

Gedling Borough Council

Report of Consultation on the Local Planning Document

March 2016

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1.0 Introduction

1.1 The Borough Council must engage with the community and key stakeholders during the preparation of the Local Planning Document with emphasis placed on achieving this involvement early on in the local plan making process. The Borough Council is required to submit a statement identifying who has been asked to participate in the preparation of the Local Planning Document and how they were invited to take part. This Report of Consultation meets this purpose in order to conform to regulation 19¹.

How have we consulted?

1.2 Government Regulations prescribe certain minimum statutory requirements but provide scope for local planning authorities to tailor their own approach to consultation. In this context a Statement of Consultation was adopted by the Borough Council in 2014 and the principles and guidelines in this document have been followed during the preparation of the Local Planning Document. In particular, the Statement of Consultation commits the Borough Council to preparing a Consultation Strategy for each planning policy document to be prepared. A Consultation Strategy for the Local Planning Document has been published and placed on the Borough Council's website (titled Participation Programme). The Borough Council has exceeded the minimum requirements set out in the regulations.

1.3 **Appendix 1** provides a list of the main consultees invited to comment at various stages of the preparation of the Local Planning Document. The Borough Council has consulted with the relevant bodies in carrying out its duty to cooperate (a Duty to Cooperate Statement is set out in **Appendix 2**). The main stages of community engagement are set out briefly below and a more detailed summary is set out in the **Appendix 3** of this document. The results from the various consultation stages can be accessed from the Borough's website.

- Masterplanning Key settlements Autumn 2013
- Publication of Issues and Options report October 2013 - December 2013
- Preferred options workshops January 2015 - July 2015
- Village workshops March - April 2015
- Publication draft Spring 2016

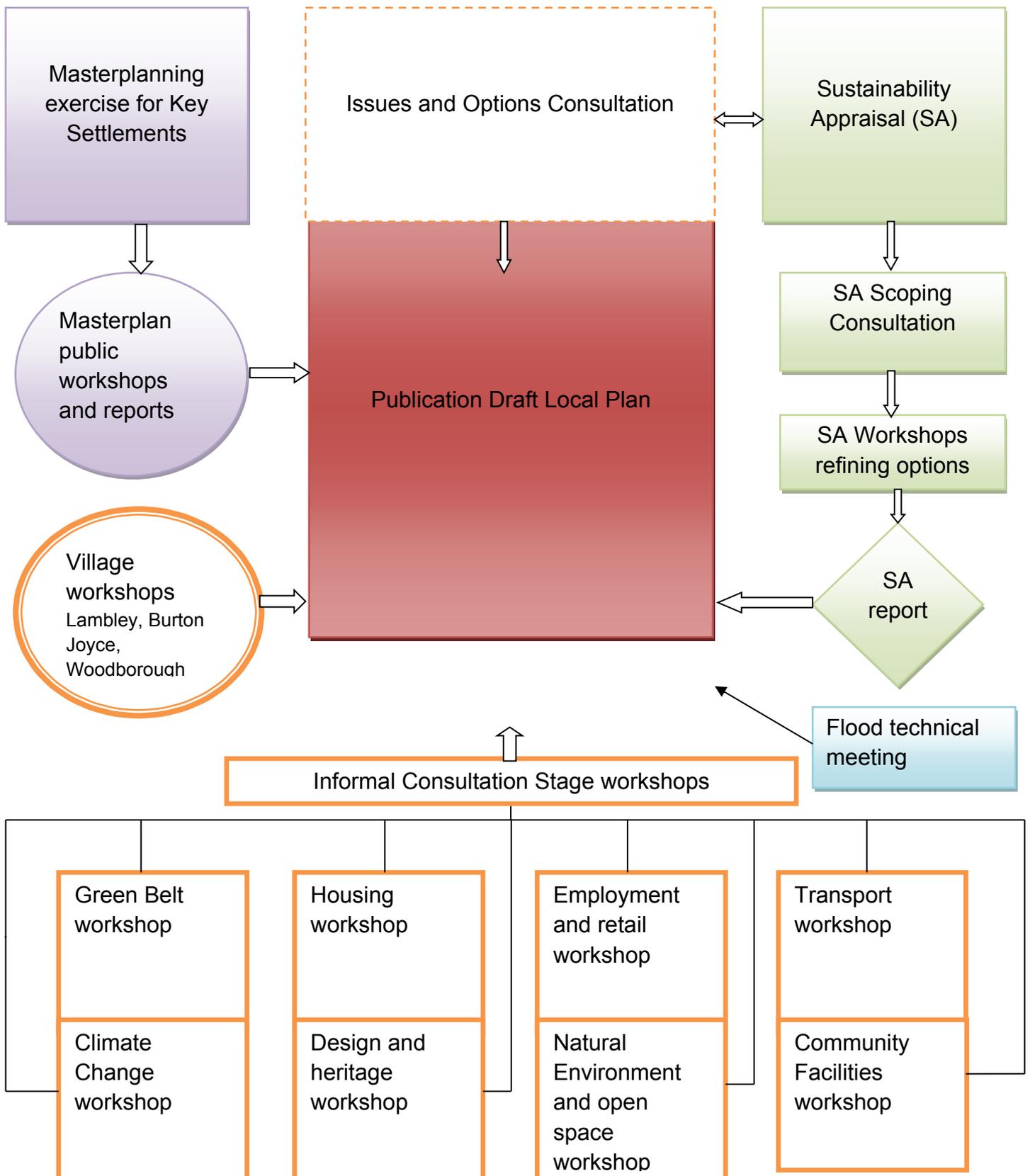
1.4 The consultation process is shown overleaf in diagrammatic form showing how one stage has informed the next and also how the process has been iterative through the exchange of information and ideas.

