Local Planning Document

Issues and Options - October 2013

Gedling Borough Council

Introduction

When adopted, the Local Planning Document together with the Aligned Core Strategy will replace the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008) and form the statutory 'development plan' for Gedling Borough against which planning applications will be assessed.

The **Aligned Core Strategy** has been prepared following close co-operation between Broxtowe Borough Council, Gedling Borough Council and Nottingham City Council. It will be the key strategic planning document for Gedling Borough and will perform the following functions:
- Define the spatial vision to 2028;
- Set out the number of spatial objectives to achieve the vision;
- Set out the spatial development strategy to meet these objectives;
- Set out strategic policies to guide and control the overall scale, type and location of new development (including identifying any particularly large or important sites) and infrastructure investment; and
- Indicate the numbers of new homes to be built over the plan period.

Independent examination of the Aligned Core Strategy is currently underway and hearing sessions will be held in October and November 2013. The final document is likely to be adopted early in 2014.

The **Local Planning Document** must be prepared within the framework set by both national planning policy (set out in the 2012 National Planning Policy Framework) and the Aligned Core Strategy. It will provide more detailed policies and deal with those issues not considered to be 'strategic'. In line with the Aligned Core Strategy, the Local Planning Document will also cover the period up to 2028. This Issues and Options document is the first stage in preparing the Local Planning Document. It asks a series of questions regarding key issues that will help narrow down the alternative options and define the content of the final document[1]. The Local Planning Document will be accompanied by a 'Policy Map'. This map will show the allocated or protected sites referred to within the document and the areas within which certain policies will apply.

This 'Issues and Options' stage is structured around a series of topics. For each topic, a number of issues have been identified. The Local Planning Document sets out a number of possible options for responding to each issue and asks a series of questions in order to tease out the views of the community, business and other organisations on which they think would be the best approach. Once the consultation period has ended, the comments received will be looked at alongside the technical evidence and further discussions will take place in order to arrive at a final set of policies and proposals identified on the Policy Map. These will then be formally published and made available for another stage of public consultation before

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[1] Responses to this Issues and Options document will be treated as representations on the content of the local plan in terms of section 18 (1)(b) of the Town and Country Planning (Local Planning) (England) Regulations 2012

being submitted to the Secretary of State for examination. The table below shows when these different stages are expected to be held.

Consultation on Issues and Options and SA Scoping Report	October/November 2013
Publication of Submission document	October 2014
Submission of document and sustainability appraisal to Secretary of State	February 2015
Independent examination	April 2015
Adoption	December 2015

The Local Planning Document will set out planning policies on a range of issues including:
- which of the non-strategic housing sites should be developed;
- how much affordable housing will be sought;
- what density homes should be built at;
- how development should be designed;
- where renewable energy can go; and
- which parts of the Borough should be included in the Green Belt.

The issues covered have been identified from the Aligned Core Strategy, the National Planning Policy Framework, the Gedling Borough Replacement Local Plan and the knowledge of planning officers involved in its preparation.

One of the key issues that the Local Planning Document will need to consider is housing. The Aligned Core Strategy identifies a target of 7,250 homes to be built during the period up to 2028 and the broad areas of the Borough where these will be located. The Local Planning Document will need to allocate sites to meet the targets contained in the Aligned Core Strategy. Those likely to be of particular interest are the development sites around:
- Bestwood Village (ref to location in final document)
- Calverton (ref to location in final document)
- Ravenshead (ref to location in final document)
- around other villages (ref to location in final document)

If you think a topic or issue has not been covered in the Issues and Options stage please let us know using Qx.

As part of preparing the Local Planning Document a **Sustainability Appraisal** has to be carried out. This will assess the environmental, economic and social impacts of the various policies included in the Local Planning Document and the alternatives considered. It will provide information on the relative sustainability of the alternatives and help identify the most sustainable option. However, the Sustainability Appraisal is only one part of the process to decide which policies to include in the final version

of the Local Planning Document and other factors may mean a less sustainable option needs to be chosen.

As part of preparing the Sustainability Appraisal a Scoping Report has been prepared. The Scoping Report is the first stage and sets the context and objectives that will be used in the Sustainability Appraisal process. It also sets out the Framework against which the Local Planning Document will be tested. To ensure that we have identified all the necessary information and that the approach taken in the Scoping Report is suitable a series of consultation questions have been included to enable residents, developers and other consultees to have their say. The Scoping Report also includes the identification of issues related to the protected characteristics set out in the Equality Act 2010. These issues will help inform the **Equality Impact Assessment** that will be undertaken on the Local Planning Document.[2]

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[2] The Equality Impact Assessment will help ensure that the requirement of Section 1 (1) of the Equality Act 2010 is met

Climate Change

CC1 – Renewable and Low Carbon Energy generation

QCC1a
The National Planning Policy Framework identifies that planning plays a key role in supporting the delivery of renewable and low carbon energy which is central to sustainable development. All communities have a responsibility to contribute to the generation of energy from renewable and low carbon. To help achieve this, the National Planning Policy Framework asks that Local Authorities consider identifying areas as being suitable for different technologies. Policy 1 of the Aligned Core Strategy gives support to renewable energy schemes appropriate for the area.

If we decide to identify areas suitable for renewable energy schemes it may mean that areas within the Green Belt are identified. It does not, however, mean that we will automatically be able to refuse planning permission for proposals outside the areas identified.

Should we identify areas of the Borough as suitable for renewable and low carbon energy generation?
- Yes
- No

Q1b
There will need to be a policy against which to assess proposals for renewable and low carbon energy generation. This policy will also apply to the areas outside any area identified as 'suitable'.

Should any of the following criteria be included in the policy? (tick all that apply)
- Green Belt
- Biodiversity and Geology
- Landscape and visual
- Noise and vibration
- Shadow flicker and reflected light
- Traffic and transport (including air traffic)
- Heritage
- Character of the Area
- Amenity of those nearby
- Electromagnetic transmission
- Defence and Radar
- Other (please specify below)

Q1c
Please use this space to make any further comments in response to Q1a and Q1b.

2 – Managing Flood Risk

Q2a

The National Planning Policy Framework and Policy 1 of the Aligned Core Strategy address flood risk. They require that development is steered towards locations that are at less risk of flooding or, if this is not possible, that the 'exceptions test' is passed. The 'exceptions test' allows for development in an area at risk of flooding in certain circumstances such as where the use is considered less vulnerable to harm from flooding or where the land is already developed.

There is a requirement in Aligned Core Strategy Policy 1 and the National Planning Policy Framework that development should not increase flood risk elsewhere by reducing surface water run-off through the use of Sustainable Urban Drainage Systems (known as SUDS).

Is there a need for any further policy on managing flood risk and SUDS?
- Yes – further policy required (please set out what below)
- No – further policy not required

Q2b

Please use this space to provide any information in support of your response to Q2a.

Q2c

Please use this space to identify any areas of the Borough where surface water runoff has caused problems in the past and requires additional protection. Please also identify what extra protection could be put in place.

3 – Carbon Reduction

Q3a

One of the key aims of the National Planning Policy Framework and Policy 1 of the Aligned Core Strategy is to achieve a reduction in carbon emissions. The reduction can be achieved in a number of different ways such as the implementation of renewable energy, use of electric cars and energy efficiency measures in the home.

Should a target be set for how much carbon should be reduced by over the course of the plan period (up to 2028)?
- Yes (please specify how this can be monitored and managed below)
- No

Q3b.

Please use this space to make any other comments in support of your response to Q3a or any other comments regarding carbon reduction.

4 – District Heating

Q4a

District heating schemes move heat from uses where there is excess heat to users which require heat. District heating can offer a more efficient heating system that reduces carbon emissions. However they require significant upfront investment.

Please use this space to identify any opportunities for district heating schemes in Gedling Borough. Please also use this space to provide any comments regarding district heating schemes.

Green Belt

1 – Extensions and Replacement Buildings

1a
The Framework states that extensions to buildings in the Green Belt resulting in "disproportionate additions" should not be permitted. It is left to local authorities to set out what is considered 'disproportionate'. Policy ENV38 of the Replacement Local Plan defines 'disproportionate' as more than 50% of the original floorspace of the dwelling.

In reviewing the policy we have the option to set a higher or lower percentage. A higher percentage would allow larger extensions to be built but may impact on the openness of the Green Belt. A lower figure would reduce the impact on the openness of the Green Belt but would limit the size of extensions that could be built.

A different approach could be to adopt a criteria based policy which doesn't include a percentage. This could set out a range of different factors that could be taken into account such as the size of the built form, any buildings to be demolished, the nature of the site and the way the proposed extension impacts on the openness of the Green Belt. However, this approach would not provide certainty to applicants.

Should we
- Continue using the current floor space approach and percentage?
- Use floor space but set a higher percentage?
- Use floor space but set a lower percentage?
- Don't set a percentage but use a criteria based approach?
- Adopt a different approach (please state what below)?

1b
Please use this space to make any comments in support of your responses to Q1a

1c
The National Planning Policy Framework states that replacement buildings are appropriate in the Green Belt provided they are not 'materially larger'. As with extensions to buildings what is considered materially larger is to be set by each local authority. At present ENV29 of the Replacement Local Plan applies two different percentage; 50% of the floorspace of the original dwelling or 15% of the current building if it has been extended.

The options in taking this forward are similar to those for extensions

Should we
- Continue using the current floor space approach and percentage?
- Use floor space but set a higher percentage?
- Use floor space but set a lower percentage?
- Don't set a percentage but use a criteria based approach?
- Adopt a different approach (please state what below)?

1d
Please use this space to make any comments in support of your responses to Q1c

1e
ENV28 and ENV29 only refer to 'dwellings' while the NPPF refers to 'buildings'.

Should we
- Use the same approach for both residential and non-residential buildings?
- Use different approaches for residential and non-residential buildings (please state what below)?

1f
Please use this space to make any comments in support of your responses to Q1e

2 – Curtilage Buildings within the Green Belt

2a
Curtilage buildings are buildings that are ancillary to the main building and may be permitted development (meaning they don't need planning permission). However they have the potential to adversely affect the openness of the Green Belt. By issuing an Article 4 direction the Borough Council could require owners wanting to build curtilage buildings such as workshops, 'granny' annexes and summerhouses to apply for planning permission. If this is introduced we will need a policy in place to assess proposals.

