

Gedling Borough Council

Statement to support Revised Housing Background Paper Addendum and Revised Policy LPD 63 Housing Distribution

This statement refers to the Further Revised Housing Background Paper Addendum (**EX/104A**) and Further Revised Policy LPD 64 (Housing Distribution) (**EX/105A**) which have been prepared in conjunction with this statement, in order to reflect the most up to date position in relation to specific sites, in particular sites under the threshold for allocation, and also to present information more clearly.

1. Revised Housing Background Paper Addendum

Q1 Is the 5 year period (1 April 2017 to 31 March 2022) covered by the assessment in the Revised Addendum appropriate?

1. The 5 year period covered by the Revised Housing Background Paper Addendum (**EX/104**) is 1 April 2017 to 31 March 2022. The Revised Housing Background Paper Addendum was published in March 2017 i.e. within the last month of the financial year and it was therefore considered appropriate that the five year period covered by the assessment should be 1 April 2017 to 31 March 2022. At the time of preparation of the Revised Housing Background Paper Addendum, there was only one month remaining of the previous financial year and it was not anticipated that a meaningful number of completions would be delivered during this period.
2. While the Revised Housing Background Paper Addendum (**EX/104**) provided a completions figure of 184 for the period 1 April 2016 to 28 February 2017, an estimate of 15 dwellings was made for the month of March 2017. The actual number of completions during March 2017 was subsequently confirmed as 14 dwellings, as set out in document **EX/111**. The total completions figure for 2016/17 is therefore 198 dwellings (and not 199 dwellings as anticipated in **EX/104**). The five year land supply assessment attached has been updated in the Further Revised Housing Background Paper Addendum (**EX/104A**) and takes into account the over-estimate of completions during March 2017 by 1 dwelling.

Q2a Is the revised windfall allowance of 320 dwellings (40 dpa from 2020/21) appropriate?

3. Paragraph 48 of the National Planning Policy Framework allows local planning authorities to include an allowance for windfall sites in the five year supply if there is compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Indeed, the inclusion of windfall is supported by the Local Plans Expert Group Report (at Appendix 13) which states that the inclusion is logical.
4. In terms of the size of the allowance accounted for, the National Planning Policy Framework requires that an allowance should be realistic having regard to the SHLAA, historic windfall delivery rates and expected future trends, and should not include residential gardens.
5. Windfall sites are defined in the glossary to the National Planning Policy Framework as 'sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.'
6. Whilst the SHLAA process looks to identify sites that will come forward for future development, the nature of the assessment is such that the process tends to take account of all sites with planning permission (both large and small) and larger sites being promoted for development by a developer/landowner. Small sites without planning permission are not always promoted through the SHLAA process and it is not always possible for the Council to identify such sites in advance. It is therefore appropriate that a windfall allowance be made in accordance with the National Planning Policy Framework.
7. The Housing Background Paper (**LPD/BACK/01**) and the Housing Background Paper Addendum (**EX/22**) assumed that windfall would all be delivered in the last five years of the plan period only. This assumption was revisited for the purposes of the Revised Housing Background Paper Addendum (**EX/104**) following the undertaking of more detailed work on sites under the threshold. Paragraphs 3.13, 3.13A, 3.13B and 3.13C of that document explain the revised approach now taken. In essence, the stricter approach taken to sites below the threshold (in that it is now assumed that sites will not come forward unless we have robust evidence to demonstrate that they will come forward, as opposed to vice versa) means that we are likely to be underestimating future supply from sites under the threshold. It is therefore reasonable to assume that some developers or landowners will change their mind or that other sites (that fall within the definition of windfall) will come forward. This is evidenced by the number of dwellings that have come forward on windfall sites in previous years, as shown in **Table 3** below.
8. The reason for assuming the windfall allowance would be delivered from Year 4 onwards and not earlier is set out in paragraph 3.13B of the Further Revised Housing Background Paper Addendum (**EX/104A**). In essence, the SHLAA contains details of sites with planning permission and this information is

updated annually in order to take account of those planning permissions that have been completed, any new planning permissions granted and any planning permissions that have lapsed. It is considered that the information on sites with planning permission contained within the SHLAA is accurate as a forecast of delivery for Years 1-3 given that a full or detailed planning permission has a period of 3 years within which to commence. Therefore, and to avoid double counting with those sites that are in the SHLAA, it is considered reasonable to include the windfall allowance from year 4 onwards and not before.

9. All of the Nottingham Core HMA authorities¹ include a windfall allowance as part of their calculations of future housing supply. See **Table 1** below. Five out of six of these authorities assume that windfall housing sites will be developed within the first five years of the housing trajectory. Rushcliffe Borough Council also includes a windfall allowance from Year 4 as, in line with Gedling's approach, it is assumed that sites coming forward in Years 1-3 should be accurately forecast by the SHLAA and avoids double counting. For similar reasons Nottingham City, which has a different forward look when calculating the five year supply includes a windfall allowance from Year 3. The exception is Ashfield District who count only small site planning permissions within the first five years with no additional allowance for windfall as they are following a purely site specific approach.
10. The average allowance for windfalls across all the Nottingham Core HMA authorities is 64 dwellings, ranging between 39 and 103 units per annum.

Table 1: Approach to windfall taken by Nottingham Core HMA authorities

LPA	Windfall allowance	Windfall Units	Comments
Ashfield District Council	Yes - from year 5 onwards (small sites less than 10 dwellings only). Garden land excluded.	60 p.a.	Based on an analysis of past trends ² . Local Plan (Part 1 and Part 2) submitted for examination.
Broxtowe Borough Council	Yes - 300 in total, including 195 within the first 5 years (small sites only). Garden land excluded.	195 within 5 years equating to 39 p.a.	Based on past trends ³ . The approach to windfall housing contributions was accepted by the Hemphill Hall ⁴ Inspector at paragraph 52 of her decision. Aligned Core Strategy adopted. Local Plan Part 2 publication summer 2017.

¹ Comprising Ashfield District Council (part), Broxtowe Borough Council, Erewash Borough Council, Gedling Borough Council, Nottingham City Council and Rushcliffe Borough Council.

² Ashfield District Council, Housing Land Supply January 2017

³ Broxtowe Borough Council, SHLAA 2015/16 (April 2016)

LPA	Windfall allowance	Windfall Units	Comments
Erewash Borough Council	Yes - from year 1 onwards (small sites less than 5 units only). Garden land excluded.	236 within 5 years equating to 47 p.a.	Based on past trends ⁵ . Core Strategy adopted. EBC are not preparing a Part 2 Local Plan.
Gedling Borough Council	Yes - from year 4 onwards (small sites less than 10 dwellings only). Garden land excluded.	40 p.a.	Based on past trends ⁶ . Aligned Core Strategy adopted. Local Plan Part 2 at examination stage.
Nottingham City Council	Yes - from year 1 onwards. Garden land excluded.	510 within 5 years equating to 102 p.a.	Based on past trends ⁷ . Aligned Core Strategy adopted. Part 2 Local Plan submission later in 2017.
Rushcliffe Borough Council	Yes - from year 4 onwards (previously developed small sites of less than 10 dwellings and previously developed sites of 10 dwellings and over). Garden land excluded as are all green field sites.	103 p.a. years 4 – 10. 76 p.a. years 11 onward	Based on past trends discounted over time ⁸ . Aligned Core Strategy adopted. Part 2 Local Plan Preferred Option Consultation September 2017.
Average		64 dpa	

11. Ashfield District, Broxtowe Borough and Gedling Borough Councils do not make an allowance for large sites (over 10 dwellings) as windfall as they consider that the SHLAA should include such sites, although the evidence indicates large site windfalls have contributed significantly in the past. Nottingham City's Housing Land Availability document indicates compelling evidence for a large windfall allowance, in that 45.5% of completions between April 2008 and March 2013 were on non SHLAA sites. Rushcliffe Borough Council includes previously developed sites fewer than 10 dwellings based on an analysis of past trends. Previously developed sites over 10 dwellings are included based on past delivery and trends but discounted over time. Both Ashfield District and Rushcliffe Borough Councils note that very few small sites (below 10 dwellings) are submitted for assessment in their respective SHLAAs reducing the likelihood of double counting. This issue is addressed further under Q5 below.

⁴ <http://www.nottinghamcity.gov.uk/media/442327/cd-ex-40-recent-broxtowe-housing-appeal-decision.pdf>

⁵ Erewash Borough Council 5 year land supply assessment 2014 – 2019 (April 2014).

⁶ Revised Housing Background Paper Addendum (March 2017).

⁷ Nottingham City Council Housing Land Availability (March 2016).

⁸ Rushcliffe Borough Council SHLAA 2016 (April 2016)).

12. The authorities have demonstrated that historically windfalls have been a significant and consistent source of housing supply in previous years. The recent Hemsill Hall appeal decision in Broxtowe Borough is of significance, in that the Inspector considered their windfall housing figure based on past trends to be a reasonable approach.
13. **Table 2** below sets out the approach taken by each authority to demonstrate that windfall will continue to contribute to housing supply in the future. An assessment of future sources of windfall for Gedling Borough is set out under Q4 below.

Table 2: Evidence for future windfall for Nottingham Core HMA authorities

LPA	Comments
Ashfield District Council	Based on an analysis of past delivery rates and trends
Broxtowe Borough Council	Based on an analysis of past delivery rates and trends
Erewash Borough Council	Based on an analysis of past delivery rates and trends
Gedling Borough Council	Based on an analysis of past delivery rates and trends. Potential future sources assessed under Q4 below.
Nottingham City Council	Based on an analysis of past delivery rates and trends in windfall sites permissions and completions. Sources of windfall identified in the Housing Land Availability 2016 text as conversion or redevelopment of offices and other non-residential buildings, sub division of large houses, vacant floorspace above shops and infill on areas of unused land,
Rushcliffe Borough Council	Based on an analysis of past delivery rates and trends.

