening hours of the proposal;
- the length of frontage concerned; and
- the position of the frontage within the centre.

12.3.2 Open space within town centres, usually in the form of town or market squares or other civic space, provides opportunities for events and can act as a focal point of the community. They can contribute to the vitality and viability of centres and it is important that they are not significantly affected by development proposals. Part

(b) of the policy protects these open spaces along with other important features such as landmark buildings.

**Monitoring Information**

<b>Target</b>	<b>Indicator</b>	<b>Delivery</b>
No target	Percentage of frontages for individual uses	Development Management Decisions

# **Policy GLDP 57 - Local Services and Healthy Lifestyles**

- 1. New, extended or improved community facilities will be supported where they meet a local need. Where there is an evidenced need, new or improved community facilities should be provided to support major new residential development or regeneration objectives. Where the scale of residential development does not merit providing community facilities directly, contributions will be sought to improve existing community facilities provision.**
  
- 2. To support the creation of compact and connected centres and neighbourhoods, community facilities should:**
  - a. be located within the town centre or other centres, wherever appropriate; or**
  
  - b. be in locations accessible by a range of sustainable transport modes suitable to the scale and function of the facility; and**
  
  - c. where possible, be located alongside or shared with other local community facilities.**
  
- 3. Planning permission for development proposals that would result in the loss of existing community facilities will not be granted unless:**
  - a. alternative provision exists with sufficient capacity or will be provided in an appropriate location which can be reasonably accessed by walking, cycling or public transport and would not result in a significant increase in car journeys; or**
  
  - b. alternative provision will be provided as part of the redevelopment of the site; or**
  
  - c. it has been satisfactory demonstrated that it is no longer economically viable, feasible or practicable to retain the existing community use and its continued use has been fully explored. In such circumstances, preference will be given to the change of use or redevelopment for alternative community uses before other uses are considered.**

## **Justification**

12.4.1 For the purposes of this policy, community facilities include schools, nurseries, post offices, local shops in rural areas, public houses, places of worship or

religious instruction, church halls, health centres, GP practices, pharmacies, dentists, community centres or halls, libraries, leisure centres and emergency services. The list of defined facilities is however not exhaustive as other community facilities may provide a community benefit, and this policy should be applied to ensure that they are protected.

12.4.2 Part 3(a) of this policy permits the loss of a community facility provided that an alternative provision exists with sufficient capacity or will be provided in an appropriate location which is reasonably accessible and is not isolated from those that will use it. Contributions should be sought to improve the existing alternative provision where there is insufficient capacity to accommodate both existing users and new users. Alternatively, as set out in Part 3(b), alternative provision could be included as part of the redevelopment of the site.

12.4.3 For part 3(c) of this policy, the viability evidence submitted regarding the need for the community facility should be appropriate to the scale and type of the facility and address other alternative facilities in the locality that could meet any shortfall in provision. In terms of the continued use, the applicant would need to provide information on whether there is a need for the continued use of the community facility in the locality. In some cases, for instance local shops and public houses, the applicant would need to demonstrate that the facility has been actively marketed for a significant period of time without success.

12.4.4 If community facilities are to serve the entire community, they need to be accessible, hence the need for them to be located near to public transport and also be accessible by walking and cycling. Encouraging access by more sustainable means can also have health benefits. For community facilities that are intended to serve a wide catchment area the most appropriate location would be in the town or local centre as these are the places that are accessible to the widest number of people and present the opportunity for linked trips. However, this may not always be possible, especially in the rural areas, and the specific circumstances of, and need for, facilities should be taken into account. This will include considering the need for services and facilities to serve specific sections of the population where there is a demand for these services.

### Monitoring Arrangements

Target	Indicator	Delivery
Provide new or improved community facilities	Community facility works or contributions secured through S106 agreements	S106 agreements
Restrict loss of community facilities	Number of planning permissions granted which will result in a loss of existing community facilities	Development Management Decisions

## Policy GLDP 58 - Upper Floors

Planning permission will be granted for the change of use of upper floors in town and local centres (as defined on the Policies Map) and small parades of shops for any purpose provided:-

- a. it would not cause unacceptable conflict with the need for rear servicing;
- b. it would not cause a significant adverse impact on the amenity of nearby residents or occupiers; and
- c. appropriate provision for parking is made.