Should we introduce an Article 4 direction to require planning permission for the construction of curtilage buildings?
- Yes (please specify what a policy should cover below)
- No

2b
Please use this space to make any comments in support of your response to Q2a.

3 – Agricultural Workers Dwellings

Q3a
The National Planning Policy Framework states that the "essential need for a rural worker to live permanently at or near their place of work" may be one of the special circumstances to allow new isolated homes in open countryside. Previously Annex A of Planning Policy Statement 7 (PPS7) set out detailed criteria to assess when an agricultural dwelling was considered 'essential'.

Should we
- Base a policy approach on Annex A of PPS7?
- Establish less detailed criteria to assess what is considered 'essential'?
- Adopt a different approach (please specify what below)?

Q3b
Please use this space to support your response to Q4a above

4 – Reuse and Conversion in the Green Belt

Q4a
The National Planning Policy Framework states that the re-use or conversion of existing buildings in the Green Belt is not inappropriate provided they are of a permanent and substantial construction. There is a potential loophole whereby buildings which have only recently been granted permission for an appropriate Green Belt use apply for permission to convert to a use that would not have been granted planning permission initially.

Should we:
- Adopt no policy and rely on the National Planning Policy Framework?
- Set time periods for the previous use of buildings before they can be considered for redevelopment? (please specify how long below)
- Set design criteria to ensure that the building is fit for its intended purpose
- Adopt a different approach?

Q4b
Please use this space to support your response to Q4a above

Q4c
Similarly the Framework also states that limited infilling and the partial or complete redevelopment of developed sites in the Green Belt is not inappropriate development. This means that sites such as Nottinghamshire Police Headquarters could be redeveloped for housing or other uses.

Should we:
- Adopt no policy and rely on the National Planning Policy Framework?
- Adopt a policy to define 'limited infilling' but otherwise rely on the National Planning Policy Framework?
- Adopt a different approach (please specify what below)?

Q4d
Please use this space to support your response to Q4c above

Q4e
The Framework discourages the re-use of redundant or disused buildings as isolated rural homes unless there are associated enhancements to the immediate setting.

Please use this space to identify how this should be balanced against the support for re-use of buildings in the Green Belt.

5 – Permitted Development Rights in the Green Belt

Q5a

Some minor development does not need to be granted planning permission if it is defined as 'permitted development'. In some instances we have removed permitted development rights from specific properties when we have granted planning permission to protect the openness of the Green Belt. This means that any further development requires planning permission. By putting in place an Article 4 direction this would remove Permitted Development rights for a specified area thereby providing clarity to property owners.

Should we:
- Continue to remove permitted development rights on a case-by-case basis?
- Put an Article 4 direction in place covering the whole Green Belt area of Gedling Borough
- Put an Article 4 direction in place covering parts of the Green Belt only.

6 – Safeguarded Land

Q6a

Safeguarded land is land which has been removed from the Green Belt to meet housing need in the longer term (i.e. beyond the plan period). The land currently designated as safeguarded is shown on the Replacement Local Plan Proposals Map. Policy ENV31 of the Replacement Local Plan sets out how development on these sites is considered.

Should we:
- Continue to identify safeguarded land?
- Not identify safeguarded land

Q6b

Please use this space to provide any comments you have regarding the identification and allocation of safeguarded land.

Development Sites in the Urban Area

Policy 2 of the Aligned Core Strategy adopts a strategy of urban concentration with regeneration. This means that when looking to identify sites for development, preference will be given to sites in and around urban areas or areas that can benefit from extra development to bring disused sites into use or help support or provide new services.

The result of this strategy is that sites in and around urban areas will be allocated for development provided there are no significant obstacles to their development. A number of background documents have helped in deciding whether sites have potential for allocation or not. The result of this evidence can be seen in the maps contained in Appendix X.

The section focuses on sites above 50 dwellings in size and sites which require a change in policy to come forward (such as amending the Green Belt boundary or removing Employment protection). As such this part of the document forms part of the Green Belt Review process. Other sites that will help meet our housing targets already have planning permission or are small sites (less than 10 homes). All sites have been assessed through the Strategic Housing Land Availability Assessment (http://www.gedling.gov.uk/planningbuildingcontrol/planningpolicy/localdevelopmentframework/shlaa/)

1 - Arnold

Q1a

Alongside existing planning permissions the sites have been assessed as suitable for possible development:

- Rolleston Drive (Former County Council Depot) – about 100 homes
- Around Howbeck Road and Brookfields Garden Centre – about 400 homes
- North of Redhill – about 200 homes

Are there any obstacles to the development of these sites which cannot be overcome?

- No – the site can be developed
- Yes – the site cannot be developed (please explain why below)

Q1b

The development of these sites will result in impacts which require mitigation and also opportunities to improve the local area. We will need to consider the infrastructure required, the type and design of housing, how the site will be accessed by car and public transport and how surface water will be dealt with, amongst a number of other issues.

Please use this space to provide any comments you have about the impact and opportunities arising from the development of these sites?

Q1c

The map at Appendix x shows the current development boundary of Arnold. Alongside the changes to allow for the level of housing set by the Aligned Core

Strategy this could be changed to correct minor discrepancies or to ensure that the Green Belt follows a defensible line on the ground.

Please use this space to identify where the development boundary of Arnold should be changed.

Q1d
Please use this space to identify any development sites around Arnold that have been missed or make any other comments regarding development in the Arnold area.

2 – Carlton
Q2a
Alongside existing planning permissions the sites have been assessed as suitable for possible development:
- Off Spring Lane – about 100 homes
- Between Linden Grove and the A612 – about 115 homes
- Teal Close and North of Victoria Park – about 400 homes

Please note that a planning application has been submitted for the Teal Close site for 850 homes.

Are there any obstacles to the development of these sites which cannot be overcome?
- No – the site can be developed
- Yes – the site cannot be developed (please explain why below)

Q2b
The development of these sites will result in impacts which require mitigation and also opportunities to improve the local area. We will need to consider the infrastructure required, the type and design of housing, how the site will be accessed by car and public transport and how surface water will be dealt with, amongst a number of other issues.

Please use this space to provide any comments you have about the impact and opportunities arising from the development of these sites?

Q2c
The map at Appendix x shows the current development boundary of Carlton. Alongside the changes to allow for the level of housing set by the Aligned Core Strategy this could be changed to correct minor discrepancies or to ensure that the Green Belt follows a defensible line on the ground.

Please use this space to identify where the development boundary of Carlton should be changed.

Q2d
Please use this space to identify any development sites around Carlton that have been missed or make any other comments regarding development in the Carlton area.

Development Sites at the 'Key Settlements for Growth'

Policy 2 of the Aligned Core Strategy identifies three villages in Gedling Borough as 'key settlements for growth'. These settlements have been identified as a result of a number of different assessments including the Strategic Housing Land Availability Assessment, the Sustainable Locations for Growth Study and the Sustainability Appraisal. The villages were identified because they are considered to represent the most sustainable way to deliver the housing growth required in the Borough.

The settlements and the level of new housing required in each (i.e. in addition to those already granted permission) are as follows:
- Bestwood Village – 500 dwellings
- Calverton – 1,300 dwellings
- Ravenshead – 330 dwellings

In tandem with this consultation we are engaging with the local communities in the three key settlements to produce masterplans to help identify which sites or clusters of sites should be allocated for development. This masterplanning work will feed into the next stage of the Local Planning Document.

This section focuses on areas where a change in policy is needed (such as amending the Green Belt boundary or removing Employment protection) to accommodate growth. As such this part of the documents forms part of the Green Belt Review process.

Bestwood Village
Q1a

Suitable sites have been identified through the SHLAA process to the north, north east and east of the village. These are shown on Map x in Appendix Y

Do you support development:

	Yes	No
To the north of the village		
To the north east of the village		
To the east of the village		
At another location (please specify which below)		

Q1b

The development of these sites will result in impacts which require mitigation and also opportunities to improve the local area. We will need to consider the infrastructure required, the type and design of housing, how the site will be accessed by car and public transport and how surface water will be dealt with, amongst a number of other issues.

Please use this space to provide any comments you have about the impacts and opportunities arising from the development of these sites?

Q1c

The map at Appendix x shows the current development boundary of Bestwood Village. Alongside the changes to allow for the level of housing set by the Aligned Core Strategy this could be changed to correct minor discrepancies or to ensure that the Green Belt follows a defensible line on the ground.

Please use this space to identify where the development boundary of Bestwood Village should be changed.

Calverton
Q2a

Suitable sites have been identified through the SHLAA process to the north, north west, west and south west of the village. These are shown on Map x in Appendix Y

Do you support development:

	Yes	No
To the north of the village		
To the north west of the village		
To the west of the village		
To the south west of the village		
At Another location (please specify which below)a		

Q2b

The development of these sites will result in impacts which require mitigation and also opportunities to improve the local area. We will need to consider the infrastructure required, the type and design of housing, how the site will be accessed by car and public transport and how surface water will be dealt with, amongst a number of other issues.

Please use this space to provide any comments you have about the impacts and opportunities arising from the development of these sites?

Q2c

The map at Appendix x shows the current development boundary of Calverton. Alongside the changes to allow for the level of housing set by the Aligned Core Strategy this could be changed to correct minor discrepancies or to ensure that the Green Belt follows a defensible line on the ground.

Please use this space to identify where the development boundary of Calverton should be changed.

Ravenshead
Q3a

Suitable sites have been identified through the SHLAA process to the north and to the south of the village. These are shown on Map x in Appendix Y

Do you support development:

	Yes	No
To the north of the village		
To the south of the village		

At another location (please specify which below)		

Q3b
The development of these sites will result in impacts which require mitigation and also opportunities to improve the local area. We will need to consider the infrastructure required, the type and design of housing, how the site will be accessed by car and public transport and how surface water will be dealt with, amongst a number of other issues.

Please use this space to provide any comments you have about the impacts and opportunities arising from the development of these sites?