14. The inclusion of windfall allowance from Year 4 onwards has resulted in 80 homes being added to the five year land supply for the purposes of the Further Revised Housing Background Paper Addendum (**EX/104A**).

Q3 Does the windfall allowance accord with the Aligned Core Strategy

15. Policy 2 'The Spatial Strategy' of the Aligned Core Strategy (**LPD/REG/01**) sets out the settlement hierarchy and identifies the distribution of future housing across the plan area. No reference is made to the contribution of windfall sites to the housing supply within either the policy wording or the supporting text. However, the housing trajectory for Gedling Borough, attached as Appendix C to the Aligned Core Strategy, recognises that an assumption has been made that windfalls will contribute to the housing supply for Gedling Borough within the last five years of the Aligned Core Strategy plan period (i.e. 2023 to 2028). As such, the inclusion of windfall in the housing trajectory will therefore be used as a monitoring tool but does not comprise policy.
16. Furthermore, the housing trajectory represents the position at a particular point in time, being 2013. The Aligned Core Strategy trajectory covers the plan period up to 2028 and considers all sites/locations that contribute to the Council's housing supply. The trajectory is partially updated each year as part of the five year land supply assessment which focusses only on those sites that are considered to be deliverable. The assumptions made regarding windfall for the purposes of the Aligned Core Strategy were considered to be the correct assumptions at that point in time and proportionate to the strategic discussions taking place around the Part 1 Local Plan. Consideration of this issue has been developed and refined through the preparation of the more detailed Part 2 Local Plan as part of the iterative planning policy preparation process, and reflecting the increased focus on smaller, non-strategic sites.

Q4 What evidence is there to support the new approach to the windfall allowance now put forward by the Council?

a) Is the revised windfall allowance based on compelling evidence that such sites have consistently become available in the local area?

17. Table 1A of the Revised Housing Background Paper (**EX/104**) shows the number of dwellings that have been completed on windfall sites between 2006 and 2016, using the same approach as discussed through the preparation of the Aligned Core Strategy. The table has been updated in the Further Revised Housing Background Paper (**EX/104A**) to cover the last 10 years (i.e. 2007 to 2017) using the same approach. For ease of reference, this information is reproduced in **Table 3** below. The definition of windfall sites used accords with the definition set out in the glossary to the National Planning Policy Framework, as outlined above, and therefore excludes completions on garden land. As explained in paragraph 3.13 of the Further Revised Housing Background Paper (**EX/104A**), windfall on large sites (10 or more dwellings) was excluded to avoid double counting with sites identified through the SHLAA and this is addressed further under Q5 below. As such, the right hand column of **Table 3** considers only small windfall completions excluding garden land.

Table 3: Windfall completions 2007 to 2017

Year	Total completions	Small windfall completions	Small windfall completions excluding garden land
2007/08	475	115	61
2008/09	214	75	39
2009/10	282	72	35
2010/11	386	110	84
2011/12	295	70	34
2012/13	233	35	21
2013/14	327	76	44
2014/15	319	71	42
2015/16	192	57	34
2016/17	210	81	52
Average	293	76	45

18. **Appendix 1** to this document lists out those sites which comprise the small windfall completions excluding garden land for each of the years referred to in **Table 3**. The table concludes that the average number of dwellings completed on small windfall sites excluding garden land, over the 10 years since 2007/8 is 45 dwellings per annum.
19. Further work has been undertaken to consider the number of dwellings that have been granted planning permission (rather than completed) on windfall sites, as set out in **Table 5**, and concludes that the average figure is 39.1 dwellings. This work further refines the conclusions of Table 3 and reaffirms the windfall allowance for the purposes of the housing supply for the Local Planning Document of 40 dpa. It is considered that this figure is a reasonable and realistic assumption, based on past rates.

b) Is the revised windfall allowance based on compelling evidence that such sites will continue to provide a reliable source of supply?

20. **Table 4** looks at small windfall completions (excluding garden land) by land use category and demonstrates that completions arise from the following land uses:-

- Residential and redevelopment and conversion of existing properties;
- Residential garage courts;
- Redevelopment and conversion of office/commercial buildings, including shops and drinking establishments;
- Assembly and leisure uses;
- Conversion/redevelopment of agricultural buildings and barns;
- Light and general industry, storage and distribution;
- Vacant/underused land; and
- Other sources.

Table 4: Small windfall completions (excluding garden land) by land use category 2007 to 2017

Year	Residential use	Residential garage blocks	Commercial use*, including offices (B1a)	Open space	Agricultural use/stables	Employment use, including builders yard	Car park	Other**	Total
2007/08	21	12	11	6	3	2	0	6	61
2008/09	14	0	20	2	1	1	0	1	39
2009/10	19	0	13	2	1	0	0	0	35
2010/11	27	1	24	6	9	3	6	8	84
2011/12	23	1	6	0	1	1	0	2	34
2012/13	10	0	3	0	2	1	0	5	21
2013/14	15	0	27	0	2	0	0	0	44
2014/15	16	0	15	0	1	1	0	9	42
2015/16	13	0	16	0	1	4	0	0	34
2016/17	19	6	19	7	0	0	0	1	52
Total	177	20	154	23	21	13	6	32	446
Average	18	2	15	2	2	1	1	3	45

* including retail shops, banks, public houses, leisure facilities, social clubs

** including school and church buildings, utilities sites and undeveloped/vacant land

21. In essence, **Table 4** provides the detail behind the right hand column of **Table 3**.

22. Analysis of the planning permissions granted on windfall sites provides similar information, as shown in **Tables 5 and 6**, which shows the number of dwellings that have been granted planning permission on windfall sites that were not previously in the SHLAA. Again, **Table 6** provides the detail behind the right hand column of **Table 5**.
23. Whilst the Nottingham Core HMA authorities identified garden land as a significant source of windfall sites in the past, in line with the National Planning Policy Framework it has been excluded as a potential future source. Policy LPD 34 Residential Gardens set out in the publication draft of the Local Planning Document seeks to restrict the loss of garden land to development, but does permit such development if certain criteria are met and is not therefore a moratorium on such development. This being the case, in all likelihood such garden sites can still come forward provided they are not contrary to local policy, but cannot contribute to assumptions about future windfall.
24. The largest source of windfall completions (excluding garden land) as shown in **Table 4** involves the intensification of existing residential uses through the redevelopment of an existing dwelling for two or more dwellings⁹ or by conversion to flats. In total, 177 homes were from this source which accounted for 40% of windfall completions over the period 2007 - 2017. This is closely followed by redevelopment, conversion and change of use of commercial properties amounting to 35%, principally shops and offices. The other category includes a variety of land uses, such as school buildings, community buildings, nurseries and sub stations which together contributed 7%. Residential garage blocks and open space both contributed about 5%. Gedling Borough has been quite proactive in identifying potential garage block sites for development and whilst these would be expected to be progressed through the SHLAA process, some may also come forward as windfall. Within the rural area, the conversion and change of use of rural buildings is an important source of windfall sites.
25. Former employment sites have historically made a relatively small contribution, at 3%. Following a review of employment sites, the Council has identified that some sites, such as Rolleston Drive, could be released from the employment protection policy. The Rolleston Drive site is allocated for housing development in the Local Planning Document. The remaining significant employment areas are protected for employment use in the Local Planning Document. However, there are numerous small and individual employment premises that are not within designated protected employment areas in the Borough and that could potentially become available for other uses. Large employment sites have come forward as windfall in the past, including the development of 14 homes to replace former industrial units on the south side of Rolleston Drive.
26. Careful consideration has been given as to whether compelling evidence exists to demonstrate that windfall sites will continue to provide a reliable source of supply. Potential sources of windfall sites are now considered in turn.

⁹ For example, the redevelopment of a single dwelling for four dwellings, where one dwelling will be recorded as being on brownfield land and the remaining three will be recorded as being on greenfield land.

Residential redevelopment and conversions

27. As shown in **Table 4**, this category accounted for 40% of windfalls and a steady output of completions annually, ranging from 14 units to 27 units per annum over the period 2007-2017, averaging 18 per year. The Council considers that this trend will continue for the following reasons:-

- Gedling Borough has a relatively large housing stock of about 50,000 homes, 80% of which are in the urban area;
- Gedling Borough contains a high proportion of detached and semi-detached properties;
- Gedling Borough contains areas with large detached houses in large plots including in the rural area;
- Gedling Borough has a number of larger rural settlements with suitable plots for infill / redevelopment;
- There is likely to be demand for smaller properties; and
- The improving housing market.

Commercial uses

28. This category comprised a major source of windfall in the past, contributing 35%. The Council considers that the past trend of conversions and changes of use of commercial floorspace is likely to continue for the following reasons:-

- Gedling Borough has a relatively large number of commercial premises, especially within and around Arnold Town Centre and the other retail centres;
- Planning policies encourage the provision of residential uses within the Arnold Secondary shopping area and also permits the use of upper floors for residential uses in all centres;
- The national government is seeking to significantly boost the supply of housing and has made changes to the General Permitted Development Order making it easier for commercial uses to be converted to dwellings;
- There is likely to be demand for smaller properties; and
- There is an improving housing market.

Open space

29. Open space sources contributed about 5% of the total. Whilst the policy presumption is to protect open space, this is subject to criteria including whether the site is surplus to requirements for open space in the locality. Areas of open space, especially in private ownership, do come forward for development in areas where these are surplus to requirements and/or underused and undervalued. It is anticipated that this contribution, albeit modest, will continue.

