

**Proposed Main Modifications
to the Gedling Borough Local Planning
Document Publication Draft
(February 2018)**

Introduction

This schedule includes the proposed Main Modifications to the Local Planning Document Publication Draft (Part 2 Local Plan) (May 2016) [**LPD/REG/02**] submitted for Examination on 17 October 2016 and the subsequent Extract of Local Planning Document Housing Allocation Policies (Part 2 Local Plan) (September 2017) [**EX/126**] which was subject to public consultation from 18 September 2017 to 30 October 2017.

These proposed Main Modifications are put forward for public consultation without prejudice to the Inspector's final conclusions on the Local Planning Document.

Any representations made upon the proposed Main Modifications will be taken into account by the Inspector.

The Extract of Local Planning Document Housing Allocation Policies (September 2017) (**EX/126**) document includes proposed changes to Policies LPD 63, LPD 64, LPD 66 and LPD 67 of the Local Planning Document Publication Draft along with the supporting text to these policies, in respect of the allocation of six additional housing sites. These proposed changes are indicated in red and underlined in that document and are not included as proposed Main Modifications in this document because they have already been consulted upon and discussed at the hearing sessions, unless further changes are proposed following their consideration.

In addition to the proposed Main Modifications contained in this document, the Council is proposing to make a number of Additional Modifications to the Local Planning Document upon adoption. These proposed Additional Modifications do not materially affect the policies in the Local Planning Document and do not fall within the scope of the Examination. As such, the Council is accountable for these changes and they are not before the Inspector. However, a schedule of the proposed Additional Modifications is being published alongside the proposed Main Modifications for completeness.

The Policies Map is not defined in statute as a development plan document and so the Inspector does not have the power to recommend Main Modifications to it. As such, this schedule does not contain any proposed changes to the Policies Map. However, a number of the proposed Main Modifications to the Plan's policies will require further corresponding changes to be made to the Policies Map. The Council is therefore publishing a separate document detailing the proposed changes to the Policies Map alongside the proposed Main Modifications for consultation in order to provide clarity for interested parties. Within the Local Planning Document, there is a series of maps which follow site allocations policies and identify the allocated housing and employment sites. These plans have been updated to reflect the proposed Main Modifications to the housing and employment

allocations and are included within this document.

Making comments on the proposed Main Modifications

Any comments on the proposed Main Modifications should be made on **Response Form 1**. The comments made should relate strictly to the proposed Main Modifications only, and not the Local Planning Document as a whole (which has already been subject to a comprehensive Examination process). This consultation does not represent an opportunity to raise other matters which either were, or could have been, part of the earlier representations or hearings, on the Local Planning Document.

The proposed Main Modifications are prefixed with **MM** in the ref column in this document and are grouped into three parts as follows:-

Part A: Development Management Policies

- Introduction, The Character of the Borough and Spatial Vision and Spatial Objectives
- Climate Change, Flood Risk and Water Management
- Environmental Protection
- Green Belt
- Natural Environment
- Open Space and Recreational Facilities
- Historic Environment
- Design
- Homes
- Employment
- Retail and Community Facilities
- Transport

Part B: Site Allocations

- Comprehensive Development
- Housing Distribution
- Housing Allocations

- Employment Allocations

Part D: Appendices

For clarification, where text has been changed, deleted text is shown as ~~strikethrough~~ and additional text shown underlined.

The Main Modifications are marked in red in the Tracked Changes Version of Gedling Borough Local Planning Document Publication Draft – Main Modifications (February 2018). The Tracked Changes Version document is for information only.

It is this document, which includes the schedule of proposed Main Modifications, upon which representations are being sought. Where there is any discrepancy between the two documents it would be this document which would take precedence.

All Policy/Paragraph numbers referred to in the schedule relate to those in the Local Planning Document Publication Draft (Part 2 Local Plan) (May 2016) unless otherwise stated. Where the Policy/Paragraph numbers referred to relate to the Extract of Local Planning Document Housing Allocation Policies (September 2017), this is indicated by the word '(Extract)' following the number.

In addition to the specific changes listed in this schedule, consequential renumbering and renaming changes will also be required to policies, sites, paragraphs and footnotes upon adoption of the Local Planning Document.

Please complete the **Response Form 1** to make a comment on a proposed Main Modification. If you wish to make several comments on proposed Main Modifications, please use a separate form for each. Each comment should respond to a proposed Main Modification number indicated in the first column of this schedule.

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Part A: Development Management Policies

1 Introduction

| Ref No | Policy/Paragraph | Proposed Main Modification |
|--------|-----------------------------------|--|
| MM1 | 1 Introduction (New paragraph) | <p>Add two new paragraphs after paragraph 1.2 to read:-</p> <p><u>“When adopted, the Local Planning Document together with the Aligned Core Strategy will replace all of the saved policies in the Gedling Borough Replacement Local Plan 2005.</u></p> <p><u>The Development Plan for Gedling Borough consists of the following Plans:-</u></p> <ul style="list-style-type: none"> • <u>Aligned Core Strategy (Part 1 Local Plan);</u> • <u>Local Planning Document (Part 2 Local Plan);</u> • <u>Neighbourhood Plans; and,</u> • <u>Waste and Minerals Local Plans.”</u> |
| MM2 | 1 Introduction (Paragraph 1.3) | <p>Amend paragraph 1.3 to read:-</p> <p><u>“All policies within the Local Planning Document should be read in conjunction with the Aligned Core Strategy and Neighbourhood Plans. When determining proposals for development, no policy will be applied in isolation and account will be taken of all relevant policies in the Development Plan.”</u></p> |
| MM3 | 1 Introduction (New paragraph) | <p>Add a new paragraph after paragraph 1.4 relating to the emerging Minerals Local Plan to read:-</p> <p><u>“Nottinghamshire County Council is the Minerals Planning Authority and is responsible for preparing the Minerals Local Plan which forms part of the Development Plan for Gedling Borough. The current Nottinghamshire Minerals Local Plan was adopted in 2005 and is being replaced by</u></p> |

| Ref No | Policy/Paragraph | Proposed Main Modification |
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| | | <p><u>the new Minerals Local Plan which is at an early stage of preparation.</u></p> <p><u>The National Planning Policy Framework (NPPF) encourages the prior extraction of minerals, where practicable and environmentally feasible, if it is necessary for non-mineral development to take place. Developers are advised to check with Nottinghamshire County Council on the latest position of the new Plan and for information on the extent of Minerals Safeguarding Areas and Minerals Consultation Areas.”</u></p> |

4 Climate Change, Flood Risk and Water Management

| Ref No | Policy/Paragraph | Proposed Main Modification |
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| MM4 | Policy LPD 1 – Wind Turbines (New paragraph) | <p>Add a new paragraph after paragraph 4.2.5 to read:-</p> <p><u>“In June 2015, the Government released the Written Ministerial Statement on Wind Turbines which sets out considerations to be applied to proposed wind energy development so that local people have the final say on wind farm applications. When determining planning applications for wind energy development involving one or more wind turbines, local planning authorities should only grant planning permission if:-</u></p> <ul style="list-style-type: none"> • <u>the development site is in an area identified as suitable for wind energy development in a Local or Neighbourhood Plan; and</u> • <u>following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing.”</u> |
| MM5 | Policy LPD 3 – Managing Flood Risk (Paragraph 4.4.1) | <p>Add additional text to the end of paragraph 4.4.1 to read:-</p> <p><u>“Developers undertaking flood risk assessments should take into account a catchment wide flood management approach that treat catchments as a connected system. Measures including structural defences can be integrated with a range of measures that enhance, restore or mimic natural processes. This may include for example opening up a culvert on site and reinstating a more natural water course, off site measures where practical, or upstream natural planting to reduce runoff.”</u></p> |
| MM6 | Policy LPD 4 – Surface Water Management (New paragraph) | <p>Add a new paragraph after paragraph 4.5.2 to read:-</p> <p><u>“The flood risk from the River Leen and Day Brook also affects existing properties including in Hucknall and further downstream in the City of Nottingham. Although the River Leen and Day Brook Strategic Flood Risk Assessment notes that the rural catchments outside of Nottingham</u></p> |

| Ref No | Policy/Paragraph | Proposed Main Modification |
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| | | <p><u>including within Gedling Borough do not add significant volumes of floodwater to the River Leen and Day Brook, it recommends that major development proposals within the catchment area should seek to reduce volumes and peak flow rates of surface water generated by development to pre-developed greenfield rates and improve on these if practical. Similarly concerns about surface water runoff from development increasing the flood risk from the Ouse Dyke have also been identified. The River Leen and Day Brook catchment and Ouse Dyke catchment is defined as an area at risk of flooding for the purposes of implementing Policy LPD 4 b). This part of the policy will be applied to major development proposals^{see new footnote} in the following locations:-</u></p> <ul style="list-style-type: none"> • <u>River Leen and Day Brook catchment: Papplewick, Edge of Hucknall, Bestwood Village and Arnold; and</u> • <u>Ouse Dyke catchment: Carlton.”</u> <p>New footnote to include:-</p> <p><u>“Defined as development proposals with more than 10 houses or 0.5 ha and over 1,000 sq. m. of commercial floorspace.”</u></p> |
| MM7 | Policy LPD 5 – Managing Water Quality (Planning Application Information) | Add <u>“Controlled Water Risk Assessment; and”</u> to the list under Planning Application Information. |

5 Environmental Protection

| Ref No | Policy/Paragraph | Proposed Main Modification |
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| MM8 | Policy LPD 7 – Contaminated Land | Amend the policy to read:- <u>“b. threaten the structural integrity of any building built on or adjoining the site <u>and/or</u> compromise the operation of utilities infrastructure;”</u> |
| MM9 | Policy LPD 7 – Contaminated Land (Paragraph 5.2.3) | Amend the first sentence of paragraph 5.2.3 to read:- “Where development is proposed on or adjacent to land that is known or suspected to be contaminated, it should be accompanied by an appropriate <u>and robust investigation such as a tiered risk assessment</u> level of supporting information such as a risk assessment. ” |
| MM10 | Policy LPD 8 – Unstable Land (Paragraph 5.3.2) | Amend the last sentence of paragraph 5.3.2 to read:- “Where a site is affected by land stability issues, <u>directly or indirectly, the</u> responsibility for securing a safe development rests with the developer and/or landowner.” |
| MM11 | Policy LPD 10 – Pollution (Paragraph 5.5.8) | Amend paragraph 5.5.8 to read:- “There are other types of pollution such as odour, dust, heat, <u>radon gas</u> and vibration which can also be a planning concern because of the effect on local amenity. They would need to be considered when determining planning applications.” |

6 Green Belt

| Ref No | Policy/Paragraph | Proposed Main Modification |
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| MM12 | Policy LPD 16 – Safeguarded Land | <p>Amend the policy to read:-</p> <p><u>Safeguarded Land</u></p> <p>a) The following land, as shown on the Policies Map, is removed from the Green Belt and designated as Safeguarded Land and protected from development <u>for the plan period up to 2028</u> in order to meet longer term development needs:</p> <ul style="list-style-type: none"> i. Top Wighay Farm, Hucknall (46.8ha); ii. Oxtan Road/Flatts Lane, Calverton (30.7ha); and iii. Moor Road, Bestwood Village (7.2ha). <p><u>b) Planning permission for the development of Safeguarded Land identified in Policy LPD 16 a) will not be granted except where development is temporary or would otherwise not prejudice the ability of the site to be developed in the longer term.</u></p> <p><u>Safeguarded Land (Protected)</u></p> <p>b) c) c) The following land, as shown on the Policies Map <u>and identified by the letter ‘P’, is removed from the Green Belt and designated as Safeguarded Land for other reasons protected from development as it is not suitable and/or available for development:</u></p> <ul style="list-style-type: none"> i. Mapperley Golf Course (46.8ha); ii. Lodge Farm Lane, Arnold (3.9ha); iii. Glebe Farm, Gedling Colliery (3.2ha); and iv. Spring Lane, Lambley (1.8ha). |

| Ref No | Policy/Paragraph | Proposed Main Modification |
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| | | c) Planning permission for the development of Safeguarded Land will not be granted except where development is temporary or would otherwise not prejudice the ability of the site to be developed in the longer term. |
| MM13 | Policy LPD 16 – Safeguarded Land (Paragraph 6.6.2) | Amend paragraph 6.6.2 to read:- “Safeguarded Land is considered necessary in Gedling Borough for a <u>the following number of</u> reasons. Firstly, it provides a degree of permanence to the Green Belt boundaries put in place by the Local Plan and means that future reviews of the Green Belt may not be needed. Secondly, it ensures that the need to define Green Belt boundaries using defensible features on the ground does not result in large sites being developed all at once where this would cause problems for local infrastructure. Thirdly, it provides flexibility and allows for proposals for residential development to be determined under the presumption in favour of sustainable development if there is no five year land supply as required by paragraph 48 of the NPPF. The Inspector who examined the Aligned Core Strategy expressed support in her report (at paragraph 117) for the designation of Safeguarded Land in Gedling Borough.” |
| MM14 | Policy LPD 16 – Safeguarded Land (Paragraph 6.6.4) | Amend paragraph 6.6.4 to read:- “As identified above, Safeguarded Land is protected to meet long term development needs. Paragraph 85 of the NPPF identifies that Safeguarded Land is not allocated for development at the present time and its permanent development should only be granted following a review of the local plan. <u>As such, it is not intended that safeguarded land would be developed before the end of the plan period.</u> Applications for the temporary use of Safeguarded Land or for uses which do not result in new buildings on site may be acceptable during the period to 2028. ” |
| MM15 | Policy LPD 16 – Safeguarded Land (Paragraph 6.6.6) | Amend paragraph 6.6.6 to read:- “For the other sites listed in part (b) <u>(c)</u> of the policy, the safeguarded land <u>(protected)</u> designation is being used as a planning tool. It is not expected that these sites will be developed but it is not |

| Ref No | Policy/Paragraph | Proposed Main Modification |
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| | | considered appropriate for these to be included in the Green Belt or for them to be developed. The table below sets out the reasons why the sites have been safeguarded <u>protected</u> and the the defensible feature considered appropriate for the Green Belt boundary.” |
| MM16 | Policy LPD 16 – Safeguarded Land (New paragraph) | <p>Add a new heading and paragraph before Key Related Policies to read:-</p> <p><u>“Appropriate Forms of Development on Safeguarded Land</u></p> <p><u>Applications for the temporary use of Safeguarded Land may be acceptable during the period to 2028. Examples of proposals that may be acceptable include the storage of caravans.</u></p> <p><u>Applications for the permanent use of Safeguarded Land will be considered, on a case-by-case basis, against relevant Green Belt policy balancing this with the requirement for development on Safeguarded Land not to prejudice the ability of the site to be developed in the longer term. This approach is to ensure that Policy LPD 16 does not unduly sterilise land from forms of development that would otherwise have been acceptable in Green Belt policy (i.e. prior to the site’s designation as Safeguarded Land).”</u></p> |