Q3c
The map at Appendix x shows the current development boundary of Ravenshead. Alongside the changes to allow for the level of housing set by the Aligned Core Strategy this could be changed to correct minor discrepancies or to ensure that the Green Belt follows a defensible line on the ground.

Please use this space to identify where the development boundary of Ravneshead should be changed.

Development Sites in other Villages

The Aligned Core Strategy identifies that up to 260 homes will be provided for in the other villages. These other villages are:

- Burton Joyce
- Lambley
- Linby
- Newstead
- Papplewick
- Stoke Bardolph
- Woodborough

Growth in these villages will be to meet 'local need' only and is expected to be reasonably small in scale, compared to the growth elsewhere. Sites will likely need to be removed from the Green Belt in order to accommodate growth. The 260 homes will not be evenly spread and it may be that some villages have no sites suitable for allocation.

This section focuses on areas where a change in policy is needed (such as amending the Green Belt boundary or removing Employment protection) to accommodate growth. As such this part of the documents forms part of the Green Belt Review process.

In addition we will need to consider whether these villages are 'washed over' by the Green Belt or 'inset' from it. A 'Green Belt Wash' village is one where the village is treated as if it were in the Green Belt. In this case a development boundary is defined around the village within which small scale infill development can be permitted. This should only be applied where the openness of the village is an important characteristic which requires protection. Qx in the Green Belt chapter deals with how an 'infill policy' would work.

An 'inset' village is one where the built up area (i.e. the area within the development boundary) is excluded from the Green Belt and there are fewer restrictions on development.

Burton Joyce
A map showing the suitable sites around Burton Joyce identified in the SHLAA can be found at Appendix X. A site has been identified to the North of Orchard Close for around 16 homes.

Q1a
Do you support development

	Yes	No
North of Orchard Close?		
At another location (please specify where below)?		

Q1b

The development of these sites will result in impacts which require mitigation and also opportunities to improve the local area. We will need to consider the infrastructure required, the type and design of housing, how the site will be accessed by car and public transport and how surface water will be dealt with, amongst a number of other issues.

Please use this space to provide any comments you have about the impacts and opportunities arising from the development of these sites?

Q1c
The map at Appendix x shows the current development boundary of Burton Joyce. Alongside the changes to allow for housing this could be changed to correct minor discrepancies or to ensure that the Green Belt follows a defensible line on the ground.

Please use this space to identify where development boundary of Burton Joyce should be changed.

Q1d
Please use this space to provide any information in support of your responses above or any other comment you wish to make about Burton Joyce.

Lambley
A map showing the suitable sites around Lambley identified in the SHLAA can be found at Appendix X. A site off Spring Lane to the south of the village has been identified as suitable for around 140 homes

Q2a
Do you support development

	Yes	No
Off Spring Lane?		
At another location (please specify below)?		

Q2b
The development of these sites will result in impacts which require mitigation and also opportunities to improve the local area. We will need to consider the infrastructure required, the type and design of housing, how the site will be accessed by car and public transport and how surface water will be dealt with, amongst a number of other issues.

Please use this space to provide any comments you have about the impacts and opportunities arising from the development of these sites?

Q2c
Lambley is currently defined as a 'Green Belt Wash' village. Do you think that the openness of Lambley is a feature that needs protection?
- Yes – Lambley should continue to be a 'Green Belt Wash' village
- No – Lambley should be an 'inset' village

Q2d

The map at Appendix x shows the current development boundary of Lambley. Alongside the changes to allow for housing this could be changed to correct minor discrepancies or to ensure that the Green Belt follows a defensible line on the ground.

Please use this space to identify where development boundary of Lambley should be changed.

Q2e
Please use this space to provide any information in support of your responses above or any other comment you wish to make about Lambley.

Linby
A map showing the suitable sites around Linby identified in the SHLAA can be found at Appendix X. No sites, other than those with planning permission, have been found suitable in or adjacent to Linby. The Strategic Site shown on the map is covered by the Aligned Core Strategy and do not form part of this consultation.

Q3a
Do you agree that there are no development sites in or on the edge of Linby?
- Yes
- No (please state where opportunities are below)

Q3b
Linby is currently defined as an infill village. Do you think that the openness of Linby is a feature that needs protection?
- Yes – Linby should continue to be a 'Green Belt Wash' village
- No – Linby should be an 'inset' village

Q3c
The map at Appendix x shows the current development boundary of Linby. Alongside the changes to allow for housing this could be changed to correct minor discrepancies or to ensure that the Green Belt follows a defensible line on the ground.

Please use this space to identify where development boundary of Linby should be changed.

Q3d
Please use this space to provide any information in support of your responses above or any other comment you wish to make about Linby.

Newstead
A map showing the suitable sites around Newstead identified in the SHLAA can be found at Appendix X. There is an existing housing allocation off Station Road for around 80 homes,

Q4a
Do you support development

	Yes	No

Off Station Road?		
At another location (please specify where below)?		

Q4b
The development of these sites will result in impacts which require mitigation and also opportunities to improve the local area. We will need to consider the infrastructure required, the type and design of housing, how the site will be accessed by car and public transport and how surface water will be dealt with, amongst a number of other issues.

Please use this space to provide any comments you have about the impacts and opportunities arising from the development of these sites?

Q4c
The map at Appendix x shows the current development boundary of Newstead. Alongside the changes to allow for housing this could be changed to correct minor discrepancies or to ensure that the Green Belt follows a defensible line on the ground.

Please use this space to identify where development boundary of Burton Joyce should be changed.

Q4d
Please use this space to provide any information in support of your responses above or any other comment you wish to make about Newstead.

Papplewick
A map showing the suitable sites around Papplewick identified in the SHLAA can be found at Appendix X. No sites, other than those with planning permission, have been found suitable in or adjacent to Papplewick. The Strategic Sites shown on the map are covered by the Aligned Core Strategy and do not form part of this consultation.

Q5a
Do you agree that there are no development sites in or on the edge of Papplewick?
- Yes
- No (please state where opportunities are below)

Q5b
Papplewick is currently defined as an infill village. Do you think that the openness of Papplewick is a feature that needs protection?
- Yes – Papplewick should continue to be a 'Green Belt Wash' village
- No – Papplewick should be an 'inset' village

Q5c
The map at Appendix x shows the current development boundary of Papplewick. Alongside the changes to allow for housing this could be changed to correct minor discrepancies or to ensure that the Green Belt follows a defensible line on the ground.

Please use this space to identify where development boundary of Papplewick should be changed.

Q5d
Please use this space to provide any information in support of your responses above or any other comment you wish to make about Papplewick.

Stoke Bardolph
A map showing the suitable sites around Stoke Bardolph identified in the SHLAA can be found at Appendix X. No sites, other than those with planning permission, have been found suitable in or adjacent to Stoke Bardolph.

Q7a
Do you agree that there are no development sites in or on the edge of Stoke Bardolph?
- Yes
- No (please state where opportunities are below)

Q7b
Stoke Bardolph currently has no 'infill' boundary and all sites are treated as if they are in the Green Belt. Do you think that this continues to be appropriate way to deal with Stoke Bardolph?
- Yes – Stoke Bardolph should have no 'infill' boundary
- No – Stoke Bardolph should be a 'Green Belt Wash' village and have an infill boundary

Q7c
The map at Appendix x shows the current development boundary of Stoke Bardolph. Alongside the changes to allow for housing this could be changed to correct minor discrepancies or to ensure that the Green Belt follows a defensible line on the ground.

Please use this space to identify where development boundary of Stoke Bardolph should be changed.

Q7d
Please use this space to provide any information in support of your responses above or any other comment you wish to make about Stoke Bardolph.

Woodborough
A map showing the suitable sites around Woodborough identified in the SHLAA can be found at Appendix X. Sites have been identified between Broad Close and Private Drive (about 20 homes), in the area between Ash Grove and Dover Beck Drive (known as Grimesmoor Farm – about 150 homes, although there is the possibility of only releasing part of the site) and to the south of Charnwood Way (around 20 homes).

Q6a
Do you support development

	Yes	No
Between Broad Close and Private Drive?		
At Grimesmoor Farm?		
To the south of Charnwood Way?		
Another location (please specify below)?		

Q6b

The development of these sites will result in impacts which require mitigation and also opportunities to improve the local area. We will need to consider the infrastructure required, the type and design of housing, how the site will be accessed by car and public transport and how surface water will be dealt with, amongst a number of other issues.

Please use this space to provide any comments you have about the impacts and opportunities arising from the development of these sites?

Q6c

Woodborough is currently defined as an infill village. Do you think that the openness of Woodborough is a feature that needs protection?
- Yes – Woodborough should continue to be a 'Green Belt Wash' village
- No – Woodborough should be an 'inset' village

Q6d

The map at Appendix x shows the current development boundary of Woodborough. Alongside the changes to allow for housing this could be changed to correct minor discrepancies or to ensure that the Green Belt follows a defensible line on the ground.

Please use this space to identify where development boundary of Woodborough should be changed.

Q6e

Please use this space to provide any information in support of your responses above or any other comment you wish to make about Woodborough.

Housing

1 – Approach to Density
1a
The National Planning Policy Framework requires that local authorities set out their own approach to housing density to reflect local circumstances. Our current approach (Policy H8 of the Replacement Local Plan) requires a minimum of 30 dwellings per hectare with a higher density close to transport routes and key facilities such as schools and supermarkets. Higher density may mean less land is needed but will also affect the type of housing that can be built.

Alternative approaches could look at setting different targets for different parts of the Borough. These targets could either reflect the existing density of the area (continuing the type of house already found in the area) or contrast with the existing density (potentially providing a different type of house in the area).

Should we:
- Continue our current approach?
- Establish a target density for different areas to reflect the existing density of the area?
- Establish a target density for different areas to contrast with the existing density of the area?
- Adopt a different approach (please set out what below)?

1b
Please use this space to provide comments in support of your response to Q1a or any other point you wish to make on density.