Agricultural use/conversion of stables

30. This category has been a significant source within the rural area of the Borough contributing 5% and this trend is likely to continue for the following reasons:-

- Gedling Borough covers a relatively large rural area and includes a high number of rural buildings;
- The Borough includes a number of larger villages with suitable buildings for conversion;
- There is a high demand for homes in the rural area which is also subject to Green Belt policy and a general presumption against development, making brownfield redevelopment and building conversions attractive; and
- The Government is seeking to boost the supply of homes in rural areas and has made changes to the General Permitted Development Order allowing the conversion of farm buildings to homes.

Employment sites

31. Historically the contribution on small former employment sites has been modest contributing 3%. However, this source is likely to continue contributing to the windfall supply for the following reasons:-

- The Borough contains numerous small premises that are not located on protected employment sites;
- There is a continuing shift from a manufacturing based local economy to a service based economy; and
- Businesses are likely to come forward where the owner is retiring and/or selling the land for higher residential land value.

32. Whilst large sites are not counted in the windfall supply, historically they have come forward as windfalls such as the former East Midlands Electricity Board Headquarters and Bestwood Business Park.

Other sources

33. Other sources are likely to continue contributing to the supply of windfall sites. It is Gedling Borough Council's experience that such sites, including former school buildings, churches, utilities sites, and public services buildings and vacant land, will regularly come forward through the development management process.

Conclusions

34. For the reasons set out above, it is reasonable to expect the above mentioned sources will continue to provide windfall sites at these historic rates in the future. For example, since the start of the financial year potential windfall sites have been identified which include the redevelopment of a public house site for 14 flats, the redevelopment of a former public building and the provision of flats within a shopping centre. Recent changes to the Permitted Development Rights to facilitate changes of use and encourage the provision of new homes demonstrate a clear direction of travel by the Government.

c) Has the evidence with regards to windfalls changed significantly since the Local Planning Document Publication Draft? If so, how?

35. Whilst the approach taken to windfall development has changed from the Publication Draft Local Planning Document, this reflects the more detailed work that has been undertaken on sites under the threshold in preparation for the hearing session on 16 May 2017. It is not suggested that there has been any recent change in the number or distribution of windfall completions.
36. As explained under Q2 above, the stricter approach taken to sites below the threshold (in that it is now assumed that sites will not come forward unless we have robust evidence to demonstrate that they will come forward, as opposed to vice versa) means that we are likely to be underestimating future supply from sites under the threshold. It is therefore reasonable to assume that some developers or landowners will change their mind or that other sites (that fall within the definition of windfall) will come forward. This is evidenced by the number of such dwellings that have come forward in recent years.

Q5 How can it be ensured that there will not be an element of double counting if a windfall allowance is included from Year 4 onwards?

37. **Table 5** provides the number of sites and the number of dwellings on sites excluding garden land granted planning permission that were not previously included in the SHLAA database since 2011. The table shows that an average of 39 dwellings on small sites excluding garden land, that were not previously in the SHLAA database, come forward each year. This demonstrates that there has been no double counting.
38. This reflects the approach taken by the other Nottingham Core HMA authorities. To avoid double counting, the authorities provide evidence on windfalls by identifying sites with planning permissions that have not been identified through the SHLAA process. For Gedling Borough the number of homes granted permission (on large and small sites) that are not in the SHLAA over the period 2011 – 2017 is 515 dwellings¹⁰, of which 22% (114 dwellings) were on garden land¹¹. The Nottingham City Housing Land Availability (HLA) study 2016 provides a figure of 1,745 permissions on windfall sites but for a two year period relating to 2014/15 and 2015/16. Paragraph 2.7 of the HLA notes that the period represents two years of data and that the windfall rates fluctuate. Given this the City will take a conservative approach to windfalls resulting in an allowance of 510 dwellings in the first five years. In terms of completions, Broxtowe Borough Council calculates that 195 dwellings net were completed on small sites not included in the SHLAA over the period 2011 – 2016 excluding garden land. The corresponding figure for Gedling Borough over the same 2011 – 2016 period was 175 small windfall completions. Ashfield District monitored 267 completions on small sites over the same period.
39. As explained in paragraph 8 above, it is considered that the information on sites with planning permission contained within the SHLAA is accurate as a forecast of delivery for Years 1-3 given that a full or detailed planning permission has a period of 3 years within which to commence. Therefore, and to avoid double counting with those sites that are in the SHLAA, it is considered reasonable to include the windfall allowance from Year 4 onwards and not before.
40. See also the response to Q4b above.

¹⁰ Table 5, total of number of homes (net)

¹¹ Table 5, number of homes (net) – small sites on garden land only

Table 5: Number of sites and homes granted planning permission 2011 – 2017

	Number of sites granted permission	Number of homes (net)	Number of sites granted permission not in the SHLAA	Number of homes (net)	Number of sites granted permission not in the SHLAA – large sites	Number of homes (net) – large sites	Number of sites granted permission not in the SHLAA – small sites on garden land only	Number of homes (net) – small sites on garden land only	Number of sites granted permission not in the SHLAA – small sites excluding garden land	Number of homes (net) – small sites excluding garden land
2011-12	45	305	25	65	2	29	7	10	16	26
2012-13	59	359	34	71	1	13	11	15	22	43
2013-14	55	208	32	81	1	8	11	22	20	51
2014-15	55	1,260	30	65	1	12	15	24	14	29
2015-16	68	662	42	114	2	51	22	30	18	33
2016-17	59	1,248	38	119	3	53	12	13	23	53
Average									19	39

Note: This excludes permissions that have been superseded during the same year (only the recent permissions are included) and replacement dwelling proposals.

Table 6: Number of homes (net) granted planning permission (excluding garden land) by land use category 2011 to 2017

	Residential use	Residential garage blocks	Commercial use*, including offices (B1a)	Employment use, including builders yard	Open space	Agricultural use/ stables	Car park	Other**	Total
2011-12	15	0	7	0	0	4	0	0	26
2012-13	9	0	22	0	0	8	1	3	43
2013-14	16	6	21	0	0	1	0	7	51
2014-15	12	1	15	0	0	1	0	0	29
2015-16	9	4	6	0	0	3	0	11	33
2016-17	3	27	10	6	0	5	0	2	53
Average	11	4	13	1	0	3	0	4	39

* including retail shops, banks, public houses, leisure facilities, social clubs

** including school and church buildings, utilities sites and undeveloped/vacant land

Q6 What evidence is there to support the Council's assumption that not all windfall sites will come forward in the urban area?

41. Paragraph 3.13C of the Further Revised Housing Background Paper Addendum (**EX/104A**) states that "Previously it was assumed that the windfall allowance would only be delivered in the urban area. This is no longer the case."
42. This is confirmed by document **EX/112** which sets out the distribution of windfall completions between 1 April 2011 and 31 March 2017 and demonstrates that 65% of windfall completions have come forward in the urban area but 35% of windfall completions have come forward elsewhere in the Borough. For ease of reference, this information is reproduced in **Table 7** below.

Table 7: Distribution of windfall completions (net) 2011 – 2017

	Windfall completions (net)	Percentage
Urban area	500	65 %
Edge of Hucknall	0	0 %
Bestwood Village	36	5 %
Calverton	143	18 %
Ravenshead	46	6 %
Other villages	44	6 %
(Burton Joyce)	(12)	
(Lambley)	(16)	
(Linby)	(2)	
(Newstead)	(1)	
(Papplewick)	(2)	
(Stoke Bardolph)	(0)	
(Woodborough)	(11)	
Total	769	100%

43. Whilst this assumption has changed from previous versions of the Housing Background Paper i.e. Housing Background Paper (**LPD/BACK/01**), Revised Housing Background Paper (**EX/22**) and the Revised Housing Background Paper Addendum (**EX/104**), this reflects the fact that more detailed work has been undertaken on the distribution of previous windfall completions in preparation for the hearing session on 16 May 2017. It is not suggested that there has been any recent change in the location of windfall completions.

Q7 Is it robustly demonstrated that the estimated housing land supply for the five year period is deliverable?

44. The Further Revised Housing Background Paper Addendum (**EX/104A**) demonstrates that the Council has a 5.09 year supply of housing land.
45. Paragraph 3.25 of the Further Revised Housing Background Paper Addendum confirms that the housing land supply is robust for the following reasons:-
- a stricter approach has been taken to sites below the threshold, in that where information has not been provided to demonstrate that sites with lapsed planning permission will be developed then these sites are now excluded from the five year supply;
 - the windfall allowance has been revisited and is now assumed to come forward from year 4 onwards;
 - account is taken of any shortfall in delivery in previous years in accordance with the Sedgefield approach, so any shortfall or surplus is distributed across the 5 year period;
 - a 20% buffer is adopted due to past performance and this buffer helps to ensure choice and competition in the market for land;
 - a forward look approach is no longer taken and the 5 year period considered starts from the current financial year and covers 1 April 2017 to 31 March 2022;
 - the use of a lapse rate is not considered to be appropriate, as each site has been considered individually and on its merits; and
 - the methodology used to calculate the 5 year land supply accords with the latest advice of the Planning Advisory Service.
46. In terms of the deliverability of the 5 year land supply, the sources of sites that have the potential to deliver housing during the 5 year period are as set out in paragraphs 3.8 – 3.12 of the Further Revised Housing Background Paper Addendum:-
- Strategic sites allocated in the Aligned Core Strategy;
 - Proposed site allocations in the Local Planning Document;
 - Sites with planning permission;
 - Sites below the threshold for allocation without planning permission.
47. Sites below the threshold for allocation exclude sites which are residential gardens in accordance with paragraph 48 of the National Planning Policy Framework. They are sites that:-
- have been clearly demonstrated to be deliverable¹² or developable¹³;

¹² Footnote 11 of the NPPF states that deliverable sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable.

¹³ Footnote 12 of the NPPF states that developable sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.

- do not have planning permission; and
- are below the threshold for allocation¹⁴.