### Justification

12.5.1 Upper floors within town centres offer a good location for a range of uses, such as restaurants, residential, offices, recreation and leisure uses, as well as making better use of buildings and contributing to vitality and viability. This policy permits the use of upper floors within centres and small parades of shops provided the proposal does not conflict with existing uses, residents or occupiers nearby.

### Monitoring Arrangements

Target	Indicator	Delivery
No target	Number of planning permissions granted for change of use to upper floors	Development Management Decisions

# **Policy GLDP 59 - Impact Assessment Threshold**

- 1. Development proposals for retail and leisure uses outside a defined centre where the proposal provides a gross floorspace which is either:-**
  - a. in excess of 300 square metres in respect of Arnold town centre; or**
  - b. in excess of 200 square metres for local centres;**

**and are within 800 metres of the centre should be supported by an Impact Assessment.**

- 2. Development proposals for retail and leisure uses in excess of 500 square metres in respect of proposals outside of the 800 metre boundary of the defined centres should be supported by an Impact Assessment.**

## **Justification**

12.6.1 The impact of out of centre or edge of centre retail development (which includes proposals to vary conditions on existing facilities to widen the range of goods sold) remains a threat to the continued vitality and viability of existing centres and could affect their economic performance. Promoting the hierarchy of centres will help to achieve and redress balance across retail growth and focus new activity on existing named centres, rather than compromise viability and vitality by supporting unsustainable out of centre proposals that do not encourage sustainable methods of travel. Proposals for out of centre or edge of centre retail development and town centre uses will therefore be required to demonstrate both a sequential approach to their location and how they will not have a significant adverse impact on the vitality and viability of nearby centres, or on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposals.

12.6.2 The Greater Nottingham Centres Study 2024 considered that-proposals should demonstrate how the proposed development would not have a severe adverse impact on any centre and therefore a locally defined impact assessment will be necessary to accompany proposals for retail and leisure uses (including those relating to mezzanine floorspace and the variation of restrictive conditions)

12.6.3 The Greater Nottingham Centres Study recognised the importance of setting a local Impact Assessment threshold below the national requirement. The threshold has been set at 300 square metres for both retail and other main town centre uses in Arnold centre in order to protect vitality and viability. A lower threshold of 200 square metres is set for local centres, due to the greater potential for units within the same catchment to be impacted. Proposals above the local threshold for impact assessments will therefore need to demonstrate that there would not be a significant adverse impact on in-centre investment. Where an Impact Assessment is required, early discussion is recommended to agree technical details, such as the appropriate

catchment to be used. The threshold will apply within 800 metres of the boundary of the relevant centre which is the distance of potential walk-in in catchments of smaller centres. A higher threshold of 500 square metres will apply to proposals outside of the 800 metre boundary of the defined centres due to the lesser likelihood of the proposals having an impact.

12.6.4 A policy threshold of 300 sq metres is appropriate for Arnold town centre due to the overarching offer and importance of ensuring that it continues to provide the important offer and role to the local catchment. The proposed-threshold of 200 sq metres at a local centre level is considered to reflect the relatively small size of the centres and their consequent potential susceptibility to alternative out of centre provision.

12.6.5 Guidance on the impact assessment is contained in the NPPG. Prospective applicants are advised to discuss the need for and scope of an impact assessment with the Borough Council at an early stage which should be undertaken in a proportionate and locally appropriate way, commensurate to the scale of development proposed.

12.6.6 The size of retail units will be assessed using the gross external area. This is the total built floor area measured externally which is occupied exclusively by a retailer or retailers, excluding open areas used for the storage, display or sale of goods.

### Monitoring Arrangements

Target	Indicator	Delivery
Zero planning applications granted for retail and leisure uses above the threshold without an Impact Assessment	Number of planning applications for retail and leisure uses above the threshold with an Impact Assessment	Development Management Decisions

## **Policy GLDP 60 - Development within Small Parades**

Planning permission will be granted for development proposals (including new build, redevelopment and change of use) within and adjacent to parades of three or more existing retail units without the need to demonstrate compliance with the sequential test provided that:

- a. the main purpose of the proposal is the sale of convenience goods or within Use Class E;
- b. the proposal has a floorspace of less than 200 sq metres (gross);
- c. the proposal is of a high standard of design and does not adversely affect the area by reason of its scale, bulk, form, layout or materials;
- d. the proposal would not result in the loss of buildings or other features including open space which make an important contribution to the appearance of the area;
- e. the proposal would not cause a significant adverse impact on the amenity of nearby residents or occupiers; and
- f. appropriate provision for parking is made.