7 Natural Environment

| Ref No | Policy/Paragraph | Proposed Main Modification |
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| MM17 | Policy LPD 18 – Protecting and Enhancing Biodiversity | Amend the beginning of the policy to read:- “Planning permission for development will be granted unless, w <u>Where development proposals affect designated sites, planning permission will not be granted unless the justification for the development clearly outweighs the biodiversity value and other value of the site ...”</u> |
| MM18 | Policy LPD 18 – Protecting and Enhancing Biodiversity | Delete the fifth bullet point in the policy:- <ul style="list-style-type: none"> • “Ancient woodland” Add a new clause to Policy LPD 18 after the bullet points to read:- <u>“Where development proposals affect ancient woodland, ancient and veteran trees, planning permission will not be granted unless the justification for the development clearly outweighs the biodiversity value and other value of the site.”</u> |
| MM19 | Policy LPD 18 – Protecting and Enhancing Biodiversity (Paragraph 7.2.11) | Amend the fifth sentence of paragraph 7.2.11 to read:- “The local planning authority may require tree surveys to be carried out where development proposals would affect woodland of less than two hectares to establish whether ancient trees are present <u>the woodland is ancient.</u> ” |
| MM20 | Policy LPD 18 – Protecting and Enhancing Biodiversity | Amend the last sentence of paragraph 7.2.12 to read:- “For Gedling Borough, priorities for biodiversity sites include: |

| Ref No | Policy/Paragraph | Proposed Main Modification |
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| | (Paragraph 7.2.12) | <ul style="list-style-type: none"> • <u>Lowland neutral grassland;</u> • <u>Mixed Ash-dominated woodland;</u> • e<u>Oak-b</u><u>Birch woodland;</u> • <u>Lowland heathland dry acid grassland;</u> • <u>Lowland wet calcareous grassland;</u> • <u>Open mosaic habitat;</u> • <u>Reed-beds; and</u> • <u>Rivers and streams.”</u> |
| MM21 | Policy LPD 18 – Protecting and Enhancing Biodiversity (Paragraph 7.2.13) | <p>Amend paragraph 7.2.13 to read:-</p> <p>“Biodiversity should be a consideration in all planning decisions not just those affecting designated sites. Policy LPD 18 states that development should firstly, avoid adversely affecting national and local designated nature conservation sites, priority habitats and species by using alternative sites or layout designs. <u>Where this is not possible, and the need for and benefit of the proposed development outweighs the need to safeguard the nature conservation of the site, habitat or species, the impact upon the wildlife site, habitat or species should be adequately mitigated.</u> If the impact on the wildlife feature cannot be sufficiently mitigated or there are residual adverse effects after mitigation, as a last resort the impact should be compensated for. Where this is not possible, and the need for and benefit of the proposed development outweighs the need to safeguard the nature conservation of the site, habitat, or species, the impact upon the wildlife site, habitat or species should be adequately mitigated. <u>In considering whether justification for the development outweighs the biodiversity value or other value of the site the latter considerations may, for example, include the landscape value of the site or public enjoyment of the site.”</u></p> |
| MM22 | Policy LPD 18 – Protecting and Enhancing Biodiversity (Paragraph 7.2.14) | <p>Amend the last sentence of paragraph 7.2.14 to read:-</p> <p>“For SSSIs planning permission will only be granted in exceptional circumstances, where alternatives have been ruled out and significant benefits have been identified which <u>clearly</u> outweigh the negative impacts on the SSSI.”</p> |

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| MM23 | Policy LPD 18 – Protecting and Enhancing Biodiversity (Paragraph 7.2.16) | Amend the first sentence of paragraph 7.2.16 to read:- “Where there is a reasonable likelihood of protected species present or priority habitats <u>and/or species</u> , surveys to determine the presence or absence should be conducted by a suitably qualified ecologist.” |
| MM24 | Policy LPD 18 – Protecting and Enhancing Biodiversity (Paragraph 7.2.18) | Amend paragraph 7.2.18 to read:- “Biodiversity offsetting is a process by which conservation activities designed to deliver biodiversity benefits in compensation for losses are delivered against measurable outcomes. The Government has produced a consultation paper on its policy on biodiversity offsetting and will be publishing further guidance on this in future. The consultation paper is based on a review of evidence and a biodiversity piloting exercise launched in 2012 which includes Nottinghamshire. Whilst initially lasting for two years, these pilots have been extended and developers in the pilot areas who are required through planning policy to provide compensation for biodiversity losses may opt to do this through offsetting. A national pilot was run between 2012 and 2014, which included Nottinghamshire; an evaluation of the pilot was published in 2016. Whilst biodiversity offsetting has not been formally adopted by government, developers who need to provide compensation for biodiversity losses may opt to do this through offsetting. If this offsetting option is chosen, then developers can either provide the offset themselves or use an offset provider. More information on offsetting is available from the Department for Environment Food and Rural Areas and also on Nottinghamshire County Council’s website. ” |
| MM25 | Policy LPD 18 – Protecting and Enhancing Biodiversity (New paragraph) | Add a new paragraph after paragraph 7.2.18 to read:- “ <u>Wherever possible, measures to deliver biodiversity enhancements should be incorporated into developments. This can include but is not necessarily limited to:-</u> <ul style="list-style-type: none"> • <u>the use of native species of trees and shrubs and wildflower seed in landscaping proposals;</u> |

| Ref No | Policy/Paragraph | Proposed Main Modification |
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| | | <ul style="list-style-type: none"> • <u>the provision of water attenuation ponds designed to have wildlife value; and</u> • <u>the provision of bat and bird boxes integrated into the fabric of new buildings.</u> |
| MM26 | Policy LPD 18 – Protecting and Enhancing Biodiversity (Monitoring Information) | <p>Amend the fourth indicator in the Monitoring Information table to read:-</p> <p><u>“The Percentage of Local Wildlife Sites with a <u>under</u> positive <u>conservation</u> management plan in place”</u></p> |
| MM27 | Policy LPD 19 – Landscape Character and Visual Impact | <p>Amend the policy to read:-</p> <p>“Planning permission will be granted where new development does not result in a significant adverse visual impact or <u>significant adverse</u> impact on the character of the landscape.</p> <p>Where practicable, development will be required to enhance the qualities of the landscape character types in which it would be <u>is</u> situated, including the distinctive elements, features and other characteristics, as identified in the Greater Nottingham Landscape Character Assessment. Proposals will be required to respond to the recommended landscape strategy and landscape actions for the policy zone within which it is situated.”</p> |
| MM28 | Policy LPD 19 – Landscape Character and Visual Impact (Paragraph 7.3.3) | <p>Amend paragraph 7.3.3 to read:-</p> <p><u>“Policy LPD 19 replaces the policy relating to Mature Landscape Areas set out in the Gedling Borough Replacement Local Plan (2005) and as such these Mature Landscape Areas within Gedling are no longer shown as designations on the Policies Map. However, all of Gedling Borough’s landscape including the formerly designated Mature Landscape Areas is covered by the Greater Nottingham Landscape Character Assessment^{see new footnote}. A list of the formerly designated Mature Landscape Areas, the Landscape Character Areas and the policy zones within</u></p> |

| Ref No | Policy/Paragraph | Proposed Main Modification |
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| | | <p>which they fall is attached as Appendix B.”</p> <p>Add a new footnote to read:-</p> <p><u>“An extract from the Greater Nottingham Landscape Character Assessment 2009 as it relates to Gedling Borough confirming the areas and character based information has been published and is available on the website to aid development management decisions on planning applications.”</u></p> |

8 Open Space and Recreational Facilities

| Ref No | Policy/Paragraph | Proposed Main Modification |
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| MM29 | Policy LPD 22 – Local Green Space | <p>Amend the policy to read:-</p> <p>“Planning permission will not be granted for development on land that is designated as Local Green Space, as shown on the Policies Map, except in very special circumstances or if the development clearly enhances the Local Green Space for the purposes <u>for which</u> it was designated.</p> <p>The following sites are designated as Local Green Space:</p> <ul style="list-style-type: none"> • Riverside land, Burton Joyce; • Millennium Memorial site, Burton Joyce; • The Grove, Burton Joyce; • The Pingle, Lambley; • Newstead Wildlife Meadow, Newstead; • <u>Walk Mill Pond / Moor Pond Woods and Dam Banks</u>, Papplewick; • <u>Papplewick Dam Wood, Papplewick</u>; • Taylors Croft, Woodborough; and, • Governors Field, Woodborough.” |
| MM30 | Policy LPD 22 – Local Green Space (Paragraph 8.4.1) | <p>Amend paragraph 8.4.1 to read:-</p> <p>“In 2012, the Government introduced a new designation of Local Green Space through the NPPF allowing local communities to put forward green areas of particular importance to them for protection <u>and may also be identified in Local Plans and Neighbourhood Plans</u>. Once designated, planning permission will only be granted for the development of the sites in very special circumstances <u>or if the development clearly enhances the Local Green Space for the purposes for which it was designated.</u>”</p> |

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| MM31 | Policy LPD 23 – Greenwood Community Forest and Sherwood Forest Regional Park (Paragraph 8.5.9) | Amend the final sentence of paragraph 8.5.9 to read:- “The implementation of the Sherwood Forest Regional Park will follow after the launch of the Regional Park in autumn 2015 <u>While the formal establishment of the Sherwood Forest Regional Park remains a long term ambition, this will be dependent upon the necessary resources being secured.”</u> |

9 Historic Environment

| Ref No | Policy/Paragraph | Proposed Main Modification |
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| MM32 | Policy LPD 26 – Heritage Assets | <p>Amend parts a) and b) of the policy to read:-</p> <p>“a) All development proposals that may affect any designated or non-designated heritage asset will be required to:</p> <ol style="list-style-type: none"> 1. explain and demonstrate, in a manner proportionate to the importance of the asset, an understanding of the significance of the heritage asset to establish <u>its special character including</u> its history, character, architectural style, past development and any archaeology; and 2. identify the impact of the proposals on the special character of the asset <u>and/or its setting</u>; and 3. if there would be harm to the asset <u>and/or</u> its setting, provide a clear justification for the proposals so that the harm can be weighed against public benefit. <p>b) Development proposals that would <u>preserve conserve</u> and/or enhance the significance of a heritage asset will be supported.”</p> |
| MM33 | Policy LPD 29 – Historic Landscapes, Parks and Gardens | <p>Amend the policy to read:-</p> <p>“a) Development proposals should <u>respect conserve and/or enhance</u> the historic landscape character of the Borough. Features such as ancient or historic woodland, field boundaries and hedgerows, and ridge and furrow should be retained where possible.</p> <p>b) Development proposals affecting Registered Parks and Gardens (as shown on the Policies Map) should seek to <u>safeguard conserve and/or enhance</u> features which form part of the significance of the asset and ensure that development does not detract from the enjoyment, layout, design, character, appearance or setting of the Registered Park or</p> |

| Ref No | Policy/Paragraph | Proposed Main Modification |
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| | | Garden including key views or prejudice its future restoration.” |
| MM34 | Policy LPD 30 – Archaeology | <p>Amend the policy to read:-</p> <p>“a) Development proposals are expected to protect <u>conserve and/or enhance</u> the significance of the Scheduled Monuments shown on the Policies Map, including their setting.</p> <p>b) Where development is likely to affect an area of high archaeological potential or an area which is likely to contain archaeological remains, the presumption is that appropriate measures shall be taken to protect remains by preservation in situ. Where this is not justifiable or practical, applicants shall provide for excavation, recording and archiving of the remains <u>by a suitably qualified person in accordance with the Chartered Institute for Archaeologists standards.</u>”</p> |

10 Design

| Ref No | Policy/Paragraph | Proposed Main Modification |
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| MM35 | Policy LPD 33 – Residential Density (Paragraph 10.3.6) | <p>Add the following text to paragraph 10.3.6 to read:-</p> <p><u>“Where a density lower than the policy requirement is proposed, evidence will need to be provided to justify the density proposed. In certain areas, such as parts of Ravenshead, Woodborough and the Mapperley Plains area, proposals of too high a density would conflict with local characteristics. While it is not possible to set a maximum density, consideration will need to be given to whether proposals would harm the character of areas.”</u></p> |
| MM36 | Policy LPD 34 – Residential Gardens (Paragraph 10.4.4) | <p>Amend the third sentence of paragraph 10.4.4 to read:-</p> <p><u>“It is likely that higher densities will be appropriate in the majority of the main built up areas of Arnold and Carlton and less appropriate in the villages of Bestwood Village, Burton Joyce, Calverton, Lambley, Newstead, Ravenshead (especially the former Special Character Area between Sheepwalk Lane/Longdale Lane and Mansfield Road) and Woodborough.”</u></p> |

11 Homes

| Ref No | Policy/Paragraph | Proposed Main Modification |
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| MM37 | Policy LPD 36 – Affordable Housing | <p>Amend the policy to read:-</p> <p><u>“Planning permission will be granted for new residential development on sites of 15 dwellings or more subject to the provision of 10%, 20% or 30% of the dwellings provided for affordable housing depending on the location of the sub-market, as identified on the plan attached at Appendix (new) as set out in the Affordable Housing Supplementary Planning Document, or otherwise agreed by the Borough Council. The following percentage targets will be sought in the sub-market through negotiation:</u></p> <ul style="list-style-type: none"> a. <u>Colwick / Netherfield: 10%</u> b. <u>Newstead: 10%</u> c. <u>Arnold / Bestwood: 20%</u> d. <u>Calverton: 20%</u> e. <u>Carlton: 20%</u> f. <u>Arnold / Mapperley: 30%</u> g. <u>Bestwood St Albans: 30%</u> h. <u>Gedling Rural North: 30%</u> i. <u>Gedling Rural South: 30%</u> <p><u>In other areas, the appropriate percentage will be determined having regard to the affordable housing requirement for adjacent sub-markets and evidence of viability.”</u></p> <p>Add a new Appendix to include a map indicating the requirement for affordable housing – see MM88 below.</p> |
| MM38 | Policy LPD 36 – Affordable Housing | Add the following sentence to the end of paragraph 11.2.1 to read:- |

| Ref No | Policy/Paragraph | Proposed Main Modification |
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| | (Paragraph 11.2.1) | <u>“The Borough Council will consider the implications of the Housing and Planning Act 2016 and monitor the impact on affordable housing.”</u> |
| MM39 | Policy LPD 36 – Affordable Housing (Paragraphs 11.2.4 and 11.2.5) | <p>Amend paragraph 11.2.4 to read:-</p> <p><u>“This policy sets a requirement for affordable housing provision on sites of 15 dwellings or more with the percentage targets based upon location as set out in Appendix (new) in the Affordable Housing Supplementary Planning document adopted in December 2009. This policy applies to both sites allocated in Part B of the Local Planning Document and unallocated sites. Further guidance is provided in the Affordable Housing Supplementary Planning Document adopted in December 2009. The Supplementary Planning Document contains three key elements which impact on the delivery of affordable housing within the Borough:</u></p> <ul style="list-style-type: none"> • The site threshold for the provision of affordable housing; • The percentage of affordable housing required based on location; and • The details of when off-site contributions will be required.” <p>Amend paragraph 11.2.5 to read:-</p> <p><u>“This policy and tThe Supplementary Planning Document will be kept under review to reflect any new information which may have implications for the requirement for affordable housing provision in different sub markets within the Borough. Triggers for review may include significant changes in local circumstances.”</u></p> |
| MM40 | Policy LPD 37 – Housing Type, Size and Tenure (Paragraph 11.3.11) | <p>Amend paragraph 11.3.11 to read:-</p> <p><u>“It is not currently proposed to include a policy on Space Standards in the Local Planning Document although the importance of the national space standards is recognised. The size of dwellings granted planning permission has not been collected previously so that it is not considered that there is sufficient information at present regarding the need for the standard across</u></p> |

| Ref No | Policy/Paragraph | Proposed Main Modification |
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| | | the Borough or the impact on the viability of schemes. This will be considered through a review of the Local Plan or the preparation of a Supplementary Planning Document.” |
| MM41 | New Policy – Gypsy and Traveller Provision (to be inserted after Policy LPD 37 Housing Type, Size and Tenure) | <p>Add a new policy and supporting text on Gypsy and Traveller Provision after Policy LPD 37 Housing Type, Size and Tenure to read:-</p> <p><u>“Policy LPD (new) – Gypsy and Traveller Provision</u></p> <p><u>A suitable site will be identified within the existing built up area to accommodate the requirement for three pitches for Gypsies and Travellers to ensure the identified need is met. This provision will be made by 2019.</u></p> <p><u>Local housing authorities are required under the Housing Act 2004 (s.225) to assess the housing needs of Gypsies and Travellers “residing in or resorting to their district” as part of their duties under the Housing Act 1985 (s.8) to provide “Periodical review of housing need... and the needs of the district with respect to provision of further housing provision”.</u></p> <p><u>The NPPF should be read in conjunction with the Government’s Planning Policy for Traveller Sites (2015) which replaces the Planning Policy for Travellers Sites (2012) which informed the preparation of the Aligned Core Strategy. The Planning Policy for Traveller Sites sets out how Gypsy and Traveller accommodation needs should be assessed. Planning Policy for Traveller Sites states that local planning authorities should set pitch targets for gypsies and travellers and plot targets for travelling show people which address the likely permanent and transit site accommodation needs of travellers in their area.</u></p> <p><u>The South Nottinghamshire Gypsy and Traveller Accommodation Assessment (January 2016) identifies a need for a total of three additional pitches within Gedling Borough over the period 2014 – 2029. It is recognised that the need is higher in the earlier years of the plan period and, as such, a site will be planned for by 2019.</u></p> |

