

Local Planning Document Publication Draft

Report of Responses (October 2016)

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Introduction

This report summarises the key issues arising from the comments received as a result of the consultation on the Local Planning Document Publication Draft.

Consultation on the Local Planning Document Publication Draft and the accompanying assessments including the Sustainability Appraisal, the Habitats Regulations Assessment and the Equality Impact Assessment was held between May and July 2016.

A total of 646 comments were received as shown in the table below.

	Number of Respondents	Number of Comments
Local Planning Document Part A: Development Management Policies	54	199
Local Planning Document Part B: Site Allocations	363	418
Local Planning Document Part C: Policies Map	9	9
Local Planning Document Part D: Appendices	3	3
Sustainability Appraisal, Habitats Regulations Assessment and Equality Impact Assessment	12	17
TOTAL	396¹	646

A more detailed breakdown of the number of respondents and comments received for individual policies is provided within the body of this report. For clarification, some comments have been addressed in a different part of the report to which they were made, for example where a comment made on a development management policy within Part A relates to a specific site allocation and is more appropriately considered in conjunction with other comments relating to that site. However, the above table and other statistics provided within this report relate to the policy against which a comment was originally made.

Where the response states that a change will be made, the details of the change are included in the Schedule of Changes to the Local Planning Document Publication Draft (October 2016) which details all proposed changes to the Local Planning Document Publication Draft.

Documents that have been referred to in this report are available on the Local Planning Document examination library webpage². Where Court of Appeal decisions and other documents are mentioned in this report, sources are included as footnotes.

¹ Some respondents have commented on more than one part.

² www.gedling.gov.uk/lpdexamination

Part A: Development Management Policies

Introduction

Number of Respondents	Number of Comments
18	23

General Comments

Calverton Parish Council disagreed that all Local Planning Document policies should be 'strategic' for neighbourhood planning purpose. It was considered that the approach taken was contrary to the NPPF and Planning Practice Guidance and reduces flexibility and scope for Neighbourhood Plans to be developed within the Borough. Instead, the Parish Council considered that the only policies that are strategic are development management policies covering the whole of Gedling Borough; policies which allocate land which deliver a large percentage of future development requirements in that location; and policies relating to Green Belt boundaries. Policies LPD20 (Open Space) and LPD22 (Local Green Space) should not be viewed as being strategic as such matters need discretion to be dealt with at the Neighbourhood Plan layer.

National Grid commented generally that the consultation document had been reviewed and National Grid had no comments to make in response.

A number of site specific comments were also made which are addressed under the appropriate policy.

Response:

It is considered that it is appropriate for all policies in the plan to be strategic for neighbourhood plan purposes. However it will be clarified in the supporting text that Local Green Space can also be designated in Neighbourhood Plans (see response for Policy LPD22: Local Green Space).

Public Consultation

The Environment Agency confirmed that it has engaged through the various stages of the plan's development and was satisfied that the requirements of the Duty to Cooperate had been adhered to. It was considered that the plan has been positively prepared to address water related environmental issues using a credible evidence base that it had had the opportunity to influence.

A local resident had noted that land at Papplewick Lane had been identified for development against the previous Planning Inspector's recommendation and Gedling Borough Council had not done a sufficient job in advising local people in Hucknall of the plans or following the advice of the previous Planning Inspector.

Comments made in relation to site H5 (Lodge Farm Lane) are considered in relation to the relevant policy.

Response:

The Borough Council have exceeded the minimum requirements for consultation as set out in the Regulations. The principles and guidelines in the Statement of Consultation, adopted by the Borough Council in 2014, have been followed during the preparation of the Local Planning Document.

Duty to Co-operate

Ashfield District Council raised concerns over legal compliance in relation to the Duty to Co-operate while acknowledging that there has been improvements in cross boundary working. Reference was made to related comments under Policy LPD63: Housing Distribution and Policy LPD64: Urban Area.

The Environment Agency confirmed that it been given the opportunity to engage through the various stages of plan's development and it was satisfied that the requirements of the Duty to Cooperate had been adhered to.

Nottingham City Council and Erewash Borough Council considered the Duty to Co-operate had been met.

Gladman Developments set out the requirements in relation to the Duty to Co-operate and noted that the development of the Part 2 Local Plan represented another opportunity to consider cross-boundary issues that may have arisen since the adoption of the Aligned Core Strategy.

The Gedling Borough Council Conservative Group suggested that Gedling Borough Council had informed rather than meaningfully consulted or co-operated and the views of local residents and their elected representatives had been completely disregarded. Reference was made to the views of Ashfield District Council and Linby and Papplewick Parish Councils, particularly in relation to the Hayden Lane site.

A resident suggested that support and planning expertise should be offered to all affected residents so that they have equal, fair, dignified and respectful treatment during the planning process. Gedling Borough Council would then be able to demonstrate full inclusion within its obligations to show a Duty to Cooperate.

Response:

The Borough Council is under a statutory duty to cooperate with various bodies with planning responsibilities which includes Ashfield District Council. The Aligned Core Strategy passed the duty to cooperate test as part of the examination. The Aligned Core Strategy was produced through joint working and the shared evidence base form Part 1 Local Plans to which the Part 2 Local Plans including the Local Planning Document for Gedling must conform. The Councils have continued to cooperate and support one another during the preparation of Part 2 Local Plans including for example, agreeing a joint methodology for the Green Belt Assessment. The Duty to Cooperate Statement can be found in Appendix 2 of the Report of Consultation on the Local Planning Document (October 2016).

Planning Officers at the Borough Council are available to offer support to residents when requested.

Sustainability Appraisal

Comments made in relation to the Sustainability Appraisal can be found in the Sustainability Appraisal, Habitats Regulations Assessment, Equality Impact Assessment and Health Impact Assessment section.

Habitats Regulations Assessment

Comments made in relation to the Habitats Regulations Assessment can be found in the Sustainability Appraisal, Habitats Regulations Assessment, Equality Impact Assessment and Health Impact Assessment section.

Equality Impact Assessment

Comments made in relation to the Equality Impact Assessment can be found in the Sustainability Appraisal, Habitats Regulations Assessment, Equality Impact Assessment and Health Impact Assessment section.

Format of Policies

Aldergate Properties Ltd noted that a number of policies are written in negative terms; where "permission will not be granted" and which may offend the principle of providing positive planning through local plans. They also pointed to a number of policies which refer to "adverse" or "detrimental" impact, which should be amended to refer to "significant adverse etc. impact".

A number of site specific comments were also made which are addressed under the appropriate policy.

Response:

National planning policy guidance is clear that Local Plans should set out the opportunities for development and provide clear policies on what will or will not be permitted and where. The reference to "significant adverse impact" has been addressed under Policy LPD19: Landscape Character and Visual Impact.

List of Respondents

Aldergate Properties Ltd
Alice Campbell
Ashfield District Council
Calverton Parish Council
David Thacker
Environment Agency
Erewash Borough Council
Gedling Borough Council Conservative Group
Gladman Developments
Ian Clifford

Karen Summerfield
Mr Ryan
Mr Shah
Ms Marraffa
National Grid
Northern Trust
Nottingham City Council
Nottinghamshire County Council (Public Health)

The Character of the Borough

Number of Respondents	Number of Comments
1	1

The Gedling Borough Council Conservative Group noted that paragraph 2.1 identified Bestwood Village, Calverton and Ravenshead as Key Settlements owing to their 'good accessibility to a range of services and facilities' but that no information was provided as to what constitutes a good range of services.

Response:

The identification of key settlements has already been considered through the preparation of the Aligned Core Strategy and have been locally defined, based on their role, function and planning policy considerations including local regeneration needs as well as sustainable development opportunities. Further detail is contained within the Greater Nottingham Sustainable Locations for Growth Study published in February 2010.

List of Respondents

Gedling Borough Council Conservative Group

Spatial Vision and Spatial Objectives

Number of Respondents	Number of Comments
6	6

Historic England supported the carrying forward of the Aligned Core Strategy spatial vision and objectives for the historic environment as set out in section vi) of the table.

The Environment Agency also supported the spatial vision and objectives and welcomed the inclusion of flood risk management, biodiversity protection and enhancement and timely infrastructure.

Nottinghamshire County Council has commented on the following objectives:-

v) Regeneration – noted that the redevelopment of Gedling Colliery/Chase Farm would need to be supported by full knowledge of ground conditions and the mitigation proposed.

viii) Health and wellbeing – recognised that cycling and walking routes through developments will improve air quality.

xi) Protecting and improving natural assets – recognised that green spaces will help to improve air quality in urban areas.

Grace Machin Planning & Property, on behalf of a landowner in Ravenshead, supported the spatial vision and, in particular, the objective to deliver 14,500 new homes in Gedling Borough between 2011 and 2028, noting that this target should be seen as a minimum. Gladman Developments and Erewash Borough Council supported the spatial vision and spatial objectives, in particular the objective of delivering high quality new housing.

The Scientific Officer at Gedling Borough Council stated that the Borough Council could require developers to work with broadband infrastructure providers to install the infrastructure to allow 'fibre to home'. Broadband infrastructure could be included as a policy in Section 10: Design or Section 11: Homes to ensure that future developments are fit for purpose and promote the economic development within the Borough.

Response:

The comments from Historic England, the Environment Agency and Nottinghamshire County Council are noted. For clarification, the target is to provide 7,250 homes in Gedling Borough not 14,500 homes.

It is considered that new infrastructure requirements such as broadband are covered by Aligned Core Strategy Policy 18: Infrastructure and no change is necessary.

List of Respondents

Environment Agency
Gladman Developments
Historic England

John Incles
Nottinghamshire County Council
Scientific Officer, Gedling Borough Council

Climate Change, Flood Risk and Water Management

Number of Respondents	Number of Comments
13	29

General Comments

Gladman Developments identified the need for flexibility to ensure that viability was not affected and highlighted that nationally described standards could only be used where supported by evidence of need and viability. Nottinghamshire County Council highlighted that consideration of emissions of the life cycle was important and that emissions due to land use changes will become more important in the future.

Policy LPD1 – Wind Turbines

Policy LPD2 – Other Renewable Energy Schemes

The Gedling Borough Council Conservative Group supported the statement that wind turbines were inappropriate in the Green Belt. They also requested that the additional guidance be given in the Local Plan to reflect the Written Ministerial Statement on wind turbines (18th June 2015)³.

Both Nottinghamshire County Council and Historic England supported the production of a Supplementary Planning Document. Nottinghamshire County Council highlighted that the approach taken by Newark & Sherwood District Council may be a useful model while Historic England welcomed the reference to heritage in the policies.

Response:

This policy conforms with national planning guidance. The Written Ministerial Statement on wind turbines is a material consideration when determining planning applications but is not policy and could be revoked at any time. The Local Planning Document covers the period up to 2028 and it is considered appropriate that the guidance given in the Local Plan focusses on policy and will not be affected by the deletion of Ministerial Statements. Reference to the Statement will be included in the supporting text.

Policy LPD3 – Managing Flood Risk

The Environment Agency supported the policy which it was able to influence through the consultation process. Nottinghamshire County Council as Local Lead Flood Authority commented there is no mention of catchment based flow approach to the watercourses in the supporting text. The designation of upper catchment mitigation features to assist with the management of flood flow is important.

³ <http://www.parliament.uk/documents/commons-vote-office/June%202015/18%20June/1-DCLG-Planning.pdf>

Nottingham City Council welcomed the policy but stated that it only applies in areas of flood risk. They commented that much of the catchment of the River Leen is located in Gedling Borough where, even in non-flood risk areas, development could increase risk downstream. It was suggested that the policy be amended to allow planning permission to be granted for development within the River Leen catchment subject to it not increasing flood risk on site or elsewhere, with a related change to show the catchment area on the Policies Map.

Burton Joyce Parish Council and local residents made comments on this policy in relation to the proposed allocation at Orchard Close. The Parish Council refer to this area being identified as a source of surface water flooding in an assessment undertaken by Nottinghamshire County Council and where the problem was caused by the Severn Trent Water drainage system being inadequate and also because of the removal of trees from the field behind Orchard Close. The Parish Council also noted that the Environment Agency maps show a surface water flood route near Orchard Close and would want to see active management of flood and surface water risks at these locations.

Severn Trent Water confirmed that they are in discussions with Nottinghamshire County Council as Local Lead Flood Authority about locations with known flooding problems including Arnold, Burton Joyce, Calverton and Hucknall. Severn Trent Water recommended early discussions with the Local Lead Flood Authority on this issue.

Severn Trent Water commented generally that they do not foresee any problems in relation to water capacity and sewerage. In relation to water supply, they did not see any capacity issues in the urban area subject to more detailed assessment at the planning application stage. However, Severn Trent Water commented that the ability to support significant development in the rural area was likely to have greater impact and significant reinforcement. On sewerage, Severn Trent Water confirmed that once detail of development was available they would carry out additional modelling of capacity in areas where capacity was limited and once there was confidence development would be built Severn Trent Water would carry out necessary improvements.

Response:

The issue raised by Nottinghamshire County Council about the importance of taking a catchment based flow approach to watercourses is accepted and additional text will be added to paragraph 4.4.1 in the supporting text.

In relation to the comments by Nottingham City it is acknowledged that flood risk from the River Leen and Daybrook can affect properties in Nottingham City. The River Leen and Day Brook Strategic Flood Risk assessment recommends that major development proposals within the catchment area should seek to reduce volumes and peak flow rates of surface water generated by development. Surface Water Management is dealt with in Policy LPD4: Surface Water Management and changes to the supporting text to Policy LPD4 are proposed in response to Nottingham City comments.

Severn Trent Water refers to the discussions between themselves, the Environment

Agency and the Local Lead Flood Authority. The Borough has held early discussions with the Environment Agency and Local Lead Flood Authority at a specially arranged workshop in February 2015 and will continue to liaise with these two bodies. The issue relating to surface water flooding at Orchard Close is addressed in the Part B .

Severn Trent Water have confirmed that they do not consider there are any undue constraints in relation to water and sewerage capacity.

Policy LPD4 – Surface Water Management

The Environment Agency supported this policy which it was able to influence through the consultation process. Nottinghamshire County Council as Lead Local Flood Authority commented that part c) 2) of the policy should be amended to refer to the need to address developments in the upper catchment.

Burton Joyce Parish Council considered that the Orchard Close allocation conflicted with Policy LPD4. A local resident considered the allocation would worsen existing surface water flooding problems.

Calverton Parish Council and R Tuxford Exports both supported this policy. The Parish Council referred to surface water flooding issues along Main Street affecting 500 properties which was under investigation by Nottinghamshire County Council. The cause was considered to be surface water runoff from fields south of the village and possibly by poor maintenance of drains along Main Street.

Another local resident referred to drainage ditches being filled in between Brookfield Road and Bonington Drive and specifically on the Brookfield Garden Centre allocation. Another respondent queried whether development on land between Burton Joyce/Stoke Bardolph and the River Trent would require extra flood defences.

Severn Trent Water expected surface water to be managed in line with the government's Water Strategy, Future Water. Severn Trent Water would not expect surface water to be conveyed to foul water sewers or combined sewers. Severn Trent Water also supported the removal of surface water already connected to foul or combined sewer. Developers should accommodate floods which exceed the design capacity of the sewers.

Response:

Site specific issues are addressed in Part B.

In relation concerns about flood risk from the River Leen and Day Brook catchment, the Borough considers that the Leen and Day Brook catchment is an area at risk of surface water flooding and therefore covered by part b of the policy. However, it is proposed to add additional supporting text to specifically identify this area as being critical in terms of the need to address surface water flood risk.

Policy LPD4 would apply to all development proposals including those located within upper catchment areas. No change to Policy LPD4 is necessary.

Policy LPD5 – Managing Water Quality

The Environment Agency supported this policy which it was able to influence through the consultation process. Nottinghamshire County Council suggested a controlled water risk assessment be added to the information required for planning applications.

Severn Trent Water supported the policy and referred to the Environment's Agency Source Protection Zones and Source Guarding Zone policy. Any development should take into account the Water Framework Directive and River Basin Management Plan.

Response:

It is agreed that the requirement for a controlled water risk assessment should be added to the list of information required in support of a planning application.

Policy LPD6 – Aquifer Protection

The Environment Agency supported this policy which it was able to influence through the consultation process. Nottinghamshire County Council as Lead Local Flood Authority commented that advice from the Environment Agency was not always available.

Response:

Noted.

List of Respondents

Burton Joyce Parish Council
Calverton Parish Council
Don Stickland
Environment Agency
Gedling Borough Council Conservative Group
Gladman Developments
Historic England
Kevin Turner
Nicola Stewart
Nottingham City Council
Nottinghamshire County Council
RC Tuxford Exports Limited
Severn Trent Water

Environmental Protection

Number of Respondents	Number of Comments
10	13

General Comments

Gladman Developments stated that policies that protect the Council's environmental assets accord with the National Planning Policy Framework (NPPF). The Borough Council should work with developers in a proactive manner to overcome issues of concern, and recognise that there was a wide range of different measures that can be used to mitigate the environmental impact of development.

A resident raised concerns about the unstable land at the Orchard Close site in Burton Joyce.

Response:

Noted.

Site specific issues are addressed in Part B.

Policy LPD7 – Contaminated Land

The Environment Agency supported this policy.

Nottinghamshire County Council stated this policy should require developments to be supported by an appropriate and robust investigation (Phase 1 and 2) and suggested amendments to the policy and supporting text to clarify the nature of the investigation required as part of a planning application.

Response:

The policy and supporting text will be amended as requested.