### **Justification**

12.7.1 The NPPF adopts a 'town centre first' policy. This means that where proposals for main town centre uses which fall within Use Class E such as shops, restaurants, fast food takeaways and certain leisure uses are proposed outside of the centres designated in the Local Plan, applicants are required to show that there are no sites or units that can accommodate the use within or on the edge of a centre and that the proposal will not affect the vitality and viability of a centre. To demonstrate this, applicants are required to submit a sequential assessment and, subject to the size of the proposed development, an impact assessment. These requirements are established by Paragraph 91-94 of the NPPF, whilst paragraph 92 states that the sequential approach should not be applied to applications for small scale rural offices or other small scale rural development.

12.7.2 Small parades of shops often meet local need in accessible locations. They are excluded from the definition of centres contained within the NPPF and therefore proposed development within them should demonstrate compliance with the sequential test. This places additional burdens on business and development in small parades of shops is unlikely to have significant impacts on town centres. Given this, it is considered onerous and disproportionate to require the sequential assessment subject to a series of caveats.

12.7.3 This policy applies to proposals for uses which provide goods and services which have a local catchment. Professional services and shops which sell comparison goods have a much larger catchment and should be located within a town or local centre where possible. Proposals for shops or units that are small in scale are more likely to have a catchment that is local in nature and the proposal will not impact significantly on the town centre. Small parades may also be appropriate locations for retail or service development that demonstrates compliance with the

sequential test or where there is conflict with Policy GLDP 56 (Development within town and local centres).

### **Monitoring Arrangements**

No indicators.

# Policy GLDP 61 - Shopfront Development

Planning permission for shopfront development will be granted where the development proposals perform highly when assessed against the Shopfront principles set out in Appendix G or otherwise agreed by the Council.

## Justification

12.8.1 The Shopfront Supplementary Planning Document adopted in May 2025 sets out the Council’s policy in relation to the design of shopfronts and their advertisements within the Borough.

12.8.2 Seeking to secure high quality design is described as a core planning principle by the NPPF and the policies within the SPD provide detail on the interpretation and implementation of local plan policies and sets out design standards.

12.8.3 The Shopfront Supplementary Planning Document is attached at **Appendix G** and includes principles relating to the following:

- Retention and repair of original shop fronts;
- Replacement shopfronts to traditional buildings;
- Building character, architecture and setting;
- Architectural details;
- Materials, surface treatments and colour;
- Canopies and blinds;
- Security;
- Advertisements and Signage;
- Illumination;
- Access; and
- Automatic Teller Machines.

12.8.4 The key purpose of the Shopfront Supplementary Planning Document is to ensure that where planning permission, listed building consent or advertisement consent is required for new or replacement shopfronts that the development is appropriately designed for that building and location.

## Monitoring Arrangements

Target	Indicator	Delivery
Zero appeals allowed for planning applications refused by council where contrary to GLDP 61 - Shopfront Development	Number of appeals dismissed for planning applications refused by council where contrary to GLDP 61 - Shopfront Development	Development Management Decisions



## **Chapter 13: Transport**

### **Introduction**

13.1.1 The NPPF promotes sustainable transport modes such as public transport, walking and cycling. It seeks to move away from the use of private car to help tackle climate change, pollution and congestion. Many routes are already at or close to capacity in peak times and managing travel demand must form a key part of the approach to transport planning.

13.1.2 Paragraph 11836 of the NPPF states that all developments which generate significant amounts of vehicle movement should be required to provide a travel plan and be supported by a vision-led transport statement or transport assessment so that the likely impacts of the proposal can be assessed and monitored. Policy GLDP 62 sets a target to increase the number of developments supported by travel plans. NPPG provides advice on when transport assessments and transport statements are required and also provides guidance on preparing travel plans. Local planning and highway authorities will be responsible for securing and establishing the content of travel plans.

13.1.3 This section includes a policy on parking standards for residential and non-residential development. It also seeks to protect the proposed and existing cycle routes, recreational routes and public rights of way. The Council will be supportive of park and ride facilities in appropriate locations, subject to the satisfactory demonstration of the need for and feasibility of such facilities. Local transport schemes will be safeguarded. There is also a policy on highway safety, patterns of movement and the access needs of all people.