| Ref No | Policy/Paragraph | Proposed Main Modification | | | | | | |
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| | | <p><u>The Council will work closely with Gypsy and Traveller representatives to identify appropriate criteria for specific site selection. Appropriate local consultation will also be undertaken to ensure, as far as possible, that the views and needs of both settled and traveller communities are taken into account. In accordance with Policy 9 of the Aligned Core Strategy the site should not be allocated in the Green Belt except in very special circumstances. A sustainable location which offers good access to local services and community facilities, including a primary school will be required.</u></p> <p><u>Notwithstanding the pro-active approach to be taken to future provision, it may be that sites are promoted by the private sector. Any small scale proposals for gypsy and traveller provision will be considered against Policy 9 of the Aligned Core Strategy as well as other relevant Local Plan policies. Policy 9 adopts a criteria based approach which allows for planning permission to be granted where a number of criteria are satisfied. Sustainable locations within the urban area are more likely to be appropriate.</u></p> <p><u>Key Related Policies</u></p> <ul style="list-style-type: none"> • <u>ACS Policy 9: Gypsies, Travellers and Travelling Showpeople</u> <p><u>Monitoring Information</u></p> <table border="1" data-bbox="674 1050 2002 1198"> <thead> <tr> <th data-bbox="674 1050 1227 1086"><u>Indicator</u></th> <th data-bbox="1227 1050 1547 1086"><u>Target</u></th> <th data-bbox="1547 1050 2002 1086"><u>Collection</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="674 1086 1227 1198"><u>Number of pitches delivered</u></td> <td data-bbox="1227 1086 1547 1198"><u>3 additional pitches provided by March 2019</u></td> <td data-bbox="1547 1086 2002 1198"><u>Monitoring of Completions</u></td> </tr> </tbody> </table> <p><u>Planning Applications Information</u></p> <p><u>Where decisions will use this policy, it is likely that the following information will be required:</u></p> | <u>Indicator</u> | <u>Target</u> | <u>Collection</u> | <u>Number of pitches delivered</u> | <u>3 additional pitches provided by March 2019</u> | <u>Monitoring of Completions</u> |
| <u>Indicator</u> | <u>Target</u> | <u>Collection</u> | | | | | | |
| <u>Number of pitches delivered</u> | <u>3 additional pitches provided by March 2019</u> | <u>Monitoring of Completions</u> | | | | | | |

| Ref No | Policy/Paragraph | Proposed Main Modification |
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| | | <ul style="list-style-type: none"> • <u>None</u> |
| MM42 | Policy LPD 41 – Self Build and Custom Homes | <p>Amend the policy to read:-</p> <p>“On large sites, the Borough Council will seek an appropriate percentage of the dwellings provided for self build and custom plots. In all cases, pPlanning permission will be granted for self build and custom build homes provided the following criteria are met:</p> <ol style="list-style-type: none"> a. the development is in an appropriate location; b. it accords with Green Belt policy; c. it is of a high standard of design and does not adversely affect the area by reason of its scale, bulk, form, layout or materials; d. it would not cause a significant adverse impact on the amenity of nearby residents or occupiers; and e. there is no significant adverse impact on highway safety and appropriate provision for parking is made. <p><u>On large sites, the Borough Council will seek an appropriate percentage of the dwellings provided for self build and custom build plots.”</u></p> |
| MM43 | Policy LPD 41 – Self Build and Custom Homes (Paragraph 11.7.3) | <p>Amend third sentence of paragraph 11.7.3 to read:-</p> <p>“For clarification, the term large site means a site of 50 homes or more in the main built-up area of Nottingham urban areas of Arnold and Carlton and the edge of the sub-regional centre of Hucknall and a site of 10 homes or more in the key settlements of Bestwood Village, Calverton and Ravenshead and the other villages of Burton Joyce, Lambley, Newstead and Woodborough. On <u>large sites, the appropriate percentage will be determined having regard to the demand for self build and custom build plots within the Ward/settlement at the time the application is considered.”</u></p> |

12 Employment

| Ref No | Policy/Paragraph | Proposed Main Modification |
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| MM44 | 12 Employment (Paragraph 12.1.1) | <p>Amend paragraph 12.1.1 to read:-</p> <p><u>“Paragraph 50 of the NPPF requires the planning system to operate so as to support sustainable economic growth. Local planning authorities should be proactive in meeting the development needs of business. At the time of writing there are over 3,000 businesses within Gedling Borough. The proportion of large firms (250 + employees) is slightly higher than the regional average. There are a number of important companies located in Gedling Borough including Hillary’s Blinds, John Lewis and Istock Brick Ltd, the latter of which is one of the most important brick suppliers in the UK.”</u></p> |
| MM45 | 12 Employment (Paragraph 12.1.2) | <p>Amend paragraph 12.1.2 to read:-</p> <p><u>“The Aligned Core Strategy seeks to strengthen and diversify the local economy and to provide employment space for all employment sectors. As set out in the Aligned Core Strategy Policy 4 b) and d) Employment Background Paper, Gedling Borough is to provide a minimum of 10 ha 19 ha of industrial/warehousing land and 23,000 sq. m 40,000 sq. m of office space over the plan period to 2028. The existing supply of employment land at about 21.5 ha is sufficient to meet this need. <u>Since the adoption of the Aligned Core Strategy, the Greater Nottingham Councils commissioned a new Employment Land Forecasting Study (August 2015). This new evidence indicates that the requirement for employment land within Gedling Borough is for a minimum of 19 ha of industrial/warehousing land and a minimum of 10,000 sq. m of office floorspace which accords with the objectives of Policy 4 of the Aligned Core Strategy. The strategic allocations in the Aligned Core Strategy are not additional to the employment land targets for Gedling Borough set out above. The strategic allocations and employment land allocations in the Aligned Core Strategy and the Local Planning Document (set out in Policy LPD (new) (Employment Allocations)) meet the need for 19 ha of industrial and warehousing land and a minimum of 10,000 sq. m of office floorspace (no specific land allocations are made for office B1a as it is</u></u></p> |

| Ref No | Policy/Paragraph | Proposed Main Modification |
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| | | <u>assumed these will be accommodated on strategic allocations and in Arnold Town Centre).</u> ” |
| MM46 | Policy LPD 43 – Retention of Employment and Employment Uses | <p>Amend part a of the policy to read:-</p> <p>“a) Planning permission will be granted for the expansion, conversion or redevelopment of land and premises for employment uses on allocated employment sites and protected employment areas as <u>identified shown</u> on the Policies Map provided:”</p> <p>Amend part a) v. of the policy to read:-</p> <p>“v. the proposal would not cause harm to the significance of a heritage asset <u>and/or its setting</u>.”</p> <p>Amend part b) v. of the policy to read:-</p> <p>“v. the proposed use would not cause harm to the significance of a heritage asset <u>and/or its setting</u>.”</p> |
| MM47 | Policy LPD 43 – Retention of Employment and Employment Uses (New paragraph) | <p>Add a new paragraph after paragraph 12.2.1 to read:-</p> <p><u>“It is noted that the Ibstock Brickworks at Dorket Head is located in the Green Belt and relevant policies will also apply to future proposals in this location.”</u></p> |
| MM48 | Policy LPD 43 – Retention of Employment and Employment Uses (Paragraph 12.2.3) | <p>Amend paragraph 12.2.3 by adding the following sentence at the end of the paragraph:-</p> <p><u>“In the case of Gedling Colliery, this site is allocated for employment-led mixed use development. This is in recognition that, as a former colliery site which has lain undeveloped for a number of years, the site requires a wider range of employment uses in order to help facilitate the development of the whole site. It also recognises the opportunity provided by the new access road</u></p> |

| Ref No | Policy/Paragraph | Proposed Main Modification |
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| | | <p><u>and adjoining Gedling Country Park to provide visitor related facilities. Such uses could include food and drink outlets and more guidance is set out in the supporting text to Policy LPD (new) (Employment Allocations).</u></p> |
| MM49 | <p>Policy LPD 45 – Expansion of Existing Employment Uses Not in the Green Belt</p> | <p>Amend part c. of the policy to read:-</p> <p>“c. the proposal does not have a detrimental effect on highway safety and would not cause harm to the significance of a heritage asset <u>and/or its setting.</u>”</p> |

13 Retail and Community Facilities

| Ref No | Policy/Paragraph | Proposed Main Modification |
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| MM50 | Policy LPD 49 – Development within Town and Local Centres | Amend part a. of the policy to read:- “a. it does not result in the amount of frontage for different uses within Arnold Primary Area or the Local Centres exceeding the following percentages; 1. A2 - 15% 2. A3 - 10% 3. A4 - 10% 4. A5 - 10% (except in Arnold Primary Area, Calverton and Netherfield where the figure will be 5%) 5. Other - 10%” |
| MM51 | Policy LPD 51 – Impact Assessment Threshold (New paragraph) | Add a new paragraph after paragraph 13.5.3 to read:- <u>“The size of retail units will be assessed using the gross external area. This is the total built floor area measured externally which is occupied exclusively by a retailer or retailers, excluding open areas used for the storage, display or sale of goods.”</u> |
| MM52 | Policy LPD 54 – Food and Drink Outlets | Delete all of Policy LPD 54 as follows:- “Planning permission will not be granted for development proposals for A5 uses within 400m of a secondary school unless it is located within an existing Town or Local Centre (as identified on the Policies Map).” Delete paragraphs 13.8.1 to 13.8.3, along with the Key Related Policies, Monitoring Information and Planning Application Information as follows:- “13.8.1 Obesity is one of the key issues facing society today, especially amongst children. Figures |

| Ref No | Policy/Paragraph | Proposed Main Modification | | | | | | |
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| | | <p>for 2013/14 show that 19.1% of children in Year 6 (aged 10-11) were obese and a further 14.4% were overweight³⁹. One of the principles of the planning system as set out in paragraph 17 of the NPPF is that it should support strategies to improve the health and wellbeing of communities.</p> <p>13.8.2 The Health and Wellbeing Board brings together a range of organisations that work to improve health and wellbeing in Nottinghamshire. The Board has a number of priorities including improving children and young people's health and reducing the number of people who are overweight and obese. One of the actions the Board has identified is the development of a spatial planning policy framework to secure public health gain.</p> <p>13.8.3 The prevention of weight gain, beginning in childhood, offers the most effective means of achieving healthy weight in the population. This policy will ensure that new A5 uses do not open up within walking distance⁴⁰ of secondary schools unless they are located within the designated town or local centres. This, along with work at school and in the home, will reinforce the development of healthy eating.</p> <p>Key Related Policies</p> <ul style="list-style-type: none"> • ACS Policy 12: Local Services and Healthy Lifestyles • Policy LPD 48: Retail Hierarchy and Town Centre Boundaries • Policy LPD 49: Development within Town and Local Centres <p>Monitoring Information</p> <table border="1" data-bbox="658 1161 2002 1315"> <thead> <tr> <th data-bbox="658 1161 1227 1201">Indicator</th> <th data-bbox="1227 1161 1547 1201">Target</th> <th data-bbox="1547 1161 2002 1201">Collection</th> </tr> </thead> <tbody> <tr> <td data-bbox="658 1201 1227 1315">Percentage of planning permissions refused for A5 uses within 400m of a school.</td> <td data-bbox="1227 1201 1547 1315">100%</td> <td data-bbox="1547 1201 2002 1315">Monitoring of planning Permissions</td> </tr> </tbody> </table> <p>Planning Application Information</p> | Indicator | Target | Collection | Percentage of planning permissions refused for A5 uses within 400m of a school. | 100% | Monitoring of planning Permissions |
| Indicator | Target | Collection | | | | | | |
| Percentage of planning permissions refused for A5 uses within 400m of a school. | 100% | Monitoring of planning Permissions | | | | | | |

| Ref No | Policy/Paragraph | Proposed Main Modification |
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| | | <p>Where decisions will use this policy, it is likely that the following information will be required:</p> <ul style="list-style-type: none"> • None” <p>Delete footnotes 39 and 40:-</p> <p>³⁹ http://www.noo.org.uk/NOO_about_obesity/child_obesity</p> <p>⁴⁰ 400m is usually seen as a distance that will be covered in 5 minutes of walking”</p> |

14 Transport

| Ref No | Policy/Paragraph | Proposed Main Modification |
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| MM53 | Policy LPD 57 – Parking Standards | <p>Amend the policy to read:-</p> <p>“a) Planning permission for residential development will be granted where the development proposal meets the requirement for parking provision set out in <u>Appendix (new) the Parking Provision for Residential Development Supplementary Planning Document</u>, or otherwise agreed by the local planning authority.</p> <p>b) Planning permission for non-residential development will be granted where the development proposal meets the requirement for parking provision set out in <u>Appendix (new) the 6C’s Design Guide</u>, or otherwise agreed by the local planning authority.”</p> <p>Add a new Appendix to include residential and non-residential requirements for parking provision – see MM89 below.</p> |
| MM54 | Policy LPD 60 – Local Transport Schemes – (Monitoring Information) | <p>Amend the Target to read:-</p> <p>“All schemes delivered by 2028. <u>In particular, the Council will closely monitor progress on the Gedling Access Road to identify any significant slippage or risk of no delivery and a decision made as to whether this warrants an early review of the Local Plan by December 2018.</u>”</p> |

Part B: Site Allocations

Comprehensive Development

| Ref No | Policy/Paragraph | Proposed Main Modification |
|--------|---|---|
| MM55 | Policy LPD 62 – Comprehensive Development (New paragraph) | Add a new paragraph after paragraph 1.2 to read:- <u>“As safeguarded land may play a role in the provision of housing and/or other development at some time in the future, development of land adjoining safeguarded land should be planned in such a way so as not to prejudice future development on the safeguarded land. The decision to allocate safeguarded land for future development will be considered through the preparation of a Local Plan.”</u> |

Housing Distribution

| Ref No | Policy/Paragraph | Proposed Main Modification |
|--------|--|--|
| MM56 | Policy LPD 63 – Housing Distribution | Amend part 2. of the Policy to read:- “2. <u>Up to 1,265 homes around Hucknall;</u>” |
| MM57 | Policy LPD 63 – Housing Distribution | Amend the Policy by adding:- “5. <u>Windfall allowance – 240 homes.</u>” |
| MM58 | Policy LPD 63 – Housing Distribution (New paragraph) | Add a new paragraph after paragraph 2.1 to read:- <u>“The number of homes to be provided on the edge of Hucknall is limited to no more than 1,265 to accord with the requirement of the Inspector examining the Aligned Core Strategy in order to reduce the impact of new development on Hucknall.”</u> |
| MM59 | Policy LPD 63 – Housing Distribution (New paragraph) | Add a new paragraph after paragraph 2.3 to read:- <u>“The figures set out in Policy LPD 63 include homes which have already been built since 2011, sites with extant planning permission, sites below the threshold for allocation and sites allocated in the Aligned Core Strategy and Local Planning Document.”</u> |