Policy LPD8 – Unstable Land

The Coal Authority supported the policy and noted the suggested changes they previously put forward had been included. It was noted that there was no need for the Sustainability Appraisal to assess coal mining data, given that the reporting of surface coal mining hazards in Gedling Borough was relatively infrequent.

Nottingham County Council noted that paragraph 5.3.2 should recognise that a site may be outside of unstable land, but could still lie within a zone of impact should instability occur (e.g. an unstable slope slips into adjacent land).

Response:

Paragraph 5.3.2 will be amended as requested.

Policy LPD9 – Hazardous Substances

No comments received.

Policy LPD10 – Pollution

The Environment Agency supported this policy.

Nottingham County Council stated that paragraph 5.5.8 could include reference to radon as another source of pollution. Magnesian limestone and coal measures give rise to the potential for this source of pollution.

Response:

Paragraph 5.5.8 will be amended to include reference to radon pollution.

Policy LPD11 – Air Quality

Gedling Borough Council's Scientific Officer suggested paragraph 5.6.7 should be updated to reflect the current situation in terms of the number of zones predicted to exceed the European Union limit.

The National Farmers Union East Midlands Region would like to see a clause added to prevent new development close to bad neighbour uses, such as new housing being sited next to existing noisy or smelly farm buildings.

The Gedling Borough Council Conservative Group expressed concern that development on some of the larger sites identified within the Local Plan Parts 1 and 2 had the potential to adversely impact on air quality particularly around 'tail-pipe' emissions and it was important that Gedling Borough Council's Air Quality and Emissions Mitigation Guidance was implemented. They requested a requirement for air quality checks at appropriate sites adjacent to significant developments.

Aldergate Properties Ltd stated that all development has the "potential to adversely impact" air quality. The policy appeared to accept that many of the air quality issues which arise along/close to main transport corridors was due to "tail pipe emissions". It was unclear how "non-polluting" developments could be expected to deliver a positive impact on air quality.

Langridge Homes supported the improvement of air quality in the Borough but were concerned that the policy could delay planning applications relating to the housing allocations. The policy should clarify that air quality assessments are not needed for residential schemes on allocated sites.

Langridge Homes suggested the supporting text should recognise that reductions in air quality along major radial roads have been primarily caused by the increasing volume of commuter traffic. New housing on the edge of the urban area would help address this long term trend as these sites have good access to public transport.

Response:

Paragraph 5.6.7 will be amended to reflect the current situation. With regard to the request for air quality checks at appropriate sites adjacent to significant

developments, part of implementing the air quality guidance document means that where appropriate an assessment will be required including the effect developments have on the surrounding area. It is considered that all proposals for development will need to accord with Policy LPD11 whether or not they comprise existing allocations in the Local Planning Document.

Comments from Aldergate Properties Ltd and Langridge Homes Ltd are noted. The Borough Council's Air Quality and Emissions Guidance for Developers set out the measures to help reduce vehicle emissions and will apply to all proposals across the Borough in order to improve air quality and avoid other areas having to be designated as Air Quality Management Areas. The Sustainability Appraisal Appendix H is clear that air quality issues for the allocation sites are covered in Policy LPD11.

List of Respondents

Aldergate Properties Ltd
Environment Agency
Gedling Borough Council Conservative Group
Gladman Developments
Langridge Homes Ltd
Kevin Turner
National Farmers Union East Midlands Region
Nottinghamshire County Council
Scientific Officer, Gedling Borough Council
The Coal Authority

Green Belt

Number of Respondents	Number of Comments
14	19

General Comments

Gladman Developments welcomed the Green Belt Assessment.

Policy LPD12 – Reuse of Buildings within the Green Belt

Gedling Borough Council Conservative Group supported the 10 year restriction in part c) of the policy. Historic England welcomed the reference to heritage and considered that ‘appropriate enabling development’ should be defined in the Glossary. Nottinghamshire County Council noted that agricultural buildings may contain asbestos or have been used for the storage of chemicals and applications may need to be supported by a risk assessment.

Response:

It is proposed to add the definition of ‘enabling development’ to the glossary.

Matters regarding potential contamination of buildings will be dealt with through planning applications.

Policy LPD13 – Extensions to Buildings with the Green Belt

Aldergate Properties Ltd objected to the setting of an arbitrary percentage and considered that a criterion based policy should be used instead. If a percentage policy is used this should allow for larger extensions where impact criteria are met.

Response:

It is considered that setting a percentage provides upfront clarity to developers about whether their proposal accords with policy or not. Paragraph 6.3.4 of the supporting text provides examples when an increase above 50% may be acceptable. It is therefore considered that the wording already provides sufficient flexibility.

Policy LPD14 – Replacement of Buildings within the Green Belt

No comments received.

Policy LPD15 – Infill Development within the Green Belt

The Home Builders Federation requested that ‘appropriate’ is used rather than ‘not inappropriate’. Gedling Borough Council Conservative Group supported the policy as it will protect villages from ‘boundary creep’. One landowner supported the approach taken.

Response:

While accepting that use of the term ‘not inappropriate’ is not ideal, it reflects the

language in the NPPF and is technically correct. It is not proposed to change the wording. Other comments noted.
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Policy LPD16 – Safeguarded Land

Safeguarded land was considered necessary by Erewash Borough Council and Langridge Homes Ltd, to help ensure a continuing supply of housing due to delays in major housing sites and lower than expected completions on a number of sites. Langridge Homes Ltd had reservations about the safeguarded land at Top Wighay Farm due to the slow delivery of the site and also to Oxton Road, Calverton due to the multiple landowners. They put forward three sites to be designated as safeguarded land (if not required for housing during the plan period):-

- an extension to Willow Farm (H3);
- land to the north of Stockings Farm; and
- land to the west of Calverton.

Gladman Developments questioned whether enough safeguarded land had been designated. Residents objected to safeguarded land in general and considered this should be a matter for a future plan.

One landowner with a land interest at Calverton objected to safeguarded land at Bestwood Village because:

- there was no justification;
- there were existing defensible boundaries which could be used;
- the village was not suitable for the additional 210 homes;

A number of landowners and developers, including RC Tuxford Exports Limited, supported the safeguarded land in the Oxton Road/Flatts Lane area of Calverton as this area was not considered to contribute to the purposes of the Green Belt although there was an accepted need to keep some land free from development. It was also considered that some of the land designated as safeguarded at Calverton should be re-designated as residential land to allow development during the plan period to meet the housing target in the Aligned Core Strategy.

Calverton Parish Council considered the quantum of safeguarded land at Calverton compared to Bestwood Village, Ravenshead and the Urban Area was disproportionate to Calverton's position in the settlement hierarchy. They requested a more balanced distribution of safeguarded land and amendments to the policy and paragraph 6.6.5 of the supporting text to clarify that the release of safeguarded land would follow the spatial strategy and settlement hierarchy.

Ashfield District Council considered that the safeguarded land at Top Wighay Farm was not justified and should be returned to the Green Belt as per paragraph 1.71 of the Replacement Local Plan. They considered that:

- the site was a considerable distance from the services and facilities in Hucknall;
- Gedling Borough Council are not promoting safeguarded land adjacent to the main urban area; and
- its development would be detrimental to Hucknall's services and facilities.

Ashfield District Council also considered that the third point in paragraph 6.6.2 did not accord with the NPPF, as safeguarded land should only be permanently developed following a review of the local plan.

The use of the safeguarded land designation where the land is not considered suitable for future development was questioned by a number of developers, Gedling Borough Council Conservative Group and Ashfield District Council. There were requests to delete part b) of the policy or provide a clearer explanation of the types of safeguarded land. Ashfield District Council also questioned why the sites identified as such around the urban area were not considered developable.

Response:

It is considered that all the land that could be designated as safeguarded land has been designated as safeguarded land. Land at the urban area has not been designated as safeguarded land to meet longer development needs as any land here that is suitable for development and not required to remain in the Green Belt should be allocated for residential development in line with Aligned Core Strategy Policy 2: The Spatial Strategy.

An even distribution around the Borough has not been sought. Instead safeguarded land has been designated where the land is not considered suitable to be retained within the Green Belt and may be suitable for development. Due to the need to follow defensible boundaries it is not considered possible to designate additional safeguarded land at either Bestwood Village or Ravenshead. It is considered that the designation of safeguarded land at Bestwood Village is justified and follows clear defensible boundaries; whether the village is suitable for extra development will be considered through the next review of the Local Plan.

It is considered that there are not the defensible boundaries required at Willow Farm or North of Stockings Farm to allow the sites to be removed from the Green Belt; the use of contour lines is not considered appropriate. Equally site H15 at Calverton has strong defensible boundaries at present and it is not considered appropriate to roll Green Belt boundaries back further in this location. Whether land proposed to be designated as safeguarded land should be allocated for residential development at Calverton is considered under Policy LPD63: Housing Distribution and Policy LPD66: Calverton.

As identified in the NPPF, safeguarded land is not allocated for development at this time. As such the deliverability of the site, due to slow delivery of adjacent allocations or the presence of multiple owners, is not a material consideration as to whether it should be designated as safeguarded land or not.

Paragraph 3.3 of the Safeguarded Land (March 2016) document states:

“The Courts have held¹ that exceptional circumstances are required for any revision of the Green Belt boundary, whether the proposal was to extend or reduce the Green Belt. Once a Green Belt has been established and approved, it requires more than general planning concepts to justify an alteration. The circumstances necessary to add to the Green Belt could not arise unless the reasons which caused the land initially to be excluded from the Green Belt was thereafter clearly and permanently

falsified by a later event. The fact that, after the definition of the Green Belt boundary, the local authority or an inspector might form a different view on where the boundary should lie, however sound that view on planning grounds, could not of itself constitute an exceptional circumstance which necessitated and therefore justified a change to include the land in the green belt. The fact that the site may not be currently suitable for development is also not sufficient to justify changing Green Belt boundaries.

1 Gallagher Homes Ltd v Solihull Borough Council [2014] EWHC 1283 (Admin)”

As such, it is not considered possible to return the safeguarded land at Top Wighay Farm back to the Green Belt. The location of facilities and services in Hucknall are generally unchanged and, as set out above, safeguarded land is not allocated for development; whether there are any issues which mean the site cannot be allocated for development will be explored at the time allocation is proposed.

It is considered that paragraph 6.6.2 of the supporting text sets out the correct policy approach. As identified in paragraph 49 of the NPPF and confirmed by the Courts⁴, where a five year supply of housing land cannot be demonstrated, policies that restrict the supply of housing are considered to be out of date and the presumption in favour of sustainable development applies.

Part b of the policy continues the approach taken to safeguarded land in the Replacement Local Plan. Consideration has been given to the introduction of another policy designation, such as open countryside, to address this land. However, it has been concluded that this would add complexity to the Local Plan and it is more appropriate to roll forward the current approach which was supported by the Inspector who examined the Replacement Local Plan. The reasons these sites are not considered suitable for development is set out in the Site Selection Document (May 2016) and they are also considered in the Safeguarded Land (March 2016). Amendments will be made to the policy to clarify the approach so as to minimise confusion.

Policy LPD17 – Homes for Rural Workers

No comments received.

List of Respondents

Aldergate Properties Ltd
Ashfield District Council
Calverton Parish Council
Clair Oliveira
Dave Braithwaite
Gedling Borough Council Conservative Group
Gladman Developments
Hayden Lester
Historic England

⁴ <http://www.bailii.org/cgi-bin/format.cgi?doc=/ew/cases/EWHC/Admin/2014/1283.html&query=EWHC+1283>

Home Builders Federation
John Incles
Langridge Homes Ltd
Nottinghamshire County Council
RC Tuxford Exports Limited

Natural Environment

Number of Respondents	Number of Comments
7	19

General comments

The Environment Agency supported this policy, in particular the promotion of avoidance over mitigation to safeguard biodiversity interests.

Gladman Developments noted the protection of biodiversity and landscape should accord with section 11 of the NPPF. Paragraph 113 of the NPPF states that once valued landscapes are identified, Local Planning Authorities should draw up criteria based policies with the degree of protection commensurate with the status of the landscape.

Response:

The approach values all landscapes and applies the Greater Nottingham Landscape Character Assessment approach which the Borough considers is consistent with the NPPF.

Policy LPD 18 – Protecting and Enhancing Biodiversity

The Environment Agency supported this policy which it was able to influence through the consultation process. Nottinghamshire County Council suggested the policy should be amended for clarity to read: “Where development proposals affect designated sites, planning permission will not be granted” and queried the meaning of “other value of the site”. They also referred to duplication between the fifth part of the policy with references to mitigation in the supporting text and suggested some supporting text to relate to the final part of the policy.

Gladman Developments and Aldergate Properties Ltd agreed that the level of protection for designated nature conservation sites should vary according to position in the hierarchy. However, Aldergate considered the policy should not apply to newly designated sites within the lower tier i.e. non statutory site designations.

The Woodland Trust would like to see a stronger wording for protecting ancient woodland and for this to be extended to protect ancient and veteran trees. Nottinghamshire County Council considered that ancient woodland should be addressed separately in the policy as it is not a designated nature conservation site. Both the Woodland Trust and Nottinghamshire County Council drew attention to the need for surveys of trees and other characteristics/factors to identify ancient woodland below two hectares.

The Local Wildlife Site at Bestwood 2 Sand Quarry is located within the eastern extension proposed in the submission draft County Minerals Local Plan, which acknowledged that the harm to the Local Wildlife Site will need to be mitigated and compensated for by new habitat creation. Tarmac considered that Gedling Borough

Council should recognise the benefits of mineral extraction in this location in the Local Planning Document.

Response:

Regarding the comments of the County Council about improving the clarity of the policy, the suggested wording to make it clear that “Where development proposals affect designated sites, planning permission will not be granted” improves understanding of the policy and is accepted.

The County Council queried the meaning of “other value of the site” and this will be explained in the supporting text. For example such other value includes the landscape value of the site or its public enjoyment.

In relation to their comment concerning duplication of text, the Borough Council considers that this should be in the Policy and does not consider any change is necessary. The suggestion to include additional text to support the final part of Policy LPD18 is accepted.

There was general support for the level of protection of designated sites to be commensurate with their level in the hierarchy. In relation to Aldergate Properties Ltd’s point that the policy should not apply to newly designated sites, the Borough Council would disagree. If a site is newly designated then it has been through the designation process and therefore it is relevant to apply the policy. However, it is accepted that if the site is not identified in the Local Planning Document on the Policies Map then it cannot be given the same level of protection as sites identified on the Policies Map.

It is agreed to include the protection of ancient woodland, ancient and veteran trees as a separate clause in the policy. The survey of woodland can be required through the determination of planning applications but the resources are not available to take a comprehensive and proactive approach to the surveying of woodlands in the Borough.

Policy LPD18 is a general policy applying to all designated nature conservation sites. It is not necessary to make a specific reference to the situation at Bestwood 2 Sand Quarry which is addressed in the County’s Minerals Local Plan Submission Draft (2016) which once adopted will become part of the Development Plan for the area.

Nottinghamshire County Council commented that the acronym “pSPA” should not be used in paragraph 7.2.4 as in legal terms this refers to potential special protection areas and in this case the Sherwood area is a prospective special protection area.

Response:

The pSPA acronym is derived from the Aligned Core Strategy which explains that in due course the Sherwood prospective SPA may become a proposed SPA (paragraph 3.17.3). Crucially, the Aligned Core Strategy states that given its prospective status the Sherwood site will be treated as a confirmed European Site. The acronym is set out in full in paragraph 7.2.4 of the Local Planning Document and it is not felt helpful to delete the acronym as it is used in the Aligned Core Strategy.

Further detail on the SPAs will be provided in a website link to be provided as a footnote.

Nottinghamshire County Council requested changes to paragraph 7.2.12 to reflect biodiversity priorities for Gedling Borough Council as follows:-

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

Response:

It is agreed that the list of biodiversity priorities in paragraph 7.2.12 be amended to the above.

Nottinghamshire County Council has made the following comments:-

- The mitigation hierarchy in paragraph 7.2.13 read in the wrong order as it should follow: avoid, mitigate, compensate;
- Requested changes to paragraph 7.2.14 to clarify that the hierarchy is the accepted national hierarchy of designated sites. The word “clearly” should be inserted before “outweigh” in the last sentence;
- References to biodiversity offsetting in paragraph 7.2.18 be updated and additional text added relating to the opportunities for biodiversity in and around development; and
- The fourth indicator under the monitoring information should be amended to read ‘The percentage of Local Wildlife Sites under positive conservation management’.

Response:

It is agreed to make the changes suggested by the County Council.

Policy LPD19 – Landscape Character and Visual Impact

The National Farmers Union East Midlands Region understood the need for development to fit within the landscape and to enhance it where possible but were concerned there was no threshold for requiring a landscape character assessment which should only apply to major development.

Nottinghamshire County Council have commented on Appendix B Mature Landscape Areas and Landscape Character Areas. They questioned whether the Mature Landscape Areas have been superseded by the adoption of the Greater Nottingham Landscape Character Assessment and sought clarification on this point in paragraph 7.3.3

Aldergate Properties Ltd suggested that reference be made to a “significant” adverse impact on the character of the landscape.

Response:

In relation to the National Farmers Union’s comment it would be impractical and potentially misleading to define thresholds for types of major development especially in the rural context and in relation to land based rural businesses. It is intended that the policy would be applied on a proportionate basis with each case treated on merit.