2 – Mix of Housing
2a
The Framework requires that local authorities plan for a mix of housing based on demographic and market trends and the needs of different groups. Policy 8 of the Aligned Core Strategy refers to housing type in general terms only requires that residential development should contribute to the mix of housing tenures, types and sizes in order to create sustainable, inclusive and mixed communities. This could include the provision of houses for the elderly, young families or other groups.

Should we:
- Use the National Planning Policy Framework and Aligned Core Strategy and look at sites on a case by case basis?
- Set targets for different house types in the Borough?
- Set targets for different house types in different areas in the Borough?
- Adopt a different approach (please set out what below)?

2b
Please use this space to provide comments in support of your response to Q2a or any other point you wish to make on the mix of housing.

3 – Affordable Housing
3a
There is a need to provide for affordable housing in Gedling Borough. Our current policy approach is set out in the Affordable Housing Supplementary Planning Document. This requires a different percentage of affordable housing in different parts of the Borough based on the financial viability of developing a site in that area. A higher percentage of affordable housing is required in the stronger sub-markets within the Borough.

Should we:
- Continue with the approach set out in the Affordable Housing Supplementary Planning Document
- Continue with the approach set out in the Supplementary Planning Document but alter some of the details (please specify which below)
- Adopt a different approach

3b
Please use this space to provide comments in support of your response to Q3a

3c
The need for affordable housing is often higher in rural areas. The National Planning Policy Framework and Policy 8 of the Aligned Core Strategy allow for the allocation of sites purely for the provision of affordable housing.

Should sites be allocated purely for affordable housing?
- Yes (please state where below)
- No

3d
Please use this space to provide comments in support of your response to Q3c

4 Gypsy, Traveller and Travelling Showpeople Sites

The Government requires that pitch targets for gypsies and travellers and plot targets for travelling showpeople are included in local plans. In addition sufficient sites need to be identified to meet the targets based on identified criteria. Criteria should also be set where no need for new sites has been identified.

Policy 9 of the Aligned Core Strategy identifies that provision should be made within settlements or as part of the strategic sites identified (Top Wighay Farm or North of Papplewick Lane). If this is not possible, the Policy sets out criteria for the assessment of other sites and for use in determining planning applications.

Q4a
Are there any sites we should be considering for the provision of pitches or plots in line with identified need?
- Yes (please specify which site(s) below)
- No

Q4b
Are the criteria in Policy 9 of the ACS sufficient?
- Yes – no further policy is needed
- No – further policy is needed (please specify what below)

Q4c
Please use this space to make any comments in support of your comments to Q4a and Q4b or any other comments regarding the provision of traveller sites.

5 – Windfall Policy

Q5a
Within the development boundaries of the urban area and 'Green Belt Wash' villages housing is generally permitted subject to other policies of the development plan. Currently Policy H7 of the Replacement Local Plan sets out our approach and states permission will be granted for housing schemes in these areas subject to the design of the scheme, the proposal not resulting in the loss of buildings or features which make an important contribution to the appearance of the area and the proposal not being contrary to other policies.

Should we:
- Continue with our current approach?
- Adopt a different approach (please state what below)?
- Not have a policy?

Q5b
Please use this space to provide comments in support of your response to Q5a.

6 – Allocated Sites

Q6a
Allocating sites provides certainty that the site will be developed for that purpose. By allocating sites for housing we can show that the objectively assessed housing need for the Borough can be met and show which sites will be brought forward for development. Whilst allocating sites for housing provides greater certainty that those sites will come forward for housing it is not appropriate to allocate all sites (including those for 1-2 homes) as these would be difficult to show on the Policies Map and would reduce flexibility. This does not affect the number of homes available to meet our housing target.

Should we:
- Only allocate sites of 50 or more dwellings
- Allocate sites of more than 10 dwellings
- Use a different figure (please state what below)

Q6b
Please use this space to provide comments in support of your response to Q6a.

Design

1 – General Design

Q1a
Good design is a key aspect of sustainable development and the National Planning Policy Framework requires that robust and comprehensive local design policies are developed. Policy 10 of the Aligned Core Strategy sets out detailed objectives and criteria against which the design of new developments can be judged.

Should we:
- Include more detailed criteria in a policy which takes different approaches to design in different areas of the Borough?
- Use Aligned Core Strategy Policy 10 as the basis but provide non-statutory guidance to developers about the character of different areas in the Borough?
- Adopt a different approach (please set out what below)?

Q1b
Please use this space to provide information in support of your response to Q1a

Q1c
An important part of design is the protection of amenity of surrounding uses. This is an important part of the Policy ENV1 in the Replacement Local Plan. The National Planning Policy Framework identifies that impacts on health and quality of life are important elements of amenity.

We are looking to identify issues which could impact on amenity under the following areas:
- From the built development – such as overshadowing, overbearing
- Generated by the development – such as noise and traffic
- On adjacent buildings – such as impact on renewable energy technologies

Please use this space to identify any issues you think should be included in an Amenity policy.

2 – Character Areas

Q2a
The National Planning Policy Framework encourages the use of policies to promote or reinforce local distinctiveness while the Aligned Core Strategy requires development to have regard to the local context including any valued townscapes or landscapes. At present the Replacement Local Plan identifies Special Character Areas at Ravenshead and Woodthorpe and we need to consider whether to continue with this approach. Gedling Borough contains 6 conservation areas, and national legislation will continue to apply to these areas to ensure that planning decisions 'preserve and enhance' these areas.

Other than the 6 conservation areas, should we identify any other townscapes for which a different approach to design should be taken above that afforded through a general policy?

- Yes (please specify which areas below)
- No – general policy is sufficient.

Q2b
Please use this space to provide comments in support of your response to Q2a.

3 - Residential Gardens
Q3a
The National Planning Policy Framework allows for the inappropriate development of residential gardens to be resisted. The provision of new housing within existing built up areas can reduce the amount of Green Belt land that is required to be released and can provide new housing close to existing facilities and public transport. However significant numbers of housing on garden land can result in 'town cramming' and increase pressure on existing services.

Should we:
- Use general policies on design and amenity to resist inappropriate development of residential gardens?
- Adopt a borough wide policy to restrict inappropriate development of residential gardens?
- Adopt different policies in different parts of the Borough? (please specify which areas below)

Q3b
If we adopt a policy in the Local Planning Document should it:
- Identify the percentage of the garden which can be lost before it is considered inappropriate? (please specify a figure below)
- Identify a minimum size of garden to remain following development? (please specify a figure below)

Q3c
Please use this space to provide information in support of your response to Q3a and Q3b.

4 – Building performance

Q4a
Tackling and adapting to climate change is one of the key aims of sustainable development and the National Planning Policy Framework. The Framework requires us to set local requirements for building sustainability that are consistent with the move to have all homes built to a 'zero carbon' standard by 2016 and based on national standards. Policy 1 and Policy 10 of the Aligned Core Strategy set out requirements for local standards for sustainable construction for developments of more than ten dwellings:

Should we use:
- Code for Sustainable Homes

- Another national standard (please specify what below)
- Use the minimum standards in the Building Control regime

Q4b
Please use this space to provide information in support of your response to Q4a

Q4c
Please use this space to identify how the building performance of non-residential should be approached.

5 – Live-Work and Self Build Homes

Q5a
The Framework requires that local planning authorities facilitate flexible working practices such as allowing business and homes to share the same building. One of the priorities identified for Gedling Borough in the Council Plan 2013/14 is to promote business and self-employment. Many self-employed people start by running their business from their own homes.

Planning policy can help facilitate this by ensuring that a proportion of new homes include the provision of rooms that can be used as offices or workshops or by allowing appropriate extensions to existing dwellings. Using a criteria based policy could ensure that any planning application is assessed in a consistent way. Alternatively a Local Development Order could remove the need for planning permission subject to the proposal according with certain parameters (such as height of the building, distance to boundary etc)

Should we

	Yes	No
Require large sites to include a proportion of live-work units?		
Establish a criteria based policy to assess the change of use and/or extensions to existing dwellings for business purposes?		
Establish a criteria based policy to assess the development of new live-work units?		
Use a Local Development Order to allow new live-work units in specified areas according with certain parameters without the need for planning permission?		

Q5b
The Framework requires that local authorities include provision for people to build their own homes if they wish. At present there is no specific policy for Gedling Borough that relates to this issue.

Should we

	Yes	No
Require large housing sites to include a proportion of self-build plots?		
Establish a criteria based policy to assess self-build homes		

against?		
Use a Local Development Order to allow new self build housing in specified areas according with certain parameters without the need for planning permission.		

6 – Space Standards and adaptability

Q6a

The National Planning Policy Framework requires that robust and comprehensive policies are prepared which set out the quality of development. Policy 8 of the Aligned Core Strategy sets out that all residential development should contain adequate living space.

Should we include minimum standards for any of the following elements of new homes?

	Yes	No
Floor space		
Garden size		
The distance to the windows of neighbouring properties		
Car parking		
Bin storage		

Q6b

Please use this space to make any comments in support of your response to Q6a.

Q6c

Given the ageing population it is important that new homes are capable of being adapted to suit the needs of different people over the course of their lives. Policy 8 of the Aligned Core Strategy identifies this as a priority. Providing homes that can be adapted to suit the needs of elderly people will also have benefits for families with young children, those who use wheelchairs and others with mobility problems. Providing homes to meet this Lifetime standard (http://www.lifetimehomes.org.uk/) may impact on the viability of schemes. Choices will need to be made as to the relative priority that will be given to this issue.

Should we:
- Require all homes to be built to a Lifetime Home standard
- Require a proportion of new homes to be built to a Lifetime Home standard
- Not require any homes to be built to a Lifetime Home standard

Q6d

Please use this space to make any comments in support of your response to Q6b.

Economic Development

1 – Employment Land Supply
Q1a
The National Planning Policy Framework stresses the need to plan to accommodate new businesses. Policy 4 of the Aligned Core Strategy provides for 22,800 sq m of new office development in Gedling Borough and 10 hectares of industrial and warehousing land should also be available. Arnold town centre is identified as a location for offices and economic development including offices will also be promoted as part of the large urban extension planned at Top Wighay Farm.

National planning policies require that long term blanket protection of employment sites should be avoided. The Aligned Core Strategy allows for poor quality and unsuitable employment sites to be released.