13.1.4 The policies for transport are:

- Policy GLDP 62 - Managing Travel Demand
- Policy GLDP 63 - Transport Infrastructure Priorities
- Policy GLDP 64 - Parking Standards
- Policy GLDP 65 - Cycle Routes, Recreational Routes and Public Rights of Way
- Policy GLDP 66 - Park and Ride
- Policy GLDP 67 - Highway Safety

## **Policy GLDP 62 - Managing Travel Demand**

- 1. The need to travel, especially by private car, will be reduced by securing new developments of appropriate scale in the most accessible locations following the spatial strategy in Policy GLDP 12, in combination with the delivery of sustainable transport networks to serve these developments.**
- 2. The priority for new development is in selecting sites already, or which can readily be made, accessible by walking, cycling and public transport. Where accessibility deficiencies do exist, these will need to be fully addressed. In all cases it will be required that severe impacts on the highway network are avoided in order to not compromise its effective operation and its ability to provide sustainable transport solutions or support economic development.**
- 3. A hierarchical approach to ensure the delivery of sustainable transport networks to serve new development will be implemented which will seek to provide (in order of priority):**
  - a. site-specific and area-wide travel demand management measures to reduce travel by private car and incentives to use public transport and to encourage active travel (walking and cycling) for appropriate journeys;**
  - b. improvements to public transport local infrastructure and services as well as active travel (walking and cycling) facilities that are provided early in the build out period of new developments and that are sufficient to encourage sustainable modes of transport;**
  - c. optimisation of the existing highway network to prioritise public transport and active travel (walking and cycling) facilities that are provided early in the build-out period of new developments such as improved / new bus and cycle lanes and measures to prioritise the need of pedestrians above the car;**
  - d. highway network management measures; and highway capacity enhancements to mitigate severe impacts arising from residual car demand where the measures required under points (a) to (d) above are insufficient to avoid significant additional car journeys.**
- 4. The implementation of the hierarchical approach should have regard to the needs of people with mobility difficulties.**

### **Justification**

13.2.1 The key element of this policy is to encourage development in locations which support the promotion of sustainable and safe travel choices as alternatives to the private car, in particular good quality public transport and attractive routes for cycling and walking. A key way of achieving the objectives of this policy is to firstly secure new developments in locations where public transport and active travel (walking and cycling) use are viable options, but also to improve the network of public transport provision (including orbital links and other link services) in terms of its extent and

frequency, and use Travel Demand Management measures to significantly alter travel behaviour. A combination of these factors is aimed at achieving benefits in terms of reduced car use and associated savings in carbon emissions, noise and pollution, as well as health benefits associated with active travel. A reduction in car use also has the benefit of reducing the necessity of road building / widening and junction improvements therefore saving money. This is particularly important when available funding for major infrastructure work including road building both from private and public sectors is likely to remain limited. In addition, it is necessary to address inequality issues in public transport and to consider the impact of modal shift on elderly and disabled people which could be done by improving the quality and frequency of public transport provision and encouraging smarter travel choices. Road safety will be promoted through improved engineering, education, enforcement and promotional measures.

13.2.2 Effective area-wide Travel Demand Management underpins the development and implementation of a sustainable transport strategy. Reducing the need to travel at the top of the hierarchy will ensure that public transport and highway networks can operate efficiently and minimise the need for unaffordable levels of investment in infrastructure and services. Making the best use of existing capacity on both public transport and highway networks represents the most cost-effective approach and good value for money.

13.2.3 The wider Greater Nottingham area enjoys an extensive public transport network comprising bus, tram and rail which focuses on Nottingham City Centre as a key destination. However, capacity remains a key issue and, when considering how best to serve new developments, measures to make best use of capacity on existing services should be explored before proposing new services. Consideration should be given to increasing the frequency of existing services or providing services which interchange with the main public transport network inside Nottingham City Centre, for instance at park and ride or tram stops.

13.2.4 A sustainable good quality transport system is essential to support the area's economic and social wellbeing and to reduce traffic congestion, which is costly, inefficient and destructive to the environment. An emphasis on public transport, and on promoting walking and cycling for short journeys, will therefore be the most sustainable way to plan for travel needs, supported by pro-active, area wide Travel Demand Management. This approach is consistent with national and local transport policies promoted through the Local Transport Plans (LTPs), and the East Midlands Combined County Authority's (EMCCA) area wide draft LTP (which will replace the existing LTPs).