In response to Nottinghamshire County Council it is agreed that paragraph 7.3.3 should clarify how the Mature Landscape Areas designation set out in the adopted Gedling Borough Replacement Local Plan 2005 will be replaced by Policy LPD19.

Aldergate Properties Ltd’s suggested amendment helps clarify meaning and is accepted.

List of Respondents

Aldergate Properties Ltd
Environment Agency
Gladman Developments
National Farmers Union East Midlands Region
Nottinghamshire County Council
Tarmac
The Woodland Trust

Open Space and Recreational Facilities

Number of Respondents	Number of Comments
15	20

General Comments

Gladman Developments noted that the provision of new open space will be assessed on a site by site basis and could be achieved through a financial contribution to provide facilities off site where appropriate. In determining the most appropriate form of open space contribution, Gedling Borough Council should consider viability as well as the individual constraints and opportunities of a particular development site.

Gladman Developments also noted that Gedling Borough Council should not use Local Green Space designation as a means of preventing otherwise sustainable development coming forward. Reference was made to paragraph 77 of the NPPF and Paragraph: 015 Reference ID: 37-015-20140306 of the Planning Practice Guidance.

Response:

Viability issues will be considered at the planning application stage.

The Local Green Space Assessment (March 2016) explains how the assessment has been undertaken for the sites nominated for designation as Local Green Space.

Policy LPD20 – Protection of Open Space

Nottinghamshire County Council queried whether a Phase One habitat survey would be required to ensure that the foraging routes of bats, badgers etc. and habitats are not compromised.

Omnivale Limited noted the protected open space designation of land within their ownership (Beeston Close in Bestwood Village) was carried forward to the Local Planning Document. The open space is privately owned, overgrown, not publicly accessible and it does not merit a protected open space designation being carried forward. The policy exceptions do not explicitly cover the scenario where part of a protected space was developed and the residual area enhanced as an accessible usable space. Omnivale Limited would prefer the removal of the protected open space designation from the site, to enable its consideration for other uses. If the designation was retained, an additional policy exception criterion was requested to read “*development of part of the site, where this will secure improved access to and/or enhancement of the recreational or sporting quality of the retained open space on the site.*”

Sport England supported the policy and would like confirmation that the reference to ‘an assessment’ was the Playing Pitch Strategy with regard to playing fields.

Response:

Habitat surveys are covered by Policy LPD18: Protecting and Enhancing Biodiversity.

Regarding the issue with the existing protected open space designation at Bestwood Village, this is already covered in part a, bullet 2 of the policy.

It is confirmed that the emerging Playing Pitch Strategy will provide planning guidance to help assess development proposals affecting playing fields.

Policy LPD21 – Provision of New Open Space

Aldergate Properties Ltd suggested the policy may not be acceptable in all cases as the provision of new open space on smaller sites could affect the viability. They would like to see more flexibility for housebuilders with the selection of off-site contribution and/or financial contribution requirements.

Sport England supported the policy and would like confirmation that a refresh of the Supplementary Planning Guidance for Open Space Provision (2001) would be informed by the Playing Pitch Strategy. It was unclear how Gedling Borough Council intend to seek funding for new, replacement or upgrades to built sports facilities as a result of demand generated by new development.

Nottinghamshire County Council (Public Health) recommended that the financial contribution required should not be significantly less than the estimated loss in total property sale value through the inclusion of 10% open space on a site. Otherwise it was considered unlikely that new open space would be created.

Response:

The policy has some flexibility to address financial and viability issues.

The existing New Housing Development Supplementary Planning Guidance for Open Space Provision (2001) will be refreshed. New, replacement or upgrades to built sports facilities are covered by Aligned Core Strategy Policy 19: Developer Contributions.

Policy LPD22 – Local Green Space

The Gedling Borough Council Conservative Group supported the designation of the specific sites. Woodborough Parish Council and the Woodborough Action Group welcomed the designation of Taylors Croft and Governors Field as Local Green Space as well as the extension of the protected open space near Buckland Drive.

The Friends of Haywood Road Community Centre noted that most of the areas proposed for Local Green Space designation status in the Local Planning Document appeared to be in rural locations with less dense populations. They nominated land around the Community Centre including the bowling green to be designated as a Local Green Space and the nomination was also supported by the Save the Haywood Road Community Centre group and Porchester Bowls Club.

Calverton Parish Council wished to see the insertion of an additional paragraph to take account of the sites identified as being suitable for designation as Local Green Space in the emerging Calverton Neighbourhood Plan.

Papplewick Parish Council and the Friends of Moor Pond Woods agreed that Moor Pond Woods should be designated as a Local Green Space, but considered the boundary of the designation should be amended to reflect its extent and value as recreational space and environmental significance. The Friends of Moor Pond Woods suggested Moor Pond Woods should be designated as a Local Nature Site within Policy LPD18 to reflect protected species and priority habitats.

John F.C Taylor Estate objected to the proposed designation of Taylor's Croft as open space and Local Green Space. The site is a privately owned paddock used for grazing which provides no public access. They also made a number of comments in relation to the supporting evidence included in the Local Green Space Assessment (March 2016).

Response:

The Local Green Space Assessment Addendum (October 2016) considers the Haywood Road site and concluded that the site will be not designated as Local Green Space.

It is agreed to amend the boundary of the Moor Pond Woods site. The roads separate the site into three sections; "Papplewick Dam" to the north of Linby Lane (B6011), "Grange Cottages Wood" to the south of Papplewick Lane (which falls within Ashfield District Council administration boundary) and the central area of "Moor Pond Wood". The boundary of the Moor Pond Woods site will be amended to include the "Papplewick Dam" and "Moor Pond Wood" areas on the Policies Map. As the "Grange Cottages Wood" area falls within Ashfield, this will not be shown on the Policies Map. Gedling Borough will notify Ashfield District so they can consider whether to include this part of the Moor Pond Woods site in their Local Plan.

Regarding the Taylor's Croft site, the Planning Practice Guidance states "*some areas that may be considered for designation as Local Green Space may already have largely unrestricted public access, though even in places like parks there may be some restrictions. However, other land could be considered for designation even if there is no public access (e.g. green areas which are valued because of their wildlife, historic significance and/or beauty)*" (Paragraph: 017 Reference ID: 37-017-20140306) in addition "*A Local Green Space does not need to be in public ownership*" (Paragraph: 019 Reference ID: 37-019-20140306).

A new paragraph of supporting text will be added to say that Local Green Space designations may also be identified in Neighbourhood Plans, but it is not considered appropriate to make specific reference to Calverton Neighbourhood Plan.

In relation to the suggestion by the Friends of Moor Pond Wood to designate Moor Pond Woods as a Local Nature Reserve advice is available on the following website <https://www.gov.uk/guidance/create-and-manage-local-nature-reserves>.

Policy LPD23 – Greenwood Community Forest and Sherwood Forest Regional Park

Historic England supported the policy.

Nottinghamshire County Council stated that the final sentence of paragraph 8.5.9 was factually incorrect and should be removed.

Response:

It is agreed that the final sentence of paragraph 8.5.9 should be amended to reflect the current situation.

Policy LPD24 – Tourist Accommodation

The National Farmers Union East Midlands Region would like to see changes to the Green Belt policy to allow more tourism and equestrian related development in the Green Belt to allow existing businesses to diversify and survive. Aldergate Properties Ltd would similarly like the policy amended to cater for the possibility of tourist accommodation within the Green Belt where required to support major tourism attraction.

Response:

These issues are already covered by Policy LPD46: Agricultural and Rural Diversification.

Policy LPD25 – Equestrian Development

The National Farmers Union East Midlands Region would like to see changes to the Green Belt policy to allow more tourism and equestrian related development in the Green Belt to allow existing businesses to diversify and survive.

Aldergate Properties Ltd state that equestrian facilities are likely to be located within the Green Belt rather than within built up areas and criterion based policy/exception policy may be required. However the reference to Local Wildlife Site impact was not sustainable as impact may occur to a Local Wildlife Site in any event e.g. naturally through absence of management.

Response:

These issues are covered by Policy LPD46: Agricultural and Rural Diversification.

The impact on Local Wildlife Sites is an important consideration when determining planning applications and is addressed by Policy LPD18: Protecting and Enhancing Biodiversity.

List of Respondents

Aldergate Properties Ltd
Calverton Parish Council
Friends of Moor Pond Woods
Gedling Borough Council Conservative Group

Gladman Developments
Historic England
John F.C Taylor Estate
National Farmers Union East Midlands Region
Nottinghamshire County Council
Nottinghamshire County Council (Public Health)
Omnivale Limited
Papplewick Parish Council
Sport England
The Friends of Haywood Road Community Centre (supported by the Save the
Haywood Road Community Centre group and Porchester Bowls Club)
Woodborough Parish Council

Historic Environment

Number of Respondents	Number of Comments
5	11

General Comments

Gladman Developments drew attention to:-

- the guidance in paragraphs 132 and 133 of the NPPF and that related to non-designated heritage assets; and
- the Court of Appeal decision *Forest of Dean District Council v. Secretary of State for Communities and Local Government and Gladman Developments Ltd* [2016] EWHC 421⁵ which they considered required an assessment of the potential impact of proposed development on heritage assets and applies equally to decision making and plan making.

Gladman Developments supported the use of conditions to require detailed archaeological investigations prior to the commencement of development.

Response:

Gedling Borough Council has carried out an assessment of the impact of the proposed allocated sites on heritage assets. This work has informed the Site Selection Document (May 2016) and the Sustainability Appraisal.

Policy LPD26 – Heritage Assets

Historic England requested clarification on the meaning of ‘special character’ in part a) 2 of the policy and the relationship of this with part a) 1. Some alternative wording was suggested, including:-

- alternative wording for part a) 2 of the policy to include reference to the setting of heritage assets;
- use of ‘conserve’ in place of ‘preserve’, to align with the terminology used in the NPPF;
- deletion of the last sentence of paragraph 9.2.6 as this does not accord with paragraph 139 of the NPPF.

Response:

The changes suggested by Historic England will be made.

Policy LPD27 – Listed Buildings

Historic England recommended that reference to ‘preserve’ in part a) of the policy be replaced with ‘conserve’ to better align with the NPPF terminology and that Aligned Core Strategy Policy 10: Design and Enhancing Local Identity be added to the list of Key Related Policies.

⁵ <http://www.bailii.org/ew/cases/EWHC/Admin/2016/421.html>

Response:

The changes suggested by Historic England will be made.

Policy LPD28 – Conservation Areas

Papplewick Parish Council and Gedling Borough Council Conservative Group both welcomed the recognition of historic value shown by the policy. Papplewick Parish Council considered that the Local Planning Document is not sound as the Papplewick Conservation Area appraisal is incomplete while the Gedling Borough Council Conservative Group considered that Special Character Areas should be retained as these are valued by local residents and members.

Historic England considered that use of the term 'preserve' in this policy was correct as it aligned with terminology in the relevant legislation.

Response:

It is expected that the Papplewick Conservation Area Appraisal will be completed by the end of 2016. Special Character Areas were not a heritage policy and are considered in the Design chapter. A specific response is provided under LPD34: Residential Gardens.

Policy LPD29 – Historic Landscapes, Parks and Gardens

In order to align with NPPF terminology, Historic England requested that 'respect' and 'seek to safeguard' both be replaced with 'conserve and/or enhance'. Nottinghamshire County Council noted that Historic Parks and Gardens make a significant contribution to managing surface water runoff.

Response

The changes suggested by Historic England will be made.

Policy LPD30 – Archaeology

Historic England requested that 'protect' be replaced by 'conserve and/or enhance' to better align with NPPF terminology. It also requests that text be added to part b of the Policy to clarify that excavation, recording and archiving of remains should be carried out by a suitably qualified person in accordance with Chartered Institute for Archaeologists standards.

Response:

The changes suggested by Historic England will be made.

Policy LPD31 – Locally Important Heritage Assets

Historic England recommended that the term 'locally important heritage assets' be defined in the glossary.

Response:

The changes suggested by Historic England will be made.

List of Respondents

Gedling Borough Council Conservative Group

Gladman Developments

Historic England

Nottinghamshire County Council

Papplewick Parish Council

Design

Number of Respondents	Number of Comments
12	14

General Comments

Gladman Developments considered that the design policies should not be too prescriptive and highlighted the guidance in paragraphs 59, 60 and 65 of the NPPF

Policy LPD32 - Amenity

One resident raised concerns regarding the increase in bus movements in Arnold and the impact this would have on the already poor air quality.

Comments were also made regarding Orchard Close (H21) and Hayden Lane (H10) which are considered under the relevant site in Part B.

Response:

Air quality is addressed in detail by Policy LPD11: Air Quality.

Policy LPD33 – Residential Density

This policy was supported by Langridge Homes Ltd, a landowner and Gedling Borough Council Conservative Group. Langridge Homes Ltd considered that the policy accorded with paragraph 47 of the NPPF and that the approach taken will enable attractive design solutions to be created which can satisfy local concerns, whilst not detracting from site viability. Gedling Borough Council Conservative Group had concerns that the policy provided insufficient protection as planners will only look at immediate surroundings and not wider areas.

WC Martin Trust, a landowner with a land interest in Lambley, considered that the positive approach in the density policy was not reflected in the tight Green Belt boundary drawn around Lambley. They considered that the policies in the Local Planning Document taken together will mean that Lambley will not meet its demographic need for housing and that land at Lambley should be allocated for 70 homes.

Response:

The matter of determining the appropriate area to consider whether the density of the proposal reflects local characteristics is a matter for the decision maker. Further evidence for the proposed densities for the Key Settlements of Bestwood, Calverton and Ravenshead is provided in the masterplans. Additional supporting text will be added to provide greater emphasis on the need for densities to reflect local characteristics identified in part c) of the policy.

Whilst there is no site allocated at Lambley there are likely to be applications which come forward and guidance on density needs to be provided. The level of housing need identified in the Local Housing Need (May 2016) document does not take

account of the availability of sites or any planning constraints to the delivery of sites. The Site Selection Document (May 2016) weighs the information presented on housing need against the availability of sites and constraints to development.

Policy LPD34 – Residential Gardens

Both Ravenshead Parish Council and Gedling Borough Council Conservative Group welcomed the policy but had concerns it did not go far enough. Ravenshead Parish Council requested specific policies for different areas to include maximum density, the proportion of garden land to be retained and details of car parking spaces to be provided. They also requested the reintroduction of 'Special Character Areas' previously contained in the Replacement Local Plan. Gedling Borough Council Conservative Group expressed a lack of confidence that planners would apply the spirit of the policy and that the way it is worded would continue to see development of residential gardens.

Historic England welcomed the policy as gardens can contribute to the historic environment and a sense of place, whilst Nottinghamshire County Council considered that reference could be made to the management of surface water runoff.

Response:

It is considered impractical to provide guidance of the nature requested whilst ensuring full geographical coverage and that the balance between protection and flexibility is appropriate. It is considered that Aligned Core Strategy Policy 10: Design and Enhancing Local Identity and Policy LPD35: Safe, Accessible and Inclusive Development (specifically part c of the policy) cover the matters addressed by the previous policy Special Character Areas but reference will be included in the supporting text to these areas as examples of where the development of residential gardens may not be appropriate.

Reference to surface water runoff is made in paragraph 10.4.2.

Policy LPD35 – Safe Accessible and Inclusive Development

Gladman Development believed Policy LPD35 was in danger of being too prescriptive, may not be sound and should be re-worded. In relation to water efficiency, Severn Trent Water recommended an approach of installing specifically designed water efficient fittings in all areas of the property rather than focussing on overall consumption.

Response:

It is considered that the policy provides general principles and is not overly prescriptive about specific features or materials. Policies on safe accessible and inclusive development have been found sound and adopted by other councils, for example Bristol City Council. Aligned Core Strategy Policy 1: Climate Change sets out policy regarding water efficiency.

List of Respondents

Clair Oliveira

Gedling Borough Council Conservative Group
Gladman Developments
Hayden Lester
Historic England
Holistic Essence
Kevin Turner
Langridge Homes Ltd
Nottinghamshire County Council
Ravenshead Parish Council
Severn Trent Water
WC Martin Trust

Homes

Number of Respondents	Number of Comments
9	17

General Comments

The Home Builders Federation stated the section was unsound, unjustified and inconsistent with national policy and neither positively prepared nor effective. Reference was made to the Court of Appeal decision of Oxted Residential Ltd v. Tandridge District Council [2016] EWCA Civ 414⁶, in particular paragraph 38 which stated “An Inspector conducting an examination must establish the true scope of the Development Plan Document he is dealing with and what it is setting out to do. Only then will he be able to properly judge whether or not within the scope and within what it has set out to do, it is sound”. Concerns were raised that the five year housing land supply may not be demonstrable by the Council and therefore that the relevant policies for the supply of housing in the Aligned Core Strategy and the Local Planning Document were out of date. The Court of Appeal decision Cheshire East Borough Council v. Secretary of State for Communities and Local Government and Richborough Estates Partnership LLP [2015] EWHC 410⁷ clarified that paragraph 49 of the NPPF should be interpreted widely and applied to all policies with the effect of restricting housing development.

Gladman Developments stated the Local Planning Document should reflect any revisions to the NPPF, the recommendations of the Local Plan Expert Group if implemented and any requirements relating to Starter Homes. Gedling Borough Council needed to ensure that housing was delivered on land allocated in plans through the introduction of a ‘housing delivery test’ and there would need to be a mechanism for dealing with any under-delivery in a timely fashion. The definition of affordable housing should be widened to include Starter Homes and consideration given as to how the Housing and Planning Act would impact on the amount of traditional affordable housing that was delivered. This may involve adjusting the housing target to ensure Gedling Borough Councils objectively assessed need could be met.