2.0 What we consulted on and how we have considered comments

¹ The regulations are set out in the Town and Country Planning (Local Planning) (England) Regulations 2012, Statutory Instrument 2012 No. 767.

2.1 The results of the various consultations have been considered and used to inform subsequent stages of the plan making process. Responses to various stages of consultation have been summarised and made available on the Borough's website.

Flow diagram of the Consultation process for the Local Planning Document



Masterplan work for Bestwood, Calverton and Ravenshead

- 2.2 URS planning consultants were commissioned to undertake detailed masterplanning work to consider in particular options for growth around the three key settlements, infrastructure requirements and also to assess the views of the community on the various options and issues.
- 2.3 Two workshops were held in each Key Settlement and were well attended by local people. The reports on the various masterplans record in detail the outcome of the various workshops. It is worth noting that in Calverton people generally favoured growth to the north of the settlement as opposed to anywhere else. At Ravenshead most respondents preferred growth to the south of the settlement and in Bestwood to the north-west. The views of the consultees were taken into consideration by the consultants and are reported in the final reports for each settlement. These results have informed the site selection process for the Local Planning Document.
- 2.4 Detailed results are set out in the various masterplans and can be found on the following web page:

<http://www.gedling.gov.uk/planningbuildingcontrol/planningpolicy/emerginglocalplan/localplanningdocument/>

Issues and Options document

- 2.5 The Issues and Options document was consulted on between 21st October and 16th December 2013. In all some 311 questionnaires were completed. The Issues and Options document was structured around a series of topics with issues identified and a number of possible options put forward relating to each issue. The Issues and Options document also identified potential housing sites for people to comment upon.
- 2.6 The document was made available on the Borough web site and paper copies were also placed at various deposits points which were advertised. Consultees were notified of the consultation by e-mail or letter.

Community Workshops

- 2.7 The masterplanning exercise looked at site options for the three Key Settlements of Bestwood, Calverton and Ravenshead as set out above. Additional workshops were held in villages where there was a choice between alternative development sites put forward through the SHLAA process. Three village workshops were held at Burton Joyce, Lambley and Woodborough. Parish Councils assisted in publicising the events and helped with the venue. In two Parishes the preference was for flyers to be distributed by the Parish Council to each household whilst in the other Parish which had many more households flyers were put up close to potential sites. The flyers were also available on the Borough Council's website and placed on Parish Council notice boards. Articles also appeared in the "Woodborough Web" (monthly internet based local newspaper) and in the Burton Joyce Parish Magazine and also on the Lambley Parish Council website.
- 2.8 The workshops were well attended with almost 800 people filling in 575 questionnaires about potential sites in their particular village. Information on potential sites was provided at the workshops along with maps and post-it notes for people to use in making comments.
- 2.9 The questionnaires submitted at the three community workshops provided much useful input to the site selection process and included results on the scale of housing in each village to be planned for and support or objections to particular sites. The results from the questionnaires have been analysed and reports have been placed on the Borough Council's website. The general thrust of people's views is recorded in the Site Selection document, for example; people in Woodborough were generally opposed to the release of sites from the Green Belt.
- 2.10 Much useful information was also gathered from the comments people placed on maps which were written up after the events. This information included local views on for example, flood events, parking issues and general likes and dislikes about the village.