48. All sites in the assessment have been identified through the Council's SHLAA process. Any updates to the SHLAA sites during 2016/17 (i.e. to reflect that work on site has started, construction on site has completed, permission has lapsed, a renewed permission has been granted or a planning application has been submitted) have been noted. For sites that have lapsed during 2016/17, where information has not been provided through the SHLAA 2016 consultation or information has not been provided through the recent consultation exercises to indicate that they are deliverable or developable, these sites are excluded from the housing supply. For sites below the threshold, where no information has been provided to demonstrate that they are developable, these sites are excluded from the housing supply. This has resulted in a total of 82 dwellings being removed from the housing supply.
49. Appendix E of the Further Revised Housing Background Paper Addendum provides this information in a clearer format, separating out the types of sites that comprise deliverable and developable sites within the plan period, as follows:-

Sites with planning permission

- Sites with planning permission included in the SHLAA 2016 (and included in the Housing Background Paper Addendum);
- Sites with planning permission granted between 1 April 2016 and 31 March 2017 (and included in the Revised Housing Background Paper Addendum); and
- Sites with planning permission that have lapsed between 1 April 2016 and 31 March 2017 and removed from the housing supply.

Sites below threshold

- Sites without planning permission included in the SHLAA 2016 (and included in the Housing Background Paper Addendum);
- Sites without planning permission added to the SHLAA since 1 April 2016 (and included in the Revised Housing Background Paper Addendum); and
- Sites without planning permission removed from the housing supply.

50. As part of the process of revisiting the sites that make up the housing supply, further work has been undertaken on sites that have been granted planning permission that involve the demolition of a dwelling. Previous 5 year land supply assessments took account of replacement dwellings (i.e. where planning permission has been granted for the erection of a single dwelling on the site of an existing dwelling). The 5 year land supply assessment now included in the Further Revised Housing Background Paper Addendum now takes account of the loss of a dwelling where this is replaced by at least one dwelling, in order to recognise the net figure for the number of new dwellings. As part of this further work, sites have been revisited (including the housing allocations, sites below the threshold and sites with planning permission that lapsed during 2016/17)

¹⁴ 50 homes in the urban area and 10 homes in the rural area (key settlements and other villages).

and Appendix E has been updated where required. This further work has resulted in the removal of 31 dwellings from the overall supply, all of which had been assumed to be delivered within the 5 year period.

51. For clarification, in response to comments submitted by Calverton Parish Council in relation to the demolition at the Little Tithe Farm site, it is confirmed that the demolition had already been allowed for and is included in the past completions figure.
52. In considering the robustness of the 5 year land supply, it is important to note that Gedling Borough is a Green Belt authority. It is considered that the Council's objectively assessed housing need has been met and a 5 year land supply can be demonstrated. Any further increase in housing provision could only be achieved through the allocation of additional land for housing and only a proportion of the dwellings coming forward on any additional housing sites would contribute to the five year land supply given the lead in times required. Given the sequential approach taken to the identification of housing sites, the allocation of any additional land for housing would result in further significant changes to Green Belt boundaries and exceptional circumstances would need to be demonstrated.

Q8a Should a lapse rate be included in the calculations?

53. It is not considered that a lapse rate should be included in the calculations.
54. Paragraph 3.23 of the Further Revised Housing Background Paper Addendum (**EX/104A**) addresses this issue and explains that a lapse rate has not been included in the five year land supply calculation as each site with planning permission has been considered individually and on its merits. For sites below the threshold for allocation, if no information has been provided by the agent/developer/landowner through the SHLAA process to indicate that the site is likely to come forward for development in the future, then it has been assumed that the site is not deliverable and has therefore been excluded from the assessment.
55. Footnote 11 of the National Planning Policy Framework requires inclusion only of 'deliverable' sites within the five year land supply, being those sites that are available now, offer a suitable location for development now and be achievable with a realistic prospect that housing will be delivered on the site within five years and, in particular, that development of the site is viable.
56. For those sites that have lapsed since 1 April 2016, if no information has been provided to demonstrate that the site is still developable, then it is excluded from the supply. This change in approach is the key change between the Housing Background Paper Addendum (**EX/22**) and the Revised Housing Background Paper Addendum (**EX/104**). It had previously been assumed that, for sites under the threshold for allocation, sites that had previously been granted planning (but were now lapsed) could contribute to supply unless information had been provided by the agent/developer/landowner to confirm this was not the case. It is now assumed that such sites would only contribute to supply if information has been provided to confirm that the sites are developable.
57. It is the site specific analysis that has been undertaken and the cautious approach that has been taken to the inclusion of lapsed planning permissions that is the Council's justification for not including a lapse rate in the calculations.
58. In terms of the principle of applying a lapse rate, reference has been made in the responses received to the Local Plans Expert Group Report dated March 2016. Recommendation 43 of the final report suggests that a standard approach being taken to 5 year land supply calculations, with the detailed approach to be confirmed through a technical sub-group to consider (amongst other matters) the introduction of a lapse rate into the calculation. Appendix 13 of the Local Plans Expert Group Report recommends at paragraph 8 that any lapse rate should be set based on local evidence on the rate at which permissions are converted into completions. Furthermore, the absence of any local evidence of the lapse of large sites, that a 10% proxy should be applied.
59. Whilst greater guidance on the appropriate methodology for undertaking assessments of 5 year land supply would be welcomed, it is noted that the Local Plans Expert Group Report provides recommendations only at this stage

and further work is anticipated before any changes are made to the National Planning Policy Framework or the Planning Practice Guidance. Given the site specific analysis that has been undertaken, as outlined above, it is concluded that it would not be appropriate to apply a lapse rate in this instance.

Q8b If so, what would be an appropriate percentage?

60. If there was a requirement to include a lapse rate in the calculations, it is considered that this would raise a whole host of subsequent questions, including the following:-
- What would be an appropriate percentage?
 - What monitoring period should be used to identify historic lapse rates?
 - Which sites should the lapse rate be applied to? Small sites only? Large sites only? Site allocations only? Sites with planning permission – outline and/or detailed?
 - What period should be monitored to establish historic lapse rates?
61. Notwithstanding the Council's clear stance that the inclusion of a lapse rate is not appropriate, an exercise has been undertaken to assess the implications for the Council's 5 year land supply if a lapse rate is included.
62. **Table 8** sets out the conclusions of this exercise, applying lapse rates of 5%, 10% and 20% to all sites with planning permission that have not yet commenced (excluding those housing allocations identified in the Aligned Core Strategy and Local Planning Document that already have the benefit of planning permission). The table demonstrates that including a lapse rate of 5%, 10% or 20% would result in the Council continuing to be able to demonstrate a 5 year land supply, albeit reduced.

Table 8: Lapse rates applied to the five year supply

	Allocations in the ACS and LPD	Sites with permission			Sites below threshold	Projected completions	No of Years Supply *
		Under construction	Not started	Total			
Urban area	1,271	148	213	361	256	1,888	
Teal Close	260	0	0	0	0	260	
Edge of Hucknall	120	0	0	0	0	120	
North of Papplewick Lane	237	0	0	0	0	237	
Top Wighay Farm	252	0	0	0	0	252	
Bestwood Village	200	6	10	16	0	216	
Calverton	407	54	9	63	5	475	
Ravenshead	130	11	10	21	0	151	
Other villages	63	13	49	62	1	126	
Windfall allowance	0	0	0	0	80	80	
Estimated Housing Supply	2,940	232	291	523	342	3,805	5.09
5% lapse rate	2,940	232	276	508	342	3,790	5.07
10% lapse rate	2,940	232	262	494	342	3,776	5.05
20% lapse rate	2,940	232	233	465	342	3,747	5.02

* Estimated housing supply divided by annual requirement of 747. Five year requirement of 3,737 homes divided by 5 years = 747.

63. It is also important to note that the Council is providing flexibility through a variety of sources. Land is allocated for housing development at Newstead but it is not assumed that the site will contribute to meeting the Council's housing requirement. A cautious approach is being taken to windfall, as outlined under Q2 above. A cautious approach is similarly being taken to delivery on the Gedling Colliery/Chase Farm site, in that it is anticipated that a proportion of the dwellings will come forward beyond the plan period. It is also relevant that the Local Planning Document identifies safeguarded land which, notwithstanding the proposed modification to the safeguarded land Policy LPD16 which confirms that it is not intended that safeguarded land will be developed before the end of the plan period, the availability of safeguarded land does allow for proposals for residential development to be considered under the presumption in favour of sustainable development if the Council is unable to demonstrate a 5 year supply of land, as evidenced by case law.
64. It is considered that the need for any further flexibility through the allocation of land over and above the housing requirement needs to be balanced against the fact that any additional allocations would be most likely met through land which is in the Green Belt.

Q9 Is the deletion of sites from the Schedule in Appendix E an indication that a lapse rate should be included?

65. The deletion of sites from the Schedule in Appendix E is not an indication that a lapse rate should be included.
66. Paragraph 3.23 of the Further Revised Housing Background Paper Addendum (**EX/104A**) addresses this issue and explains that a lapse rate has not been included in the five year land supply calculation as each site with planning permission has been considered individually and on its merits. For sites below the threshold for allocation, if no information has been provided by the agent/developer/landowner through the SHLAA process to indicate that the site is likely to come forward for development in the future, then it has been assumed that the site is not deliverable and has therefore been excluded from the assessment.
67. For those sites that have lapsed since 1 April 2016, if no information has been provided to demonstrate that the site is still developable, then it is excluded from the supply. This change in approach is the key change between the Housing Background Paper Addendum (**EX/22**) and the Revised Housing Background Paper Addendum (**EX/104**). It had previously been assumed that, for sites under the threshold for allocation, sites that had previously been granted planning (but were now lapsed) could contribute to supply unless information had been provided by the agent/developer/landowner to confirm this was not the case. It is now assumed that such sites would only contribute to supply if information has been provided to confirm that the sites are developable. This change in approach has resulted in the deletion of 82 dwellings from housing supply, as set out in Appendix E of the Further Revised Housing Background Paper Addendum (**EX/114A**).
68. It is the site specific analysis that has been undertaken and the cautious approach that has been taken to the inclusion of lapsed planning permissions that is the Council's justification for not including a lapse rate in the calculations.