Housing Allocations

| Ref No | Policy/Paragraph | Proposed Main Modification |
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| MM60 | Policy LPD 64 – Urban Area | <p>Amend the title of Policy LPD 64 to read:-</p> <p>“Policy LPD 64 <u>Housing Allocations - Urban Area and edge of Hucknall</u>”</p> <p>Amend the policy to read:-</p> <p>“The following sites are allocated for residential development, as shown on the Policies Map:</p> <ul style="list-style-type: none"> • H1 - Rolleston Drive – 90 <u>140</u> homes • H2 - Brookfields Garden Centre – 405 <u>90</u> homes • H3 - Willow Farm – 110 homes * • H4 - Linden Grove – 115 homes * • H5 - Lodge Farm Lane – 150 homes • H6 - Spring Lane – 150 homes # • H7 - Howbeck Road/Mapperley Plains – 205 homes • H8 - Killisick Lane – 215 <u>230</u> homes • H9 - Gedling Colliery/Chase Farm – 1,050 homes # (of which it is anticipated that 660 will be delivered in the Plan period) • X1 – Daybrook Laundry – 50 homes • X2 – Land West of A60 A – 70 homes • X3 – Land West of A60 B – 150 homes • H10 – Hayden Lane – 120 homes <p>The following site is allocated for employment development as identified on the Policies Map:</p> |

| Ref No | Policy/Paragraph | Proposed Main Modification |
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| | | <p>E1 – Gedling Colliery – 5 hectares</p> <p>Sites marked with a * will not be permitted to deliver homes prior to completion of the Gedling Access Road.</p> <p><u>Sites marked with a # have already been granted planning permission and are therefore planning commitments rather than new allocations.</u></p> <p><u>Notes:</u></p> <p>Numbers provided are approximate. Planning permission may be granted for proposals with higher numbers of homes subject to the overall scheme being considered suitable.”</p> |
| MM61 | Policy LPD 64 – Urban Area (New paragraph) | <p>Add a new paragraph after paragraph 3.5 relating to the Brookfields Garden Centre site to read:-</p> <p><u>“Prior extraction of brick clay from the site should be considered through the planning application process. Consideration should be given to whether extraction is viable and feasible. Consultation with Nottinghamshire County Council as the Minerals and Waste Planning Authority will be required.”</u></p> |
| MM62 | Policy LPD 64 – Urban Area (Paragraph 3.8) | <p>Add a new sentence after the second sentence of paragraph 3.8 relating to the Lodge Farm Lane site to read:-</p> <p><u>“The north eastern corner of the housing allocation should be left open as a landscape buffer in order to minimise landscape and visual impact.”</u></p> |
| MM63 | Policy LPD 64 – Urban Area (New paragraph) | <p>Add a new paragraph after paragraph 3.8 relating to the Lodge Farm Lane site to read:-</p> <p><u>“Prior extraction of brick clay from the site should be considered through the planning application process. Consideration should be given to whether extraction is viable and feasible. Consultation</u></p> |

| Ref No | Policy/Paragraph | Proposed Main Modification |
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| | | <u>with Nottinghamshire County Council as the Minerals and Waste Planning Authority will be required.</u> |
| MM64 | Policy LPD 64 – Urban Area (Paragraph 3.10) | Add new text before the last sentence of paragraph 3.10 relating to the Howbeck Road/Mapperley Plains site to read:- “ <u>Based on the Affordable Housing SPD (adopted 2009) the site is expected to deliver 62 affordable homes.</u> Contributions would also be expected towards education, health and open space.” |
| MM65 | Policy LPD 64 – Urban Area (New paragraph) | Add a new paragraph after paragraph 3.10 relating to the Howbeck Road/Mapperley Plains site to read:- “ <u>The site lies close to existing mineral and waste operations at Dorket Head. To protect both these operations and residential amenity the phasing of the site should align with the expected extraction of minerals and development should maintain an appropriate standoff from active operations. Other forms of mitigation, such as bunds and screening, may also be required. Prior extraction of brick clay from the site should be considered through the planning application process. Consideration should be given to whether extraction is viable and feasible. Consultation with Nottinghamshire County Council as the Minerals and Waste Planning Authority will be required.</u> ” |
| MM66 | Policy LPD 64 – Urban Area (paragraph 3.15) (Extract) | Amend paragraph 3.15 (Extract) relating to H8 Killisick Lane site to read:- “ <u>The site lies close to existing mineral and waste operations at Dorket Head.</u> The company Ibstock Brick Limited is proposing to extend the quarry to the south of the existing workings. The housing site H8 will need to be phased to ensure that an appropriate standoff is maintained between the housing development and the active quarry operations. Subject to the necessary planning consent being obtained it is anticipated that the extraction of clay in the southern most area nearest the northern boundary of H8 could be worked out by 2021 with progressive |

| Ref No | Policy/Paragraph | Proposed Main Modification |
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| | | <p>restoration restoring the land by the early <u>mid</u> 2020s. Planning permission <u>for housing on H8</u> will only be granted subject to a phasing policy which requires the site to be developed in two phases starting with the southern part of the site and progressing northwards. The first phase comprising approximately 65 units will be confined to the south western part of the site to a line approximate to the extent of the existing built up area (aligning with Brechin Close). This first phase will then be phased to commence in 2019/20 <u>2020/21</u> progressing northwards and complete by 2021/22. Phase 2 will be commenced around 2022/23 progressing northwards at which point it is expected that the extraction of clay will have finished and the southern extension to the quarry progressively restored. <u>Other forms of mitigation, such as bunds and screening, may also be required. Prior extraction of brick clay from the site should be considered through the planning application process. Consideration should be given to whether extraction is viable and feasible. Consultation with Nottinghamshire County Council as the Minerals and Waste Planning Authority will be required.</u></p> |
| MM67 | Policy LPD 64 – Urban Area (Paragraph 3.13) | <p>Amend paragraph 3.13 relating to the Gedling Colliery/Chase Farm site to read:-</p> <p><u>“Access to the site is dependent on the provision of the 3.8km long Gedling Access Road which will link Mapperley Plains to the north with the A612 further south. The Gedling Access Road was granted planning permission in December 2014 and a planning application (2015/1376) is currently being determined for the remainder of the development scheme planning permission for remainder of the development scheme was granted in March 2017. Subject to planning permission, the site is expected to deliver 60 homes per year starting in 2017. This means that by 2028 (the end of the plan period covered by the Aligned Core Strategy and LPD) only 660 homes will have been built. Homes built after 2028 cannot contribute to achieving the target set by the Aligned Core Strategy of 7,250. In addition to the Gedling Access Road the application makes provision for a new school, a local centre, open space and 37 affordable homes within the first phase of development. <u>The land to the north of the Gedling Access Road is allocated for employment-led mixed use development which will provide sustainable employment opportunities close to the new housing provision. At the time of writing the site for residential development is under construction.</u>”</u></p> |

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| MM68 | Policy LPD 64 – Urban Area (New paragraph) | <p>Add a new paragraph after paragraph 3.13 relating to the Gedling Colliery/Chase Farm site to read:-</p> <p><u>“The Council will closely monitor progress on the Gedling Access Road to identify any slippage or risk of no delivery. If the Gedling Access Road cannot be delivered by Spring 2020, the Council is of the view that the risk to housing delivery both in terms of scale and location would be of such significance as to warrant an early review of the Local Plan. The trigger point for consideration of an early review would be conditional on confirmation from the promoters of the Gedling Access Road that the scheme is not to be delivered by that date. Whilst such a scenario is unlikely, a decision to undertake an early review of the Local Plan would be made by December 2018, by which time work should have begun on site.”</u></p> |
| MM69 | Policy LPD 64 – Urban Area (Paragraph 3.14) | <p>Delete paragraph 3.14 in its entirety as MM85 includes the Gedling Colliery site in the supporting text to the new Policy on employment allocations:-</p> <p>“3.14 The land to the north of the Gedling Access Road is allocated for 5 hectares of employment land and conforms with ACS Policy 4 (Employment Provision and Economic Development) and ACS Policy 7 (Regeneration) which require economic development and regeneration of this brownfield site. The employment allocation will provide sustainable employment opportunities close to the new housing provision and also contribute towards meeting the overall employment requirements for Gedling Borough. This site will have direct access to the new road making the site highly accessible. A Local Wildlife Site is located on the employment land but the need for employment and the aim of supporting regeneration by providing jobs on the Gedling Colliery/Chase Farm site are on balance considered to outweigh any adverse impact on the Local Wildlife Site. This position is subject to mitigation and the scope to compensate any loss through translocation of habitat to the adjoining Gedling County Park.”</p> |
| MM70 | Policy LPD 64 – Urban Area (paragraph 3.21) | <p>Add text to the end of paragraph 3.21 (Extract) relating to X3 Land West of A60 B site to read:-</p> <p><u>“Prior extraction of brick clay from the site should be considered through the planning application</u></p> |

| Ref No | Policy/Paragraph | Proposed Main Modification |
|-------------|---|---|
| | (Extract) | <u>process. Consideration should be given to whether extraction is viable and feasible. Consultation with Nottinghamshire County Council as the Minerals and Waste Planning Authority will be required.</u> |
| MM71 | Policy LPD 64 – Urban Area (Monitoring Information) | Amend the Target to read:- “All sites delivered by 2028, apart from the Godling Colliery/Chase Farm site on which at least 660 dwellings should be delivered. <u>The Council will closely monitor progress on all allocated sites to identify any significant slippage or risk of no delivery and should this occur the Council will consider whether this warrants an early review of the Local Plan.</u> ” |
| MM72 | Policy LPD 64 – Urban Area (Maps) | Update the maps associated with Policy LPD 64 to reflect the boundary changes, deletions and additions in respect of the housing allocations as illustrated in Annex 3 to this document. |
| MM73 | Policy LPD 65 – Bestwood Village | Amend the title of Policy LPD 65 to read:- “ Policy LPD 65 <u>Housing Allocations</u> - Bestwood Village ” Amend the policy to read:- “ The following sites are allocated for residential development, as shown on the Policies Map: <ul style="list-style-type: none"> • H11 - The Sycamores – 25 homes [#]₋ • H12 - Westhouse Farm – 210 homes • H13 - Bestwood Business Park – 220 homes [#]₋ <u>Sites marked with a # have already been granted planning permission and are therefore planning commitments rather than new allocations.</u> ” |

| Ref No | Policy/Paragraph | Proposed Main Modification |
|-------------|---------------------------|--|
| | | <p>Notes:</p> <p>Numbers provided are approximate. Planning permission may be granted for proposals with higher numbers of homes subject to the overall scheme being considered suitable.”</p> |
| MM74 | Policy LPD 66 – Calverton | <p>Amend the title of Policy LPD 66 to read:-</p> <p>“Policy LPD 66 <u>Housing Allocations</u> – Calverton”</p> <p>Amend the policy to read:-</p> <p>“The following sites are allocated for residential development, as shown on the Policies Map:</p> <ul style="list-style-type: none"> • H14 - Dark Lane – 70 homes # • H15 - Main Street – 75 homes • H16 - Park Road – 390 homes • X4 - Flatts Lane – 60 homes <p>The following site is allocated for employment development:</p> <ul style="list-style-type: none"> • E2 – Hillcrest Park – 1 hectare <p><u>Sites marked with a # have already been granted planning permission and are therefore planning commitments rather than new allocations.”</u></p> <p>Notes:</p> |

| Ref No | Policy/Paragraph | Proposed Main Modification |
|-------------|---|--|
| | | Numbers provided are approximate. Planning permission may be granted for proposals with higher numbers of homes subject to the overall scheme being considered suitable.” |
| MM75 | Policy LPD 66 – Calverton (Paragraph 5.7) | Amend paragraph 5.7 to read:- “The Park Road site lies to the north-west of the village and is largely agricultural land; a small area to the west is an unused car park. Access to the site would come via at least two access points from Park Road <u>and Collyer Road</u> . An additional access may be possible via North Green although the amenity of the existing homes here would need to be protected...” |
| MM76 | Policy LPD 66 – Calverton (Hillcrest (employment allocation)) | Delete heading “Hillcrest (employment allocation)” and paragraph 5.8 as MM85 includes the Hillcrest Park site in the supporting text to the new Policy on employment allocations:- “<u>Hillcrest (employment allocation)</u> 5.8 The site was allocated in the Gedling Borough Replacement Local Plan (2005) for employment uses. The site is located within an existing employment area off Flatts Lane. Access to the site is to the B6386 Oxtan Road via Flatts Lane. This allocation will help support additional economic development at this Key Settlement where significant housing growth is planned and also contribute towards meeting Gedling Borough's overall employment land requirements.” |
| MM77 | Policy LPD 66 – Calverton (Map) | Update the map associated with Policy LPD 66 showing the boundary changes, deletions and additions in respect of the housing allocations as illustrated in Annex 4 to this document. |
| MM78 | Policy LPD 67 – Ravenshead | Amend the title of Policy LPD 67 to read:- “Policy LPD 67 <u>Housing Allocations</u> - Ravenshead” Amend the policy to read:- |

| Ref No | Policy/Paragraph | Proposed Main Modification |
|-------------|----------------------------------|--|
| | | <p>“The following sites are allocated for residential development, as shown on the Policies Map:</p> <ul style="list-style-type: none"> • H17 - Longdale Lane A– 30 homes • H18 - Longdale Lane B – 30 homes • H19 - Longdale Lane C – 70 homes [#] _ • X5 - Kighill Lane A – 20 homes • X6 - Kighill Lane B – 30 homes <p><u>Sites marked with a # have already been granted planning permission and are therefore planning commitments rather than new allocations.</u></p> <p>Notes:</p> <p>Numbers provided are approximate. Planning permission may be granted for proposals with higher numbers of homes subject to the overall scheme being considered suitable.”</p> |
| MM79 | Policy LPD 67 – Ravenshead (Map) | Update the map associated with Policy LPD 67 showing the boundary changes, deletions and additions in respect of the housing allocations as illustrated in Annex 5 to this document. |
| MM80 | Policy LPD 68 – Burton Joyce | <p>Amend the title of Policy LPD 68 to read:-</p> <p>“Policy LPD 68 <u>Housing Allocations</u> - Burton Joyce”</p> <p>Amend the policy to read:-</p> <p>“The following sites are allocated for residential development, as shown on the Policies Map:</p> |

| Ref No | Policy/Paragraph | Proposed Main Modification |
|-------------|--|--|
| | | <ul style="list-style-type: none"> • H20 – Mill fField Close – 20 homes # • H21 – Orchard Close – 15 homes <p><u>Sites marked with a # have already been granted planning permission and are therefore planning commitments rather than new allocations.</u></p> <p><u>Notes:</u></p> <p>Numbers provided are approximate. Planning permission may be granted for proposals with higher numbers of homes subject to the overall scheme being considered suitable.”</p> |
| MM81 | Policy LPD 68 – Burton Joyce (Paragraph 7.5) | <p>Add text to paragraph 7.5 relating to the Orchard Close site to read:-</p> <p>“The site is located to the east of Burton Joyce and will extend Orchard Close. The site is currently used for grazing. Given the topography, development of the site would be required to ensure that surface water runoff is carefully managed. It is expected that the site would provide four affordable homes. Contributions would also be expected towards education, health and open space. <u>The site forms part of a relatively steep sloping catchment and problems with surface water flooding have been associated with Orchard Close. A site specific flood risk assessment focussing on surface water flooding is required at the detailed planning stage to ensure the development does not increase the risk of flooding elsewhere.</u>”</p> |
| MM82 | Policy LPD 69 – Newstead | <p>Amend the title of Policy LPD 69 to read:-</p> <p>“Policy LPD 69 <u>Housing Allocations</u> - Newstead”</p> |
| MM83 | Policy LPD 70 – Woodborough | <p>Amend the title of Policy LPD 70 to read:-</p> <p>“Policy LPD 70 <u>Housing Allocations</u> - Woodborough”</p> |

| Ref No | Policy/Paragraph | Proposed Main Modification |
|-------------|-----------------------------------|---|
| | | <p>Amend the policy to read:-</p> <p>“The following sites are allocated for residential development, as shown on the Policies Map:</p> <ul style="list-style-type: none"> • H23 - Ash Grove – 10 homes [#] • H24 - Broad Close – 15 homes <p><u>Sites marked with a # have already been granted planning permission and are therefore planning commitments rather than new allocations.</u></p> <p>Notes:</p> <p>Numbers provided are approximate. Planning permission may be granted for proposals with higher numbers of homes subject to the overall scheme being considered suitable.”</p> |
| MM84 | Policy LPD 70 – Woodborough (Map) | Update the map associated with Policy LPD 70 showing the boundary changes, deletions and additions in respect of the housing allocations as illustrated in Annex 6 to this document. |