The existing protected employment areas are shown on the Replacement Local Plan Proposals Map.
Should we:
- Continue our current approach and protect the existing employment sites?
- Release some or all of the sites for other uses (if so please specify which below)?
- Adopt a different approach (please specify what below)?

Q1b
Please use this space to provide comments in support of your response to Q1a or any other comment you have regarding employment land.

2 – Supporting existing business
Q2a
The National Planning Policy Framework emphasises the need to support existing business. Our current approach (set out in Policy E5 of the Local Plan) is to support the expansion of an existing business in situ provided it is operationally possible and would not harm local amenity or character.

Should we:
- Continue with our current approach?
- Adopt a different approach?

Q2b
The National Planning Policy Framework advises that planning policies should be flexible enough to accommodate business needs not anticipated in the plan. There is also a trend towards more footloose businesses which can be accommodated easily as part of mixed use areas. Although current policy relies heavily on supporting business through allocating and retaining employment land it recognises (Policy E4) that there may be opportunities for employment development in locations other than on existing or allocated or employment sites.

Should we:
- Continue with this policy approach?
- Adopt a different approach

Q2c
Please use this space to provide comments regarding how we can help support existing businesses.

3 – Employment in Rural Areas
2a
The National Planning Policy Framework requires that local authorities support economic growth in rural areas. This should include policies that facilitate growth and expansion of existing businesses. Emphasis is placed on the promotion and retention of local services in villages such as local shops. The Aligned Core Strategy also supports the diversification of the rural economy. The Aligned Core Strategy also identifies the key settlements of Bestwood, Calverton and Ravenshead for strategic levels of housing growth and for this to be sustainable some employment opportunities may be needed.

Currently Policy E9 of the Replacement Local Plan encourages small scale employment uses for traditional types of employment on new sites or through converted buildings within settlements which are excluded from the Green Belt.

Should we:
- Continue with the existing policy approach as set out in Policy E9?
- Allow for a limited scale of employment development in the key settlements of Bestwood, Calverton and Ravenshead (please specify what scale below)?
- Allow for small scale employment uses in all rural settlements (please specify what scale below)?
- Adopt a different approach (please set out what below)?

2b
Please use this space to provide comments in support of your response to Q2a.

2c
The National Planning Policy Framework places emphasis on the diversification of agricultural and other businesses and supporting sustainable rural tourism. In this context the Aligned Core Strategy notes the importance of agriculture in the rural areas and emphasises the need for further diversification of the rural economy locally.

Please use this space to identify what should be included in a rural diversification policy and how this should be balanced against Green Belt policy?

Town Centres and Retail Development

The National Planning Policy Framework states that planning policies should be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the plan period.

The Aligned Core Strategy identifies the network and hierarchy of centres across Gedling Borough:

- Arnold as a Town Centre
- Carlton Square as a District Centre
- Burton Joyce, Calverton, Carlton Hill, Gedling, Mapperley Plains, Netherfield and Ravenshead as Local Centres

1 – Town centre boundaries
1a
Town centre boundaries help define where shops and other main town centre uses should be focussed. Changing these boundaries can be used to expand a centre or manage its decline. These boundaries can also include the definition of primary shopping areas where the majority of shops will be focused and secondary shopping areas where a wider mix of uses might be acceptable.

The boundaries of centres and the identification of sites for main town centre uses to meet identified need will be defined in the Local Planning Document. The current boundaries of Gedling Borough's various centres are shown on the Replacement Local Plan proposals map. The extent of primary and secondary shopping areas within Arnold (the only centre large enough to have a secondary area) is also shown on the proposals map.

A key issue is how to attract new retail development into centres either through amending the centre boundaries and/or increasing the diversity of town centre uses whilst protecting the existing retail core.

Should we:
- Continue with the current boundaries of town centres, primary frontages and secondary frontages?
- Redraw the boundaries of town centres, primary and secondary shopping frontages (please indicate where below)?

1b
Please use this space to provide comments in support of your response to Q1a or any other point you wish to make on setting boundaries for centres and primary shopping frontages.

2 – Non Retail uses in Centres

Q2a

The National Planning Policy Framework states that local planning authorities should promote competitive centres that provide customer choice and a diverse offer which reflect the individuality of centres. The Aligned Core Strategy seeks to protect the vitality and viability of centres including widening the range of uses such as allowing more food and drink and leisure uses. Offices are a main town centre use and the Aligned Core Strategy identifies Arnold Town Centre as a potential location for offices.

Policy S2 of the Replacement Local Plan aims to ensure that centres retain a high proportion of shops (within Use Class A1) and limits the proportion of other town centre business for example take-away food outlets. The approach of the policy is to try and ensure that new proposals do not create an unacceptable grouping of 4 or more non A1 retail shops and that overall non A1 shops would not exceed 35% of the total retail frontage.

A possible alternative would be a more flexible policy based around no single type of shop exceeding a specified proportion of the units in the town centre.

Should we:
- Continue with the present approach?
- Set a use by use figure for all centres?
- Set a use by use figure for each centre?
- Adopt a different approach (please specify what below)?

Q2b
Please use this space to provide comments in support of your response to Q2a or any other point you wish to make on the mix of uses in centres.

Q2c
Please use this space to identify any sites in or around centres which may be suitable for office, leisure, culture or sports developments.

3 - Upper floors within town and local centres
Q3a
Underused upper floors in the Borough's shopping centres provide a good opportunity to attract different types of business or could provide residential flats. Policy S3 of the Replacement Local Plan encourages the change of use of vacant and under used space above shops to residential and offices and there are a number of Permitted Development rights which allow the conversion of upper floors.

Please use this space to tell us how planning policies can encourage better use of underused and vacant upper floors above shops?

4 – Retail development in edge-of centre and out-of-town locations
4a
National policy advises that local planning authorities should require an impact assessment for proposals for main town centre uses outside town centres.

Proposals below 2,500sqm do not need to provide the impact assessment. Local authorities are able to introduce a local threshold if there is evidence that it is justified. Currently, there is no locally set threshold.

Should we:
- Set a locally determined threshold (please specify below how a threshold could be established)?
- Rely on the default threshold of 2,500 sq m set out in the National Planning Policy Framework?

4b
Please use this space to provide comments in support of your response to Q4 or any other point you wish to make on retail development in edge of centre or out of town locations.

5 – Centres in need of enhancement

Q5a
The evidence supporting the Aligned Core Strategy considers Arnold, Carlton Hill and Netherfield centres to be in need of enhancement.

Please use this space to identify any other centres in need of enhancement?

Q5b
Please use this space to identify how centres could be enhanced. This could be through making environmental improvements, encouraging events such as craft markets or encouraging a wider range of different uses.

6 - Local Community Services

6a
Local planning authorities should plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities.

The Aligned Core Strategy aims to support new community facilities where a local need has been demonstrated as well as the inclusion of community facilities within new residential development. The Aligned Core Strategy states that where new facilities are proposed agencies should work together to ensure services are integrated. Existing community facilities are also to be protected against development proposals which result in the loss of facilities.

Many of these local services and facilities are uses which need to be located close to the community they serve and often within or close to town, district and local centres which are accessible to the surrounding local community. A key issue is how to protect existing services where development proposals would result in their loss. The current planning policy set out in Policy C4 of the Replacement Local Plan seeks to prevent the loss of a community facility where this would result in increased and less sustainable car journeys to the next available facility. However, it may be that

redevelopment of the existing community facility can bring benefits and possible opportunities to provide new multipurpose facilities in accessible locations

Should we:
- Continue with the current policy?
- Adopt a more flexible policy with additional criteria for considering proposals to change the use or redevelop existing community facilities where the benefits to the local community would outweigh the loss?
- Adopt a different approach (please state what below)?

6b

Please use this space to provide comments in support of your response to Q6a or any other point you wish to make on protecting community facilities.

7 - Tourism

7a

There are a number of existing visitor attractions within Gedling Borough that are located outside of the urban areas. These include Newstead Abbey, Papplewick Pumping Station, Patchings Arts Centre and the country parks at Bestwood, Burnstump, Gedling Colliery and Newstead.

Do we need specific policies to protect and guide the future diversification of these attractions? – Y/N

7b

Please use this space to provide comments in support of your response to Q7a

8 – Out of Centre Shopping

Q8a

The National Planning Policy Framework identifies that we should set out policies for proposals for main town centres which cannot be accommodated in town centres. Existing out of centre shopping areas are shown on the Replacement Local Plan Proposals Map and are considered through Policy S12 of the Replacement Local Plan. This restricts the type of goods sold to traditional 'bulky' goods such as decorating and DIY equipment, electrical goods, gardening goods and furniture.

Should we:
- Continue with our current approach?
- Adopt a different approach (please specify what below)?

Q8b

Please use this space to provide any comments in support of your response to Q8a or any other point regarding out of centre shopping.

Contamination and Pollution

1 – Contamination and Land Stability

Q1a
National planning policy requires that development is suitable for its location taking account of ground conditions such as mining, contamination from former uses and any mitigation required. Responsibility for securing a safe development lies with the developer and/or landowner. Policy 10 of the Aligned Core Strategy includes reference to the ground conditions found on site.

Current policy on contamination and land stability is set out in Policies ENV3 and ENV4 of the Replacement Local Plan. Policy ENV3 identifies that planning permission will not be granted for development on contaminated land unless practical and effective measures are taken to treat, contain or control the contamination. Policy ENV4 adopts a similar approach for unstable land requiring that planning permission not be granted unless measures to overcome any risk are taken.

Should we:
- Continue with the current approach to contamination and stability?
- Adopt a different approach (please state what below)?

Q1b
Please use this space to provide information in support of your response to Q1a or any other comments you have regarding contamination and stability.

2 – Hazardous Substances

Q2a
Given their nature, the location of hazardous substances is closely controlled. There are a number of regimes which control their location and the Health and Safety Executive provide guidance on such matters. When making planning decisions the focus should be on the use of the land.

Policies ENV7 and ENV8 of the Replacement Local Plan help guide the location of development which store hazardous substances and development in the area around such sites.