Q10 Have sufficient sites been allocated in the Plan to meet the target of 7,250 homes set out in the ACS [Appendix A]?

69. It is considered that sufficient sites have been allocated to meet the minimum target of 7,250 homes and this issue has already been addressed in the Council's Statement in relation to Matter 5. Appendix A of the Further Revised Housing Background Paper Addendum (**EX/104A**) provides the updated full breakdown of housing supply to meet the 7,250 homes.
70. The information on housing supply for the purposes of the Local Planning Document is informed by information and evidence provided on a regular and ongoing basis by developers and landowners, both through the 2016 SHLAA and more recently. This information has been obtained through a variety of sources, including emails, phone calls, meetings and pre-application discussions.
71. It should be noted that a total supply of 7,756 dwellings is provided, which is an overprovision of 506 homes thereby providing a buffer. The Council's response to question 10 of Matter 5 notes that the Aligned Core Strategy Inspector recommended a buffer of 300 dwellings and sets out the reasons why the Council considered that a buffer was no longer required through the Local Planning Document.
72. Paragraph 14 of the National Planning Policy Framework sets a presumption in favour of sustainable development and requires the Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the framework taken as a whole.
73. As outlined above, the Council is mindful that any further increase in supply would result in further significant changes to Green Belt boundaries. It is important to note that Gedling Borough is a Green Belt authority. Any further increase in housing provision could only be achieved through the allocation of additional land for housing. Given the sequential approach taken to the identification of housing sites and that all suitable sites within the urban area have already been allocated for development, the allocation of any additional land for housing would result in further significant changes to Green Belt boundaries and exceptional circumstances would need to be demonstrated. In reaching this conclusion, the Council is mindful of the decision in relation to the legal challenge to the Aligned Core Strategy in which the Hon Mr Justice Jay identified the inherent constraints on supply and the availability of land suitable for sustainable development as an important part of the planning balance in coming to a decision as to whether exceptional circumstances apply.
74. It is considered that the Council's objectively assessed housing need has been met and a 5 year land supply can be demonstrated. The latest position in respect of both overall housing supply and 5 year land supply has been further refined since submission, in light of discussions at the hearing sessions and is

now more robust than the position presented at the time of submission of the Local Planning Document.

Q11 Are the deliverability assumptions for sites in the planning system appropriate [Appendix B]?

75. This issue has already been addressed in response to the inspector's initial questions for the Council (**EX/01**), see document **EX/08** which sets out the Council's response.
76. The deliverability assumptions are based on information provided by developers and landowners through the SHLAA process and more recently through further discussion wherever possible.
77. If a response is not received from a developer/landowner, then the Council's assumptions are applied, as explained in Appendix B of the Further Revised Housing Background Paper (**EX/114A**). The assumptions have been used for the five year supply assessments in past years and the Council has received no objections to the assumptions used. The assumptions were initially drawn up with input from the development industry and have since been confirmed based on past information from Building Control and comparison against the national picture.
78. The assumptions used on build out rates are as follows:-
- On sites up to 10 homes, the completion rate is 5 per year;
 - On sites up to 250 homes, the completion rate is 20 per year;
 - On sites up to 1,000 homes, the completion rate is 40 per year; and
 - On sites over 1,000 homes, the completion rate is 100 per year.
79. Assumptions about when a site will start to be developed are made based on the strength of the sub-market area within which the site is located. Market strength is reviewed each year and is a professional judgement based on an assessment of past completions data, viability information and local knowledge. Sites in strong market areas are more likely to come forward before other sites in moderate and weak market areas. In Appendix B of the Further Revised Housing Background Paper Addendum, Table A1 provides the assumptions about when sites that are already in the planning system will start to be developed (i.e. sites allocated in the Aligned Core Strategy and Local Planning Document and sites with planning permission). For ease of reference, Table A1 of the Further Housing Background Paper Addendum is reproduced as **Table 9** below.

Table 9: Assumptions for sites in the planning system (Table A1)

Market Strength	Site	Assumed year development will start when a site with planning permission granted during:	
		2015/16	2016/17
Weak Colwick/ Netherfield, Newstead	Up to 10 homes	2020/21 (Year 5)	2021/22 (Year 5)
	Up to 250 homes	2021/22 (Year 6)	2022/23 (Year 6)
	Up to 1,000 homes	2022/23 (Year 7)	2023/24 (Year 7)
	Over 1,000 homes	2023/24 (Year 8)	2024/25 (Year 8)
Moderate Arnold/Bestwood,	Up to 10 homes	2019/20 (Year 4)	2020/21 (Year 4)
	Up to 250 homes	2020/21 (Year 5)	2021/22 (Year 5)

Bestwood St.Albans, Calverton, Carlton, Gedling Rural South	Up to 1,000 homes Over 1,000 homes	2021/22 (Year 6) 2022/23 (Year 7)	2022/23 (Year 6) 2023/24 (Year 7)
Strong Arnold/Mapperley, Gedling Rural North	Up to 10 homes Up to 250 homes Up to 1,000 homes Over 1,000 homes	2018/19 (Year 3) 2019/20 (Year 4) 2020/21 (Year 5) 2021/22 (Year 6)	2019/20 (Year 3) 2020/21 (Year 4) 2021/22 (Year 5) 2022/23 (Year 6)

Q12 Are the projected completions for deliverable sites included in the 5 year housing land supply period appropriate and achievable and based on sound evidence [Appendix C]?

80. Paragraph 2.2 of the Revised Housing Background Paper Addendum (**EX/104**) notes that housing supply and individual housing allocations were discussed at the hearing sessions which took place during February and March 2017. As part of the discussions, the Inspector sought comments as to whether the anticipated start date for completions and subsequent delivery rates were realistic, taking account of the site specific constraints for each site. For some sites, the agents, developers and landowners provided updated information. Following the hearing sessions, the Council has contacted agents, developers and landowners of the strategic sites in the Aligned Core Strategy, the proposed site allocations in the Local Planning Document and the sites under the threshold to confirm that the information held was as up to date as possible. See also Q13 below.
81. It is therefore considered that the projected completions for deliverable sites included in the 5 year housing land supply are appropriate and achievable, being supported by up to date evidence from those parties responsible for developing each site.

Q13 Does the detailed housing trajectory demonstrate realistically that the housing development, for which the Plan provides, will come forward within the Plan period [Appendix D]?

82. It is considered that the detailed housing trajectory clearly demonstrates realistically that the housing development, for which the Local Plan provides, will come forward within the plan period. The trajectory has been updated to reflect discussions that have taken place through the examination process to reflect information provided by developers and landowners, either through the hearing sessions or by officers outside of hearing sessions to ensure that the information provided is as up to date and robust as possible.
83. Following the 2016 SHLAA update, which informed the preparation of the Housing Background Paper Addendum (**EX/22**), discussions have taken place with the developers and landowners of the following categories of sites:-
- Sites allocated in the Local Planning Document – through the series of meetings held prior to the hearing sessions, during the hearing sessions and/or through subsequent contact with developers/landowners following the Week 3 of the hearing sessions;
 - Sites allocated in the Aligned Core Strategy – through contact with the developers/landowners prior to the hearing sessions and following Week 3 of the hearing sessions;
 - Sites under the threshold – through contact with the developers/landowners following Week 3 of the hearing sessions and following the session on 16 May 2017;
 - Sites with planning permissions that lapsed during 2016/17 – through contact with the agents/developers/landowners following Week 3 of the hearing sessions and following the session on 16 May 2017.
84. In some cases, discussions have taken place through the planning application process, either through the formal planning application stage or through pre-application discussions.
85. It is noted that the Revised Addendum and Further Revised Addendum are not the SHLAA 2017 update. The reason for this is that consultation has not been undertaken to assess the deliverability of all sites. Notwithstanding the consultation undertaken with the categories of sites listed above, consultation with the developers and landowners of sites with planning permission will be considered through the 2017 SHLAA in early summer 2017. However, the National Planning Policy Framework makes it clear in paragraph 47 that sites with planning permission should be considered deliverable until such time that the planning permission expires.
86. Appendix E to the Further Revised Housing Background Paper Addendum (**EX/104A**) provides the updated list of deliverable and developable sites that make up the housing supply for the plan period and as detailed in the housing trajectory. Sites that have been completed during 2011 and 2017 are not listed individually, rather a figure for total completions is provided. Information to explain the source of delivery information for individual sites is included. The

appendix includes deliverable sites below the threshold for allocation and includes additional information in response to the Inspector's request, to cover site ownership, developer interest, viability, site constraints, requirement for s106 and evidence that the site will be developed and when, and if planning permission has lapsed.

87. It is therefore considered that the trajectory is both realistic and robust. See under Q4 above for information on the flexibility being provided by the Council.

Q14 Are the projected completions for deliverable and developable sites included in the Plan period 2011 to 2028 appropriate and achievable and based on sound evidence [Appendix E]?