Employment Allocations

| Ref No | Policy/Paragraph | Proposed Main Modification |
|--------|---|---|
| MM85 | New Policy Employment Allocations and new supporting text | <p>Add a new policy setting out the employment allocations and its supporting text after Policy LPD 70 to read:-</p> <p><u>“Policy LPD (new) Employment Allocations</u></p> <p><u>The following site is allocated for employment-led mixed use development as shown on the Policies Map:</u></p> <ul style="list-style-type: none"> • <u>E1 - Gedling Colliery – 5 hectares</u> <p><u>The following sites are allocated for employment development (B1, B2, and B8 Uses) as shown on the Policies Map:</u></p> <ul style="list-style-type: none"> • <u>E2 – Hillcrest Park – 1 hectare;</u> • <u>E3 – Top Wighay Farm – 8.5 hectares; and</u> • <u>E4 – Teal Close – 7 hectares *.</u> <p><u>* site has outline planning permission for B1, B2 and B8 uses.</u></p> <p><u>As explained in paragraph 12.1.2 of the Employment section in the Part A: Development Management Policies, the Borough Council is working to employment land and office floorspace targets which are to provide a minimum of 19 ha of industrial/warehousing land and a minimum of 10,000 sq. m of office space over the plan period to 2028. Policy LPD (new) allocates employment sites and in combination these four sites amount to about 21.5 hectares, which is sufficient to meet the employment targets.</u></p> <p><u>Gedling Colliery</u></p> |

| Ref No | Policy/Paragraph | Proposed Main Modification |
|--------|------------------|--|
| | | <p><u>The Gedling Colliery/Chase Farm site is identified as a strategic location in the Aligned Core Strategy and required by Policy 4 of the Aligned Core Strategy to include significant economic development. Outline planning consent has been granted for up to 1,050 homes, a local centre and a primary school on the majority of this site; however, the former pit head part of the site allocated for employment uses in the Gedling Borough Replacement Local Plan (2005) is not included within this outline planning permission.</u></p> <p><u>The land to the north of the Gedling Access Road is allocated for 5 hectares of employment-led mixed use development. This is in recognition that a wider range of employment uses is required to help facilitate the development of this former colliery through an element of “pump priming” as the site has remained undeveloped for a number of years. It also recognises that the site’s location adjoining the newly opened Gedling Country Park presents new opportunities for visitor related facilities that could provide significant levels of employment. The types of employment led mixed uses that the Borough Council would consider acceptable include an element of food and drink, such as pub/diner and coffee shop or other facilities connected with the Country Park. It is considered that the amount of pump priming development can be determined through the detailed planning process taking into account site viability. The site would be developed predominantly for suitable business (B1), storage and distribution (B8) and general industry (B2) uses, subject to the latter being appropriate in this location (which may require the imposition of suitable conditions on any planning permission).</u></p> <p><u>The employment allocation will provide sustainable employment opportunities close to the new housing provision and also contribute towards meeting the overall employment requirements for Gedling Borough. This site will have direct access to the new road making the site highly accessible.</u></p> <p><u>A Local Wildlife Site is located on the employment land but the need for employment and the aim of supporting regeneration by providing jobs on the Gedling Colliery/Chase Farm site are, on balance, considered to outweigh any adverse impact on the Local Wildlife Site. This position is</u></p> |

| Ref No | Policy/Paragraph | Proposed Main Modification |
|--------|------------------|--|
| | | <p><u>subject to mitigation and the scope to compensate any loss through translocation of habitat to the adjoining Gedling County Park.</u></p> <p><u>Hillcrest Park</u></p> <p><u>The site was allocated in the Gedling Borough Replacement Local Plan (2005) for employment uses. The site is located within an existing employment area off Flatts Lane. Access to the site is to the B6386 Oxtan Road via Flatts Lane. This allocation will help support additional economic development at the Key Settlement of Calverton where significant housing growth is planned and also contribute towards meeting the Borough Council's overall employment land requirements.</u></p> <p><u>Top Wighay Farm</u></p> <p><u>The Aligned Core Strategy allocates a strategic site at Top Wighay Farm which includes significant economic development in line with Policy 4 of the Aligned Core Strategy. Economic development, as defined in the glossary, includes uses within the B Use Classes, public and community uses and main town centre uses which are to be accommodated on the strategic sites. Appendix A of the Aligned Core Strategy sets out the type and quantity of uses to be accommodated on the strategic allocations.</u></p> <p><u>The Top Wighay Farm Development Brief Supplementary Planning Document (2017) provides more policy detail for the site and identifies an area of land for 8.5 hectares of employment land (B1, B2, B8 uses) with frontage to the A611 which reflects the strategic site schedule and plan included in Appendix A of the Aligned Core Strategy. Policy LPD (new) allocates site E3 at Top Wighay Farm amounting to 8.5 hectares for employment development. The site with its attractive frontage to the A611 has good accessibility to the M1 motorway and is considered to be an attractive location for significant amounts of B1 a) office and other B Class uses.</u></p> <p><u>Teal Close</u></p> |

| Ref No | Policy/Paragraph | Proposed Main Modification | | | | | | |
|--|--|---|-------------------------|----------------------|--------------------------|--|------------------------------------|-----------------------------------|
| | | <p><u>The Aligned Core Strategy allocates a strategic site at Teal Close which includes significant economic development in line with Policy 4 of the Aligned Core Strategy. Teal Close has outline planning permission for a local centre and primary school within the housing allocation and permission for B1 a) office, B2 and B8 uses on a separate part of the site. Policy LPD (new) allocates site E4 at Teal Close amounting to 7 hectares for employment development.</u></p> <p><u>Key Related Policies</u></p> <ul style="list-style-type: none"> • <u>ACS Policy 2: The Spatial Strategy</u> • <u>ACS Policy 4: Employment Provision and Economic Development</u> <p><u>Monitoring Information</u></p> <table border="1" data-bbox="658 754 2002 868"> <thead> <tr> <th data-bbox="658 754 1227 794"><u>Indicator</u></th> <th data-bbox="1227 754 1547 794"><u>Target</u></th> <th data-bbox="1547 754 2002 794"><u>Collection</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="658 794 1227 868"><u>Progress on the delivery of the sites allocated in Policy LPD (new)</u></td> <td data-bbox="1227 794 1547 868"><u>All sites delivered by 2028</u></td> <td data-bbox="1547 794 2002 868"><u>Monitoring of site status"</u></td> </tr> </tbody> </table> | <u>Indicator</u> | <u>Target</u> | <u>Collection</u> | <u>Progress on the delivery of the sites allocated in Policy LPD (new)</u> | <u>All sites delivered by 2028</u> | <u>Monitoring of site status"</u> |
| <u>Indicator</u> | <u>Target</u> | <u>Collection</u> | | | | | | |
| <u>Progress on the delivery of the sites allocated in Policy LPD (new)</u> | <u>All sites delivered by 2028</u> | <u>Monitoring of site status"</u> | | | | | | |
| MM86 | New Policy Employment Allocations (New Maps) | Add new maps associated with new Policy on employment allocations, after the supporting text to the policy, showing the employment allocations as illustrated in Annex 7 to this document. | | | | | | |

Part D: Appendices

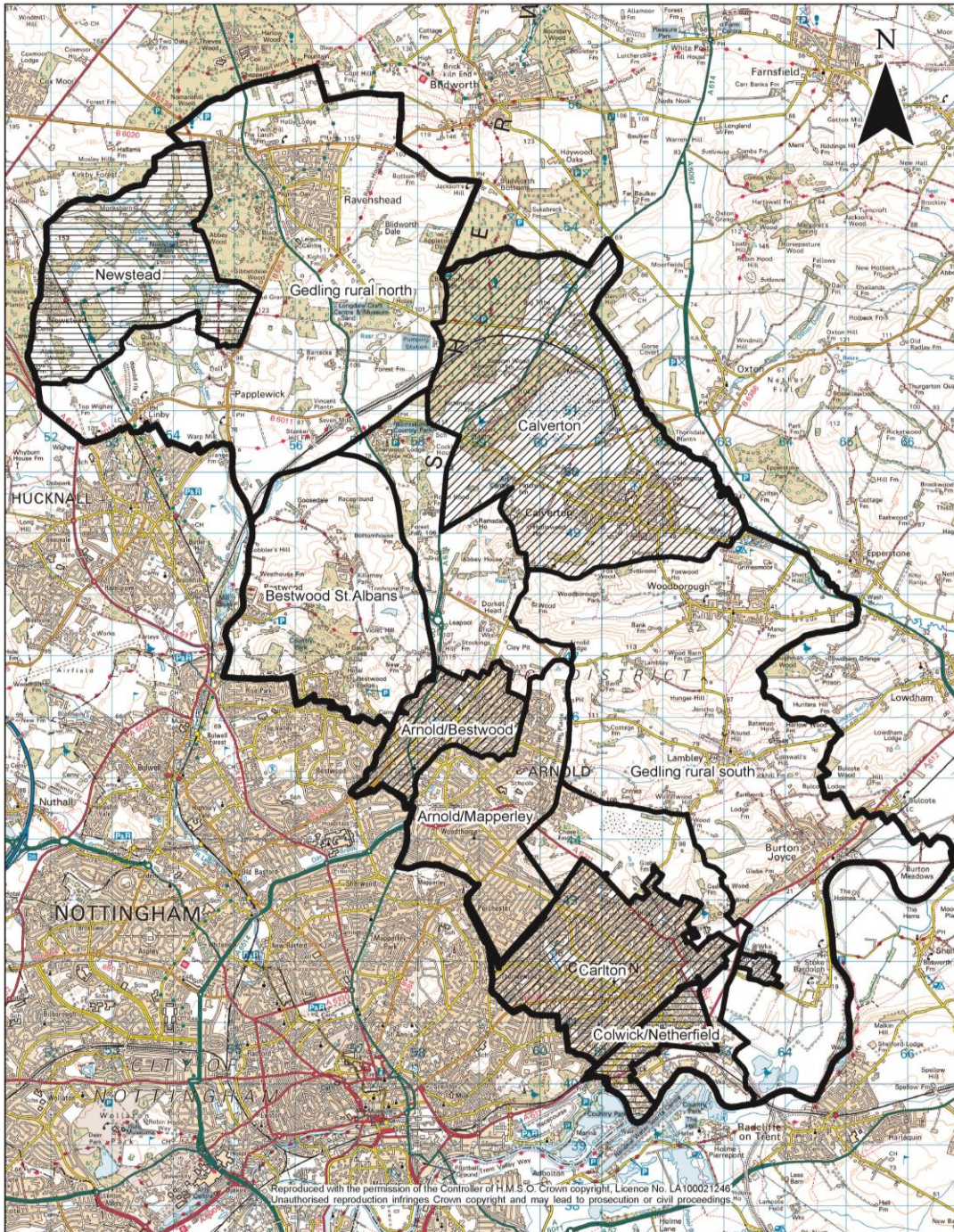
| Ref No | Appendix | Proposed Main Modification |
|--------|---|---|
| MM87 | Appendix A – Local Planning Document Housing Trajectory | Replace housing trajectory with a new housing trajectory based on updated information as shown in Annex 8 to this document. |
| MM88 | New Appendix | Add a new Appendix after Appendix B as follows:- <u>“Appendix (new) – Map Showing Requirement for Affordable Housing”</u> , as illustrated in Annex 1 to this document. |
| MM89 | New Appendix | Add a new Appendix after the above New Appendix as follows:- <u>“Appendix (new) – Requirement for Parking Provision in Residential and Non-Residential Development”</u> as illustrated in Annex 2 to this document. |
| MM90 | Appendix D – Glossary of Terms and Abbreviations (New definition) | Add new definitions to read:- <u>“Clean Air Zone: Where certain types of vehicles cannot enter without meeting set emission standards or facing a penalty charge.”</u> <u>“Enabling Development: Development that would usually be considered harmful to the historic environment but may be deemed acceptable because the resulting benefits outweigh the harm.”</u> <u>“Locally Important Heritage Assets: Heritage Assets of more local value which are identified by the local planning authority.”</u> <u>“Minerals Consultation Areas: Identify the areas within Nottinghamshire where the District and Borough authorities are required to consult the Minerals Planning Authority over non-minerals</u> |

| Ref No | Appendix | Proposed Main Modification |
|--------|----------|---|
| | | <p><u>development.</u></p> <p><u>“Minerals Safeguarding Areas: Identify the mineral resources which are worthy of safeguarding.”</u></p> |

Annexes

Annex 1: New Appendix to Local Planning Document

Appendix (new) – Map Showing Requirement for Affordable Housing



| | | |
|---|--|---|
|  Colwick/Netherfield 10% |  Arnold/Bestwood 20% |  Bestwood St. Albans 30% |
|  Newstead 10% |  Calverton 20% |  Gedling rural north 30% |
|  Carlton 20% |  Arnold/Mapperley 30% |  Gedling rural south 30% |

Requirements for Affordable Housing Provision

Annex 2: New Appendix to Local Planning Document

Appendix (new) – Requirement for Parking Provision in Residential and Non-Residential Development

Requirement for Parking Provision - Residential Standards

The first two tables refer to houses (development of less than and more than 5 dwellings) and the third table refers to flats.

The parking standards for smaller and larger developments are presented separately. Smaller developments of up to and including 5 dwellings take account of only allocated parking provision. The reason for this is that no more than 5 dwellings can be accessed from an unadopted road, and there is therefore less control over the design of any unallocated parking. It can also be argued that it's the larger developments that create an additional parking requirement arising from the broader range of car ownership levels. For larger developments (comprising 6 and more dwellings) and developments of flats, account should be taken of any unallocated parking provision.

Development of up to and including 5 dwellings (NB no unallocated element)

Number of allocated spaces

| | <u>Built up</u> | <u>Rural</u> |
|---------------------------|-----------------|--------------|
| <u>Up to 2 bedrooms</u> | <u>1</u> | <u>1</u> |
| <u>3 bedrooms</u> | <u>2</u> | <u>2</u> |
| <u>4 or more bedrooms</u> | <u>2</u> | <u>3</u> |

Development of 6 or more dwellings

| | <u>Built up</u> | | <u>Rural</u> | |
|---------------------------|------------------|---------------------|------------------|---------------------|
| | <u>Allocated</u> | <u>Unallocated*</u> | <u>Allocated</u> | <u>Unallocated*</u> |
| <u>Up to 2 bedrooms</u> | <u>0</u> | <u>1.1</u> | <u>0</u> | <u>1.1</u> |
| | <u>1</u> | <u>0.5</u> | <u>1</u> | <u>0.5</u> |
| | <u>2</u> | <u>0.2</u> | <u>2</u> | <u>0.2</u> |
| <u>3 bedrooms</u> | <u>0</u> | <u>1.4</u> | <u>0</u> | <u>1.6</u> |
| | <u>1</u> | <u>0.7</u> | <u>1</u> | <u>0.9</u> |
| | <u>2</u> | <u>0.3</u> | <u>2</u> | <u>0.3</u> |
| <u>4 or more bedrooms</u> | <u>0</u> | <u>1.7</u> | <u>0</u> | <u>2</u> |
| | <u>1</u> | <u>1</u> | <u>1</u> | <u>1.2</u> |
| | <u>2</u> | <u>0.5</u> | <u>2</u> | <u>0.6</u> |
| | <u>3</u> | <u>0</u> | <u>3</u> | <u>0</u> |

Flats

| | <u>Allocated</u> | <u>Unallocated</u> |
|-------------------|----------------------------------|--|
| <u>1 bedroom</u> | <u>0</u> <u>1</u> | <u>0.8</u> <u>0.4</u> |
| <u>2 bedrooms</u> | <u>0</u> <u>1</u> <u>2</u> | <u>0.8</u> <u>0.4</u> <u>0.2</u> |

*NB the allocated element should be rounded up at the end of the calculation only.

The above standards are presented as minimum parking standards, since dwellings are predominantly journey origins and it is widely recognised that limiting parking provision at the journey origin does little to limit car ownership. In addition, under provision can be unattractive to potential occupiers and can, over time, result in the conversion of front gardens to parking areas, or result in parking in inappropriate and potentially unsafe locations. Therefore, parking provision should seek to meet the demand at the journey origin to avoid these undesirable effects.

Where the unallocated requirement can be accommodated on-street, this will be acceptable as long as it does not cause an adverse impact on the free flow of traffic.