Should we:
- Continue with the current approach to hazardous substances?
- Adopt a different approach (please state what below)?

Q2b
Please use this space to provide information in support of your response to Q2a or any other comments you have regarding contamination and stability.

3 – Noise and Light Pollution

Q3a

National planning policy identifies that planning decisions and policies should aim to avoid noise from causing significant adverse impacts to health and quality of life, mitigate and reduce other adverse impacts. However, national policy also identifies that development will often create some noise and existing business should not have unreasonable restrictions placed on them.

Policies ENV9 and ENV10 of the Replacement Local Plan set out the current approach to dealing with noise creating and noise sensitive development.

Should we:
- Continue with the current approach?
- Adopt a different approach (please specify what below)?

Q3b

Please use this space to provide information in support of your response to Q3a or any other comments you have regarding noise.

Q3c

Limiting the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation is an important part of good design.

Should we:

	Yes	No
Have a criteria based policy for the use of lighting?		
Have an area based policy for the use of lighting?		
Adopt a different approach (please specify what below)?		

Q3d

Please use this space to make any comments in support of your response to Q3c or any other comment regarding lighting.

4 – Pollution

Q4a

The National Planning Policy Framework highlights the importance of policies contributing towards the UK commitments on reducing pollutants and taking into account the cumulative impacts on air quality. Policy ENV11 of the Replacement Local Plan sets out our current approach to polluting generating development. It requires that planning permission is refused where development would result in unacceptable risks to health and safety, unacceptable nuisance and contamination of the site.

Should we:
- Continue with the current approach?
- Adopt a different approach (please set out what below)?

Q4b

Please use this space to provide information in support of your response to Q4a or any other comments you have regarding pollution.

Q4c
An Air Quality Management Area has been designated along part of the A60 (Mansfield Road) in Arnold. Any decisions within this area need to be consistent with the local air quality action plan.

Please use this space to identify any ways in which planning policy can help assist the aims of the Air Quality Management Area.

Regeneration

1 – Gedling Colliery/Chase Farm

Gedling Colliery/Chase Farm is a major part brownfield site adjacent to the urban area. Redevelopment of the site is a priority for the Borough Council. However, due to the cost of necessary infrastructure, specifically the Gedling Access Road, the site is not currently financially viable and cannot be counted on to deliver housing during the plan period.

The Aligned Core Strategy identifies Gedling Colliery/Chase Farm as a regeneration site and allows for its redevelopment, should economic conditions improve and public funding may become available.

Q1a

The Replacement Local Plan identifies the Gedling Colliery/Chase Farm site as suitable for 1100 homes, 6ha of employment land, a new community hub and a new district centre. This scheme will need to be updated to reflect the current situation.

Please use this space to make any comments regarding how the Gedling Colliery/Chase Farm site can best be developed.

2 – Other priorities

Q2a

The Borough Council has identified Newstead Village and Netherfield as priority areas and locality plans are being prepared for these areas.

Please use this space to make comments about how you think planning policy could help deliver regeneration in these areas.

Q2b

Please use this space to identify how planning policies be used to help regenerate other parts of the Borough?

The Historic Environment

1 - Gedling's Historic Environment
Q1
The National Planning Policy Framework sets out that the contribution heritage assets make towards their environment should be identified. Policy 11 of the Aligned Core Strategy identifies a number of elements of the historic environment which are important to Greater Nottingham as a whole. These include the industrial and commercial heritage and the literary heritage. The Aligned Core Strategy sets out that elements of a more localised value will be identified in local development documents.

Please use this space to identify any elements of the historic environment of Gedling Borough that should be identified in the Local Planning Document?

2 – Locally Listed Assets
Q2a
The Framework requires that the significance of 'non-designated assets' be taken into account when making planning decisions. These are heritage assets which do not meet the criteria to be formally protected but are important in a local context. In order to provide a degree of certainty as to where these assets are they can be identified through the planning process.

Do you agree that the Borough Council should identify a local list of heritage assets?
- Yes
- No

Q2b
If it is decided to have a local list of heritage assets there will need to be a policy to use to assess development proposals. In line with the Framework this will need to balance the effect and benefits of the proposal.

Please use this space to make any comments you have about what this policy should include or any other comments you have about the issue of locally listed heritage assets.

3 – Development affecting Designated Heritage Assets
Q3a
Listed buildings, scheduled monuments, conservation areas and Registered Parks and Gardens have been formally identified because of their historic significance. The Replacement Local Plan includes policies that set out how these are to be protected when development is proposed. The National Planning Policy Framework also sets out how to assess impact on designated heritage assets and how to balance the harm and benefits of proposals.

Should we include policies on development affecting designated assets?
- Yes – policies required for designated assets

- No – they have sufficient protection already

Q3b
Please use this space to provide information about what such policies should include or any other comments you have about this issue.

Green Infrastructure (Open Space & Biodiversity)

1 – Parks and Open Space

Q1a
The National Planning Policy Framework highlights that access to high quality open spaces can make an important contribution to the health and well being of communities. Existing open space should not be built on unless the space is no longer needed, an equivalent facility is provided elsewhere or it will be redeveloped into another form of open space. Policy 16 of the Aligned Core Strategy sets out that a strategic approach to Green Infrastructure will be taken and looks to protect parks and open space.

It is proposed to identify and protect the following types of open space:
*   Parks and Country Parks
*   School playing fields
*   Allotments
*   Sports pitches.
*   Amenity space
*   Golf Courses

The current extent of these can be seen on the Replacement Local Plan Proposals Map (link)

Please use this space to identify any further types of open space which should be identified and protected. Please also use this space to identify any changes which are needed to the areas identified on the Replacement Local Plan Proposals Map.

Q1b
The Framework and the Aligned Core Strategy (notably Policy 16) identify a number of tests against which proposals affecting green infrastructure will be assessed against.

Are any further local criteria needed?
*   Yes – further criteria needed (please specify what below)
*   No – NPPF and ACS are sufficient protection.

Q1c
Please use this space to provide information in support of your response to Q1b.

Q1d
The Framework allows for the identification of 'Local Green Spaces' by local communities. Local Green Spaces are areas which are of particular importance to a local community. They must:
*   Be consistent with the local planning of sustainable development
*   Compliment investment in sufficient homes, jobs and other essential services
*   Only be designated when a plan is being prepared or reviewed
*   Be capable of enduring beyond the plan period

- Be reasonably close to the community
- Be demonstrably special to a local community and hold a particular local significance
- Be local in character and not an extensive tract of land

Policies for managing development within a Local Green Space should be consistent with the policy for Green Belts.

Please use this space to identify any opportunities for the designation of Local Green Spaces and what a policy should include.

Q1e
Please use this space to make any other comments regarding parks and open space.

2 – Woodland

Q2a
The National Planning Policy Framework includes a presumption against the loss or deterioration of habitats such as Ancient Woodland and veteran trees unless the need for and benefits of development outweigh the loss. The Replacement Local Plan Proposals Map identifies a number of Ancient Woodlands in Gedling Borough. So far no veteran trees have been identified.

Please use this space to identify any other Ancient Woodlands or any veteran trees which should be included on the Local Planning Document Policies Map. Please also use this space to identify if you think extra local policies are needed.

Q2b
Community Forests aim to create large areas of multi-purpose woodland, heath and open land in urban-fringe areas. The Greenwood Community Forest covers 161 square miles of Nottinghamshire, from Mansfield in the north to Nottingham in the south and from Eastwood in the west to Farnsfield in the east. It joins historic Sherwood Forest in the north-east and curves round to Attenborough in the south-west.

Policy 16 of the Aligned Core Strategy identifies the Greenwood Community Forest as an important part of the strategic network of green infrastructure. Currently Policy ENV43 of the Replacement Local Plan requires that the Borough Council negotiate with developers to secure new trees or woodland as part of development within the defined Greenwood Community Forest. Policy R7 identifies a number of criteria against which development proposals will be tested.

Should we:
- Continue with this approach?
- Adopt a different approach (please set out what below?)

Q2c
Please use this space to provide information in support of your response to Q2b or any other comment you wish to make about the Greenwood Community Forest.

Q2d
Sherwood Forest is internationally renowned for the beauty of its landscape, its exceptional biodiversity and its historical importance, with links to royalty and legends. It is inextricably associated with Robin Hood and stands as one of the most iconic landscapes in the world. It is also a working landscape with productive farmland, commercial forestry, thriving communities and a long history of mineral extraction and coal mining. Sherwood Forest is a major asset for the people of Nottinghamshire, and a significant tourist and visitor destination.

There are currently proposals to create a Sherwood Forest Regional Park, and Gedling Borough Council is part of the Board steering the proposals. The objectives of the Regional Park are to manage, enhance and promote the landscape and historic character of the forest, promote sustainable leisure and tourism and support agricultural diversification, woodland and rural economy uses which respect local character. The proposed boundary of the park can be seen on the map in Appendix x

Should we:
- Identify the boundary and include a policy supporting development that accords with the objectives of the Regional Park;
- Identify the boundary but include a different policy (please state what below)
- Not identify the boundary but include a policy (please state what below)
- Not identify the boundary or include a policy

Q2e
Please use this space to make any comments in support of your response to Q2d or any other comment you have regarding Sherwood Forest.

3 – Conservation Sites

Q3a
National planning policy requires that the natural environment is enhanced by minimising impacts on biodiversity and contributing to halting the decline in biodiversity by establishing ecological networks. Criteria based policies should be established to assess development against and distinctions should be made between sites of international, national and local value.

There are no international designations in place in Gedling Borough. Work is being undertaken to establish whether parts of the north of the Borough should be included within a 'Special Protection Area'. This would protect the habitats of Woodlarks and Nightjars. Work is at a very early stage and the outcome is not certain. We are required to take a cautious approach and to consider the impact of the proposals on the Special Protect Area as if it was to come into force.

There is one national designation a Site of Special Scientific Interest at Quarry Banks near Linby. This will be identified on the Policy Map but as there is separate legislation in place to protect this type of designation there is no need for additional policy.

Please us this space to identify how the Special Protection Area should be addressed in the Local Planning Document?