88. Yes, it is considered that the projected completions for deliverable and developable sites are appropriate and achievable. See also the Council's response to Q10 and Q13 above.
89. The information on projected completions for the purposes of the Local Planning Document is informed by information and evidence provided on a regular and ongoing basis by developers and landowners, both through the 2016 SHLAA and more recently. This information has been obtained through a variety of sources, including emails, phone calls, meetings and pre-application discussions to ensure that the information provided is as up to date and robust as possible.
90. Following the 2016 SHLAA update, which informed the preparation of the Housing Background Paper Addendum (**EX/22**), discussions have taken place with the developers and landowners of the following categories of sites:-
- Sites allocated in the Local Planning Document – through the series of meetings held prior to the hearing sessions, during the hearing sessions and/or through subsequent contact with developers/landowners following the Week 3 of the hearing sessions;
 - Sites allocated in the Aligned Core Strategy – through contact with the developers/landowners prior to the hearing sessions and following Week 3 of the hearing sessions;
 - Sites under the threshold – through contact with the developers/landowners following Week 3 of the hearing sessions and following the session on 16 May 2017;
 - Sites with planning permissions that lapsed during 2016/17 – through contact with the agents/developers/landowners following Week 3 of the hearing sessions and following the session on 16 May 2017.
91. In some cases, discussions have taken place through the planning application process, either through the formal planning application stage or through pre-application discussions.
92. It should be noted that a total supply of 7,756 dwellings is provided, which is an overprovision of 506 homes thereby providing a buffer. The Council's response to question 10 of Matter 5 notes that the Aligned Core Strategy Inspector recommended a buffer of 300 dwellings and sets out the reasons why the Council considered that a buffer was no longer required through the Local Planning Document.
93. It is considered that the Council's objectively assessed housing need has been met and a 5 year land supply can be demonstrated. The latest position in respect of both overall housing supply and 5 year land supply has been further refined since submission, in light of discussions at the hearing sessions and is

now more robust than the position presented at the time of submission of the Local Planning Document.

94. See under Q4 above for information on the flexibility being provided by the Council.
95. As outlined above, the Council is mindful that any further increase in supply would result in further significant changes to Green Belt boundaries. It is important to note that Gedling Borough is a Green Belt authority. Any further increase in housing provision could only be achieved through the allocation of additional land for housing. Given the sequential approach taken to the identification of housing sites and that all suitable sites within the urban area have already been allocated for development, the allocation of any additional land for housing would result in further significant changes to Green Belt boundaries and exceptional circumstances would need to be demonstrated. In reaching this conclusion, the Council is mindful of the decision in relation to the legal challenge to the Aligned Core Strategy in which the Hon Mr Justice Jay identified the inherent constraints on supply and the availability of land suitable for sustainable development as an important part of the planning balance in coming to a decision as to whether exceptional circumstances apply.

Q15 The Council's Revised Housing Background paper says that the list of sites under the threshold in Appendix E has been updated with only those sites where information has been received as part of the SHLAA 2016 consultation or in 2017 now being included in the housing supply. However, there are some sites where Council assumptions have been made (Chase Farm, 6/200, 6/802, Plains Road, 6/818 and 6/229) and some where information has been received as part of the SHLAA 2016 consultation or in 2017 and Council assumptions have also been made (6/218 and 6/137) – why is this the case?

96. It is confirmed that information has been provided on all sites now included in Appendix E of the Further Revised Housing Background Paper Addendum (EX/104A) either through the SHLAA 2016 consultation or more recently. Sites where information has not been received have been excluded from this Appendix. The reason for including Council assumptions for the sites specified is that, for these sites, information has been provided by the developer/landowner to confirm that the site will be brought forward for the development within the 5 year period but detailed information on delivery timescales has not been provided.
97. Information on the specific sites referred to in the question is included in Appendix E of the Further Revised Housing Background Paper Addendum (EX/104A) and reproduced in **Table 10** below for ease of reference:-

Table 11: Delivery information for specific sites

Site	Source of delivery information	Status of site
Chase Farm, Mapperley	Telephone call with developer/landowner (May 2017)	Information received in May 2017 indicates that the site does not need to be accessed from the Gedling Access Road (GAR) and the construction of the GAR does not have any implications for the timing for delivery of the site. Pre-application discussions took place in 2015 and updated in late 2016. Outline application for 30-35 dwellings anticipated within the next 3-6 months and the site sold by the end of April 2018 with attached covenant to the sale of the site to ensure that the site is built within 36 months; detailed permission within 9 months and the site complete within 24 months (18 dwellings per year).
6/200 Midland Road	Telephone call with developer/landowner (May 2017)	In May 2016, a planning application (2016/0632) has been submitted for 6 apartments and is currently being determined. Assume the application will be granted during 2017/18 and information received in May 2017 indicates that the site will be delivered from 2019/20.
6/802	Telephone	Planning application (2016/0726) for 12

Oakdale Road (194, 196, 198, 200 and 202, Land To the Rear Of)	call with developer/landowner (May 2017)	dwellings submitted in June 2016 and is currently being determined. Assume the application will be granted during 2017/18 and information received in May 2017 indicates that the site will be delivered 3 years after permission is granted. It is anticipated that the application will go to Planning Committee on 22 June 2017.
Plains Road	Telephone call with developer/landowner (May 2017)	Planning application for up to 14 dwellings (2016/0665) was granted in October 2014 subject to the signing of the s106. Information received in May 2017 indicates that the site will be put on the market once the s106 has been signed.
6/818 Sandford Road (2 & 2A)	Telephone call with developer/landowner (May 2017)	Planning application (2016/1033) for the replacement of 2 existing dwellings for 10 apartments (net gain of 8 dwellings) submitted in September 2016 and is currently being determined. Assume the application will be granted during 2017/18 and the site deliverable from 2020/21 onwards. Information received in May 2017 indicates that the site is currently on the market and it is expected the site be completed within the next 3 years after permission granted. It is anticipated that the application will go to Planning Committee on 22 June 2017.
6/229 Westdale Lane East (72-74)	Council assumptions	Planning application (2017/0157) for 12 apartments submitted on 3 February 2017 and is currently being determined. Assume the application will be granted during 2017/18. The landowner has confirmed that development will commence in September/October 2017 and should be completed mid 2018.

Q16 On what basis were the 2017 responses made from landowners/developers?

98. Following the 2016 SHLAA update, which informed the preparation of the Housing Background Paper Addendum (**EX/22**), discussions have taken place with the developers and landowners of the following categories of sites:-
- Sites allocated in the Local Planning Document – through the series of meetings held prior to the hearing sessions, during the hearing sessions and/or through subsequent contact with developers/landowners following the Week 3 of the hearing sessions;
 - Sites allocated in the Aligned Core Strategy – through contact with the developers/landowners prior to the hearing sessions and following Week 3 of the hearing sessions;
 - Sites under the threshold – through contact with the developers/landowners following Week 3 of the hearing sessions and following the session on 16 May 2017;
 - Sites with planning permissions that lapsed during 2016/17 – through contact with the agents/developers/landowners following Week 3 of the hearing sessions and following the session on 16 May 2017.
99. Where contact has taken place outside of the hearing sessions, developers/landowners have been contacted by letter, email or phone call to clarify whether the information provided through the 2016 SHLAA process remained up to date. As part of this process, the Council has identified current land owners for some sites. This work has resulted in the submission of some additional SHLAA forms.
100. In some cases, discussions have taken place through the planning application process, either through the formal planning application stage or through pre-application discussions.

2. Revised Policy LPD 63 Housing Distribution [EX/105]

Q1 Does the revised Policy LPD 63 robustly demonstrate that a minimum of 7,250 homes will be provided for during the plan period (2011 to 2028)?

101. It is considered that Policy LPD 63 robustly demonstrates that sufficient sites have been allocated to meet the minimum target of 7,250 homes. Appendix A of the Further Revised Housing Background Paper Addendum (**EX/104A**) provides the updated full breakdown of housing supply to meet the 7,250 homes and it should be noted that a total supply of 7,756 dwellings is provided, which is an overprovision of **509** homes.
102. See also the Council's response to Q10 above. It is considered that the Council's objectively assessed housing need has been met and a 5 year land supply can be demonstrated. The latest position in respect of both overall housing supply and 5 year land supply has been further refined since submission, in light of discussions at the hearing sessions and is now more robust than the position presented at the time of submission of the Local Planning Document.

Appendix 1: Sites which comprise the small windfall completions

This appendix lists out those sites which comprise the small windfall completions (excluding garden land) for each of the years referred to in Table 3.

2007/08

Application Reference	Site Name	Locality	Units	Previous Land Use
2002/2004	Avonbridge Close	Arnold	4	Open space
2003/1682	Calverton Road (18, Land Adj To)	Arnold	1	Vacant plot
2005/0527	Coningsby Road (49)	Arnold	1	Residential
98/1263	Gedling Road (55a)	Arnold	2	Offices
98/1521	Maidens Dale (19b, Land Adj To)	Arnold	1	Undeveloped plot
2006/0663	Plains Road (65)	Arnold	1	Residential
2005/1161	Ramsey Drive (146, Land Adj To) Plots 1-3	Arnold	3	Undeveloped land
2006/0999	Ramsey Drive (146, Land Adj To) Plots 4-5	Arnold	1	Undeveloped land
2004/1599	St Albans Road (6)	Arnold	1	Residential
2005/0715	Woodchurch Road (Church Cottage)	Arnold	1	Residential
2006/1284 (BC)	Woodston Walk (11)	Arnold	1	Residential
2007/0005	Chesterfield Drive (21)	Burton Joyce	2	Residential
2004/1423	Main Street (87)	Burton Joyce	1	Residential
2004/1635 (BC)	Nottingham Road (158)	Burton Joyce	1	Residential
2004/1301	Flatts Lane (5-9)	Calverton	1	Retail
2006/0018	The Cherry Tree (Land Adj To)	Calverton	6	Public House car park
2006/0227	Warren Place	Calverton	1	Agricultural land
2001/1832	Besecar Avenue (60, Land Adj To)	Carlton	2	Open space
2001/0490	Buxton Avenue (38)	Carlton	1	Residential
2002/0313	Foxhill Road / Deep Furrow Avenue	Carlton	8	Residential garages
2006/0514	Greenhill Rise (Garages)	Carlton	4	Residential garages
2007/0577	Kenrick Road (210)	Carlton	1	Residential
2004/1067	Kent Road (127)	Carlton	1	Residential
2003/1652	Kent Road (35)	Carlton	1	Residential
2006/0696	Manor Road (6)	Carlton	1	Retail
2001/0876	Richard Herrod (Land Adj To)	Carlton	2	Golf driving range
2006/0068	South Devon Avenue (15)	Carlton	1	Residential