McCarthy & Stone, Retirement Lifestyles Ltd commended the Council’s commitment to ensure that the diverse housing needs of its older residents were met. They stated establishing a target density that reflects the existing density of an area would provide very limited opportunity for higher density development and limited opportunity for specialist older persons’ accommodation. They considered that the Council should provide a policy that encouraged the provision of housing suitable for older persons. They noted that some older residents need specialist accommodation and these forms of development should be encouraged through allocated or windfall sites. They recommended that a dedicated policy for the delivery of older persons’ housing should be provided in line with the advice provided in the Housing in Later Life: Planning Ahead for Specialist Housing for Older People toolkit.

⁶ <http://www.bailii.org/ew/cases/EWCA/Civ/2016/414.html>

⁷ <http://www.bailii.org/ew/cases/EWHC/Admin/2015/410.html>

Response:

The Local Planning Document meets the objectively assessed housing needs and the distribution of housing set out in the Aligned Core Strategy. It is considered that this need is met in the most sustainable locations within and adjoining the Nottingham urban area. The detailed issues are considered in the Housing Background Paper (May 2016). The updated version of five year land supply report and housing trajectory will be available for the examination.

Comments on affordable housing and starter homes are considered under the response to Policy LPD36: Affordable Housing.

It is considered that clear national planning guidance is in place with respects to planning for older persons' accommodation and Policy LPD37: Housing Type, Size and Tenure specifically requires that the local demographic context is a material consideration when determining planning applications.

Policy LPD36 – Affordable Housing

Langridge Homes Ltd considered the policy needed to be updated to reflect the requirements of the Housing and Planning Act 2016 which requires all local planning authorities to ensure that planning applications for new dwellings make provision for 20% to be as starter homes and sold at a 20% discount to the market. Also the Affordable Housing Supplementary Planning Document needed to be updated. It was considered there was a lack of consistency in the current document with regards to the sub markets for determining different levels of affordable housing. In particular, the affordable housing requirement in the Bestwood housing sub market area should be the same as the Calverton housing sub market area.

The Home Builders Federation and Gladman Developments shared the view that the policy was unsound as the provision of affordable housing is for the statutory Local Plan (in accordance with paragraphs 50 and 150 of the NPPF) rather than the non-statutory Affordable Housing Supplementary Planning Document. The Home Builders Federation noted the current supplementary planning document was adopted in 2009 and has not been tested against the NPPF's requirements for the viability assessment or the impact of the adopted Community Infrastructure Levy in October 2015. Gladman Developments queried whether the supplementary planning document was adequate in determining the level of affordable housing required on a site. The policy should be reworded to ensure it was fit for purpose and covered impending changes to the affordable housing regime. Gladman Developments supported the flexibility of the policy and noted paragraph 11.2.6.

RC Tuxford Exports Limited objected to the policy because it was considered that the request for affordable housing on sites with 15 dwellings or more was likely to impact upon the development viability of smaller sites and therefore a higher threshold should be adopted.

Response:

It is not considered appropriate to amend the policies in the Local Planning Document to reflect changes arising from the Housing and Planning Act 2016 at this

stage as information is not known regarding the detail of the changes, in terms of what is required and how this would operate. The supporting text will be amended to recognise that the implications of the Act will be taken on board at the appropriate time.

The current Affordable Housing Supplementary Planning Document (2009) will be updated once the Local Planning Document is adopted. The 2009 Supplementary Planning Document is based on viability evidence and the current affordable housing policy was tested as part of the examination into the Community Infrastructure Levy in March 2015. Paragraph 7.8 of the Housing Background Paper (May 2016) states that it is intended to commission a new Strategic Housing Market Assessment once there is complete coverage of Local Plans (Part 1 and Part 2) across Greater Nottingham. This will re-assess the level of need for affordable housing. A further housing viability study will also be commissioned to reflect any significant changes in market conditions in the area. This new viability evidence will be used to update the Affordable Housing Supplementary Planning Document. A viability assessment of the housing sites in the Local Planning Document was published in March 2016.

Policy LPD37 – Housing Type, Size and Tenure

The Home Builders Federation argued that paragraph 11.3.11 of the supporting text was inappropriate as the introduction of space standards can only be adopted in local plan policy. Reference to “or preparation of Supplementary Planning Document” should therefore be deleted. Gedling Borough Council could only adopt the nationally described space standards by meeting the criteria defined in the Planning Practice Guidance and these policy requirements should be justified based on need and viability tested.

Gedling Borough Council Conservative Group raised concern that there was no intention to include a policy on space standards within the Local Planning Document and argued that this meant that national guidance was not being met.

The National Federation of Gypsy Liaison Groups expected sufficient sites for permanent Gypsy and Traveller and Travelling Showpeople accommodation to be identified through the Local Planning Document as the Aligned Core Strategy says “*Sufficient sites for permanent Gypsy and Traveller, and Travelling Showpeople accommodation will be identified in line with a robust evidence base. The allocation of sites will be made in other Development Plan Documents in accordance with this evidence base*”. This leaves the need for Traveller sites in Gedling Borough being unmet.

Gladman Developments believed that the Borough Council should take a flexible and realistic approach taking into account the constraints and opportunities of individual development sites and issues of viability.

Response:

Agreed to delete “or preparation of Supplementary Planning Document” in paragraph 11.3.11. The Council can only include the nationally described space standards based on the evidence of need which is not currently available. Floorspace has been monitored comprehensively with the introduction of Community Infrastructure

Levy in October 2015 and the possibility of drafting non-statutory guidance will be considered at a future date.

With regards to the traveller sites, section 11 of the Housing Background Paper (May 2016) follows on from and should be read in conjunction with the South Nottinghamshire Gypsy and Traveller Accommodation Assessment (January 2016). It is concluded that it is not appropriate to identify specific sites for Gypsy and Travellers in the Local Planning Document for the following reasons:-

- There is currently no on-site Gypsy and Traveller provision within Gedling Borough and there does not appear to be any qualitative evidence of need, either through illegal encampments over recent years or through approaches to the Council;
- It is anticipated that any provision would be met by the private sector, as Gedling Borough Council is unlikely to develop a site in the short to medium term;
- The modest level of need identified in the Accommodation Assessment is such that it may present challenges with regards to the viability and economics of providing a new site, as reflected by consultation with community representatives; and
- Community representatives have indicated that there was no preference for the location of future provision based on local authority boundaries in South Nottinghamshire, subject to sites being conveniently located for amenities and services.

Future provision will be dealt with through responding to proposals as they come forward. Any small scale proposals that emerge will be considered against Aligned Core Strategy Policy 9: Gypsies, Travellers and Travelling Showpeople as well as other relevant Local Planning Document policies.

With regards to Gladman Developments comment, each planning application for residential development will be considered on its merit.

Policy LPD38 – Specialist Accommodation

Nottinghamshire County Council supported this policy.

Gladman Developments stated that certain types of C2 accommodation was in short supply compared to the growing amount of need and can often be rendered unviable if subject to burdensome requirements. Gedling Borough Council needed to take a pragmatic approach to encourage such housing to come forward. The provision of specialist housing to meet the needs of older people was of increasing importance.

Response:

The Policy covers C2 uses and the Borough Council adopt a pragmatic approach to all proposals.

Policy LPD39 – Housing Development on Unallocated Sites

No comments received.

Policy LPD40 – Live Work Units

No comments received.

Policy LPD41 – Self Build and Custom Homes

The Home Builders Federation supported this policy but noted that it only relates to provision on large sites and provided no additionality to land supply. Gedling Borough Council should consider the practical workings of the policy, including the implications on responsibilities under health and safety legislation, working hours, length of build programmes etc. Reference was made to the East Devon Local Plan Inspector's Report (January 2016)⁸ regarding implementation difficulties. The policy should be amended to read "*will encourage*" rather than "*will seek*", should be based on evidence of demand for such housing and should achieve a positive addition to overall housing land supply.

RC Tuxford Exports Limited objected to the policy because it was vague. It was considered that a higher threshold for Calverton would be more appropriate and would ensure that the policy does not impact upon smaller sites. There was no evidence to justify the different thresholds for different areas and no evidence to justify the need for self build plots. The policy did not consider the suitability of specific sites for self build plots. The provision of self build plots would impact on the design and layout of the site. The Sustainability Appraisal assessment on a low threshold of 10 dwellings for affordable housing was considered likely to have a major negative effect against the housing objective (as this would catch more small developments, deterring investment and regeneration and leading to be more challenged in terms of viability and it was considered that the requirement for self build plots would have a similar impact.

Gladman Developments suggested the policy should be tested for viability. The policy should allow for negotiation over plots on the basis of viability to ensure that site delivery was not delayed or prevented from coming forward. A mechanism should be included, such that if the self build plots were not taken up within a given time period then they revert to market housing as part of the wider scheme.

Foster & Frudd sought to retain a parcel of land to deliver a development of self build and custom plots for 10 units as this would meet the current need on the Council's register.

Response:

With regards to the different thresholds for different areas, the definition of large site (50 homes or more in the urban area and 10 homes or more in the key settlements and other villages) reflects the approach taken to the allocation of new housing sites and ensures a consistent approach. However, planning applications will be considered on their merits and if there are particular reasons, including viability, why a smaller site in the rural areas should not deliver self build/custom homes then this can be considered on a case by case basis.

The percentage will be set on a case by case basis.

⁸ <http://eastdevon.gov.uk/media/1450925/east-devon-report-v1-2.pdf>

The proposal to retain a parcel of land by Foster & Frudd is acknowledged and welcomed.

Policy LPD42 – Extensions to Dwellings Not in the Green Belt

No comments received.

List of Respondents

Foster & Frudd
Gedling Borough Council Conservative Group
Gladman Developments
Home Builders Federation
Langridge Homes Ltd
McCarthy & Stone, Retirement Lifestyles Ltd
National Federation of Gypsy Liaison Groups
Nottinghamshire County Council
RC Tuxford Exports Limited

Employment

Number of Respondents	Number of Comments
6	7

Policy LPD43 – Retention of Employment Uses

Historic England suggested that part b) v of the policy be amended to include “and/or its setting” at the end of the sentence, for completeness.

Response:

It is agreed that the policy should be amended as suggested.

Policy LPD44 – Employment Development on Unallocated Sites

Calverton Parish Council supported the policy to protect employment in areas where housing is planned to help ensure jobs are provided as well as housing.

Response:

Noted.

Policy LPD45 – Expansion of Existing Employment Uses Not in the Green Belt

Aldergate Properties Ltd considered that a policy was required to support the expansion of businesses in the Green Belt by way of an amendment or standalone policy.

Historic England suggested a minor amendment that part c) of the policy should include “and/or its setting” at the end of the sentence for completeness.

Response:

All proposals to expand business uses in the Green Belt will be subject to the Green Belt policies principally Policies LPD13: Extensions and LPD14: Replacement Buildings as these apply to all buildings including those in employment use. This is consistent with the NPPF which does not provide any particular dispensations for business uses as exceptions to the normal Green Belt policy of development restraint.

It is agreed that the policy should be amended as suggested by Historic England.

Policy LPD46 – Agricultural and Rural Diversification

Gladman Developments referred to the Government’s 10 point plan for boosting productivity in rural areas (August 2015) which wants to make it easier for people to live and work in rural areas. It was noted that the policy covers rural diversification but constraining housing growth in rural areas would not meet the objectives of the NPPF paragraph 28 (to take a positive approach to sustainable development in rural areas). The respondent considered that none of the Government’s objectives in

paragraph 28 would be met if Gedling Borough Council deliberately constrained the supply of housing in rural areas.

Response:

No change. The Local Planning Document meets the objectively assessed housing needs and distribution of housing required by the Aligned Core Strategy. It is considered that this need is met in the most sustainable locations within and adjoining the Nottingham urban area where most residents also work. The Local Planning Document provides for significant housing growth at the key settlements particularly at Calverton which has some potential to grow its economic base. The Local Planning Document allocates sites to meet local housing need in the villages. Opportunities for economic development in the rural area are necessarily constrained by Green Belt policy, however, small scale infill or change of use of existing buildings and land based diversification schemes may be acceptable subject to Green Belt policies.

Policy LPD47 – Local Labour Agreements

Nottinghamshire County Council (Public Health) suggested that Gedling Borough Council should consider prioritising the creation of supporting employment opportunities for people with mental illness or learning disabilities as part of this policy.

The Home Builders Federation queried whether this policy met the three tests of NPPF paragraph 204 as it was considered that it was unlikely that Local Labour Agreements would make a development acceptable in planning terms. It was suggested that the policy be deleted as it was inconsistent with the NPPF, unjustified, not positive nor effective.

Response:

Policy LPD47 is intended to ensure that local people particularly unemployed, benefit from job opportunities arising from new development. It would be unduly restrictive to prioritise certain groups within Policy LPD47. However, there are existing initiatives and “channels” designed to help people with particular needs to identify and access job opportunities which could also include those jobs associated with Local Labour Agreements. The Borough Council will seek to ensure that job opportunities arising through Local Labour Agreements agreed with the Borough are advertised through these channels.

Local Labour Agreements will be negotiated and not imposed. Local Labour Agreements are allowed for in the Aligned Core Strategy and are considered a priority in the D2N2 Local Economic Partnership. Local Labour Agreements are intended to ensure that a proportion of local people benefit from job opportunities arising from new developments in their area particularly during the construction of the project. Local Labour Agreements are also justified in terms of addressing acknowledged skills shortages in the construction industry. It is considered a positive policy response to promoting growth whilst at the same time helping tackle disadvantage. The policy is effective as the Local Labour Agreements will be based on the delivery model provided by the Construction Industry Training Board and has been used in existing planning agreements entered into between the Borough

Council and developers.

List of Respondents

Aldergate Properties Ltd

Calverton Parish Council

Gladman Developments

Historic England

Home Builders Federation

Nottinghamshire County Council (Public Health)

Retail and Community Facilities

Number of Respondents	Number of Comments
6	10

Policy LPD48 – Retail Hierarchy and Town Centre Boundaries

No comments received.

Policy LPD49 – Development within Town and Local Centres

Gedling Borough Council (Public Protection) recommended that the A5 percentage for Arnold, Calverton and Netherfield was reduced from 10% to 5% due to obesity rates nearby. Aldergate Properties Ltd considered that a fixed percentage was too inflexible and possibly unenforceable given the nature of Permitted Development rights within town centres. As an alternative approach they considered that either:

- all town centre uses should be approved unless evidence of harm; or
- the percentage should be used for monitoring purposes only and be permitted to be exceeded if the unit has been vacant for a significant period.

Response:

It is agreed that the percentage of A5 units in Arnold, Calverton and Netherfield Town Centres should be amended from 10% to 5%. There is evidence of an issue with childhood obesity in the areas surrounding these Town Centres and the potential increase of A5 units in these centres permitted by Policy LPD49 is considered to potentially contribute to this issue being made worse.

The use of a percentage reflects the current approach and offers clear upfront guidance as to when a proposal would accord or not accord with the policy. The cases when flexibility in the application of the policy may be appropriate are set out in paragraph 13.3.8 of the supporting text.

Policy LPD50 – Upper Floors

Historic England recommended that Policy LPD26 (Heritage Assets), Policy LPD27 (Listed Buildings), and Policy LPD31 (Locally Important Heritage Assets) were referred to within the Key Related Policies section.

Response:

It is not considered necessary to make this change. Within the Borough there are not considered to be a significant number of retail units which are also heritage assets. The Local Planning Document should be read as a whole and heritage policy would apply to any proposed use of the upper floors of heritage assets.

Policy LPD51 – Impact Assessment Thresholds

Aldergate Properties Ltd supported the use of 500sqm as the impact assessment threshold. They also considered that it was unclear how this would be assessed and recommended the use of gross internal floor space.

Response:

Support for the threshold is noted. An additional paragraph will be added to the supporting text to explain how the size of buildings will be assessed. This will be based on the gross external area of the proposal as set out in the Planning Practice Guidance.

Policy LPD52 – Markets

No comments received.

Policy LPD53 – Developments Within Small Parades

No comments received.

Policy LPD54 – Fast Food Takeaways

Nottinghamshire County Council (Public Health) recommended that the concentration and clustering, hours of operation and healthy eating options are also considered in relation to the provision of A5 units.

Both Kentucky Fried Chicken and Aldergate Properties Ltd had concerns regarding this policy and question whether it was positively prepared, justified, effective and consistent with national policy. Specifically, it was considered that:

- there was no assessment of the number of A5 units that may be affected, which meant a balance between environmental, social and economic factors cannot be considered;
- there was no evidence of a link between childhood obesity and the proximity of A5 units or the distance which a link is demonstrated;
- the supporting text was subjective and assumed all A5 units offer unhealthy food of the same type and nutritional quality which penalises those operators who have engaged with Government to offer healthier choices;
- it reduced the choice in the purchase and consumption of food, reduced the viability of small parades and created unsustainable travel incentives;
- focussing on other factors such as sports, recreation and open space would be more positive;
- it was unclear how the 'exclusion zone' was to be calculated and did not take account of real barriers;
- it would be difficult to monitor the effectiveness of the policy; and
- the NPPF does not include dietary issues and seeks to create not restrict choice.