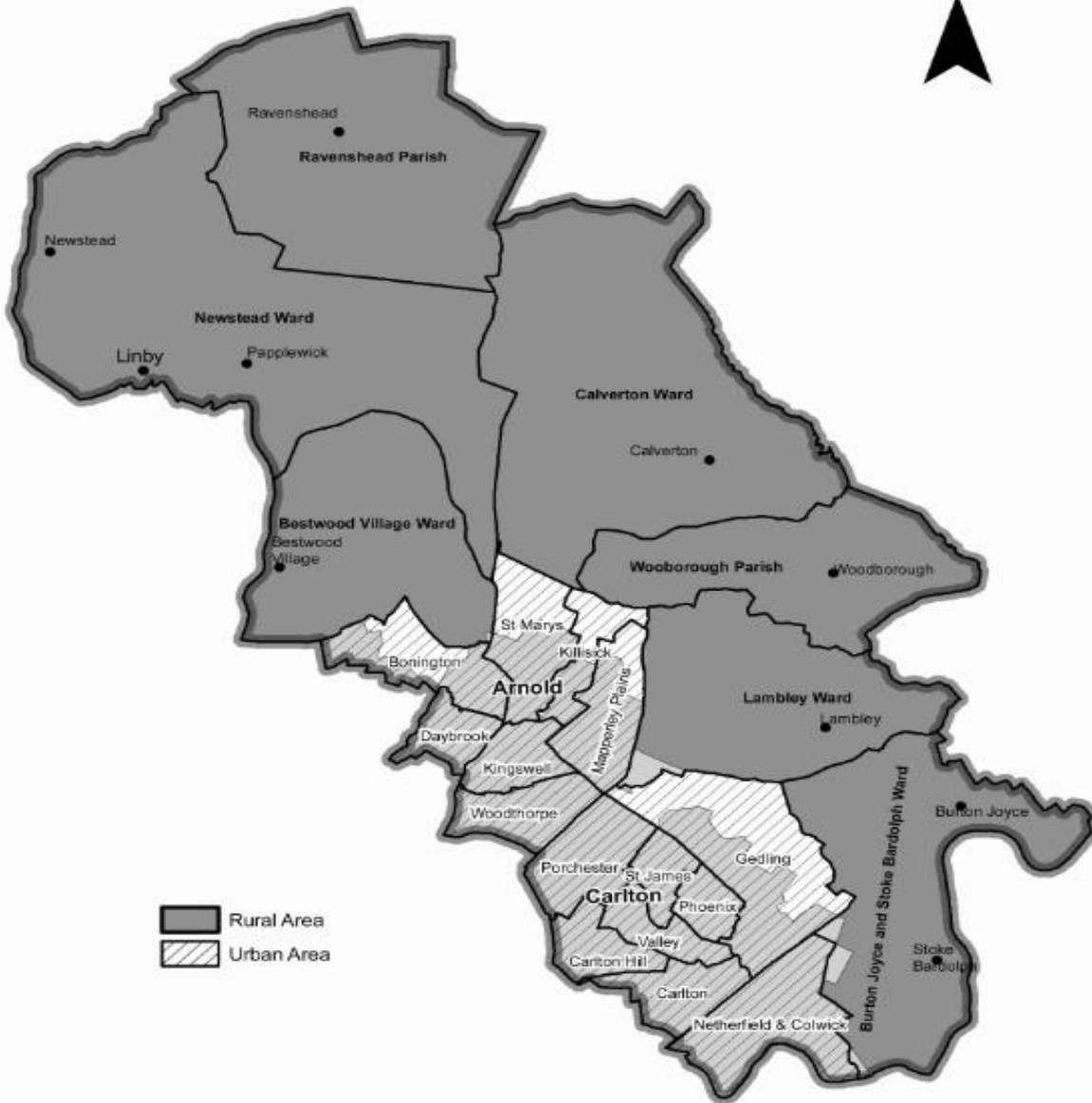
It is not intended that the guidance given is regarded as definitive; it is recognised that there are circumstances that require a departure and this will be addressed through negotiations involving the planning authority and the highway authority. For example where:-

- Infill development is proposed in a road comprising predominantly Victorian terraced properties.
- All on-street parking is controlled by Controlled Parking Zones.
- Residential uses are provided above an existing shop in a shopping centre.

The standards apply specifically to new residential developments. Wherever possible, changes of use should reflect the appropriate level of provision. For example, whilst in some cases this may mean the provision of additional parking, in other cases it may well mean a reduction in that currently available.

Extensions to dwellings that result in an increase in the number of bedrooms should take account of the parking requirement for the increased number of bedrooms. However, in any event, planning permission should not be granted for extensions that result in a loss of parking provision for that property through the construction of the extension below that set out in this document.

Definition of Urban and Rural Areas
(for purpose of applying parking standards)



 Rural Area
 Urban Area



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Requirement for Parking Provision - Non Residential Standards

(Part 4 of the Leicestershire County Council design standard 'Highway Requirement for Development' which forms part of the 6C's Design Guide. Highway Requirements Part 4)

Introduction

Almost half of all pedestrian accidents and a quarter of all vehicular accidents involve the presence of a parked vehicle. Stationary vehicles can cause hazards by masking pedestrians, particularly small children, from drivers and by masking moving vehicles from each other. The aim of adopting these standards for development is to minimise the use of carriageways for parking and to prevent on-street loading or off-loading of service vehicles. The standards set out in this document will be the minimum requirements for off-street parking. Any land uses or types of development which are not specifically mentioned will be subject to consideration on an individual and site-specific basis, as will combinations of types of developments which are treated individually in this document. Where adequate and readily available free public car parking is situated close to the development, the public car parking standards may be slightly reduced at the discretion of the highway authority. Operational parking requirements will not be reduced in such circumstances. As far as possible, the following parking standards have been related to the land uses in the Use Classes Order 1988. All areas are gross floor areas unless otherwise stated.

CLASS A1 – SHOPS

Small shops and supermarkets below 3,000 m²

Staff and operational parking, one car space per 50 sq. metres gross floor area up to 100 sq. metres. Additional spaces at the rate of one per 100 sq. metres. A minimum provision of two spaces.

In the case of shops and supermarkets exceeding 300 sq. metres, customer parking will be required in addition to staff and operational parking at the same rate. These facilities for customers need not necessarily be provided at the development site itself. In all cases, provision shall be made within the site for deliveries and unloading.

Superstores

One car space per 9 sq. metres. One goods bay or space per 750 sq. metres for stores between 3,000 and 5,000 sq. metres. One goods bay or space per 1,000 sq. metres for stores in excess of 5,000 sq. metres.

Retail warehouses

DIY stores – one car space per 16 sq. metres. Garden Centres – one car space per 16 sq. metres total display area. Other – one car space per 25 sq. metres. Retail Parks – one car space per 20 sq. metres. In addition to all the above – one lorry space per 500 sq. metres.

CLASS A2 – FINANCIAL AND PROFESSIONAL SERVICES

Offices

One car space per 35 sq. metres. Minimum provision of two spaces.

CLASS A3 – FOOD AND DRINK

Restaurants

If the layout is defined, one customer car space per 4 sq. metres public area plus one staff car space per 10 tables or 40 sq. metres. Space shall be provided for loading and unloading of service and delivery vehicles clear of the public highway.

Public Houses and licensed clubs

There shall be 1 customer car space per 3 sq. metres of public area (excluding services, lobbies, toilets, cloakrooms, etc.). In addition, staff parking will be required at the rate of 1 car space for each residential member of staff, plus 1 car space per 40 sq. metres of public area for non-residential staff. There shall be an absolute minimum provision of 20 car spaces. Space shall be provided for loading and unloading of service and delivery vehicles clear of the public highway.

CLASS B1 – BUSINESS

Offices

One car space per 25 sq. metres. Minimum provision of two spaces.

Research and development

One car space per 30 sq. metres. One lorry space per 500 sq. metres. Provision should be made within the site for the possibility of future conversion to offices, with their consequently higher parking requirements.

Light Industry

One car space per 50 sq. metres. Where there is a substantial element of offices this shall be considered separately. One lorry space per 200 sq. metres. Provision should be made within the site for the possibility of future conversion to offices, with their consequently higher parking requirements. If such provision cannot be made then restrictions on future changes of use will be required.

CLASSES B2 TO B7 – GENERAL AND SPECIAL INDUSTRIAL

Industry

One car space per 50 sq. metres and one lorry space per 200 sq. metres. Where there is a substantial element of offices this shall be considered separately.

CLASS B8 – STORAGE OR DISTRIBUTION

Warehouses

One car space per 100 sq. metres and one lorry space per 400 sq. metres. For smaller units, provision should be made within the site for the possibility of future conversion to offices, with their consequently higher parking requirements. If such provision cannot be made then restrictions on future changes of use will be required.

CLASS C1 – HOTELS

Hotels

One car space per bedroom. Additional parking shall be provided in respect of restaurants and public bar areas in accordance with the standards in section 4, and where conference facilities are provided there shall be additional provision in accordance with section 11. Staff parking shall be provided in accordance with the standards in section 4.

CLASS C2 – RESIDENTIAL INSTITUTIONS

Nursing Homes

One car space per three bedrooms plus one car space for each staff member on site. Restrictions on future change of use to schools will be required.

Residential homes for the elderly with communal facilities

One car space per four bedrooms, plus one car space for each staff member on site. Restrictions on future change of use to schools will be required.

CLASS C3 – DWELLING HOUSES

Retirement dwellings for occupation by over 55's and dwellings with off-site warden assistance

One car space per dwelling plus one visitor space per four dwellings.

On-site warden controlled

Communal parking of one car space per two bedrooms plus wardens accommodation parking as per dwellings above.

CLASS D1 – NON-RESIDENTIAL INSTITUTIONS

Surgeries and clinics (doctors, dentists, vets, etc.)

One car space per member of staff employed plus two car spaces per consulting room/surgery.

Conference Centres

Two car spaces per three seats where there is fixed seating. Where there is a flexible layout there shall be one car space per 3 sq. metres of conference area. Areas over 100 sq. metres shall be considered on an individual basis.

Exhibition Halls

One car space per 6 sq. metres.

Libraries

One car space per each member of staff plus one car space per 25 sq. metres.

Schools

One car space per member of teaching staff plus three additional spaces. Where a community wing is to be provided for daytime use a minimum of 5 additional spaces shall be provided. Provision for access to hard surfaced play areas will be required to provide additional parking for "out of hours" functions.

Day Nurseries

One car space per member of staff plus one additional space to allow for shift changes.

CLASS D2 – ASSEMBLY AND LEISURE

Sports grounds and clubs

Parking will be required to cater in full for the maximum expected usage of the facility assuming an occupancy rate of 2 persons/car. Also, in the case of football, cricket, hockey pitches etc., parking and manoeuvring areas will be required for coaches at the rate of one coach per two pitches (minimum provision to be made for one coach). Thus the following examples may be used:-

1 cricket pitch – 22 plays + 2 umpires = 12 cars spaces – 1 coach. Tennis/Squash courts – 2 car spaces per court. Rugby club with 3 pitches – 36 players, coaches, referees, substitutes, etc., per pitch, therefore 54 car spaces plus two coach spaces. Two soccer pitches – 30 players, coaches, referees, substitutes, etc., per pitch, therefore 30 car spaces plus one coach space.

Golf courses

Minimum of 100 spaces per 18 hole course. Other sizes of course will be considered on their merits, not pro-rata to the above.

NOTE:-

Licensed club facilities within sport grounds (including golf clubhouses) will require additional parking spaces in accordance with the standards given in section 4.

SIZE OF PARKING SPACES

The minimum acceptable dimensions for a car parking space will be:-

| | |
|-----------------|-------------------|
| <u>Length</u> | <u>5.0 metres</u> |
| <u>Width</u> | <u>2.4 metres</u> |
| <u>Headroom</u> | <u>2.0 metres</u> |

Lorry parking spaces shall be a minimum of 18 metres by 5 metres.

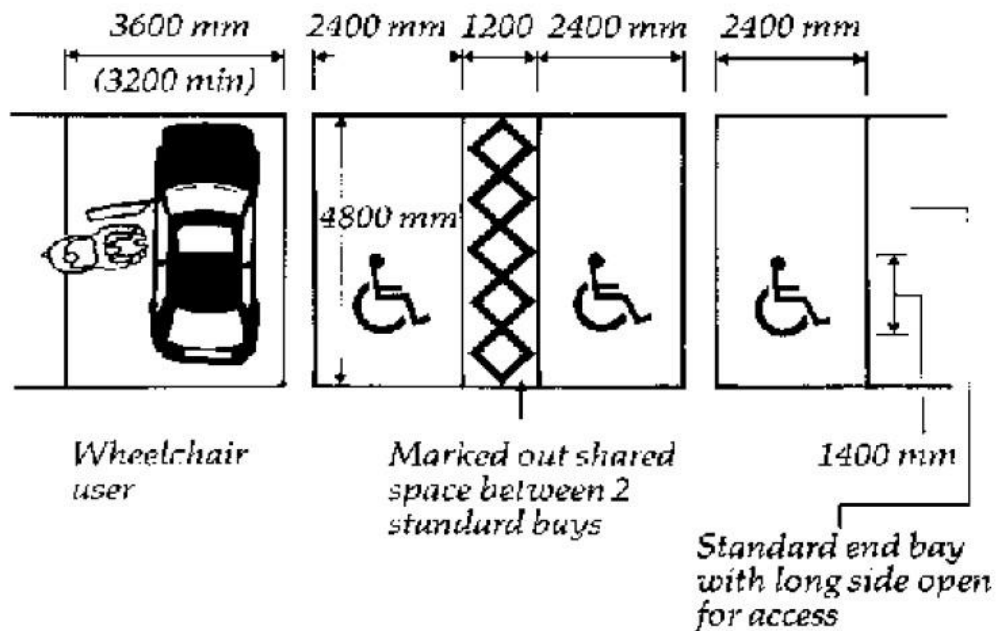
Where 50 or more car parking spaces are to be provided, a reduction in length to 4 metres may be permitted in up to 10% of parking bays which will then be for the use of small cars only.

Where parking spaces are laid out at right angles to the access aisles a minimum aisle width of 6 metres will be required. Non rectilinear layouts will be assessed individually.

Car parking areas will be laid out so that no vehicle has to be reversed for a distance exceeding 25 metres.

PARKING FOR DISABLED PEOPLE

For many disabled people and others with limited mobility, the private car is their only means of travel. It is very important therefore that adequate provision is made both in terms of the type and position of parking spaces. Any parking provision should be made within 50 metres of the destination. Spaces should be 3.6 metres wide or have a transfer area of 1.2 metres to one side of a standard size space. 3.2 metre wide spaces may be acceptable where space is limited. Parking spaces should be clearly marked with the British Standard "Disabled" symbol in accordance with B.S. 3262 Part 1, and any parking fee concessions should be stated clearly at the parking space.