Application Reference	Site Name	Locality	Units	Previous Land Use
2005/0773	Southcliffe Road (17)	Carlton	1	Residential
2004/1053	Waterhouse Lane (37)	Carlton	1	Residential
2006/1036	Westdale Lane West (323)	Carlton	1	Residential
2005/0703	Catfoot Lane (138)	Lambley	1	Residential
2005/0622	Green Lane (76)	Lambley	1	Residential
97/0108	Park Lane (Land South)	Lambley	1	Agricultural land
2004/1272	Barns (Blidworth Dale House)	Ravenshead	1	Agricultural building
2004/1556	Riverside (47A)	Stoke Bardolph	1	Residential
2005/0282	Stoke Lane (21)	Stoke Bardolph	1	Residential
2001/0580	The Old Calverton Lido	Woodborough	1	Public outdoor swimming pool
Total			61	

2008/09

Application Reference	Site Name	Locality	Units	Previous Land Use
2002/2004	Avonbridge Close	Arnold	1	Open space
2007/0426	Birkland Avenue (15) Plot 1	Arnold	1	Residential
2007/0447	Church Drive (17a)	Arnold	2	Motor repair workshop
2007/0353	Church Drive (80)	Arnold	1	Residential
2008/0788	Hereford Road (35)	Arnold	1	Residential
2005/0397	Homefield Avenue (62)	Arnold	1	Retail
2006/0102	Nottingham Road (19a)	Arnold	1	Light industrial unit
2002/1502	Oxclose Lane (201, Land Adj To)	Arnold	1	Open space
2005/0045	Plains Road (9, Land Rear Of)	Arnold	7	Retail
2006/0999	Ramsey Drive (146, Land Adj To) Plots 4-5	Arnold	1	Undeveloped land
2007/0038	Sandfield Coach Works	Arnold	2	Motor repair workshop
2007/0639	Stockings Farm (Arch Hill)	Arnold	1	Barn
2007/0749	West Street (59)	Arnold	1	Retail
2006/0349	Willow Wong (14)	Burton Joyce	1	Residential
2003/2864	Mansfield Lane (52a)	Calverton	1	Retail
2007/0147	Burton Road (152) plots 1 & 2	Carlton	1	Residential
2007/0538	Carlton Hill (165)	Carlton	1	Residential

Application Reference	Site Name	Locality	Units	Previous Land Use
2006/1122	Dale View Road (2b)	Carlton	1	Storage of caravans
2007/0124	Fernleigh Avenue (62)	Carlton	1	Residential
2003/1116	Gladstone Street (21)	Carlton	1	Residential
2007/0006	Hallam Road (41)	Carlton	1	Residential
2004/1186	Northcliffe Avenue (48)	Carlton	2	Residential
2001/0876	Richard Herrod (Land Adj To)	Carlton	5	Golf driving range
2005/0801	Milton Crescent (7)	Ravenshead	1	Residential
2006/1123	Milton Drive (39)	Ravenshead	1	Residential
2005/0080	Woodborough Park	Woodborough	1	Residential
Total			39	

2009/10

Application Reference	Site Name	Locality	Units	Previous Land Use
2007/0127	Bond Street (30)	Arnold	1	Residential
2007/0923	Lime Lane House	Arnold	1	Residential
2007/0038	Sandfield Coach Works	Arnold	7	Motor repair workshop
99/1074	Main Street (150)	Calverton	1	Agricultural building
2008/0436	St Clements Lodge	Calverton	1	Residential
2009/0042	Burton Road (120)	Carlton	1	Retail
2007/0814	Curzon Street (87)	Carlton	2	Residential
2006/0891	Meadow Road (1)	Carlton	1	Offices
2008/0139	Meadow Road (3)	Carlton	1	Retail
2008/0786	Sandford Road (74)	Carlton	1	Residential
2007/0628	Station Road (53-55)	Carlton	2	Retail
2007/0568	Tamarix Close (25)	Carlton	1	Residential
2005/1136	Valley Road (56-58)	Carlton	1	Post Office
2007/1054	Westdale Lane East (93)	Carlton	1	Residential
2006/0984	Westdale Lane West (409 & 411)	Carlton	1	Residential
2005/1141	Woodborough Road (840)	Carlton	1	Residential
2007/1041	Church Street (22)	Lambley	1	Residential
2007/0464	Forest Lane (34)	Papplewick	1	Residential
2007/0904	Chapel Lane (144, Land Rear of)	Ravenshead	1	Wooded plot
2006/1128	Hagg Warren (Land Adj To)	Ravenshead	1	Wooded plot
2002/1517	Main Road (128)	Ravenshead	1	Residential
2006/0928	Nottingham Road (134)	Ravenshead	1	Residential
2006/0888	Nottingham Road (148)	Ravenshead	1	Residential
2008/0658	Rowan Avenue (3)	Ravenshead	1	Residential

Application Reference	Site Name	Locality	Units	Previous Land Use
2006/1103	Sheepwalk Lane (82)	Ravenshead	1	Residential
2005/1156	Tabram Hill Lodge	Ravenshead	1	Residential
2007/0442	Main Street (133)	Woodborough	1	Residential
Total			35	

2010/11

Application Reference	Site Name	Locality	Units	Previous Land Use
2003/2095	Brook Avenue	Arnold	6	Car park
2006/0592	Grange Road (44)	Arnold	1	Residential
2008/0204	High Street (97)	Arnold	3	Retail / residential
2000/1045	Marlborough Road (5)	Arnold	1	Residential
2001/0200	Old Ambulance Station	Arnold	3	Offices
2008/0055	Sherbrook Road (53)	Arnold	1	Retail
2000/0035	St Albans Road (144)	Arnold	8	Sports and social club
95/0030	The Kennels	Bestwood Village	4	Kennels
2008/0244	The Sycamores & The Oaks	Bestwood Village	1	Vacant land
2008/0042	Crow Park Drive (10)	Burton Joyce	1	Residential
2009/0637	Moor Road (38 & 44)	Calverton	1	Vacant plot
2010/0166	Oakdene	Calverton	1	Residential
2008/0852	St Wilfrids Square (6A, 8A & 10A)	Calverton	4	Retail
2003/0436	Arthur Street (11-31)	Carlton	2	Open space
2003/0709	Carlton Hill (119)	Carlton	4	Retail / residential
2006/0334	Carlton Hill (383)	Carlton	2	Residential
2007/1096	Carlton Netherfield Junior School	Carlton	5	School buildings
2003/1138	Forester Road (37a, Land Adj To)	Carlton	1	Residential garages
2006/0416	Foxhill Road East (89)	Carlton	2	Residential
2006/0954	Kenrick Road (92)	Carlton	1	Residential
2000/1715	Manvers Street (17, Land Adj To)	Carlton	2	Grassed area
2002/0993	Mapperley Plains (154) plots 1-2	Carlton	1	Residential
2002/0748	Propect Road (2a)	Carlton	3	Light industrial use
2002/0725	Station Road (66)	Carlton	1	Retail
2001/0187	Vale Road (139)	Carlton	3	Residential
2009/0927	Vale Road (64)	Carlton	1	Childrens nursery

Application Reference	Site Name	Locality	Units	Previous Land Use
2002/2466	Valley Road (33-51)	Carlton	1	Ski slope
2006/0185	Victoria Road (74)	Carlton	1	Offices
2003/1590	Victoria Road (77)	Carlton	1	Retail
2000/0769	Victoria Road (99)	Carlton	2	Retail / residential
2001/2035	Abbey Fields Farm	Newstead	4	Barn
2008/0199	Chapel Lane (136 & 138)	Ravenshead	1	Vacant plot
2007/0902	Chapel Lane (146, Land Rear of)	Ravenshead	1	Wooded plot
2008/0631	Glenwood (Newstead Abbey Park)	Ravenshead	1	Residential
2004/1701	Kighill Lane (22)	Ravenshead	1	Residential
2006/1134	Longdale Avenue (6)	Ravenshead	1	Residential
2003/0408	Longdale Lane (16)	Ravenshead	1	Residential
2007/0314	Main Road (16)	Ravenshead	1	Residential
2006/0455	Main Road (68)	Ravenshead	1	Residential
97/1322	Nottingham Road (Plot 31)	Ravenshead	1	Residential
2004/1540	Sheepwalk Lane (55)	Ravenshead	1	Residential
93/1120	Manor Farm	Woodborough	1	Agricultural land
2009/0583	The Meadows (4)	Woodborough	1	Residential
Total			84	

2011/12

Application Reference	Site Name	Locality	Units	Previous Land Use
2009/0628	Coppice Road (Electricity Sub Station)	Arnold	1	Sub-station
2009/1075	James Street (3, Land Adj To)	Arnold	1	Residential garages
2008/0951	Lime Lane Barns	Arnold	1	Agricultural buildings
2009/0805	Mansfield Road (71)	Arnold	1	Industrial use
2008/0086	Somersby Road (84)	Arnold	1	Residential
2009/1089	Lambley Lane (126)	Burton Joyce	1	Residential
2011/0091(BC)	Main Street (101-103)	Burton Joyce	1	Residential
2009/0952	Blenheim Avenue (10A)	Carlton	1	Residential
2009/0068	Carlton Hill (187)	Carlton	2	Residential
2008/0442	Chandos Street (51)	Carlton	2	Residential
2008/0663	Meadow Road (8)	Carlton	1	Retail
2010/0606	Northcliffe Avenue (2)	Carlton	1	Residential
2007/0667	Ranmoor Road (15)	Carlton	1	Residential
2010/0583	Stoke Lane (25, Land At)	Carlton	1	Residential
2002/2466	Valley Road (33-51)	Carlton	3	Ski slope
2006/0677	Victoria Road (82)	Carlton	1	Retail