Response:

It is considered appropriate to add a new part to this policy to restrict the unacceptable grouping of A5 units outside of town and local centres. This policy will assist in promoting the healthy eating agenda and also lead to a reduction in problems of amenity (noise, waste etc.) that may result from the cumulative impact of a number of A5 units being located as a cluster. The policy wording reflects that for town centres and it is not considered appropriate to identify a specific number of A5 units as this can be assessed on a case by case basis having regard to the nature of

the location and number of A5 units already in the vicinity. Restrictions on the hours of operation are not considered appropriate given the various hours operated by schools and the degree of after school activities undertaken. The requirement to include 'healthy eating options' is not considered enforceable through the planning system.

As set out in paragraph 17 of the NPPF, the planning system should support strategies to improve health and wellbeing. Diet is an important determinant of health and it is considered that diet and healthy eating are material considerations in the preparation of Local Plans and determining planning applications. An addendum to the Retail Background Paper has been prepared to set out evidence on the links between obesity and the location of fast food takeaways and the number of proposals that may be affected. While accepting that this is not the only factor, as part of a range of interventions (including the provision of open space) it is considered that Policy LPD54 will assist in the reduction of childhood obesity.

A new paragraph will be added to the supporting text setting out how the 400 metres area will be calculated. This will be assessed as 400 metres from the main school gate of secondary schools. In applying the policy, account will be taken of the material circumstances of the case such as features which may act as barriers and in the context of determining a planning application.

Policy LPD55 – Security Shutters

Historic England welcomed the policy.

Policy LPD56 – Protection of Community Facilities

The Theatres Trust supported the requirement for a community use/needs study to justify any application involving the potential loss of a community facility. However, they recommended that for clarity the accompanying text and the Glossary use an all-inclusive description rather than provide examples.

Nottinghamshire County Council (Public Health) noted that an indicator from the Aligned Core Strategy was not included in the monitoring for Policy LPD56 and recommended that the policy be amended to include specific reference to the Aligned Core Strategy target to "*improve accessibility from residential development to key community facilities and services*" and that the monitoring section included the indicator "*% of households with access to services and facilities by public transport, walking and cycling within 30 minutes travel time with no more than a 400m walk to a stop*".

Response:

It is not considered appropriate or necessary to make either of these changes. The list of examples of community uses is taken from the Aligned Core Strategy and is not exhaustive. The monitoring indicator does not directly relate to the policy, which is focussed on retention of existing facilities, and will continue to be monitored in the Authority Monitoring Report.

List of Respondents

Aldergate Properties Ltd

Historic England

Kentucky Fried Chicken (Great Britain) Limited

Nottinghamshire County Council (Public Health)

Gedling Borough Council (Public Protection Section)

The Theatres Trust

Transport

Number of Respondents	Number of Comments
5	10

General Comments

Nottinghamshire County Council (Highways) have been liaising closely with Gedling Borough Council on strategic transport matters and this has culminated in the text of Section 14. The County Council's Transport and Travel Services team asked to be consulted on any proposed developments which may have a significant impact on public transport and related infrastructure requirements.

Highways England raised no concerns with the allocation sites, given distances between the allocations and the strategic road network. However they identified that development in the north western sector of the local plan area could have cumulative impacts on the operation of M1 junction 26.

Response:

County Highways will be consulted as part of planning applications.

The distribution and impact of development across the Borough was considered through the examination into the Aligned Core Strategy and no significant changes were proposed.

Policy LPD57 – Parking Standards

Gladman Developments were concerned that the policy leaves the substantive details to the Parking Provision for Residential Development Supplementary Planning Document which was not subject to the same level of public scrutiny as the Local Plan. Policies requiring parking standards need to have an element of flexibility to take into account the constraints and opportunities of individual sites.

Response:

It is proposed to continue with current approach. No other respondents raised objections to the current approach or to the policy. The Parking Provision for Residential Developments Supplementary Planning Document refers to some flexibility over how the parking requirement is provided. The Supplementary Planning Document will be updated and consulted upon in due course.

Policy LPD58 – Cycle Routes, Recreational Routes and Public Rights of Way

Nottinghamshire County Council stated that paragraph 14.3.1 of the supporting text should recognise the benefits of cycle/recreational routes and public rights of way for air quality issues, both in terms of the impact on the health of users and the improvements that the routes can make to air quality. They also suggested that Policy LPD11: Air Quality should have been added to the list of Key Related Policies for this policy.

Gladman Developments stated that Gedling Borough Council should be proactive and pragmatic when it comes to proposals which could affect cycle/recreational routes and public rights of way, recognising that there can be benefits to improving or re-routing existing routes where appropriate.

Response:

No change to paragraph 14.3.1 as it does refer to “people’s health and wellbeing and the environment” which could also include air and therefore no change to Key Related Policies is proposed.

Regarding the Council being proactive, this is addressed in part b of the policy.

Policy LPD59 – Park and Ride

Langridge Homes Ltd noted references in paragraphs 14.4.4 (supporting text to Policy LPD59) and 14.5.5 (supporting text to Policy LPD60) to possible proposals for a park and ride facility at A60 Leapool Island. However, they noted that the County Council have not made contact with Langridge Homes Ltd (as landowner). Langridge Homes Ltd has previously indicated that it was willing to negotiate to make land available at Leapool Island for a Park and Ride service. Policies LPD59 and LPD60 should only have included references in the supporting text if the County Council had demonstrated commitment to the implementation of these schemes.

Response:

No change proposed. The proposals are currently under discussion and it is not considered necessary to have a firm commitment to the schemes before inclusion in the policy.

Policy LPD60 – Local Transport Schemes

Nottinghamshire County Council noted the reference in paragraph 14.5.11 to a study into a proposal for a Fourth Trent Crossing commissioned by Gedling Borough Council to re-examine whether there was a case for reinstating a safeguarded route or corridor connection to Gedling and Rushcliffe. The findings will be available to update a Planning Inspector on this matter at the forthcoming examination if so required.

A resident would like to see changes to the junction of Burton Road and Shearing Hill and more pedestrian crossings and cycle lanes, as Burton Road and Shearing Hill is heavily congested.

Response:

Noted.

These specific junction proposals are considered in the Part B site allocations response.

Policy LPD61 – Highway Safety

No comments received.

List of Respondents

Gladman Developments

Highways England

Langridge Homes Ltd

Nicola Stewart

Nottinghamshire County Council

Part B: Site Allocations

Policy LPD62 – Comprehensive Development

Number of Respondents	Number of Comments
9	9

A number of comments were made which relate to other parts of the Local Planning Document (in particular to specific sites) and are addressed under the appropriate policy.

Calverton Parish Council supports the approach of Policy LPD62. A landowner with a land interest at Calverton has commented that the policy should extend to safeguarded land, to ensure full integration and logical layout is achieved.

Response:

It is not considered appropriate to extend the policy to include safeguarded land, as this would pre-empt the decision to allocate the safeguarded land for development which can only be made through a review of the Local Plan. However, the supporting text will be amended to reiterate that the decision to allocate safeguarded land for development will be taken through the preparation of a development plan document but that development on land adjoining safeguarded land should not prejudice future development on the safeguarded land.

List of Respondents

Ashfield District Council Conservative Group
Brian Wilson
Calverton Parish Council
Geoff Hunkin
Hayden Lester
Jane Walker
Mr Leonard
Nicola Stewart
Paul Ward

Policy LPD63 – Housing Distribution

Number of Respondents	Number of Comments
29	30

A number of comments were made which relate to other parts of the Local Planning Document (in particular to specific sites) and are addressed under the appropriate policy.

Langridge Homes Ltd supported the housing distribution policy but considered that it was unrealistic to focus 28% of homes around Hucknall (on land owned by the County Council) and at Calverton. Land at Hucknall was already allocated but has not been developed. Land at Calverton was focussed on a single site in multiple ownerships. Additional land was therefore proposed for allocation or identification as safeguarded land, around the urban area and at Calverton.

Response:

Comments relating to specific sites are addressed under Policy LPD66: Calverton.

Northern Trust Ltd requested that the Local Planning Document be amended to allocate additional sites in the rural areas to ensure a five year land supply and to provide flexibility. In particular, additional land at Orchard Close in Burton Joyce should be allocated to meet local needs.

Response:

Flexibility is provided through a variety of sources, including the allocation of land at Newstead, taking a cautious approach to windfall and to delivery on the Gedling Colliery site and through the identification of safeguarded land. It is considered that the need for 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.

Historic England have commented that they have no concerns in respect of site allocations generally and the historic environment. Sites which have the potential to impact on the historic environment have been addressed within The Impact of Possible Development Sites on Heritage Assets in Gedling Borough Council (2015) report which used an appropriate methodology in its approach to site assessment. As such, Historic England advised that there were no outstanding heritage concerns in relation to site allocations within the Local Plan Part 2. It was noted that details of mitigation identified in the 2015 report would be addressed through the development management process.

Response:

Noted.

Nottingham City Council noted that the proposals meet the housing and employment requirements set out in the Aligned Core Strategies. The increase in provision in the urban area (and consequent reduction in the villages) accorded with the strategy of

urban concentration with regeneration. It was noted that the Local Plan relied on Aligned Core Strategy Policy 9: Gypsies, Travellers and Travelling Showpeople to assess any applications for Gypsies and Travellers and this approach is supported. However, a statement to this effect in the Local Planning Document itself would be helpful. There are several proposed allocations located close to the City boundary but it is accepted that these are unlikely to have significant adverse impacts for the City, as supported by the transport evidence prepared for the Aligned Core Strategies.

Response:

Additional text will be added to the introduction to section 11 of the Local Planning Document to set out the approach to be taken to applications for Gypsies and Travellers.

Browne Jacobson LLP on behalf of a landowner at Woodborough compared the Aligned Core Strategy Spatial Strategy (set in 2014 and based on 2008 Household Projection rates) with the document published in January 2016, 'Comparison of the Household Projections Underlying the Greater Nottingham Core Strategies and the CLG-2012 Based Household Projections' and noted that the overall housing provision across the Aligned Core Strategy area was not significantly higher, there was an identified addition of 1,341 households for Gedling Borough Council. Provision should be made to accommodate this increase and the consistent under delivery. In addition Gedling Borough Council should allow for a 20% not a 5% buffer. The Local Planning Document should assess housing need for each settlement in the Borough. Policy LPD63 refers to 55 homes within Woodborough and 55 homes within Burton Joyce but does not allocate enough land to meet this figure.

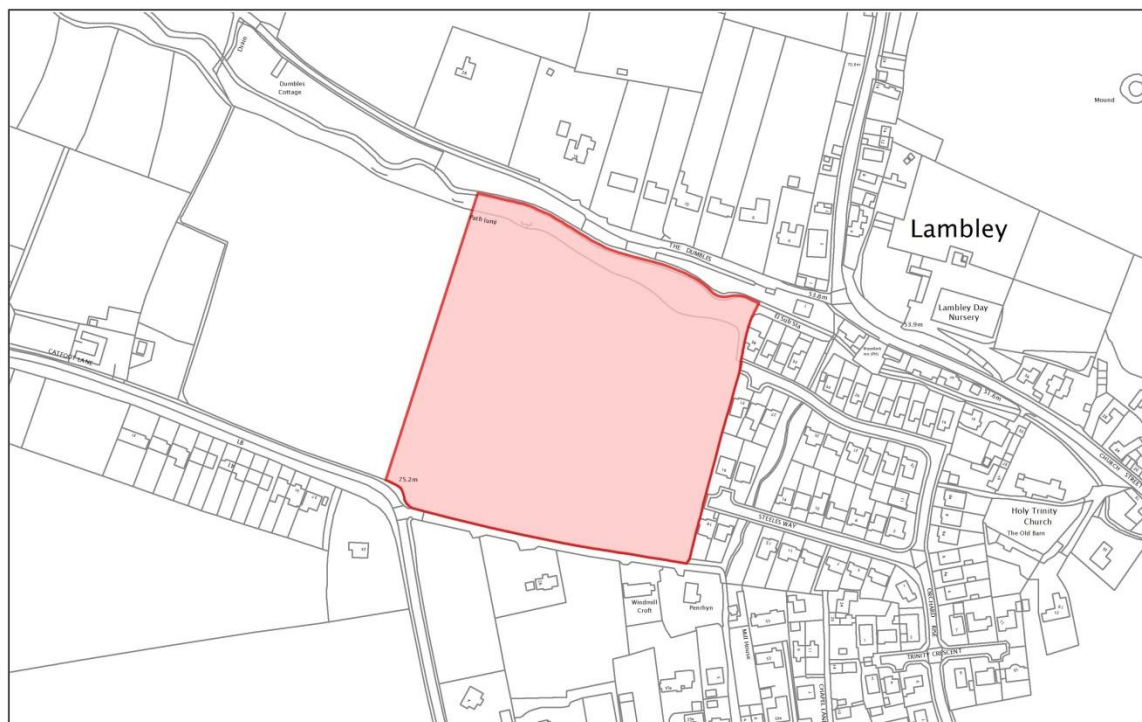
Response:

No evidence is provided to demonstrate why a 20% buffer should be allowed for. In any event, this is a monitoring issue and not a matter for the Local Planning Document. With regards to the CLG 2012-based household projections, the Local Planning Document sets out how the housing requirement provided for by the Aligned Core Strategy is met. The CLG 2012-based household projections do not alter the overall figure for the conurbation. Any change to the figure for Gedling Borough would have an impact on the provision elsewhere in the conurbation and can therefore only be considered on a conurbation-wide basis.

The Local Housing Need (May 2016) considers a broad housing need for each settlement and the Housing Background Paper (May 2016) confirms that the Local Planning Document provision in Woodborough accords with the lower end of the range for that settlement. The overall housing requirement for the Borough is met through the allocations identified in the Aligned Core Strategy and Local Planning Document, but the desire to meet the identified housing need for each individual settlement has been balanced with the availability of suitable sites.

WC Martin Trust (who is promoting land in Lambley) expressed concern that the Local Planning Document allocated land only in Burton Joyce and Woodborough but not in other villages. As such, local needs in these other villages would not be met. Land at Steeles Way/Orchard Rise was promoted for 70 homes in Lambley (sites

6/672 and 6/831). The site was considered to be suitable for development and performed well in comparison to sites allocated in other villages, especially Station Road, Newstead.



Civic Centre, Arnot Hill Park, Arnold,
Nottinghamshire, NG5 8LU

Steeles Way/Orchard Rise



Site

Borough Boundary

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Response:

Land at Newstead has been allocated for housing but it has not been assumed that it will contribute towards the housing requirement. The assessment of the land at Steeles Way/Orchard Rise is set out in the Site Selection Document (May 2016) and has not been allocated primarily due to the lack of defensible boundaries, impact on heritage and flood risk.

Ravenshead Parish Council considered that Policy LPD63 which sets an upper limit to the level of new development (250 homes) can be accommodated sustainably in Ravenshead. The trajectory showed 130 homes on allocated sites, 3 homes on sites below the threshold and 30 homes on sites with planning permission but it was unclear where or how the remainder are accounted for. Policy LPD67 should clarify.

Response:

The supporting text to Policy LPD63 will be amended to clarify how the figures for the Key Settlements and other villages will be met, to reflect the information provided in section 2 of the Housing Background Paper (May 2016).

Gedling Borough Council Conservative Group maintained that the figure of 7250 new homes to be built by 2028 is neither realistic nor attainable, but accepted that the Aligned Core Strategy Inspector had deemed that this figure was appropriately

evidentially based and that the content of the Local Planning Document was predicated on this figure.

Response:

Noted.

Calverton Parish Council supported the reduced housing figure for Calverton than and would not want this figure to be increased. The distribution of safeguarded land should be revisited. Any additional sites identified should be located in Ravenshead or Bestwood village.

Response:

Noted.

RC Tuxford Exports Ltd and Aldergate Properties Ltd noted that the figures for Calverton and Ravenshead were not consistent with the Aligned Core Strategy and should be increased.

Response:

The figures for the Key Settlements included in the Aligned Core Strategy are clearly stated as 'up to' figures in Policy 2: The Spatial Strategy. The Housing Background Paper (May 2016) explains the reason for the reduction.

Gladman Developments made a number of comments relating to the distribution of development and the supply of sites, but made no specific reference to the approach taken by the Local Planning Document.

Response:

Noted.

Troyal Farms Ltd, promoting a site in Burton Joyce, noted that the number of homes allocated in Burton Joyce was less than the target identified in the Local Housing Need (LHN) paper (2016). As such, the Local Planning Document was not positively prepared and land at Glebe Farm should be allocated for 45 homes.

Response:

The Local Housing Need (May 2016) considers a broad housing need for each settlement and the Housing Background Paper explains the distribution of housing in the rural areas in relation to housing need. The overall housing requirement for the Borough is met through the allocations identified in the Aligned Core Strategy and Local Planning Document, but the desire to meet the identified housing need for each individual settlement has been balanced with the availability of suitable sites.

A landowner who was promoting land at Calverton considered that the housing distribution between the key settlements was unsound and the supporting text for the settlements vague. The level of new housing should be decreased at Bestwood Village and increased at Calverton to reflect the relative sustainability of the two settlements and the Council's Growth Strategy.

Response:

The Housing Background Paper (May 2016) explains the reduction of housing in the rural areas. The Aligned Core Strategy process identified Bestwood Village as a Key Settlement for Growth in order to assist regeneration of the settlement as well as to recognise its sustainable location close to the main urban area.