Informal Consultation Stage: Options

- 2.11 A series of workshops were held between January and July 2015 to assist in identifying preferred policy options for development management policies to be included in the Publication Draft Local Planning Document. The topics included:
- Heritage and design;
 - Housing and community facilities;
 - Climate change, natural environment and open space;

- Green Belt;
- Transport;
- Employment; and
- Retail/town centres

2.12 Invites were sent to people with specialist knowledge, community representatives, community groups, and organisations with particular interests for example, the CPRE, the County Council and adjoining Councils. The workshops were designed to debate various options put forward by planning officers. Information was provided setting out the pros and cons of various options. The information also summarised the views provided by people on particular topics or questions set out in the Issues and Options consultation document so these could be taken into account. The schedules of potential options are available on the Borough Council's website.

2.13 Options were put forward by planning officers with no preferences expressed and invitees were asked if they considered there were any other options. The information on options also indicated those areas which were not to be debated with reasoning although consultees were able to challenge this view. The workshops were well attended and generated significant debate and useful output. In some cases it was possible to reach a consensus on a particular policy option whilst in other cases it was not possible. Notes from the workshops were circulated to attendees and are available on the website (see link below paragraph 3.1 below).

2.14 **Appendix 3** provides a schedule summary of the consultation process in terms of the various stages and their timing.

3.0 Where do I find information?

3.1 The Borough Council's website is the main source of information with pages dedicated to the Local Planning Document and its supporting information. The following link is to the Local Planning Document page:

<http://www.gedling.gov.uk/planningbuildingcontrol/planningpolicy/emerginglocalplan/localplanningdocument/>

Issues and Options Document

3.2 Results from the Issues and Options consultation are set out in two reports, one concerning site options and the other relating to development management policy options.

3.3 These documents are available from web links found on the Local Planning Document homepage by following links below:

- Local Planning Document Issues and Options [The comments received can be viewed in full by following this link.](#)
- Summaries of the comments received have been prepared and included in two separate documents [Appendix A Local Planning Document Report of Consultation - Sites May 2014 \[363kb\]](#) and [Appendix B Local Planning Document Report of Consultation - Topics May 2014 \[766kb\]](#) focusing on site specific comments and general policy issues.

Community Workshops

3.4 The flyers, potential sites and feedback from the workshops are in the 'Useful Documents' section which is on the top right hand side of the following web page.

<http://www.gedling.gov.uk/planningbuildingcontrol/planningpolicy/emerginglocalplan/localplanningdocument/>

Informal Consultation Stage: Options

3.5 Notes from the topic based workshops are available on the website.

4.0 What happens next?

- 4.1 The LPD will be published for a period of six week for people to makes formal representations. These will be summarised and the Borough Council will consider whether any changes are needed. If no changes are required then the LPD Publication Draft will be submitted to the Secretary of State along with the supporting documents and representations received, to allow an independent examination by an Inspector. The Inspector will examine the “soundness” of the whole plan. The examination is likely to include a public hearing session when parties making representations may, at the Inspector’s discretion, present their views in person.
- 4.2 At the end of the independent examination, the Inspector will issue a report that will declare the Local Planning Document sound or unsound. If sound, the Borough Council can adopt the document.

Appendix 1

List of Consultees

Adjoining Local Planning Authorities

All individuals on the Gedling Borough Consultation Portal

Bus operators (Trent Barton, Nottingham City Transport)

Business Forums

Chamber of Trade

Coal Authority

Conservation, Heritage and Amenity Groups

Developers and Landowners

D2N2 Local Enterprise Partnership

Environment Agency

English Heritage

Electronic Communication Code operators

Electricity Act Licensees (Western Power)

Environmental Bodies (CPRE, Greenwood Forest, RSPB, Wildlife Trust)

Gas Act Licensees (National Grid)

Gedling Developers Forum

Highways Agency

Home Builders Federation

Homes and Communities Agency

Local Policing Body

Natural England

Network Rail

Nottinghamshire County Council

Nottinghamshire County Highways

Nottinghamshire County Education
Nottinghamshire Fire and Rescue Service
Nottingham North and East Clinical Commissioning Group
Nottinghamshire Police
Parish Councils and Parish Councils adjoining the Borough
Rail Operators (East Midland Trains)
Registered Social Landlords
Relevant Community and Residents Groups
Representational Groups (e.g. Age Concern, Ethnic Disabled and Youth Groups)
Sewerage undertakers (Severn Trent Water)
Sport England
Water Undertaker (Severn Trent Water)