13.2.5 Transport priorities within these LTPs reflect national objectives, focussing on economic development and climate change and ensuring safety, security and health, improved quality of life and quality of opportunity through maximising accessibility and reducing dependence upon the private car. The Plan will have an important role to play in delivering the LTP objectives through locating development within sustainable transport corridors and providing opportunities for supporting investment in transport services and infrastructure improvements. Ensuring that implementation of the Plan supports the wider transport objectives, and vice versa, will require the

commitment and close cooperation between the Local Planning Authorities, Local Highway Authorities, EMCCA, National Highways and other transport providers. Travel Demand Management is about encouraging people to travel less and / or use sustainable means of travel where possible when they do need to make journeys, including active travel methods such as walking and cycling. They are techniques for influencing people's travel behaviour towards more sustainable options such as encouraging school, workplace and individualised or personal travel planning. They also seek to improve public transport and marketing services such as travel awareness campaigns, expanded use of transport data systems and broadband-enabled homeworking. These techniques can be very effective at changing travel behaviour.

13.2.6 Travel Plans will be required for significant new developments, showing how these objectives are to be met. Planning Conditions or Legal Agreements will be used to ensure Travel Plans are implemented. Existing major employers, schools, and other generators of travel demand will be strongly encouraged to develop Travel Plans including monitoring arrangements.

13.2.7 In order to encourage public transport for work commuting, long stay parking should be managed effectively. Parking provision will continue to be carefully managed to help maintain vitality and viability in town and local centres.

13.2.8 Rail services also provide an alternative to private car, but the local commuting network is not well developed. There is scope both for new services which should increase the attractiveness of services and increase patronage.

13.2.9 The A60, A614, A612 and A611 play an important role in supporting the Major Road Network (MRN) and wider economy of Greater Nottingham. The emphasis on sustainable measures will assist in safeguarding the effective operation of the MRN but proposed growth in Gedling will give rise to cumulative impacts on the MRN. The effective operation of the MRN will be safeguarded chiefly through measures at key junctions, including network management and localised capacity improvements where appropriate.

13.2.10 Collaboration with the Nottinghamshire County Council and National Highway Authorities will examine the cumulative impacts of development on routes across the area with a view to identifying appropriate route measures that can be brought forward to support growth. The implementation of this policy is likely to involve a level of iteration between the five stages listed in order to ensure their effective delivery. For example, improvements to public transport services will enable more effective Travel Demand Management measures to be introduced and improved highway operation may facilitate public transport improvements.

13.2.11 As noted above, the proposals in this Plan will inevitably lead to more journeys being made, and this will impact on the transport network. Challenges associated with the traffic growth include:

- In common with all major urban areas and their hinterlands, increased congestion occurs even without further development.
- There are widespread impacts across the network caused by the aggregate of development growth.

- Problem locations are not necessarily local to development sites.
- The Plan area has a large number of junctions operating at or close to capacity, so junction operation is significantly worsened by a relatively small increase in trips.
- Addressing problems will involve reducing car use for existing trips as well as new trips.

13.2.12 The East Midlands Gateway Model (EMGM) has been used to measure the transport impacts of this Plan for the morning (09:00 – 09:00) and evening (17:00 – 18:00) peak periods, in terms of changed congestion at junctions. The model forecasts significant impacts on the MRN and key radial routes.

13.2.13 A mitigation package has been developed following the hierarchy set out in this policy, including principally active travel and public transport measures, but some highway improvements have also been developed. This package has been modelled to understand the extent to which congestion impacts are capable of mitigation. Key elements of the mitigation package are included in Policy GLDP 63 Transport Infrastructure Priorities.

### Monitoring Arrangements

Target	Indicator	Delivery
Reduce need to travel by private car	Proportion of households within a 400 m walk to a bus or tram stop with an hourly or better daytime service	Development Management Decisions
Increase the number of developments supported by travel plans	Number of travel plans agreed	S106 agreements Consultation with the local highway authority
Enhance existing transport capacity	Number of permissions granted with contributions secured through S106 agreements to improve active travel and public transport.	