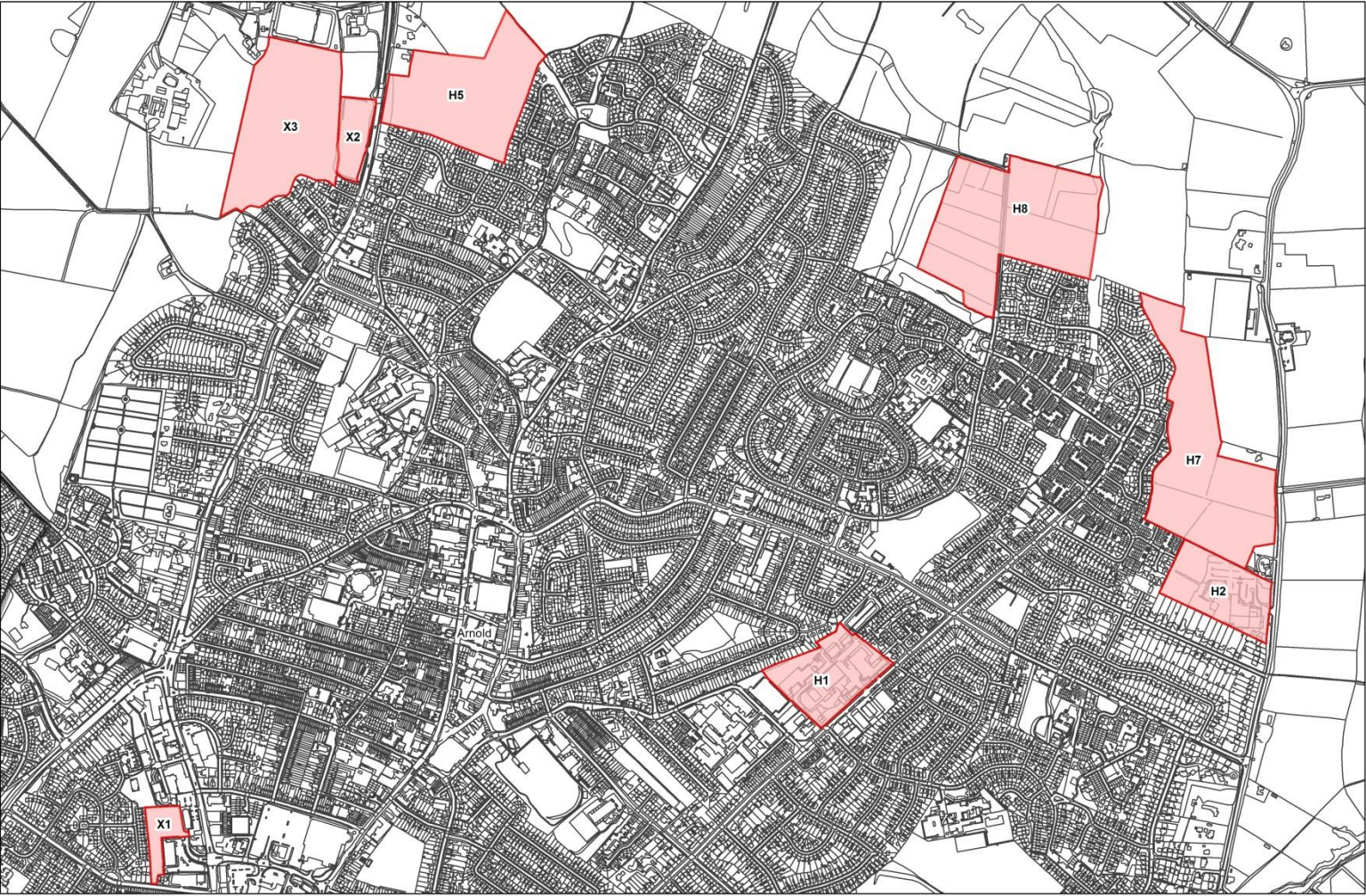


CYCLE PARKING STANDARDS

These standards of cycle parking will be required for new development proposals, in addition to the vehicle parking standards:

| <u>LAND USE CLASS</u> | <u>STANDARD</u> |
|---|--|
| <u>Classes A1 and A3</u> <u>(Shops, food and drink)</u> | <u>1 space for every 500 sq. metres up to 4,000 sq. metres gross to be under cover and secure for staff and operational use.</u> <u>1 space for every 1,000 sq. metres gross for customer use to be in the form of Sheffield racks (or similar) and in a prominent and convenient location.</u> |
| <u>Classes A2 and B1</u> <u>(Financial and professional services, light industry and offices)</u> | <u>1 space for every 400 sq. metres gross to be under cover and secure. Customer parking to be provided on merit.</u> |
| <u>Classes B2 to B8</u> <u>(General and Special Industry)</u> | <u>1 space for every 400 sq. metres gross to be under cover and secure.</u> |
| <u>Class C3 (Dwelling Houses)</u> <u>High density development, e.g. flats with common facilities</u> | <u>1 space per 5 dwellings to be under cover and secure.</u> |
| <u>Classes D1 and D2</u> <u>(Non-residential institutions, assembly and leisure)</u> | <u>Enough Sheffield racks (or similar) should be provided in a prominent and convenient location to park the cycles of 5% of the maximum number of people expected to use the facility at any one time. Secure and covered parking for staff to be provided on merit.</u> |

Annex 3: Maps Showing the Housing Allocations in LPD 64 Urban Area



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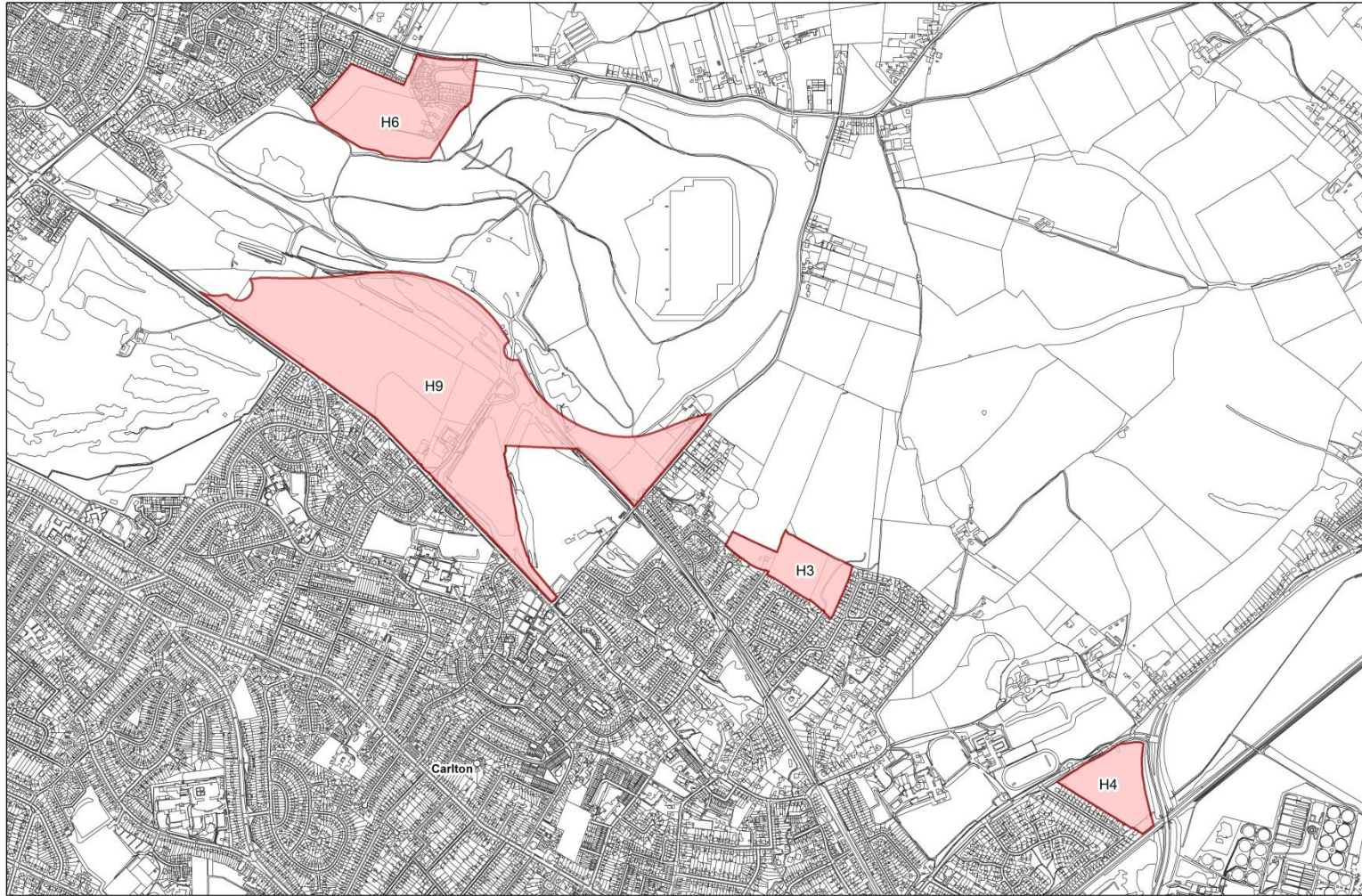


Civic Centre, Arnot Hill Park, Arnold, Nottinghamshire, NG5 6LU

Policy LPD 64
Urban Area - Arnold

 Housing Sites





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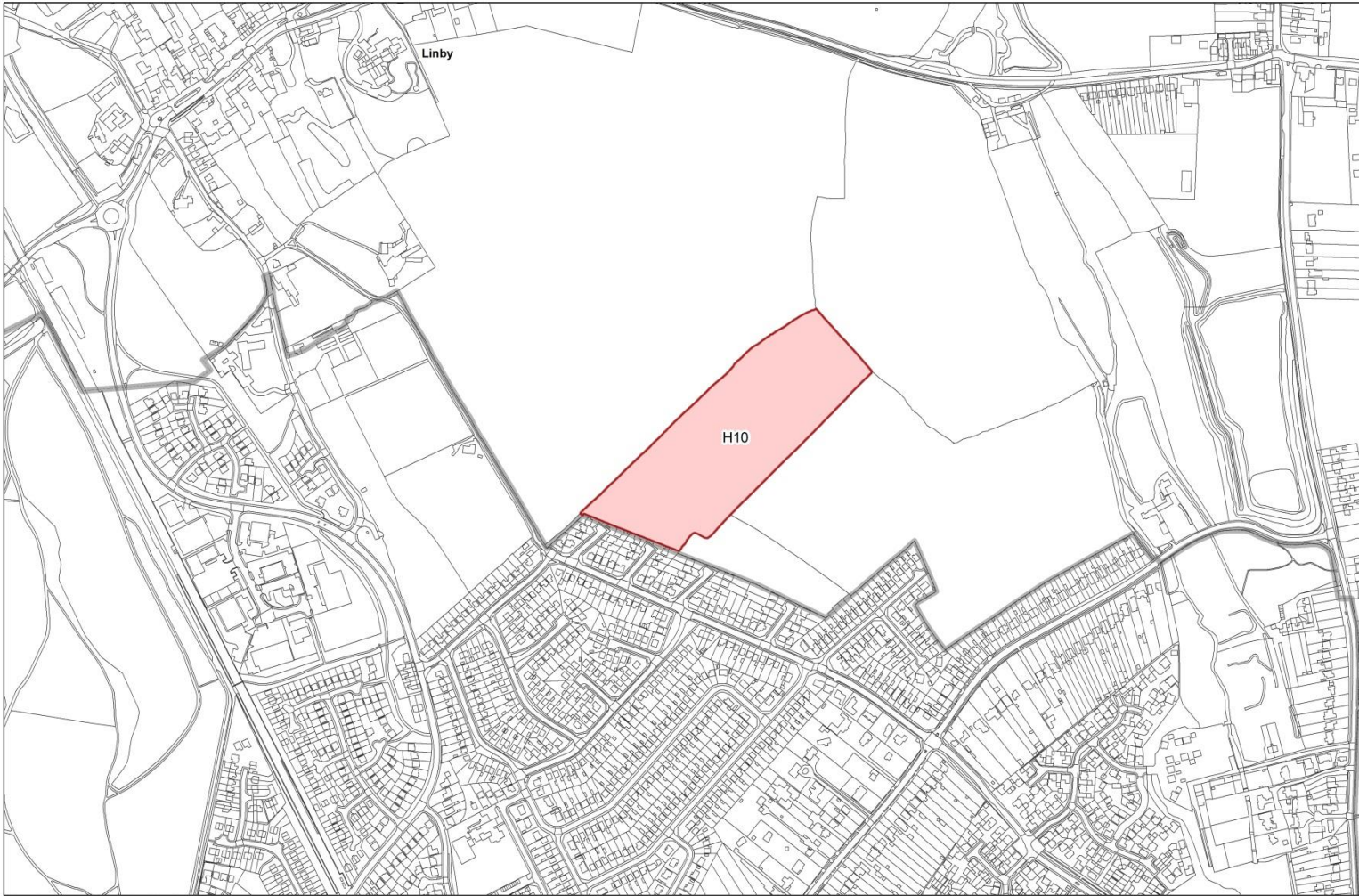


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Policy LPD 64
 Urban Area - Carlton

 Housing Sites





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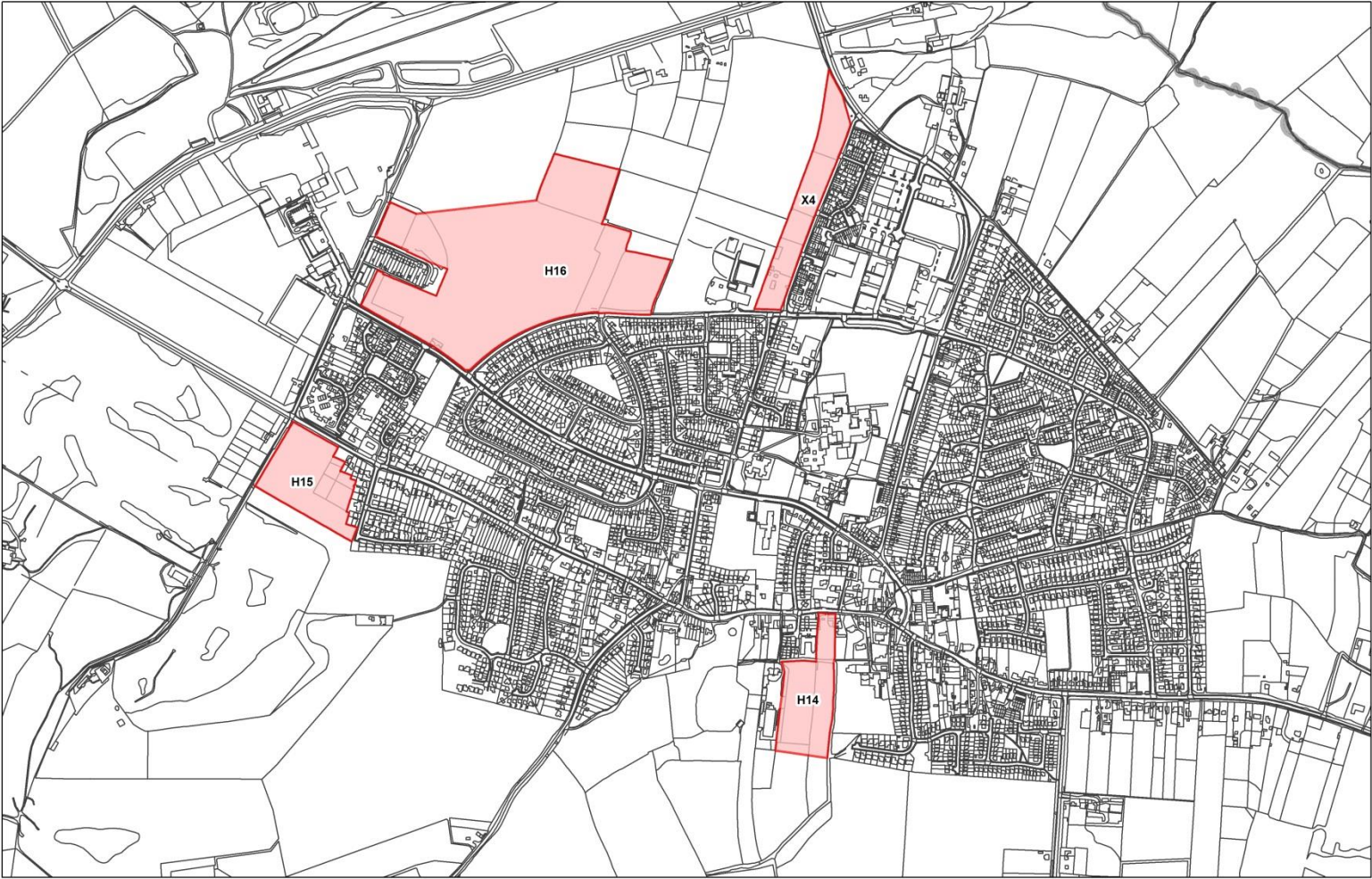
Gedling Borough Council
 Civic Centre, Arnot Hill Park, Arnold,
 Nottinghamshire, NG5 6LU