Q3b
Sites of Importance for Nature Conservation (SINCs) and Regionally Important Geological and Geomorphologic Sites (RIGSs) are local sites which have been identified after an assessment process and meet minimum criteria. A map showing the current designated SINCs and RIGSs can be found at Appendix x. In order to assess planning applications which affect these sites we will require a criteria based policy. Currently ENV36 of the Replacement Local Plan applies. This gives consideration to the need for the development and the local ecological and community value of the site.
Should we:
- Continue with the current approach?
- Adopt a different approach (please specify what below)?

Q3c
Please use this to provide information in support of your response to Q3b or any other comment you have regarding local conservation sites.

4 – Landscapes

Q4a
The National Planning Policy Framework allows for 'locally valued' landscapes to be protected using criteria based policies. Currently a number of Mature Landscape Areas have been identified in the Borough. These are shown on the Proposals Map. The Landscape Character Assessment is up to date evidence of the strength and character of the landscapes in Gedling Borough. It identifies how new development can be accommodated within the landscapes. Development within them is assessed against Policy ENV37 of the Replacement Local Plan.

Should we:
- Continue with our current approach?
- Continue with our current approach but amend the areas designated as Mature Landscape Areas?
- Use the guidance in the Landscape Character Assessment to develop policy?
- Adopt a different approach (please specify what below)?

Q4b
Please use this space to provide any information in support of your response to Q4a.

Q4c
A number of key ridgelines are also identified in order to protect the open character and visual quality of the area. The aim to ensure that development is contained and does not spill over the ridgelines into areas that would result in an increase in the need to travel by car.

Should we

- Continue to identify and protect the ridgelines
- Not protect the ridgelines.

Please use this space to provide any information in support of your response to Q4c.

Transport

1 – Cycling
Q1a

Cycling is one of the key components of a sustainable transport system and increased cycling has benefits for traffic congestion, health and tackling climate change. The National Planning Policy Framework requires that priority is given to cycle movements and developments are designed to minimise conflict between cyclists, pedestrians and vehicle traffic. Policy 14 of the Aligned Core Strategy supports this approach and requires incentives to use cycling for appropriate journeys, improvements to cycling facilities and work to give priority to cycling in the existing highway network.

Currently the Replacement Local Plan requires contributions from developers for measures to assist cyclists and identifies a number of protected cycling routes through the Borough.

Should we:

	Yes	No
Continue to require developer contributions		
Continue to identify and protect the identified cycling routes		
Adopt another approach (please state what below)		

Q1b

Please use this space to provide information in support of your responses to Q1a or any other comments regarding cycling.

2 – Car parking
Q2a

When setting local parking standards the National Planning Policy Framework requires that the following should be taken into account:
- The accessibility of the development;
- The type mix and use of development;
- The availability of and opportunities for public transport;
- Local car ownership levels; and
- An overall need to reduce the use of high-emission vehicles.

For residential development we have adopted a Supplementary Planning Document which sets out how much car parking should be provided for based on the number of houses of different sizes included in developments.

Should we:
- Continue to use the Supplementary Planning Document?
- Incorporate the key elements of the Supplementary Planning Document into the Local Planning Document?
- Adopt a different approach (please state what below)?

Q2b

For non-residential development the guidance of the 6Cs Highway Design guide is used which bases the number of parking spaces on the floorspace of development.

Should we:
- Continue to use the guidance in the 6Cs Highway Design Guide?
- Set out and adopt an approach through the Local Planning Document?
- Adopt another approach (please set out what below)?

Q2c

Please use this space to provide information in support of your responses to Q2a and Q2b. Please also use this space to provide any other comments regarding the provision of car parking.

3 – General Transport Policy

Q3a

The National Planning Policy Framework sets out a number of tests related to accessibility, highway safety and the sustainable transport system. Policies 14 and 15 of the Aligned Core Strategy set out the approach that will be taken to transport issues and identify a number of schemes that will be needed in the Greater Nottingham area. It is considered that no additional policy is needed at a local level.

Do you agree that no local policy is needed?
- Yes – no additional policy needed
- No – local policy needed (please state what below)

Q3b

Please use this space to make any comments in support of your response to Q3a or any other comments you have regarding transport issues.

4 – Transport Routes

Q4a

A number of routes are safeguarded in the Replacement Local Plan for use as part of future transport schemes. These include former rail lines which are no longer in use but which could be brought back into active use.

Should we
- Continue to identify and protect future transport routes
- No identify or protect future transport routes

Q4b

Please use this space to identify any transport routes in addition to those identified on the Replacement Local Plan Proposals Map which should be protected. Please also use this space to provide any other comments in support of your response to Q4a.

Developer Contributions

1 – Developer Contributions
Q1a

Developer contributions are sought where a development proposal creates a need for new or improved infrastructure. This infrastructure can take many forms including open space, affordable housing, education, transport, health, drainage and community facilities. Policy 19 of the Aligned Core Strategy sets out a detailed list of the types of things that may be funded through developer contributions.

Contributions can be made through two different mechanisms; S106 Obligations or the Community Infrastructure Levy.

Regulations governing the use of S106 Obligations identify that they should only be used where they are necessary to make development acceptable in planning terms, directly related to the development and fairly and reasonable related in scale and kind to the development. Obligations are negotiated on a site by site basis based, in part, on the size of the site. From April 2014 we will only be able to pool contributions from up to five developments. Any further pooling must be done through the Community Infrastructure Levy.

The Community Infrastructure Levy is a charge that is set against the floorspace that is proposed by a development. Different types of floor space in different areas can be charged different amounts if it is shown that it is financially viable. The Community Infrastructure Levy is intended to be a clearer and simpler way of collecting contributions as the charge will be known up front. The Borough Council is in the process of introducing a Community Infrastructure Levy including undertaking public consultation.

Given the need for development to be viable it is unlikely that every request for developer contributions can be funded. Therefore the Borough Council will need to develop some priorities to identify the infrastructure that contributions should be sought for and which can be dropped.

On a scale of one to five (0 being the lowest and 5 being the highest) please identify how much priority we should give to each of these types of infrastructure

	0	1	2	3	4	5
Transport infrastructure						
Drainage and flood protection						
Public transport						
Travel behaviour change measures						
Affordable housing						
Education						
Open space						
Community facilities						
Cultural facilities						

Health and social care facilities					
Emergency facilities					
Environmental improvements					
Waste recycling facilities					
Shopping facilities					
Green infrastructure					
Information and communication technology					
Training and employment measures for local people					