## **Policy GLDP 63 - Transport Infrastructure**

1. Where new development gives rise to the need for additional transport infrastructure, it should be prioritised in accordance with delivering the spatial strategy in Policy GLDP 12, the principles of travel demand management in Policy GLDP 62 and the priorities of the East Midlands Combined County Authority Local Transport Plan.
2. New development, singly or in combination with other proposed development, must include a sufficient package of measures to ensure that journeys by non-private-car modes are encouraged, and that residual car trips will not unacceptably compromise the wider transport system in terms of its effective operation.
3. The following schemes have no committed funding but are being explored further. If funding is secured, the following could be delivered over the Plan period:
  - a. A612 Colwick Loop Road (bus priority linked to Southern Growth Corridor)
  - b. A60 Leapool to Sherwood Express Busway
  - c. South Notts Rail Network (Netherfield to Gedling route)
  - d. Minerals Railway ‘Robin Hood Line’ (near Bestwood Village) to Calverton
  - e. Fourth Trent Crossing

### **Public Transport improvements**

- f. NET extension Gedling and Gamston spur
- g. NET extension Hucknall to Top Wighay Farm
- h. Bus Priority A60 Leapool to Sherwood expressway (including new Park and Ride at Leapool)
- i. Bus Priority Daleside Road / Colwick
- j. A612 Colwick Loop Road (bus priority linked to Southern Growth Corridor)
- k. Bus Priority NCT service 50 Waterside to Teal Close
- l. The former Gedling Colliery to the Nottingham Grantham rail line (“South Notts Rail Network”);
- m. The Minerals Railway “Robin Hood Line” (near Bestwood Village) to Calverton;

### **Highway improvements**

- n. Mapperley Plains/Spring Lane – conversion of Mini Roundabout to traffic signals
- o. Mapperley Plains / Coppice Road – conversion of Mini Roundabout to traffic signals
- p. Shearing Hill/Burton Road – implement traffic control system (MOVA)
- q. Colwick Loop Road/Burton Road – implement MOVA

- r. Dorket Head – Calverton Road / Lime Lane / Woodborough Road - enlarged Signalised Junction**
- s. A60/Forest Lane – enlarged Signalised Junction**
- t. A60/Burntstump – enlarged Signalised Junction**
- u. Colwick Loop Road / Stoke Lane – Junction Lane Widening**

## **Justification**

13.3.1 A sustainable, good quality transport system is essential to support the economic and social wellbeing of the Plan area. Active travel, public transport and highway schemes listed in the policy will be important in providing high quality transport networks required to ensure the successful delivery of the development sites set out in Policies GLDP 70 and 72. The existing planned public transport and highway improvements listed under Policy GLDP 63 are currently not funded or included in Local Transport Plans and / or Funding Allocations programmes. In accordance with Policy GLDP 62, a hierarchical approach has been adopted, prioritising active travel and public transport measures.

13.3.2 The proposals contained in this plan will inevitably give rise to transport impacts, including increasing congestion on the road network. Transport Modelling has been undertaken to understand these impacts.

13.3.3 The transport modelling identified several challenges for the Borough;

- Increased congestion occurs even without further development;
- The Plan area has a large number of junctions operating at or close to capacity, so junction operation is significantly worsened by a relatively small increase in trips;
- There are widespread impacts across the network caused by the aggregate of development growth;
- Problem locations are not necessarily local to development sites or within the Borough; and
- Significant impacts are forecast on the Strategic Road Network and key radial routes.

13.3.4 In order to mitigate highway congestion impacts, a range of mitigation measures are proposed, and were modelled to determine the degree of mitigation achievable. These measures followed the hierarchy set out in Policy GLDP 62 in order to ensure measures were as sustainable as possible, and where relevant, are included in Policy GLDP 63. The results of the modelling show the mitigation demonstrates how with mitigation interventions, strong sustainable mode shares can be achieved. This is in combination with reduced total travel times for journeys and reduced travel distances. This still leaves a significant proportion of the transport impacts unmitigated. However, the Council believes the benefits of growth outweigh the congestion impacts.

13.3.5 Gedling Borough Council is part of the East Midlands Combined County Authority (EMCCA), which has just recently been established and exercises the Transport Authority functions of its constituent Councils. EMCCA has £1.5 billion of

transport funding available, a significant increase over past levels of investment, and this provides the potential of a step change in transport infrastructure delivery in the area. EMCCA is preparing an area wide Local Transport Plan (LTP), which will replace the City and County LTPs and which, along with developer contributions, will be one of the main vehicles for implementing the transport measures included in this policy. Other implementation bodies include National Highways and Network Rail.