M F Strawson Ltd (promoting land at Redhill) considered Policy LPD63 to be unsound as it was not positively prepared with sufficient housing allocations to ensure that objectively assessed housing need was met. The housing distribution and allocations were not justified, as they do not represent the most appropriate strategy given the Core Strategy 'urban concentration' focus. The allocation of sites within and adjacent to the urban areas should be maximised. Furthermore, Policy LPD63 would not be effective in delivering housing to meet the objectively assessed housing need and provide a deliverable 5 year supply of housing upon adoption. There was no flexibility in the planned amount for housing (reference to Stratford upon Avon Core Strategy inspector's report). It was considered that the Local Planning Document would not deliver a 5 year supply of housing and that a buffer of 20% should be applied to provide choice and competition. A lapse rate of 5% should be applied to existing planning permissions. Questioned the anticipated deliverability of the three sites allocated in the Aligned Core Strategy.

Response:

The Site Selection Document (May 2016) sets out the reasons for not allocating land at Redhill for housing. No evidence is provided to demonstrate why a 20% buffer should be allowed for. In any event, this is a monitoring issue and not a matter for the Local Planning Document.

In terms of existing planning permissions, these have been considered on a site by site basis and landowners have been contacted. Permissions have not been taken account of where it is not considered they will contribute to future supply. As such, it is not appropriate to apply a blanket lapse rate of 5%. The anticipated delivery rates of the strategic sites are based on information provided by the developers of the sites and will be reviewed through the annual Strategic Housing Land Availability Assessment which will be completed in late 2016.

Comments from local residents requested that brownfield sites (such as Gedling Colliery) should be used as a priority, especially before sites on the edge of the borough. Residents have also commented on the need for infrastructure to be upgraded before any new housing is agreed

A local resident noted that the distribution accorded with the strategy of sustainable development agreed in the Aligned Core Strategy. Specifically, the Aligned Core Strategy referred to approximately 1,300 homes adjoining Hucknall whereas the Local Planning Document refers to a figure of 1,265 around Hucknall. Therefore the Local Planning Document appeared to be in conformity to the Aligned Core Strategy.

Response:

It is confirmed that the housing requirement for the Borough cannot be met without the development of greenfield sites. The Local Planning Document identifies

brownfield sites for development but does not prevent other sites from coming forward until these sites have been developed in order not to constrain the delivery of new homes. The Infrastructure Delivery Plan sets out the need for new infrastructure to support proposed housing which will be provided in a timely manner.

The landowner of land at Beech Avenue, Ravenshead (SHLAA site 6/648) objected to the policy on the following grounds:-

- Amendment to spatial strategy for housing distribution identified within the Aligned Core Strategy;
- Over-allocation of sites within the urban area which had resulted in Key Settlements such as Ravenshead being afforded a smaller proportion of total housing requirement;
- Council's failure to update the 2012 Strategic Housing Market Assessment; and
- Reliance on windfall housing completions within Key Settlement of Ravenshead.

The landowner requested that the site was allocated to meet local housing needs and support the vitality of the rural areas. This would reduce the reliance on windfall sites and increase certainty of supply.

Response:

The wording of the Aligned Core Strategy allows for an increase in the number of dwellings in the urban area and a reduction in the rural areas (by the use of 'up to' figures). Consideration will be given to an update of the Strategic Housing Market Assessment once all of the part 2 Local Plans in the housing market area have been adopted.

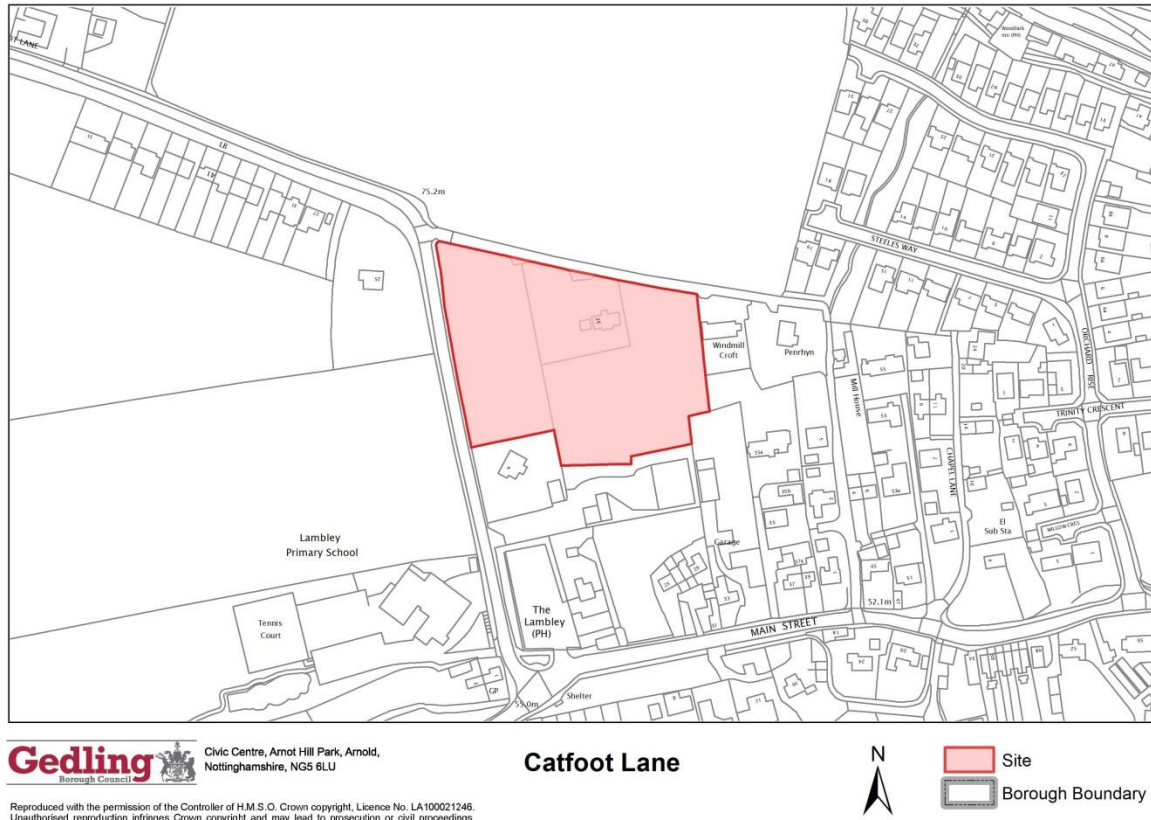
The Housing Background Paper (May 2016) sets out the approach that has been taken to windfall, which is a cautious one. The housing target for Ravenshead relies on completions and live planning permissions as well as new allocations.

A landowner of SHLAA sites 6/762 & 6/763 believed the community facilities available in Woodborough show the settlement to be sustainable and capable of accommodating a higher allocation of housing to support these local facilities. Long term viability of existing services relies on the delivery of new homes in these locations to support shops, cafes, primary schools etc. and the release of larger sites will assist in delivering a mix of dwellings to support local services. They recommended the inclusion of additional housing allocations in Woodborough including North of Main Street (SHLAA ref. 6/762 & 6/763) to deliver development capable of supporting and enhancing the local communities and existing facilities.

Response:

In considering the distribution of new housing in the 'other villages', the assessment of local housing need for each settlement has been balanced against the availability of suitable sites as set out in the Site Selection Document (May 2016). The housing target for Woodborough is within the range of housing need identified in the Local Housing Need Report (May 2016).

A landowner promoted the Catfoot Lane site in Lambley for allocation. The site had natural borders (Top Lane, Mill Lane, Main Street and Catfoot Lane) so would be contained. There have only been six plots and two agricultural dwellings passed in Lambley in the last 20 years. Surveys that have been carried out show the oldest population in Lambley village than any other village in the Borough and very few younger people can afford the village prices. The school has had to extend its catchment area to keep the numbers up to make it viable for Nottinghamshire County Council to keep it open.



Response:

The Catfoot Lane site in Lambley has been considered as one of the reasonable alternative sites (A1, Hill Close Farm). The Site Selection Document (May 2016) and the Housing Background Paper (May 2016) explain the site selection work for the housing allocations.

It is confirmed that there have been 17 new homes completed within Lambley Parish since 2001 and there were a further 7 homes with planning permission as at 31st March 2015.

Papplewick Parish Council and four residents objected to Altham Lodge on Main Street in Papplewick as they believed it was being considered for inclusion in the Local Planning Document.

Response:

The Local Planning Document does not allocate land for development in Papplewick. The Site Selection Document (May 2016) states that "The site can be considered for

allocation". However, the Site Selection Document confirms that the site is not allocated as it is not considered appropriate to remove land from the Green Belt adjacent to washed over settlements such as Papplewick. There has been no objection to the non-allocation of the site.

List of Respondents

Aldergate Properties Ltd
Browne Jacobson LLP
Burton Joyce Village Society
C Johnstone
Calverton Parish Council
Carol Spencer
Caroline Johns
Colin Tinker
Gedling Borough Council Conservative Group
Gedling Village Preservation Society
Gladman Developments
Hayden Lester
Historic England
Home Builders Federation
Jane Johnson
Kathryn Hill
Katie Brockhurst
Langridge Homes Ltd
M F Strawson Ltd
Mary Hall
Northern Trust
Nottingham City Council
Papplewick Parish Council
Ravenshead Parish Council
RC Tuxford Exports Limited
Robert Spencer
Roger Burton
Troyal Farms Ltd
WC Martin Trust

Policy LPD64 – Urban Area

Number of Respondents	Number of Comments
242	250

In addition the following were received:

- A petition of 121 signatures concerning H3 Willow Farm; and
- The results of a survey of 150 residents conducted by Mark Spencer MP concerning H10 Hayden Lane.

Some respondents to these also submitted their own comments separately to the consultation.

General Comments

Nottinghamshire County Council noted that the proposals on some sites would need to take account of the recommendations of the Greater Nottingham Landscape Character Assessment.

In relation to sites H2, H5, H7 and H8 both Nottinghamshire County Council, as Minerals and Waste Planning Authority, and Ibstock identified two issues:-

- proximity of the existing clay extraction and landfill operations at Dorket Head; and
- sterilisation of the clay resource under the sites and hindrance to areas adjacent to them.

The County Council highlighted that parts of the sites were identified as being within both a Mineral Safeguarding Area and a Mineral Consultation Area as set out in their Minerals Local Plan Submission Draft (2016). The County Council observed that proposals for development that would have a prejudicial impact on the clay extraction and landfill operations would likely result in objections. However, they acknowledged the importance of maintaining an appropriate supply of housing land and identified a number of possible ways of addressing both the impact on existing operations and the potential presence of minerals under the sites:-

- a revision to the proposed boundaries of the site to include an appropriate 'stand-off';
- phasing of the site so development takes place closer to the end of minerals and waste operations; and
- extraction of brick clay from the site prior to development.

The Dorket Head site (operated by Ibstock) is a nationally important producer of bricks and offers one of the few locations for landfill in Nottinghamshire. Ibstock noted that the sites are underlain by the Gunthorpe Formation and will likely contribute to future supplies of bricks; development at the sites will also sterilise part of an existing planning permission for clay extraction (known as the Eastern Extension) and other areas of clay resource within their landholding. Ibstock highlighted the impact of housing development on their existing operation due to the potential increase in complaints on grounds of amenity and the overlooking of the Eastern Extension from site H7.

Ibstock considered that the four sites are contrary to policy on minerals produced by the County Council and important material considerations including the NPPF (paragraphs 143 and 144), Planning Practice Guidance and advice from the British Geological Survey. The need for housing does not override the need to avoid sterilisation of minerals and the Local Planning Document was not considered to be sound.

Response:

The first issue relates to the impact of the proposed housing allocations H2, H5, H7 and H8 on the existing minerals and landfill operation. It is acknowledged that sites H7 and H8 are in close proximity to the existing clay extraction and landfill operations at Dorket Head; sites H2 and H5 are considered to be sufficiently far enough away not to impact on these operations. It is proposed that supporting text be added to identify that the development of sites H7 and H8 will take account of the minerals and waste operation to the north. This could take the form of a phasing scheme to ensure that development of the site aligns with the expected extraction of minerals in the Eastern Extension and the maintenance of an appropriate standoff from active workings. Other forms of mitigation, such as bunds and screening, may also be required. Landfill operations are 'paused' at present. A distance of 250m should provide sufficient standoff from the site given the various controls in place through the planning permission and the separate operation permit.

The second issue relates to the sterilisation of minerals under the sites and hindrance to areas adjacent to the sites. It is acknowledged that sites H2, H5 and H7 are underlain in their entirety by minerals safeguarding areas while parts of site H8 are underlain. It is also acknowledged that possible extraction of clay in an area in the ownership of Ibstock to the north of site H8, should it be permitted, would potentially be hindered by the proximity of new housing due to amenity issues.

It is proposed to add supporting text to ensure that the prior extraction of brick clay from the four sites is considered as part of the planning application. It would need to be considered for each site whether sufficient brick clay existed to make extraction viable and whether extraction was feasible given the proximity of existing residential areas. The County Council have confirmed that they are willing to withdraw their objection on this matter if this new supporting text is included.

In relation to the area owned by Ibstock to the north it is understood that this area:

- does not have planning permission for clay extraction;
- has not been promoted for clay extraction through the emerging county's Minerals Local Plan; and
- was not regarded as an alternative to the Eastern Extension through the EIA carried out for the 2015 planning permission.

As such there is no evidence that minerals will be extracted from this area at some point in the future. In addition, it is understood that the county's Minerals Local Plan Submission Draft (2016) provides for a 25 year land bank of brick clay in Nottinghamshire (across both Dorket Head and a site at Kirton near Ollerton) and that brick clay is not particularly scarce in the County. The county's Minerals Local Plan Submission Draft identifies that the permitted reserves at Dorket Head are

sufficient until 2030, the end date of the emerging Minerals Local Plan. There is an identified need to provide new homes in sustainable locations which is considered to outweigh the hindrance caused.

H1 – Rolleston Drive

Nottinghamshire Council County noted the site is within the urban area and was therefore not adjacent to a landscape policy zone.

Response:
Noted.

H2 – Brookfields Garden Centre

The landowner fully supported the allocation of Brookfields Garden Centre for 105 dwellings. The site was considered to be suitable, available and achievable and could provide access to the adjacent site (H7).

A landowner, with a land interest in Calverton, noted that the site was on a primary ridge line and that the site was not well positioned in terms of public transport. He also referred to the loss of employment arising from the development of the site.

A number of residents objected to the proposal and raised the following issues:-

- Loss of employment and retail;
- Loss of open space;
- Impact on nature conservation;
- Loss of heritage asset;
- Traffic and highways;
 - Crawford rise and Ladybank Rise were considered to be unsuitable for through routes;
 - Middlebeck Drive and Spring Lane were considered to suffer from significant congestion already;
 - The area was not considered to be well served by public transport;
- Longstanding surface water issues which floods into adjoining gardens exacerbated by a ditch being filled in;
- Loss of privacy;
- Site area was incorrect and included part of curtilage of adjacent properties;
- Impact on existing boundaries including fences and hedges;
- Impact on infrastructure – especially schools and doctors facilities; and
- Loss of Green Belt and increase in urban sprawl.

Response:

The support of the landowner and confirmation that there are no constraints to development are welcomed.

The ridgeline has been taken into account through the Landscape and Visual Analysis of Potential Development Sites. The capacity of the site has been reduced to allow a lower density on the area of the site closest to the ridgeline to prevent development having an adverse effect on the wider landscape. In any event, land to

the south of the site has already been developed up to the ridgeline.

The site is not a protected employment or retail site. If the landowner wishes to relocate the existing garden centre use then the Borough Council will work closely with the landowner to try and identify an alternative site within the Borough. The existing buildings are not identified as a heritage asset, notwithstanding the fact that they have been in situ for a number of years.

County Highways has confirmed that the current access is sufficient to support the level of development proposed. There is also scope to consider a combined access in conjunction with the adjoining allocation.

There are no national or local wildlife designations on the site and a wildlife survey would be required as part of a detailed planning application.

In terms of flooding issues, no concerns have been raised by the Environment Agency or Severn Trent Water to the site. Policies are in place to address surface water drainage as all developments will be required to incorporate sustainable drainage systems that would limit and control water runoff. Details of drainage and surface water drainage strategies would be sought as part of the detailed planning stage.

The Borough Council has policies in place, notably Policies LPD32: Amenity and LPD35: Safe, Accessible and Inclusive Development, that will address the impact of development on local amenity and seek to ensure potential impacts are acceptable. Boundary treatment is a matter to be addressed at the detailed planning stage.

One respondent considers that the plan is not legally compliant because the “red line” shown on the southern edge of the area of site H2 is located on the south side of the hedge and therefore on land within the respondent’s ownership. The Local Planning Document mapping uses the Ordnance Survey base map. Ordnance Survey confirms on their website that Ordnance Survey maps never show legal property boundaries⁹. Ordnance Survey generally uses a line to show a physical feature such as a hedge. The red line shown on page 152 of the Local Planning Document Publication Draft follows the Ordnance Survey feature which is a hedge and it does not affect the existing legal property boundary between the respondent’s property and the adjoining housing allocation. Queries relating to legal boundaries should be addressed to the Land Registry.

The Infrastructure Delivery Plan identifies the broad requirements for infrastructure needed across the Borough. Appropriate financial contributions to the additional school places generated by the development will be required to fund a new primary school arising from the cluster of allocations in this location.