Appendix 2

Duty to Cooperate

- 1 The Borough is under a statutory duty to cooperate with various bodies with planning responsibilities including local authorities and the County Council. In particular the duty is to facilitate joint working across local authority boundaries to ensure strategic priorities across local boundaries are coordinated and reflected in individual Local Plans.
 - 2 There is a long history of joint working and cooperation across the Councils and other key stakeholders across Greater Nottingham. The preparation of core strategies has been a key part of this process and the Nottingham Core Housing Market Area has full coverage by recently adopted and aligned core strategies. Broxtowe Borough, Gedling Borough and Nottingham City Council
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published a single Aligned Core Strategy. Erewash Borough and Rushcliffe Borough have adopted separate but aligned core strategies. All of the Core Strategies have passed the duty to cooperate test as part of their examination. These aligned core strategies produced through joint working and a shared evidence base form Part 1 Local Plans to which the Part 2 Local Plans including the Local Planning Document for Gedling Borough must conform.

- 3 Ashfield District is part of the Nottingham Outer Housing Market Area but includes the Sub Regional Centre of Hucknall which is functionally part of Greater Nottingham. Ashfield District has therefore been part of the joint working associated with Greater Nottingham with relation to the Hucknall part of Ashfield.
- 4 The partnership working has been steered by the Joint Planning Advisory Board which comprises of senior political representatives and meets bimonthly to provide strategic guidance on policy alignment. The Joint Planning Advisory Board is supported at officer level by an Executive Steering Group which meets on a regular basis. At operational level there is a regular meeting of the Housing Market Area group of lead policy officers to coordinate policy alignment and programme delivery. This HMA group has been instrumental in coordinating and aligning work on the Local Plan Part 2. There are also regular meetings with all of the Nottinghamshire districts which is of importance to the partnership working with Gedling's other neighbouring authority of Newark and Sherwood District. **Appendix 3** provides a summary of the consultation stages and includes reference to meetings with Duty to Cooperate bodies.

Appendix 3: Summary of Consultation Stages

Masterplanning workshops			
<i>Date</i>	<i>Consultees</i>	<i>Availability of documents</i>	<i>results</i>
Six drop in sessions (2 for each key settlement (Bestwood, Calverton and Ravenshead) held between September – November 2013	Open to Local Communities	Advertised on the web. Notice placed on parish notice board. Material/maps questionnaires provided	398 people attended. The results from the workshops are set out in the masterplan final reports on the website. Informed Publication Draft
Issues and Options Consultation Document			
<i>Date</i>	<i>Consultees</i>	<i>Availability of documents</i>	<i>results</i>
21/10/13 – 16/12/13	All consultees	<ul style="list-style-type: none"> • Advert placed in Nottingham Evening Post and Hucknall Despatch. • Letters to all consultees on data base. • Press release issued and included in Contacts publication 	311 people responded to the consultation. Informed Publication Draft.

Village Workshops			
<i>Date</i>	<i>Consultees</i>	<i>Availability of documents</i>	<i>results</i>
18/03/15	Woodborough	Flyers distributed Parish Notice Board Woodborough Web Maps and site information provided	348 attendees 283 questionnaires. Summaries of responses published on website. Informed site selection process.
24/03/15	Burton Joyce	Flyers put up around village Parish Notice Board Maps and site information provided	189 attendees 123 questionnaires. Summaries of responses published on the website. Informed site selection process.
1/04/15	Lambley	Flyers distributed Parish Notice Board Maps and site information provided	234 attendees, 169 questionnaires. Summaries of responses published on the website. Informed site selection process.
Informal Consultation stage policy options– series of topic based workshops			
<i>Activity/Date</i>	<i>Consultees</i>	<i>Availability of documents</i>	<i>Results</i>
SA workshops 06/11/14 08/12/14			Input to Sustainability Appraisal
Design and Heritage 12/01/15	Arnold Local History Group, Notts CC Heritage, NLHA, adjoin Councils, Newstead Abbey, Parish Councils, Woodborough Action group, WACAT ² .	Options for policies on residential density; Local distinctiveness; Garden development. Circulated to attendees.	15 participants – note of meeting sent to attendees. Informed publication draft.