13.3.6 The schemes listed have currently no available funding nevertheless have been, are, or will be included in programmes. If funding is secured, it is anticipated that the majority could be delivered over the Plan period, the exception being major schemes, such as new NET tram extensions, which would likely be phased, rather than all delivered at once. Only schemes which require additional land and safeguarding are included on the Policies Map.

13.3.7 Further NET tram extensions or new lines offer a high quality, sustainable, fast and convenient alternative to private cars, and can have a significant impact on modal share. New tram lines associated with new development are therefore being promoted through EMCCA’s draft LTP.

13.3.8 In the case of both NET tram and rail improvements, the scale of funding required and subsequent implementation times means that it is likely that not all schemes will be delivered within the lifetime of the Plan. Equally, where significant schemes such as these are delivered, they may support future development beyond the Plan period.

### Monitoring Arrangements

Targets	Indicators	Delivery
Delivery of projects promoted in policy	Implementation of individual schemes as listed in the Infrastructure Delivery Plan	Development Management Decisions  Other delivery agents e.g. NET and National Highways

## Policy GLDP 64 - Parking Standards

1. Planning permission for residential development will be granted where the development proposal meets the requirement for parking provision set out in Appendix F, or otherwise agreed by the Council.

2. Planning permission for non-residential development will be granted where the development proposal meets the requirement for parking provision set out in Appendix F, or otherwise agreed by the Council.

### Justification

13.4.1 The purpose of this policy is to ensure that new development is supported by the appropriate level of parking and does not over or under provide, taking account of future car ownership patterns. Achieving appropriate parking provision is key to ensuring that the design, layout, use and location of development remains appropriate in the long-term.

13.4.2 In achieving an appropriate level of parking provision for residential and non-residential developments, the type, design, location and layout of spaces will be important as well as the number of spaces provided.

13.4.3 Nottinghamshire County Council is the highway authority responsible for the local highway network within Gedling Borough. In January 2021, Nottinghamshire County Council adopted the Highway Design Guide which sets out the general principles and minimum standards for the layout and dimensions of roads and paved areas in residential and industrial developments.

13.4.4 For residential development the Council use the adopted standards as agreed in the Parking Provision SPD adopted in 2022 which supersede the Highway Design Guide. This is set out in **Appendix F**.

### Monitoring Arrangements

Target	Indicator	Delivery
Zero appeals allowed for planning applications refused by council where parking standards are not met	Number of appeals dismissed for planning applications refused by council where parking standards are not met	Development Management decisions

# **Policy GLDP 65 - Cycle Routes, Recreational Routes and Public Rights of Way**

**1. Planning permission will not be granted for development proposals which would:**

- a. prejudice the implementation of the proposed cycle routes, recreational routes (shown on the Policies Map) and proposed public rights of way; or**
- b. prejudice the continuity of existing cycle routes, recreational routes and existing public rights of way unless the proposal includes an alternative route which is no less attractive, safe or convenient for public use or there are substantial wider benefits.**

**2. Where new development is proposed, contributions may be sought for new cycle or recreational routes and facilities either on or off site.**

## **Justification**

13.5.1 Walking, cycling, running and horse-riding are recreational activities which have increased in popularity over recent years. They can also be convenient and practical modes of transport, particularly for shorter trips, and can have a number of positive benefits such as improving people's health and wellbeing and the environment.

13.5.2 Paragraph 111(d) of the NPPF states that planning policies should provide for attractive and well-designed walking and cycling networks with supporting facilities such as secure cycle parking (drawing on Local Cycling and Walking Infrastructure Plans). The cycle routes as shown on the Policies Map include a section of the National Cycle Network which passes through Gedling Borough. The D2N2 Cycling and Walking Infrastructure Plan includes active travel links and routes to be delivered over the plan period include:

- Calverton Mineral Line;
- National Cycle Network 6 Hucknall to Ravenshead; and
- A612 Corridor Nottingham to Burton Joyce.

13.5.3 This policy seeks contributions to new cycle and recreational routes and facilities where these are directly related to the development proposed. Any new provision incorporated within a new development must link to existing facilities or routes or proposed improvements beyond the site. The A612 Corridor Nottingham to Burton Joyce Active Travel Route includes various phases to deliver a cycling facility with an initial phase along the A612 from Mile End Road to Private Road No 1 including widening works on the existing shared use footway is already completed. The later phases of this scheme are identified as a Local Transport Scheme on the Policies Map for delivery over the remainder of the plan period.