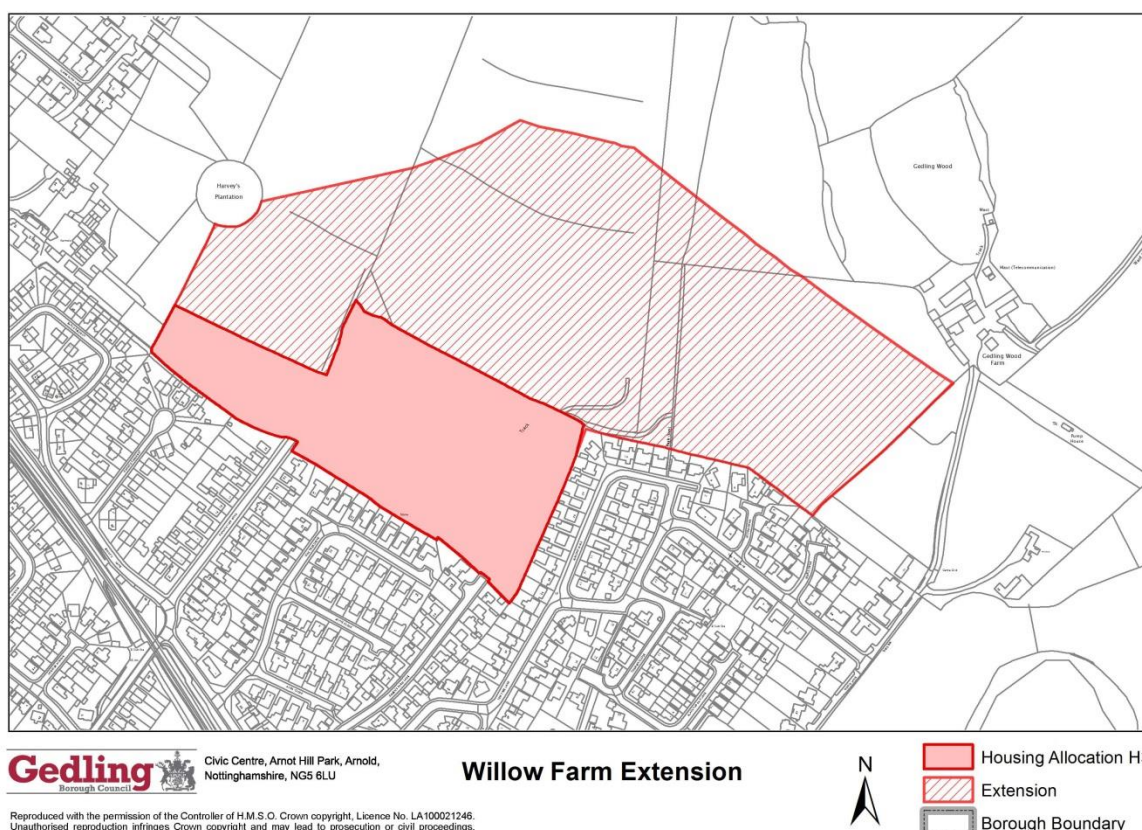
The Aligned Core Strategy Inspector agreed that meeting the objectively assessed need for housing would require Green Belt land. The Aligned Core Strategy sets out a strategy of urban concentration but the urban area has insufficient capacity to meet the objectively assessed housing needs for the Borough and there are exceptional

⁹ <https://www.ordnancesurvey.co.uk/support/property-boundaries.html>

circumstances for removing land in the Green Belt at this location. The evidence for this approach is set out in the Site Selection Document (May 2016).

H3 – Willow Farm

Langridge Homes, the developers of the site, supported the allocation. However they would like the site to be extended to include all the land at Willow Farm between the edge of the urban area and the Gedling Access Road and its capacity increased from 110 homes to 290 homes. The extended site has similar characteristics to site H3 and no constraints have been identified. Access could be from the Gedling Access Road which they say the Highway Authority has indicated would be acceptable. With regard to deliverability, Langridge Homes confirmed that it is in a position to bring this land forward for development immediately after the Local Planning Document is adopted.



Response:

The support of the landowner and confirmation that there are no constraints to development is welcomed. The Borough Council does not agree with the landowner that the site should be extended and capacity increased to 290 homes as there are currently no existing defensible boundaries for the Green Belt, as set out in the Site Selection Document (May 2016). The Gedling Access Road, once built, will form a defensible boundary.

Local residents as well as the Gedling Village Preservation Society made a number of objections:-

Detrimental impact upon residential amenities on surrounding streets:-

- References to Aligned Core Strategy Policy 10 criterion f stating that developments will be assessed in terms of its 'treatment' on the amenity of nearby residents or occupiers. References to Policy LPD32: overshadowing; overbearing; overlooking; noise; level of activity on site; and traffic;
- References to the European Convention on Human Rights Protocol 1, Article 1 (which states that a person has the right to peaceful enjoyment of all their possessions which includes the home and other land) and Article 8 of the Human Rights Act (which states that a person has the substantive right to respect for their private and family life);
- The case of Huang v. Secretary of State was referred to where the House of Lords stated that 'the overarching approach is the need to balance the interests of society with those of individuals and groups. This is indeed an aspect which should never be overlooked or discounted'. No indication that the interest of residents has been balanced against the declared need for the Willow Farm development;
- Willow Farm is large scale and the adverse impact of the construction phase will be catastrophic and impossible to mitigate or manage this to an acceptable level through a Construction Environmental Management Plan (CEMP); and
- Proposal does not respect local context and street pattern and will demonstrably harm the amenities that have been enjoyed by local residents for many years. Negative impact on residents' visual amenity who enjoy open and green field views.

Response:

Residential amenity refers to the enjoyment of dwellings. It is appropriate that the planning system is used to ensure a reasonable level of amenity for both existing and new residents. It is not considered that the proposed development of Willow Farm will result in the enjoyment of existing dwellings being below a reasonable level although it is accepted that there will be an increase in the level of noise experienced by existing residents. The Borough Council has policies in place, notably Policies LPD32: Amenity and LPD35: Safe, Accessible and Inclusive Development, which will address the impact of development on local amenity and seek to ensure potential impacts are acceptable.

In relation to the need to balance the interests of society against the interests of individuals or groups, the Aligned Core Strategy Inspector identified the objectively assessed housing need for the Borough to be 7,250 new homes and that the most sustainable location for these new homes was in or adjacent to the urban area. The Sustainability Appraisal has taken into account social, environmental and economic impacts which have been fed into site selection. In this context the Borough Council considers it has balanced the need for development of the site against a range of factors including those arising from local impact on communities affected by the development. As set out above, the impact on residential amenity is not considered to be unacceptable and there are policies in place to control the impact.

The Borough Council requires Construction Environmental Management Plans (CEMP) for all major developments and in its experience these are effective tools. Typically Construction Environmental Management Plans cover: the limit and height

of stockpiling of materials and interim ground treatment; storage of building materials, equipment and plant; temporary landscaping; construction drainage; measures to control vibration, noise and dust emissions; measures to protect retained vegetation, protected and other species and the control of invasive species; full details of all materials to be imported to, or exported from the site including measures to manage soil movement; fencing for the duration of site works; proposed routing of construction traffic, including proposed site access arrangements and access points for construction traffic; loading and unloading of materials and plant; storage of materials and plant and materials for use during construction; details of method to treat and remove suspended solids from surface water run-off during construction; provision of wheel cleaning facilities; a construction workers compound; and parking areas including oil and petrol separators; and control of working hours.

With reference to concerns about respecting local distinctiveness, policies are in place including Aligned Core Strategy Policy 10: Design and Enhancing Local Identity and Policy LPD35: Safe, Accessible and Inclusive Development to guide the design and layout of the proposal which would be considered at the detailed planning stage.

Pollution:-

- Residents on Green's Farm Lane, Grange View Road and Oak Tree Drive benefit from low levels of activity with very low levels of nuisance and noise pollution. References to Policy LPD10. Any proper assessment of the impact of Willow Farm development on pollution levels, as outlined in Policy LPD10, must consider the combined effect on the locality of the introduction of the Gedling Access Road;
- The Gedling Colliery/Chase Farm development is due to start its phase one construction and will take approximately 15 years to complete. The overall impact from noise and dust generated by the construction of Gedling Colliery/Chase Farm, Gedling Access Road and the Willow Farm development will be a blight on the Gedling Village landscape and detrimental to residential amenity for years to come; and
- References made to Environment Agency evidence that the stream running through Willow Park is heavily polluted. A small proportion of the flow has recently been diverted through a reed bed to reduce pollution caused by commercial wheelie bin cleaning services; additional wheelie bins will make the pollution worse.

Response:

Policies are in place that will seek to prevent unacceptable levels of pollution including any cumulative effects of pollution on health and general amenity. Policy LPD11 states that planning permission will not be granted for development that has the potential to adversely impact on air quality unless there are measures to mitigate or offset their emissions and impacts have been incorporated.

The Gedling Colliery development is some distance away and it is unlikely that impacts arising from noise or dust would affect the Willow Farm area. The delivery of homes on the Willow Farm site is conditional on the completion of the Gedling Access Road so that there would be minimal overlap of construction periods.

In addition to a Construction Environmental Management Plan being put in place for particular development sites, these developments will have to produce an air quality assessment which would include looking at emissions (including dust) during the development process. This assessment is carried out in line with guidance from the Institute of Air Quality Management¹⁰ and would normally result in the formal requirement (via planning condition) for a specific Dust Management Plan. Issues relating to noise can also be addressed at the detailed planning stage and a noise assessment required with mitigation measures as necessary.

Highway safety:-

- Development would mean over 200 cars morning and night;
- Lack of credible evidence to justify the use of Green's Farm Lane or Grange View Road as access routes for the development. The roads are residential cul-de-sacs which are unsuitable for additional traffic generated by the development and for construction traffic. Roads are narrow and often have cars parked on either side;
- Both Willow Lane and Jessops Lane roads have blind dangerous corners and low bridges unsuitable for heavy goods vehicles. Jessops Lane is congested with parked vehicles and difficult to navigate. Current problems with parking around Willow Farm Primary School. The narrow low bridge already causes accidents (and near misses) and children are at risk due to inadequate parking near the school;
- Lack of a Transport Assessment. References to paragraphs 14.6.1 and 14.6.3 which the latter states 'it will be necessary to undertake an assessment of the impact a development will have on highways and transportation to establish if it can be satisfactorily integrated into the existing highway infrastructure network'. References to Policy LPD61 (which states that planning permission will be granted for development proposals which do not have a detrimental effect on highway safety, patterns of movement and the access needs of all people);
- References to the 6C's Design Guide and its commitment 'to recommend refusal of any planning application that raises concerns about road safety';
- Proposal has not taken into account of the safety of residents, school children and their parents or the traffic that comes to the school;
- Reference made to the Manual For Streets which recognises that cul-de-sacs can also be useful in keeping motor traffic levels low in a particular area;
- The Borough Council should undertake an assessment of the impact that the development would have on the existing road network and road safety risks;
- Green's Farm Lane or Grange View Road should not be used as through traffic but traffic should go via the Gedling Access Road; and
- Number of homes should be halved and traffic split between Green's Farm Lane and Grange View. Arnold Lane should be declassified and a weight restriction introduced.

Response:

County Highways considers that the development can be satisfactorily accessed and the proposed accesses from Green's Farm Lane and Grange View Road are suitable

¹⁰ Guidance on the assessment of dust from demolition and construction
<http://iaqm.co.uk/text/guidance/construction-dust-2014.pdf>

to support the additional development. County Highways has confirmed that no further junctions to access this site will be permitted from the Gedling Access Road. A Transport Assessment and travel plan will be required at the more detailed planning stage. Policies are in place, including Policy LPD61: Highway Safety, to address highway safety.

Gedling Access Road:-

- Access to Willow Farm could be achieved by constructing a junction on the new Gedling Access Road which would provide safe and suitable access to the development and could open up additional land for development to help long term housing objective; and
- Fully supportive of the need for the Gedling Access Road to help reduce the amount of traffic accessing the village. However, the Willow Farm development would increase traffic through Green's Farm Lane, Willow Lane and Lambley Lane and is contradictory to the rationale for the Gedling Access Road. Paragraph 3.6 of the supporting text to the policy states that homes on the Willow Farm site 'cannot be delivered until the Gedling Access Road is complete'. It makes no sense that the Gedling Access Road will be introduced to reduce traffic congestion in Gedling so that the traffic levels can then be increased by the Willow Farm site. Purpose of the Gedling Access Road and the Willow Farm development are both conflicting and contradictory.

Response:

In addition to opening up the Gedling Colliery site, the Gedling Access Road will also provide a bypass for Gedling Village. A key objective of the Gedling Access Road is to remove significant levels of through traffic including Heavy Goods Vehicles currently using Arnold Lane/Shearing Hill. The transport assessment accompanying the planning application for the Gedling Access Road (2014/0915) indicates that traffic flows on Arnold Lane/Shearing Hill would reduce and the operation of existing junctions would also improve. County Highways has not raised any concerns about the road traffic generated by the Willow Farm development on the local highway network subject to the development being built following completion of the Gedling Access Road.

Green Belt / green corridor / brownfield land:-

- Encroaching upon Green Belt land – very special circumstances required to justify the inclusion of the Willow Farm development in the Green Belt. The Green Belt Assessment 2015 and LDP fail to identify any 'exceptional or special circumstances'. References to paragraph 79 of the National Planning Policy Framework (which identifies the fundamental aim of Green Belt Policy as to prevent urban sprawl by keeping land permanently open);
- References to the Green Belt Assessment 2015 regarding Lambley Village – one of the issues identified during Stage One was the narrowness of the gap with the urban area. Proposal would reduce the green corridor between Lambley and Gedling, and Gedling and Burton Joyce. Overrides the Green Belt purpose to prevent urban creep;
- References to the Sustainability Appraisal of the Willow Farm development which requires that the north western and eastern sides of the site must

'include landscape buffer to high ground to restrict long range views from north and to prevent the impression of urban creep; and

- Plenty of brownfield sites in the Borough and in the country to meet the current and future need. Willow Farm is a greenfield site and the Council should be committed to using available brownfield sites around the Borough first and foremost.

Response:

The Inspector who examined the Aligned Core Strategy agreed that meeting the objectively assessed need for housing would require the use of Green Belt land. The Aligned Core Strategy sets out a strategy of urban concentration but the urban area has insufficient capacity to meet the objectively assessed housing needs for the Borough and there are exceptional circumstances for removing land in the Green Belt at Willow Farm. The evidence for this approach is set out in the Site Selection Document (May 2016).

The housing requirement for the Borough cannot be delivered without the use of greenfield sites. The Local Planning Document identifies brownfield sites for development but does not prevent other sites from coming forward until these sites have been developed in order not to constrain the delivery of new homes.

The removal of the Willow Farm site would not reduce the gap between Lambley and Burton Joyce and the urban area, as the new development would be no closer than existing houses to these settlements.

The Sustainability Appraisal and Site Selection Document (May 2016) considered a larger site. Due to the need to use existing defensible features to define the boundary of the Green Belt the site proposed for allocation has been reduced in size. This also takes account of the recommendations of the Landscape and Visual Analysis of Potential Development Sites to maintain a landscape buffer.

Flooding / drainage system / stability:-

- Excessive surface water could contribute to deterioration of surrounding road surfaces;
- Replacing Green Belt land with new houses and roads would mean that rain water would not soak into the ground and therefore placing an additional burden on existing drainage network. Some Oak Tree Drive residents have suffered from flooding of their garages and basements following heavy rain;
- Would like to see an expert review of the implications for the existing drainage system of the new housing development to identify potential issues;
- The excavation/levelling may have an adverse effect on the land stability because of the steep gradient. Issues of subsidence affecting properties as well as flooding issues; and
- Houses on Grange View Road are not able to take on the drainage of waste water and raw sewage from Willow Farm. This was investigated in 1982 and found to be unsuitable to have any more houses added to the area.

Response:

Policies are in place to require all developments to incorporate sustainable drainage systems that would limit and control water runoff. Details of drainage and surface

water drainage strategies would be sought as part of the detailed planning stage.

Policies are in place to deal with ground instability (Policy LPD8: Unstable Land) should it arise together with the application of Building Regulations which address this issue.

Severn Trent Water has not raised any concerns about the capacity of sewerage system in this locality although they require hydraulic modelling to be carried out when more details are known at the detailed planning stage.

Biodiversity:-

- Loss of wildlife including foxes, badgers, muntjac deer, head cuckoos, hares, roe deer, pheasants, owls, buzzards, woodpeckers, bats, voles, shrews, and many small mammal species;
- A number of trees are protected by Tree Preservation Orders (Harvey's Plantation). The land and hedgerows are also part of Greenwood Community Forest; and
- References to paragraph 7.2.12 which states certain habitats and species are protected under the Conservation of Habitats and Species Regulation 2010, the Wildlife and Countryside Act 1981 and the Protection of Badgers Act 1992.

Response:

There are no national or local wildlife designations on the site. Harvey's Plantation is not included within the allocated site area. Policy LPD23: Greenwood Community Forest and Sherwood Forest Regional Park is in place that is supportive of development which supports the aim and objectives of the Greenwood Community Forest through for example, boundary planting.

Certain species are protected under legislation. The planning application will need to be accompanied by an ecological survey identifying risks to any protected species together with a mitigation strategy.

Consultation:-

- No previous communications with regards to Willow Farm have been received. Only one notice placed at the top end of Grange View Road. Short time to consider or make objections. Borough Council have failed to conduct a full and transparent consultation process and failed to engage with residents who would be significantly affected;
- Consultation process started before the implications of the Government's new Housing and Planning Act 2016 have been fully identified – in particular the 'permission in principle' which means automatic consent for sites identified within Local Plans. Concerns that the consultation process on the Local Planning Document may be only opportunity for public to object or comment on the proposed sites. Any future planning application for the development of Willow Farm should be subject to a planning process so that residents are able to raise their concerns and objections; and
- The consultation period should be extended to allow all those affected sufficient time to comment or a guarantee given that the proposals will be dealt with under the pre-2016 planning legislation.