Policy LPD 64
Urban Area - Edge of Hucknall

- Housing Sites
- Borough Boundary



Annex 4: Map Showing the Housing Allocations in LPD 66 Calverton





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Policy LPD 66
Calverton

-  Housing Sites
-  Borough Boundary





Annex 5: Map Showing the Housing Allocations in LPD 67 Ravenshead



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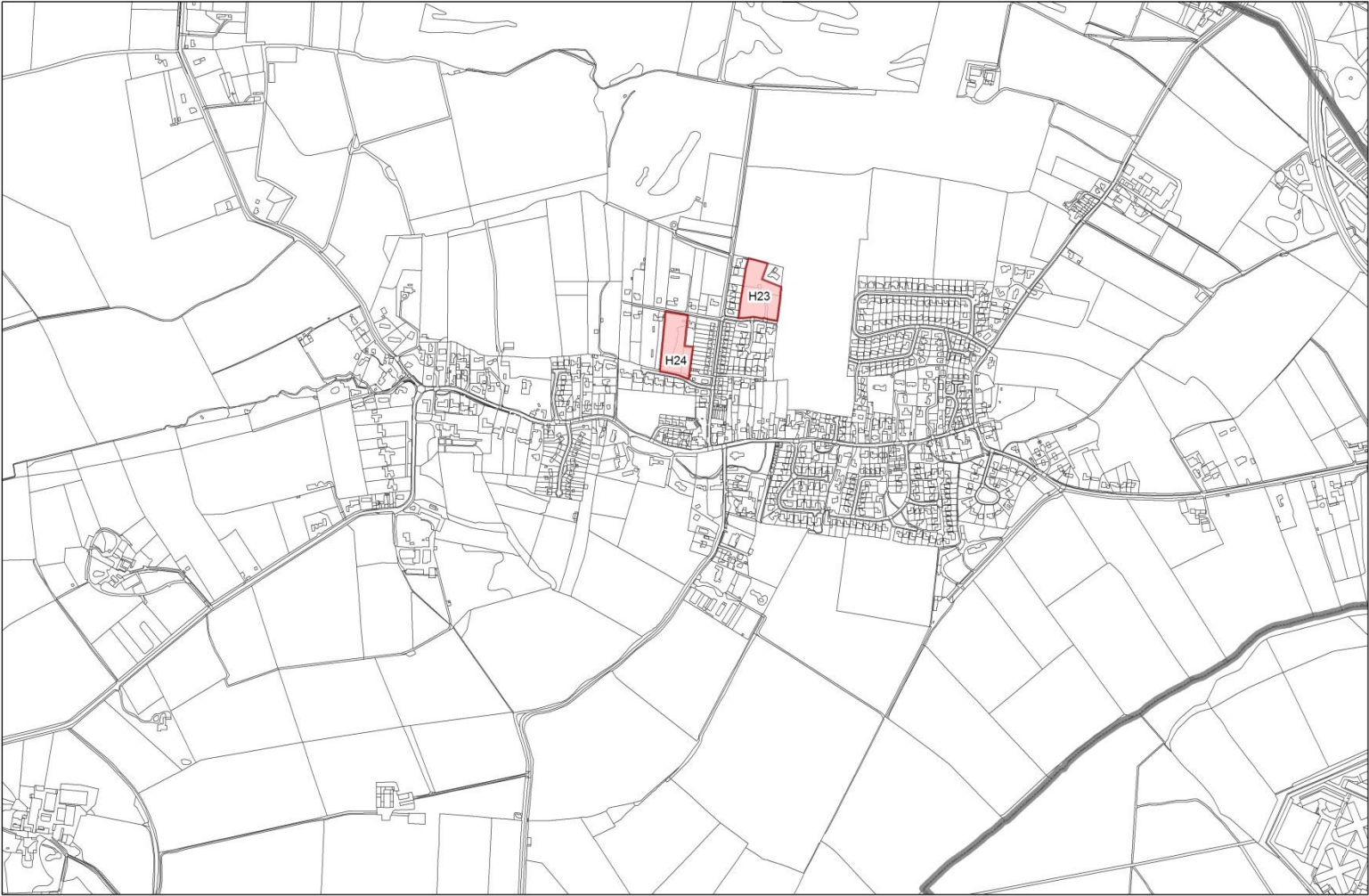
Gedling Borough Council
Civic Centre, Arnot Hill Park, Arnold,
Nottinghamshire, NG5 6LU

Policy LPD 67
Ravenshead

 Housing Sites
 Borough Boundary



Annex 6: Map Showing Housing Allocations in LPD 70 Woodborough





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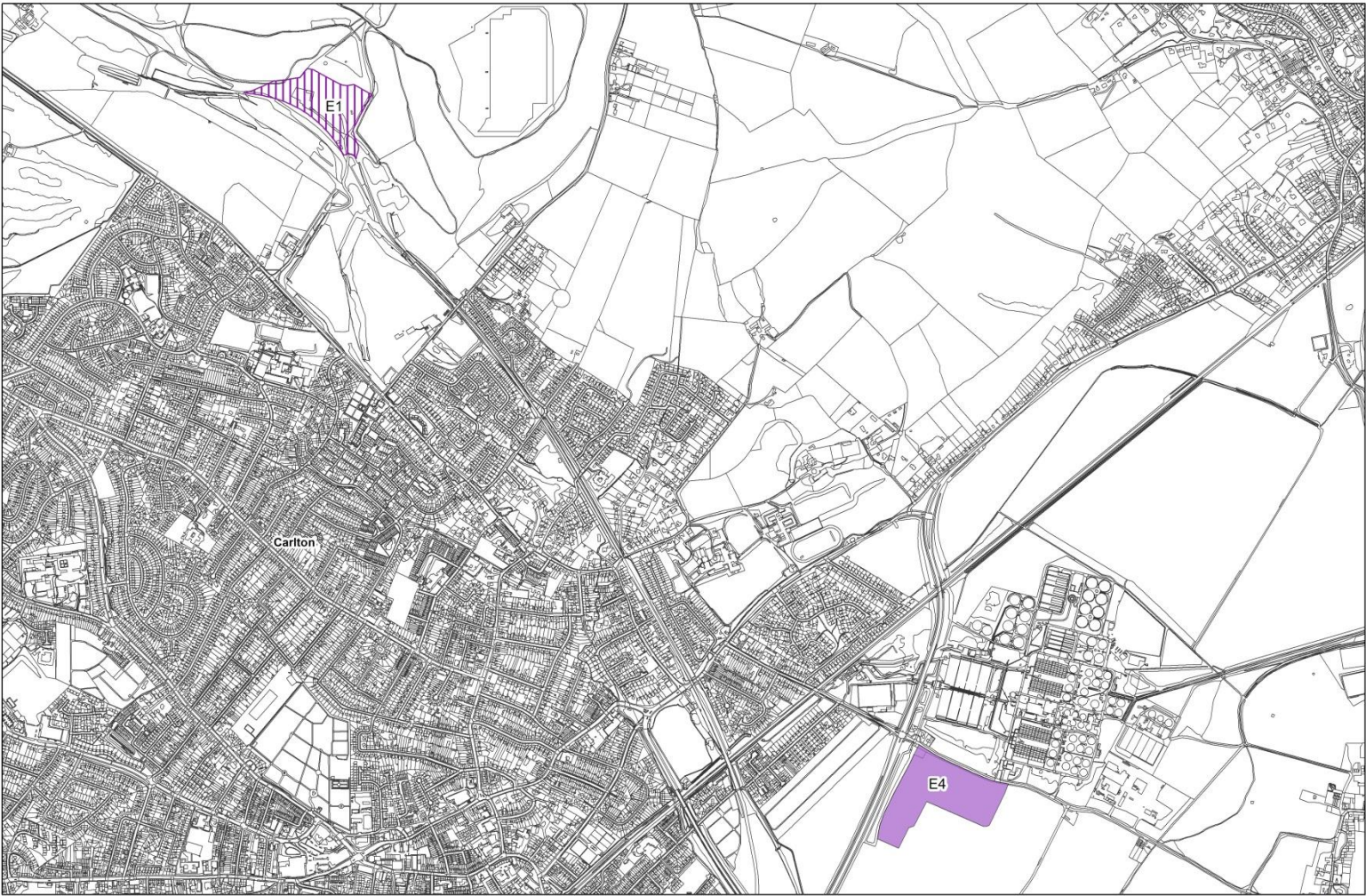
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Nottinghamshire, NG5 6LJ

Policy LPD 70
Woodborough

 Housing Sites
 Borough Boundary





Annex 7: Maps Showing the Employment Allocations in New Policy



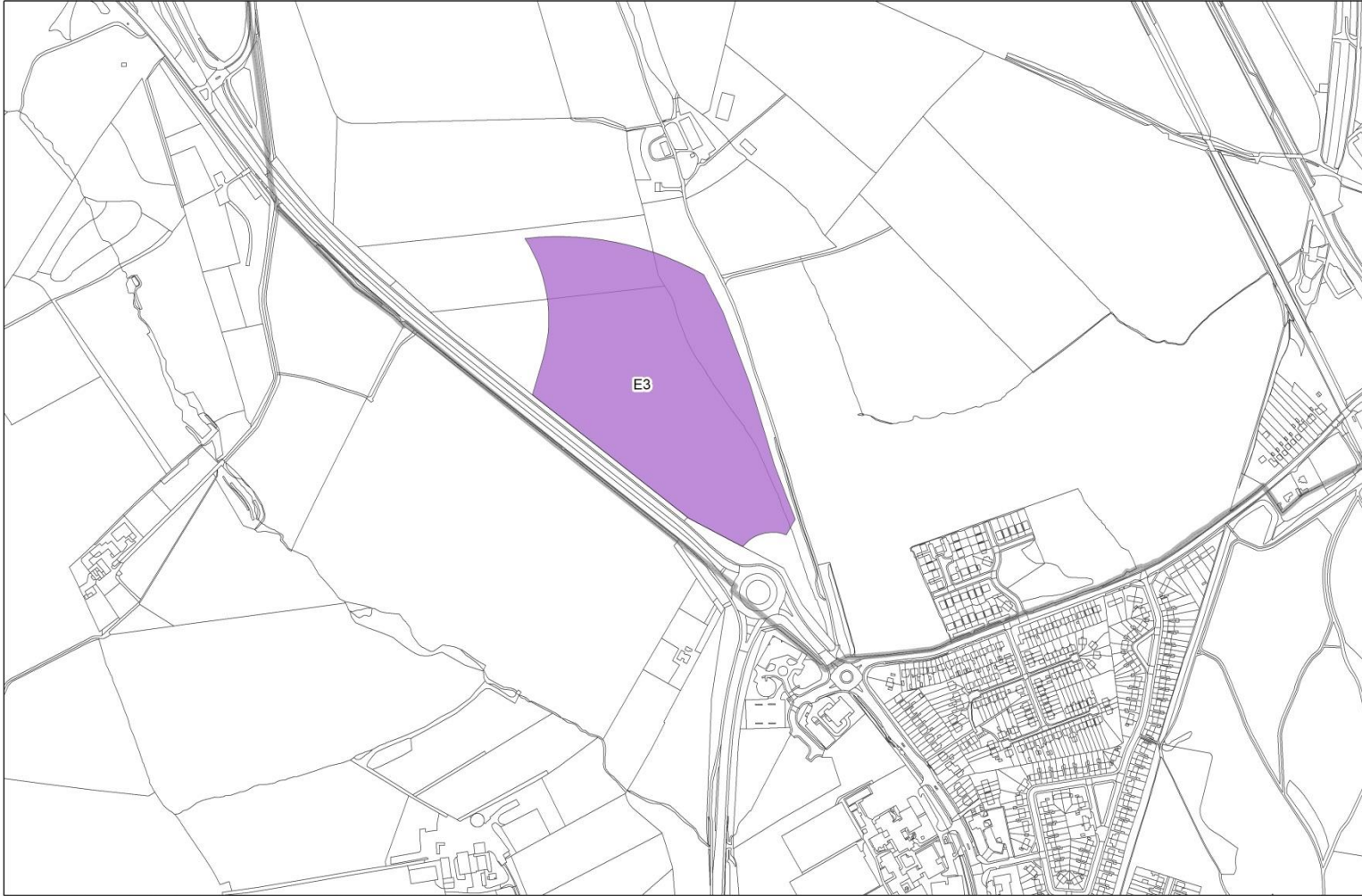
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New Policy
Urban Area - Carlton

-  Employment Sites
-  Employment-led Mixed Use





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New Policy
Urban Area - Edge of Hucknall

- Employment Sites
- Borough Boundary





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New Policy
 Calverton

- Employment Sites
- Borough Boundary



Annex 8: Appendix A - Local Planning Document Housing Trajectory

| | 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 | 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | TOTAL |
|---|---------|---------|---------|---------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Past Completions (net) | 275 | 227 | 321 | 311 | 174 | 198 | | | | | | | | | | | | 4434 1506 |
| Urban area - planning permissions | | | | | 146 | 43 | 14 183 | 45 91 | 53 54 | 17 48 | 24 | 3 | | | | | | 318 403 |
| Urban area - ACS and LPD allocations | | | | | | 30 | 245 91 | 245 285 | 362 409 | 392 507 | 361 575 | 265 428 | 170 340 | 140 285 | 140 178 | 140 155 | 140 55 | 2630 3308 |
| Urban area - sites below threshold | | | | | | 3 | 1 5 | 10 5 | 16 18 | 9 23 | 67 21 | 76 | 26 | 15 | 17 | 10 | 15 | 265 72 |
| Edge of Hucknall - planning permissions | | | | | | | | | | | | | | | | | | 0 |
| Edge of Hucknall - ACS and LPD allocations | | | | | | 45 | 110 2 | 190 60 | 230 90 | 185 165 | 140 192 | 100 120 | 100 | 100 | 65 100 | 100 | 100 | 1265 1129 |
| Edge of Hucknall - sites below threshold | | | | | | | | | | | | | | | | | | 0 |
| Bestwood Village - planning permissions | | | | | | 6 | 6 | 4 3 | | 7 | | | | | | | | 10 16 |
| Bestwood Village - LPD allocations | | | | | | 8 | 40 | 41 33 | 32 33 | 72 35 | 72 25 | 72 60 | 68 62 | 40 62 | 40 71 | 37 | 37 | 455 |
| Bestwood Village - sites below threshold | | | | | | | | | | | 7 | | | | | | | 7 0 |
| Calverton - planning permissions | | | | | 65 | 44 | 11 31 | 3 22 | 6 3 | 3 | 1 | 1 | 2 | | | | | 129 63 |
| Calverton - LPD allocations | | | | | | 12 | 12 | 52 68 | 52 123 | 72 123 | 72 68 | 60 50 | 55 50 | 40 50 | 40 50 | 40 15 | 30 | 537 597 |
| Calverton - sites below threshold | | | | | | | | | | | | | | | | | | 0 |
| Ravenshead - planning permissions | | | | | 9 | 2 | 9 12 | 13 5 | 6 5 | 1 | | | | | | | | 39 23 |
| Ravenshead - LPD allocations | | | | | | | | 20 66 | 60 50 | 40 35 | 10 | | | | | | | 130 161 |
| Ravenshead - sites below threshold | | | | | | | | | | 3 | | | | | | | | 3 0 |
| Other villages - planning permissions | | | | | 9 | 8 | 2 7 | 14 22 | 8 15 | 3 8 | 9 | | | | | | | 44 61 |
| Other villages - LPD allocations | | | | | | 10 | 35 1 | 12 36 | 2 18 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 65 |
| Other villages - sites below threshold | | | | | | | | | | | | | | | | | | 0 |
| Windfall allowance | | | | | | | | | | | | 40 | 46 40 | 46 40 | 46 40 | 46 40 | 46 40 | 230 240 |
| Total Projected Completions (net) | | | | | 229 | 208 | 479 338 | 649 696 | 827 818 | 798 955 | 734 925 | 575 702 | 466 596 | 384 539 | 318 441 | 236 349 | 231 234 | 6127 6593 |
| Cumulative Completions | 275 | 502 | 823 | 1134 | 1363 1308 | 1574 1506 | 2050 1844 | 2699 2540 | 3526 3358 | 4324 4313 | 5055 5238 | 5630 5940 | 6095 6536 | 6476 7075 | 6794 7516 | 7030 7865 | 7261 8099 | 7261 8099 |
| PLAN - Annual Housing Target | 250 | 250 | 440 | 440 | 440 | 440 | 440 | 480 | 480 | 480 | 480 | 480 | 430 | 430 | 430 | 430 | 430 | 7250 |
| PLAN - Housing Target (cumulative) | 250 | 500 | 940 | 1380 | 1820 | 2260 | 2700 | 3180 | 3660 | 4140 | 4620 | 5100 | 5530 | 5960 | 6390 | 6820 | 7250 | |
| MONITOR - No. dwellings above or below cumulative housing target | 25 | 2 | -117 | -246 | -457 -512 | -689 -754 | -650 -856 | -481 -640 | -134 -302 | 184 173 | 435 618 | 530 840 | 565 1006 | 516 1115 | 404 1126 | 210 1045 | 11 849 | |
| MANAGE - Annual housing target taking account of past/projected completions | 436 | 436 | 450 | 459 | 470 | 494 495 | 516 522 | 520 541 | 506 523 | 466 487 | 418 420 | 366 335 | 324 262 | 289 179 | 258 58 | 228 -133 | 220 -615 | -11 -849 |
| Remaining Years | 17 | 16 | 15 | 14 | 13 | 12 | 11 | 10 | 9 | 8 | 7 | 6 | 5 | 4 | 3 | 2 | 1 | |

* Where sites allocated in the Local Planning Document have planning permission, the number of permitted homes is used