13.5.4 There is a need to safeguard the former Gedling Colliery and Calverton rail lines as potential transport corridors for the long term. Any use of these routes in the future is likely to contribute significantly to modal shift. Calverton rail line is already operating as a recreational route and in the short term the Borough Council is promoting the former Gedling Colliery rail line as a new recreational route. Further potential tram routes are currently being explored although it is unlikely that a scheme linking Nottingham and Gedling utilising, in part, the former Gedling Colliery line would be built before the end of the plan period. Policy GLDP 65 seeks to protect proposed and existing recreational routes unless there are substantial wider benefits. Future proposals for public transport provision along the protected corridors would generally be expected to maintain the continuity of established recreational routes by accommodating it within the transport corridor wherever practical or in those parts of the corridor where this is not practical by providing an alternative route which is convenient, safe and direct. Further details on these schemes are included in Policy GLDP 63 (Local Transport Schemes).

13.5.5 This policy identifies the importance of the public rights of way network as a recreational resource. The network of public rights of way links residential, community and recreational facilities as well as providing access to the open countryside. It is therefore important to ensure that the future of these routes for public use is safeguarded. The extension of existing public rights of way will be supported.

### **Monitoring Arrangements**

No indicators.

## Policy GLDP 66 - Park and Ride

**Planning permission will be granted for park and ride facilities in appropriate locations, subject to the satisfactory demonstration of the need for and feasibility of such facilities.**

### Justification

13.6.1 Park and ride facilities can be used as part of a wider approach to address specific traffic, parking or environmental problems which can help to reduce the amount of travel by private car and encourage greater use of public transport, thereby assisting a change of modal split and reducing congestion and pollution within Gedling Borough. Park and ride facilities on the edge of the built up area may assist in reducing the amount of traffic travelling on key routes into the city centre.

13.6.2 The NPPF states that local transport infrastructure is not inappropriate in the Green Belt if:

- it can be demonstrated there is a requirement for a Green Belt location;
- they preserve the openness of the Green Belt; and
- they do not conflict with the purposes of including land in the Green Belt.

13.6.3 Consideration will be given to proposals for park and ride facilities at appropriate sites, including A60 Leapool Island and Top Wighay Farm. The site specific policy for GLDP 70 HOU 2 Lime Lane includes provision for a Park and Ride at Leapool Roundabout. The Council will work with Nottinghamshire County Council, landowners, other stakeholders, developers and bus providers on proposals for park and ride facilities. Consideration will need to be given to the ability of any proposed park and ride facilities to be adequately supported by regular and reliable public transport services and to the commercial viability of such proposals.

### Monitoring Arrangements

Target	Indicator	Delivery
No target	Number of permissions for park and ride facilities granted	Development Management decisions

# Policy GLDP 67 - Highway Safety

**Planning permission will be granted for development proposals which do not have a detrimental effect on highway safety, patterns of movement and the access needs of all people.**

## Justification

13.7.1 The NPPF requires planning decisions to take account of whether safe and suitable access to a development site can be achieved for all users. Developments should be located and designed to create safe and secure layouts which minimise conflict between traffic and cyclists or pedestrians and avoid unnecessary street clutter.

13.7.2 This policy seeks to sustain or improve accessibility and safety for all people. Policy related to safe, accessible and inclusive development (including inter-connected network of streets and spaces) is included in Policy GLDP 37 (Safe, Accessible and Inclusive Development). A safe environment is also an important part of an overall strategy to facilitate modal shift. This should take account of the requirements of pedestrians, cyclists, people with young children, people with disabilities, people with learning difficulties and older people.

13.7.3 It will be necessary to undertake an assessment of the impact a development will have on highways and transportation to establish if it can be satisfactorily integrated into the existing highway infrastructure network. The NPPF states that all developments that generate significant amounts of movement should be supported by a transport assessment or transport statement and any decisions should take account of whether opportunities for sustainable transport modes have been included depending on the nature and location of the site.

## Monitoring Arrangements

Target	Indicator	Delivery
Zero planning applications granted	Number of major planning applications approved against Highway advice on road safety matters	Development Management decisions