Application Reference	Site Name	Locality	Units	Previous Land Use
2005/0473	Main Street (41 and 43)	Lambley	1	Undeveloped land
2009/1049	Main Street (88)	Lambley	2	Residential
2006/1178(BC)	Main Street (98 and 100)	Lambley	1	Residential
2010/0791	Spring Lane (322A)	Lambley	1	Garden nursery
2010/0115	The Dumbles (16)	Lambley	1	Residential
2011/0386	Seven Acres (Mansfield Road, 15)	Papplewick	1	Residential
2010/0655	Chapel Lane (30)	Ravenshead	1	Residential
2009/0047	Chapel Lane (62)	Ravenshead	1	Residential
2010/0471	Church Drive (15)	Ravenshead	1	Residential
2005/0996	Kirkby Road (3A)	Ravenshead	1	Residential
2010/0205	Main Road (78)	Ravenshead	1	Residential
2009/0026	Regina Crescent (7)	Ravenshead	1	Residential
2010/0530	Tanglewood (Newstead Abbey Park)	Ravenshead	1	Residential
Total			34	

2012/13

Application Reference	Site Name	Locality	Units	Previous Land Use
2009/0188	Killisick Road (60)	Arnold	1	Builders yard
2011/0293	Nordean Court	Arnold	1	Residential
2012/0268	Plains Road (37)	Arnold	1	Bank
2011/0032	Waggon and Horses Public House (Land Rear Of)	Arnold	3	Vacant land
2010/0249	Buckleap House	Bestwood Village	1	Residential
2008/0244	The Sycamores & The Oaks	Bestwood Village	1	Vacant land
2010/0734	Kapur (Vicarage Drive)	Burton Joyce	1	Residential
2011/1227	Burton Road (67)	Carlton	1	Dental surgery
2002/2466	Valley Road (33-51)	Carlton	1	Ski slope
2009/0833	Catfoot Lane (129)	Lambley	1	Residential
2005/0473	Main Street (41 and 43)	Lambley	1	Undeveloped land
2008/0136	Spring Lane (86, Land Adj To)	Lambley	1	Residential
2010/0143	Chapel Lane (114)	Ravenshead	1	Residential
2007/0332	Church Drive (23)	Ravenshead	1	Residential
2010/0869	Main Road (28)	Ravenshead	1	Residential
2010/0790	Forge Stables	Woodborough	1	Stable
2011/1381	Main Street (117)	Woodborough	2	Residential
2009/0632	Wood Farm	Woodborough	1	Barn

Application Reference	Site Name	Locality	Units	Previous Land Use
Total			21	

2013/14

Application Reference	Site Name	Locality	Units	Previous Land Use
2011/0530	Gedling Road (166)	Arnold	1	Residential
2012/0492	High Street (55)	Arnold	2	Retail
2011/0537	Mansfield Road (16-18)	Arnold	3	Offices
2013/0314	Sandfield Road (33)	Arnold	1	Residential
2011/0845	Mushroom Farm	Bestwood Village	1	Farm building
2012/0740	The Nook (3)	Calverton	2	Retail / offices
2012/1496	Ashwell Street (35)	Carlton	2	Residential
2012/1055	Carlton Hill (316-318)	Carlton	2	Dentist surgery
2010/0870	Chandos Street (3, 5, 7 And 7A)	Carlton	6	Retail / residential
2007/1104	Cromford Avenue (4) plots 1-2	Carlton	1	Residential
2012/0802	Kent Road (140)	Carlton	1	Residential
2006/0891	Meadow Road (1)	Carlton	1	Offices
2012/1148	Social Club (Station Road, 8)	Carlton	9	Social Club
2002/2394	Waverley Avenue (25)	Carlton	1	Residential
2008/0266	Westdale Lane East (103)	Carlton	1	Residential
2009/0721	Westdale Lane West (451-453)	Carlton	2	Residential
2009/0066	Woodborough Road (848)	Carlton	2	Retail
2011/0252	Main Street (64)	Lambley	2	Residential
2009/0230	Spring Lane (306)	Lambley	1	Residential
2010/0970	The Lodge (Linby House)	Linby	1	Residential
2012/0169	The Granary (Abbey Fields Farm)	Newstead	1	Agricultural buildings
2005/1222	Main Street (142)	Woodborough	1	Residential
Total			44	

2014/15

Application Reference	Site Name	Locality	Units	Previous Land Use
2012/1523	British Red Cross Arnold Centre	Arnold	4	Offices
2013/0365	Clumber Avenue (45)	Arnold	1	Residential
2009/0434	High Street (1-5)	Arnold	1	Retail
2012/0695	Plains Road (157)	Arnold	1	Petrol station

Application Reference	Site Name	Locality	Units	Previous Land Use
2013/0393	Shortcross Avenue (37, Land Adj To)	Arnold	1	Undeveloped land
2011/0845	Mushroom Farm	Bestwood Village	1	Farm building
2013/1063	Carlton Hill (330-332)	Carlton	5	Offices
2014/0183	East Court	Carlton	2	Residential
2013/1467	Florence Road (2-4)	Carlton	1	Retail
2009/0986	George Road (2, Land Adj To)	Carlton	1	Builders yard
2010/0043	Hillcrest Day Nursery	Carlton	1	Day Nursery
2014/0359	Mount Pleasant (47)	Carlton	1	Residential
2013/0690	Old Brickyard (5a)	Carlton	3	Retail
2013/0674	Porchester Road (180)	Carlton	1	Residential
2005/0473	Main Street (41 and 43)	Lambley	1	Undeveloped land
2010/0920	Main Street (72)	Lambley	1	Residential
2013/1173	Main Street (16)	Papplewick	2	Residential
2011/1309	Moor Road (257)	Papplewick	1	Residential
2012/0746	Brackendale	Ravenshead	1	Residential
2010/0324	Main Road (25)	Ravenshead	1	Residential
2012/0944	Main Road (250)	Ravenshead	1	Residential
2014/0161	Main Road (92-98)	Ravenshead	1	Residential
2013/0156	Nottingham Road (138)	Ravenshead	1	Residential
2009/0923	Oak View Lodge (Newstead Abbey Park)	Ravenshead	1	Residential
2012/0234	Rosedale Lane	Ravenshead	6	Vacant land
2012/1498	Lowdham Lane (101)	Woodborough	1	Residential
Total			42	

2015/16

Application Reference	Site Name	Locality	Units	Previous Land Use
2014/1176	Accent Nene Ltd	Arnold	2	Offices
2015/0156(BC)	Baker Avenue (4 and 4A)	Arnold	2	Residential
2013/1535	Cross Street (48)	Arnold	5	Builders yard / residential
2012/1445	Mapperley Plains (421)	Arnold	1	Residential
2011/0444	Middlebeck Drive (26)	Arnold	1	Residential
2012/0666	Plains Road (143A)	Arnold	1	Petrol station
2014/0626	Station Road (3)	Burton Joyce	1	Residential
2011/0047	Deep Furrow Avenue (1)	Carlton	4	Retail
2008/0240	Forester Street (1)	Carlton	2	Residential
2014/0649	Godfrey Street (77)	Carlton	1	Residential
2014/0588	Jackie Bells Tavern (Public House)	Carlton	9	Public House

Application Reference	Site Name	Locality	Units	Previous Land Use
2010/0750	Norman Road (39)	Carlton	1	Residential
2013/0358	South Devon Avenue (11)	Carlton	1	Residential
2004/1109	Park House	Lambley	1	Agricultural building
2013/0315	Mansfield Road (169)	Papplewick	1	Residential
2014/0623	Tall Trees (Newstead Abbey Park)	Ravenshead	1	Residential
Total			34	

2016/17

Application Reference	Site Name	Locality	Units	Previous Land Use
2015/0448	Benedict Court (1)	Arnold	5	Communal lounge/warden accommodation
2014/0485	Mansfield Road (57)	Arnold	2	Residential
2012/1275	Bestwood Hotel	Bestwood Village	6	Public House
2015/0429PN	Park Hall Centre	Bestwood Village	8	Offices
2012/0351	Lambley Lane (15)	Burton Joyce	1	Residential
2015/1014	United Reformed Church	Burton Joyce	1	Church
2015/0310	Avon Road (Land Off)	Carlton	1	Greenfield plot
2015/0655	Carlton Hill (404)	Carlton	1	Residential
2015/0827	Pioneer Accident Repair Centre	Carlton	3	Repair centre
2014/1346	Play Area (Dunstan Street)	Carlton	6	Hard surface play area
2014/0757	Rutland Road (garage site)	Carlton	6	Residential
2013/0689	The Elms (2)	Carlton	1	Residential
2012/1259	Victoria Road (51c)	Carlton	1	Retail
2014/1005	Wood Lane (65)	Carlton	1	Residential
2012/0214	Mapperley Plains (600)	Lambley	1	Residential
2014/0507	The Lambley (Land Adj To)	Lambley	1	Public House
IN/0199/2014(BC)	Papplewick Pumping Station (3)	Papplewick	1	Residential
2012/1346	Beech Avenue (3)	Ravenshead	1	Residential
2014/0319	Gorse Hill (7)	Ravenshead	1	Residential
2014/0161	Main Road (92-98)	Ravenshead	1	Residential
2015/0138	Milton Drive (43)	Ravenshead	1	Residential
2014/0513	Regina Crescent (8)	Ravenshead	1	Residential
2013/0886	Regina Crescent (9)	Ravenshead	1	Residential
Total			52	