² WACAT – Woodborough and Calverton Against turbines

<i>Activity/Date</i>	<i>Consultees</i>	<i>Availability of documents</i>	<i>Results</i>
Transport 15/01/15	County Highways, PEDALS, Parish Council, Woodborough Action Group, adjoining Councils, Sustrans, Travel Right, Network Rail, Notts Campaign for Better Transport.	Travel Plans Residential parking standards Non-residential parking standards. Circulated to attendees.	15 participants – note of meeting sent to attendees. Informed publication draft.
Housing 19/01/15	Developers, Adjoining Councils, HBF, Parish Councils, Woodborough Action Group, WACAT, County Council (Planning, Social Care), GBC Leisure Services.	Affordable homes Type and mix of homes Live/work units Self build. Circulated to attendees.	20 participants– note of meeting sent to attendees. Informed publication draft.
Climate Change & Natural Environment 26/01/15	Friends of Moor Pond Wood, Notts Wildlife Trust, Gedling Conservation Trust, Friends of Bestwood Park, adjoining Councils, Parish Councils, WACAT, WAG, Gedling BC Parks and Street Care, Notts County Environment and Biodiversity.	Renewable energy Carbon reduction Local green infrastructure Local wildlife sites Local landscape designations New open space Protection of open space Defining open space Greenwood Community Forest Sherwood Forest Policy Circulated to attendees	22 participants– note of meeting sent to attendees. Informed publication draft.

<i>Activity/Date</i>	<i>Consultees</i>	<i>Availability of documents</i>	<i>results</i>
Green Belt 02/02/15	Developers, Parish Councils, Woodborough Action Group, WACAT, adjoining Councils, Notts County Planning, Friends of Bestwood Country Park.	Residential extensions Replacement dwellings Resue of buildings Infill development Safeguarded land. Circulated to attendees.	22 participants – note of meeting sent to attendees. Informed publication draft.
Flooding technical workshop 27/02/15	Environment Agency, Nottinghamshire County Council Flood Risk Team.	Information and maps of all reasonable alternative sites circulated.	Note of meeting produced. Participant's comments on flood risk relating to individual sites have been fed into the site selection process.
Employment and Retail 31/07/15	Developer, Parish Councils, adjoining Councils.	Range of sites Non business uses Retaining employment Local labour market agreements Rural diversification Town centre boundaries Uses in town centres Impact assessments Arnold and Carlton Hill centres. Circulated to attendees.	9 participants – note of meeting sent to attendees. Informed Publication draft.
Other meetings			
Parish Councils	11/06/13	Launch meeting to discuss masterplanning and LPD process	
Parish Councils	12/02/14	Update on progress	
Gedling Youth Council	22/06/15	Discussion on the future of Arnold and Carlton town centres.	Note of meeting produced.
NCC Education	15/10/15	To discuss need for school place provision.	Informed IDP and site selection process.
Nottingham North	16/10/15	To discuss implications of LPD for	Informed IDP and site selection process.

East CCG		primary health care.	
NCC Education	16/12/15	To discuss need for school place provision.	Informed IDP and site selection process
Nottingham City	03/02/16	Discussion of any cross boundary issues relating to GBC LPD and City LAPP.	Note of meeting produced. Informed Publication draft and IDP.
Ashfield District	10/02/16	Discussion of any cross boundary issues relating to GBC LPD and ADC Preferred Options.	Note of meeting produced. Informed Publication draft, HRA and IDP.
County Highways	23/02/16	To review transport assessment for Reasonable Alternative sites	Informed IDP and site selection process
Nottingham North East CCG	24/02/16	To discuss implications of LPD for primary health care.	Informed IDP and site selection process
Newark and Sherwood District, Rushcliffe Borough	01/03/16	Discussion of any cross boundary issues relating to GBC LPD and review of N&SDC Core Strategy and RBC Issues and Options.	Note of meeting produced. Informed Publication draft, HRA and IDP.
Gedling Borough Elected Members	02/03/16	Briefing on the content of the Publication draft	Briefing circulated to Members and note of meeting produced.
Parish Councils	09/03/16	Briefing on the content of the Publication draft	Briefing circulated to Parish Members and note of meeting produced.
Newark and Sherwood District, Rushcliffe Borough	01/03/16	Discussion of any cross boundary issues relating to GBC LPD and ADC Preferred Options.	