Q1b
Please use this space to identify any other types of infrastructure that require developer contributions.
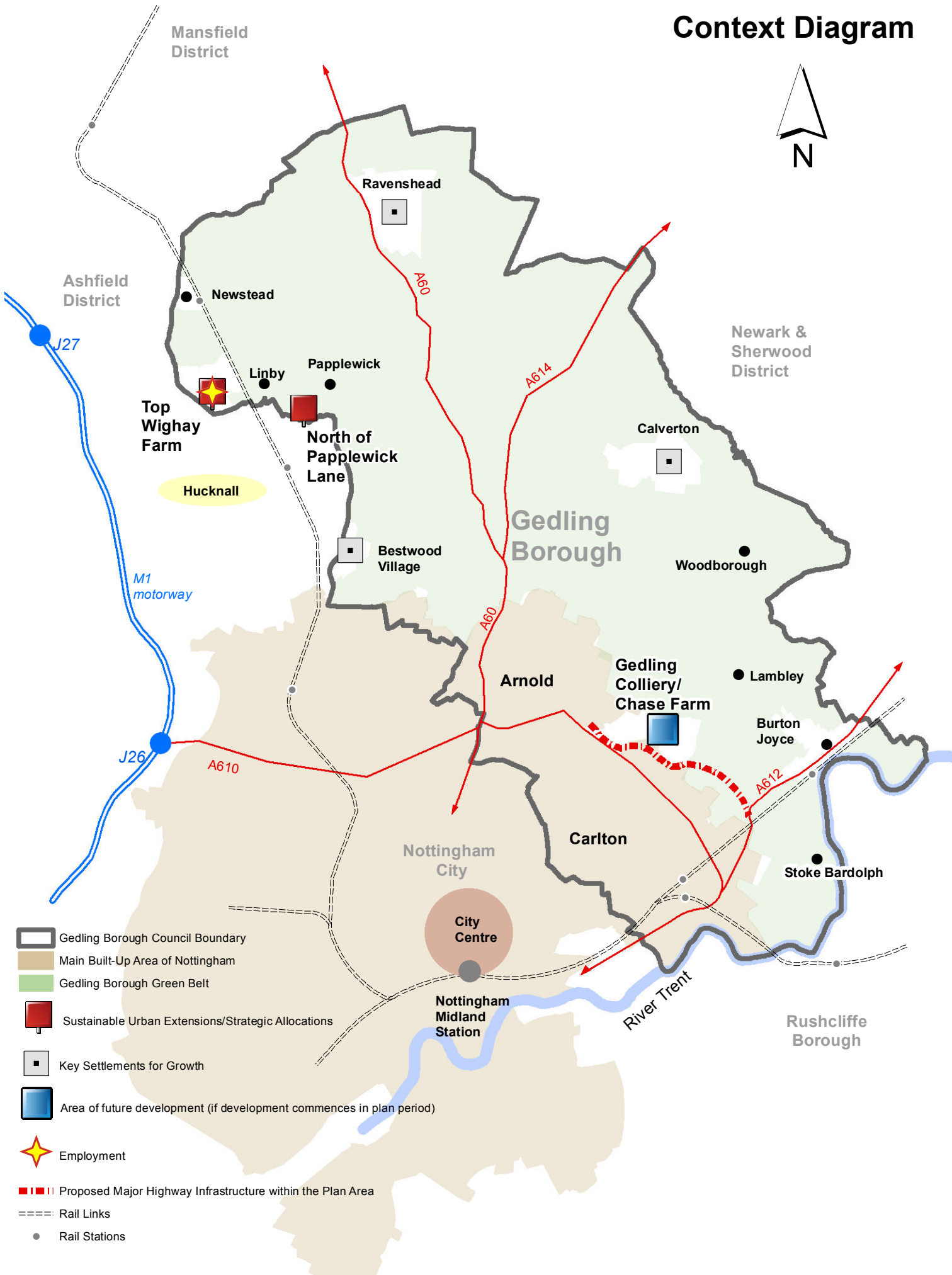
Q1c
If S106 obligations are to be used triggers or thresholds will need to be identified. Please use this space to identify the trigger or threshold that would require the contribution (e.g. a certain number of homes or a certain amount of floorspace).
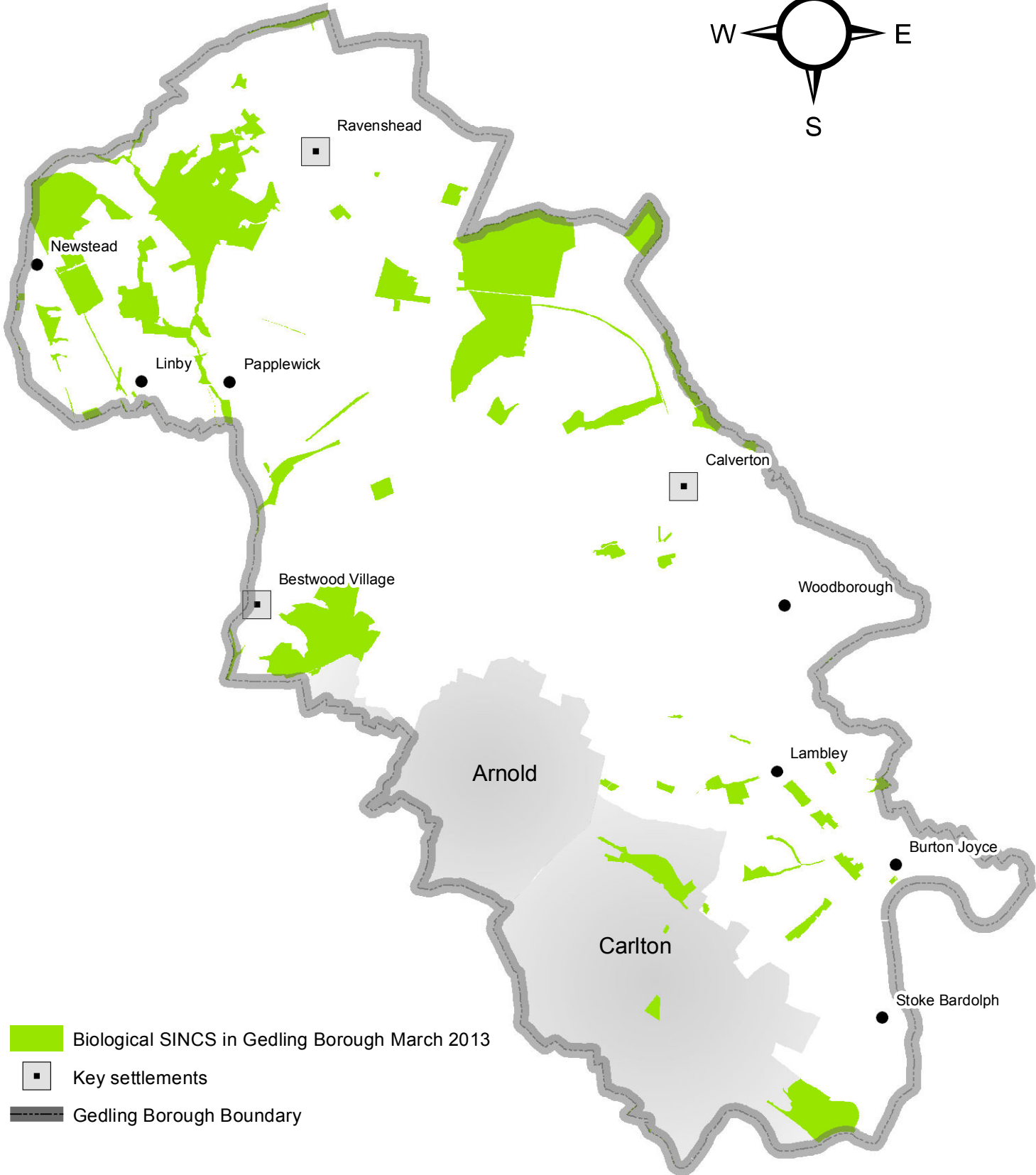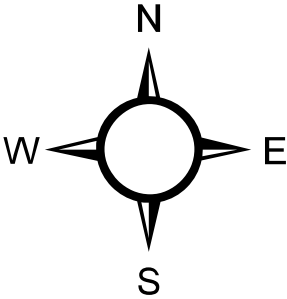
Q1d
Please use this space to make any comments in relation to developer contributions.
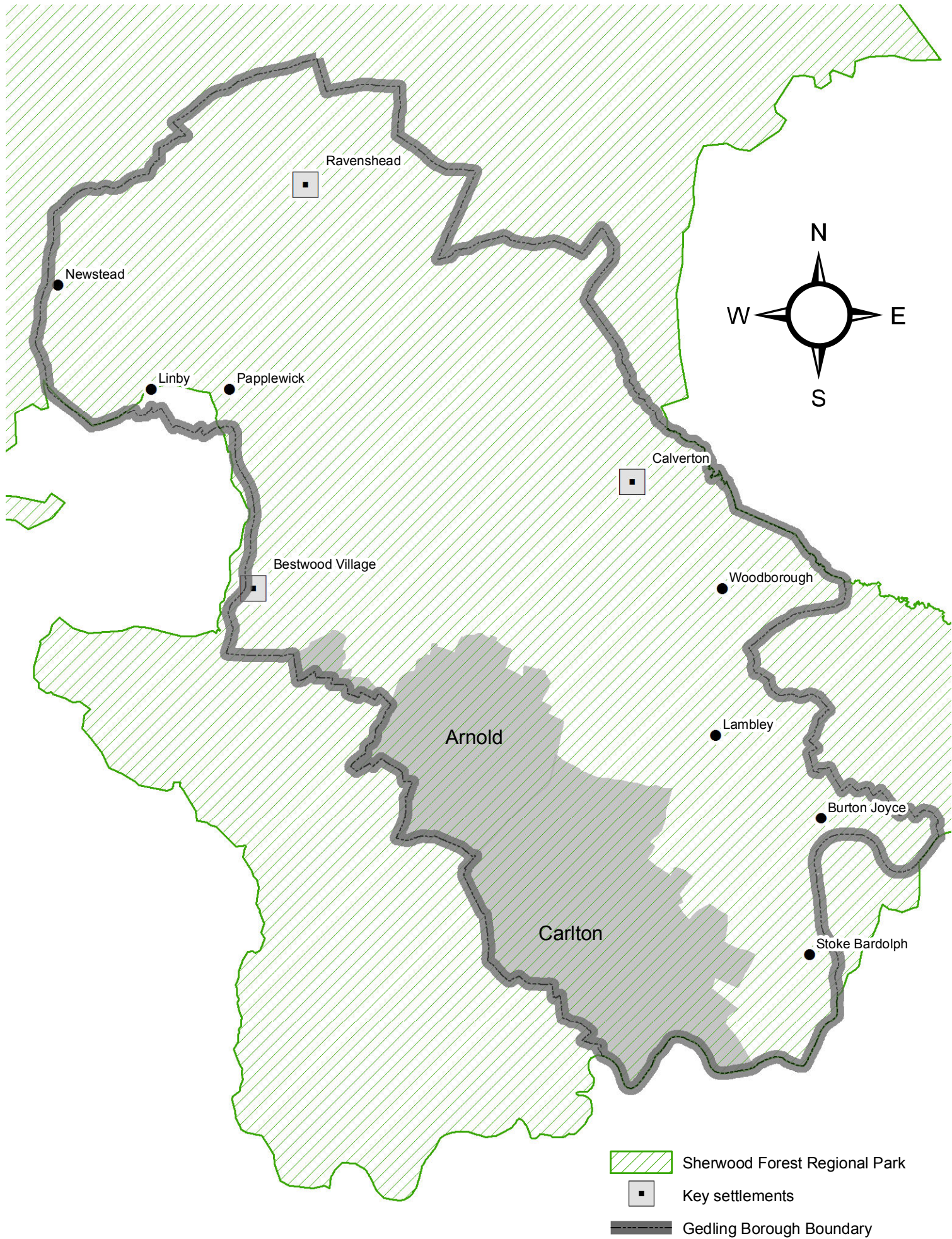
Context Diagram

N

Mansfield District

Ashfield District

J27

Newstead

Ravenshead

A60

Newark & Sherwood District

Linby

Papplewick

A614

Top Wighay Farm

North of Papplewick Lane

Calverton

Hucknall

Gedling Borough

M1 motorway

Bestwood Village

Woodborough

J26

A610

Arnold

Gedling Colliery/ Chase Farm

Lambley

Burton Joyce

A612

Carlton

Nottingham City

Stoke Bardolph

City Centre

Nottingham Midland Station

River Trent

Rushcliffe Borough

Legend

- Gedling Borough Council Boundary
- Main Built-Up Area of Nottingham
- Gedling Borough Green Belt
- Sustainable Urban Extensions/Strategic Allocations
- Key Settlements for Growth
- Area of future development (if development commences in plan period)
- Employment
- ▬▬ Proposed Major Highway Infrastructure within the Plan Area
- ==== Rail Links
- ● Rail Stations

N
W   E
S

Ravenshead ■

Newstead ●

Linby ●   Papplewick ●

Calverton ■

Bestwood Village ■

Woodborough ●

Arnold

Lambley ●

Carlton

Burton Joyce ●

Stoke Bardolph ●

Biological SINCS in Gedling Borough March 2013

■ Key settlements

Gedling Borough Boundary

Biological SINCs in Gedling Borough March 2013

Ravenshead

Newstead

Linby

Papplewick

Calverton

Bestwood Village

Woodborough

Arnold

Lambley

Carlton

Burton Joyce

Stoke Bardolph

N
W   E
S

	Sherwood Forest Regional Park
▪	Key settlements
	Gedling Borough Boundary

Sherwood Forest Regional Park