Response:

The Borough Council has exceeded the regulations governing public consultation on local plans. The Borough Council has advertised the Local Planning Document, issued press releases, contacted people on the Planning Policy consultation database, written to residents whose properties adjoin the site and put up sites notices around the Willow Farm site. A healthy response has been received to the consultation, including from the Willow Farm area.

The details of the Housing and Planning Act 2016 and the introduction of "Permission in Principle" are not yet known and are not sufficient reason to delay the preparation of the Local Planning Document. The speedy delivery of local plans is a priority of both national and local government.

Infrastructure:-

- Great potential to overcrowd and over stretch existing services by adding more residents to a village without making provision to extend public services i.e. schools, doctors, dentists and transport; and
- The Head teacher at Willow Farm Primary School commented on behalf of the staff, governors, parents and children of the school. Concerns were raised about traffic conditions outside the school and that the school is also heavily oversubscribed with each class having a long waiting list of children wishing to join.

Response:

The Infrastructure Delivery Plan identifies the broad requirements for infrastructure needed across the Borough. Appropriate financial contributions to the additional school places generated by the development will be required. The Local Education Authority has advised on how school capacity may be increased in the area; for example a new primary school is required on the Gedling Colliery site. Details of how contributions will be spent and the additional school places required delivered will be agreed as part of planning agreements at the detailed planning stage.

Appropriate financial contributions towards primary health care are also required as set out in the Infrastructure Delivery Plan. The resultant funding will be allocated to increase capacity of doctors' surgeries by the North East Nottinghamshire Clinical Commissioning Group.

Other Issues:-

- Nearest bus stop is on Arnold Lane – very little encouragement for residents on new development to use bus stop on Arnold Lane and most residents will be using cars;
- Reference to a planning application refused in the 1980s;
- Development will devalue properties and make them difficult to sell; and
- The decision to leave the European Union changes the population projections. Roughly half of the previously anticipated growth is from European Union countries and it is reasonable to expect that this will reduce significantly. A 10% reduction against previous projections means that 700 of the 7000 homes catered for in the Local Planning Document would no longer be required. No decisions should be made on any large scale developments

until the new variables have been thoroughly considered and factored into the proposals.

Response:

The Sustainability Appraisal acknowledges that the existing bus stops are further than 400 m from the site and public transport improvements would be sought.

Any planning application determined in the 1980s will have been considered in a different national and local planning policy context.

It is too early to determine what implications for example population change will arise from the “Brexit” decision. The overall housing need for the housing market area and its distribution is a matter for a future review of the Aligned Core Strategies.

H4 – Linden Grove

Burton Joyce Parish Council and Burton Joyce Village Society objected to the site. They referred to paragraph 79 of the National Planning Policy Framework as well as paragraph 6.1.2 of the Local Planning Document and considered the site contravenes a fundamental aim of Green Belt policy by narrowing the gap between Gedling and Burton Joyce. The Parish Council considered the Borough Council has provided insufficient evidence of ‘very special circumstances’ required for development.

The Scientific Officer at Gedling Borough Council noted that the site forms part of land used by Severn Trent Water in the past for sewage sludge disposal. A contaminated land assessment is therefore required to support a planning application.

Northern Trust, the developer of the site, objected to the wording of Policy LPD64 which states the site cannot be delivered until the Gedling Access Road is completed. They considered the policy does not reflect the risk that the completion of the Gedling Access Road could be delayed beyond 2019 or fail to be delivered. The housing trajectory appears to conflict with the wording of the policy as it suggests that the site could deliver homes as early as 2017.

Northern Trust considered the site was deliverable in the short-term and was committed to ensuring that the site was brought forward for development at the earliest opportunity. Initial transport advice for Northern Trust has confirmed that, with some mitigation on the existing highway network, it could be demonstrated that the site can be delivered prior to the completion of the Gedling Access Road without a severe impact on the surrounding highway network. Therefore, they have proposed the policy be amended to read “*Sites marked with a * will not be permitted to deliver homes prior to the completion of the Gedling Access Road, unless it can be demonstrated that the sites could deliver housing in advance of the completion of the Gedling Access Road without severe highways impact on congestion or safety on the local highways network, accounting for any mitigation proposed*”.

Local residents made the following objections:-

- Green Belt land and should therefore not be developed;

- Loss of agricultural land;
- Loss of views, residential amenity, privacy and semi-rural character of the street;
- Flooding issue to properties on Linden Grove. Dyke at the back of Linden Grove properties which provides protection from flooding and a field has been flooded in the past;
- Area already affected by three council decisions namely:
 - Burton Road changed from a bus only through route to full access;
 - the erection of the Wind Turbine; and
 - the completed bypass meant that they are surrounded by two really busy roads;
- Pressure on already oversubscribed Carlton le Willows school;
- Increase traffic flow. Introduction of the completed bypass had not reduced traffic coming down Burton Road through to Shearing Hill. The introduction of the new Gedling Access Road (GAR) would not do anything to reduce the traffic. One resident would like to see changes to the junction of Burton Road and Shearing Hill and more pedestrian crossings and cycle lanes as Burton Road and Shearing Hill are heavily congested. The railways bridge causes a bottle neck and traffic builds up. Additional traffic from the site would increase the problem;
- Value of property would be affected;
- At the public inquiry of the 2005 Local Plan the Inspector rejected the site on the grounds that it would reduce the openness and effectiveness of the gap between Nottingham and Burton Joyce. Reference to Chapter 2 page 61 of the 2004 Inspectors report;
- Long term impact on the setting of Grade II listed building (Gedling House) and reference to The Impact of Possible Development Sites on Heritage assets in Gedling Borough; and
- The site was not suitable for designation as safeguarded land as unsuitable for development.

Response:

The Inspector who examined the Aligned Core Strategy agreed that meeting the objectively assessed need for housing would require the use of Green Belt land. The Aligned Core Strategy sets out a strategy of urban concentration but the urban area has insufficient capacity to meet the objectively assessed housing needs for the Borough and there are exceptional circumstances for removing land in the Green Belt at this location. The evidence for this approach is set out in the Site Selection Document (May 2016).

The need for a contaminated land assessment as part of a planning application submission is noted. The site has been used for sewage sludge disposal and is therefore not suitable for agriculture.

It is noted that the housing trajectory suggests that the site will deliver homes from 2017 and this will be amended.

The Borough Council has policies in place, notably Policies LPD32: Amenity and LPD35: Safe, Accessible and Inclusive Development, to address the impact of

development on local amenity and seek to ensure potential impacts are acceptable.

Policies are in place to require all developments to incorporate sustainable drainage systems that would limit and control water runoff. Details of drainage and surface water drainage strategies would be sought as part of the detailed planning stage. These improvements may help to alleviate flooding on Linden Grove.

It is noted that the area has been affected by recent Council decisions but this does not in itself prevent consideration of the site for future development.

County Education has not raised any objections to the site.

In addition to opening up the Gedling Colliery site, the Gedling Access Road will also provide a bypass for Gedling Village. A key objective of the Gedling Access Road is to remove significant levels of through traffic including Heavy Goods Vehicles currently using Arnold Lane/Shearing Hill. The transport assessment accompanying the planning application for the Gedling Access Road (2014/0915) indicates that traffic flows on Arnold Lane/Shearing Hill would reduce and the operation of existing junctions would also be improved. County Highways have not raised any concerns about the road traffic generated by the Linden Grove development on the local highway network subject to the development being built following completion of the Gedling Access Road. In this context Northern Trust's proposal to allow for the possibility of homes being built before the Gedling Access Road is unacceptable to County Highways who are concerned that development of the housing allocations in advance of the Gedling Access Road would significantly worsen the existing traffic congestion and problems particularly on Arnold Lane.

The impact on property values is not a planning issue.

It is acknowledged that the site was rejected by the Inspector into the 2005 Local Plan. At that time, the A612 Link Road had not yet been constructed. It is considered that this is a material change as this now provides a defensible Green Belt boundary.

The impact of development on the setting of Gedling House is addressed in the Impact of Possible Development Sites on Heritage Assets in Gedling Borough (2015) document and found to be acceptable.

H5 – Lodge Farm Lane

Langridge Homes, the developers of the site, supported the allocation and confirmed there were no overriding constraints to development and that access could be achieved from the A60 Mansfield Road. Langridge would like to see additional land allocated adjacent to the newly built Stockings Farm development for 81 dwellings or alternatively the site should be identified as safeguarded land.

M F Strawson Ltd make a number of site specific comments relating to land they are promoting to the west of the A60 (site 6/778). They believed that there has been no consideration of 6/778 as a potential alternative to H5. They argued that site 6/778 scores better than H5 in the Sustainability Appraisal and surface water flood risk was

higher on site H5. In terms of the Green Belt assessment, site 6/778 had the equal lowest value and benefitted from a large degree of containment. There was a legal agreement with the owners of the adjacent Metallifecture site, which was likely to be the subject of a planning application in 2017, to provide access to site 6/778. Site 6/778 is connected to and would support development on the Metallifecture site.

Response:

Site 6/778 is considered in the “Alternative Sites” section below.

Local residents made a number of objections as follows:-

Sustainability of location:-

- Conflicts with sustainability objectives which are set out in the Aligned Core Strategy; and
- Is located where development is likely to encourage private car use.

Services and facilities:-

- Local schools are already at capacity; and
- There are already delays in getting a doctor’s appointment.

Green Belt/Environment:-

- Loss of Green Belt;
- Contrary to Green Belt policy;
- Questions why this site has been put forward before sites 12 and 15 in area D which are considered lower value in the Green Belt Assessment (2015);
- Loss of high quality agricultural land;
- Impact on the ridge line; and
- Bat roost on the site and a survey would be required. References to 1981 Wildlife and Countryside Act and protected species that are protected by law.

Traffic and access:-

- Access from Mansfield Road (A60) was not suitable due to existing congestion, insufficient width for a bus lane, gradient of the road and the cost which would mean the developer sought cheaper access from Lodge Farm Lane. Access from the A60 was ruled out through the Replacement Local Plan;
- Access from other locations was not suitable:
 - The junction between Lodge Farm Lane and Redhill Road is obscured by a high wall and there are cars parked on the street close to this junction;
 - Ashington Drive, Kenneth Road and Georgina Drive could not be widened;
 - The access through to Kenneth Road would create a “rat run” between the A60 and Calverton Road; and
 - Particular concern that construction traffic would need to use Lodge Farm Lane.
- Would increase traffic problems on Lodge Farm Lane, Mellors Road and Calverton Road; and

- There are already road safety issues outside the primary school on Calverton Road.

Amenity/noise and pollution:-

- Impact on residential amenity, visual intrusion and light pollution as the site is prominent;
- Impact on the amenity of users of the public footpath crossing the site;
- More air pollution from traffic using the A60 road impacting on the Air Quality Management Area;
- Loss of privacy overlooking / lack of sunlight; and
- Noise.

Surface water flooding and drainage:-

- The site already floods and would require a large amount of mitigation work; and
- Concerns that the drainage system is 35 years old and not designed for three times the number of homes. Reference made to new homes behind the Wagon and Horses requiring flood mitigation measures.

Other:-

- Reference was made to a previous decision refusing residential development on grounds of Green Belt, loss of good quality agricultural land and inadequate drainage and sewage;
- Other brownfield sites should be considered first e.g. Metallifacure;
- Reference was made to the red risk in the Sustainability Appraisal related to Natural Resources; and
- As the site is steep it would require considerable movement of soils and landscaping work.

Cllr Michael Payne, the Borough and County Councillor for the area, shared concerns that development on the site would breach a defensible ridge line. The site should be retained within the Green Belt and protected from any further development. The negative impacts of any development on this site outweigh the benefits of provided additional local housing in this part of the Arnold urban area.

Response:

In terms of the sustainability of the location, the site accords with the Aligned Core Strategy of urban concentration and parts of the site are within 400 m of existing bus stops served by frequent bus services to and from Nottingham. Contributions to improved services may also be requested from the developer.

The Inspector who examined the Aligned Core Strategy agreed that meeting the objectively assessed need for housing would require the use of Green Belt land. The Aligned Core Strategy sets out a strategy of urban concentration but the urban area has insufficient capacity to meet the objectively assessed housing needs for the Borough and there are exceptional circumstances for removing land in the Green Belt at Lodge Farm Lane. The evidence for this approach is set out in the Site Selection Document (May 2016). The value of the Green Belt as assessed in the

Green Belt Assessment is just one consideration for site selection; other factors are set out in the Site Selection Document.

The Site Selection Document balances a range of factors and concludes that, whilst the site would involve the loss of Grade 2 and 3 agricultural land, the amount lost is not significant and is outweighed by the benefit providing houses in accordance with the Aligned Core Strategy.

A wildlife survey will be required as part of the detailed planning application which will survey for the presence of bats and bats roosts and other protected wildlife species.

In terms of access, County Highways consider that the main access can be provided from the A60 which could serve up to 150 homes. Secondary access can be achieved through the adjoining Stockings Farm development, if required, to join Calverton Road.

Any planning application determined previously will have been considered in a different national and local planning policy context.

The Borough Council has policies in place, notably Policies LPD32: Amenity and LPD35: Safe, Accessible and Inclusive Development, that will address the impact of development on local amenity and seek to ensure potential impacts are acceptable.

The Infrastructure Delivery Plan identifies the broad requirements for infrastructure needed across the Borough. Appropriate financial contributions to the additional school places generated by the development will be required. Contributions towards increasing the capacity of GP services are also required.

Policies are in place to require all developments to incorporate sustainable drainage systems that would limit and control water runoff. Details of drainage and surface water drainage strategies would be sought at the detailed planning stage. Severn Trent Water has been consulted and has raised no concerns. However, they will require more detailed hydraulic modelling to be done at the detailed planning stage and will consider if local reinforcement of the sewerage system is necessary.

The Metallifera site has previously had planning consent for housing and is identified in the Strategic Housing Land Availability Assessment and assessed as developable. The comments relating to the land west of the A60 (site 6/778) are dealt with under the section on Alternative Sites.

The housing requirement for the Borough cannot be delivered without the use of greenfield sites. The Local Planning Document identifies brownfield sites for development but does not prevent other sites from coming forward until these sites have been developed in order not to constrain the delivery of new homes.

It is intended to extend the urban area towards the ridgeline but not over it and so this important landscape feature would not be breached. As shown in the Landscape and Visual Impact Study, the study area has a low sensitivity to development of the site, although there is a ridgeline to the northwest that needs

consideration to prevent development on site having an adverse effect on the wider landscape. A landscape buffer to the east is proposed as recommended.

H6 – Spring Lane

Nottinghamshire County Council stated the southern boundary of this site was adjacent to Gedling Country Park. The proposals should include links through to this area and mitigate any negative impact on this open area.

Response:

Noted. The site has planning permission (2015/1024) and construction is underway.

H7 – Howbeck Road/Mapperley Plains

The landowners of the site supported the proposed allocation. They considered that the site accords with the strategy of urban concentration in Policy 2 of the Aligned Core Strategy and was a sustainable location for development. Exceptional circumstances existed to amend the Green Belt and the amendment here would not lead to an impact on the openness of the Green Belt. There were no significant transport concerns and the site was accessible to a range of sustainable transport modes. There was strong developer interest in the site and it could be brought forward independently of the adjacent site H2. They also considered that the site could accommodate a minimum of 205 homes and did not consider that the location of the primary school should be fixed at this stage.

A landowner with a land interest in Calverton objected to the site as it lies on the Primary Ridgeline which led to its rejection in 2004. The Landscape and Visual Analysis of Potential Development Sites report recommended that the site was retained as a landscape buffer.

A number of residents objected to the proposals. They noted that access to the site was restricted with main roads in the area (Howbeck Road and Mapperley Plains) being heavily congested. Some residents supported access from Mapperley Plains while others consider that the new crematorium and other new development nearby (H2 and H8) would exacerbate the existing traffic problems. Ladybank Rise and Roxborough Close were not considered suitable for access due to the width, character of the roads and impact on Howbeck Road. The lack of public transport in the area was also identified by a number of residents. Other matters identified by residents included:-

- Increase in surface water runoff;
- The potential for landslip and impact on the gabion wall;
- New development leading to overlooking and a loss of privacy and light to existing properties;
- Impact on local infrastructure especially schools and health facilities;
- Impact on wildlife;
- Loss of open space;
- Loss of Green Belt with no exceptional circumstances; and
- Would not address climate change or lead to a reduction in the use of the car.

Some residents also considered that the Local Planning Document had breached the Human Rights Act as no account had been taken of the emotional, financial and environmental issues facing residents. Residents also considered that they had not been treated with fairness, dignity or respect.

Response:

The support of the landowner and confirmation that there are no constraints to development are welcomed.

The ridgeline has been considered through the Landscape and Visual Analysis of Potential Development Sites. The Site Selection Document (May 2016) notes that development of the site would have some landscape and visual impacts, but that this could be mitigated by ensuring that development respects the ridgeline either by not developing along it or only allowing single storey development. The capacity of the site reflects this.

The site will be required to restrict surface water run off through a Sustainable Drainage Systems scheme.

Policies are in place to deal with ground instability (Policy LPD8) should it arise together with the application of the building regulations which address this issue.

The Borough Council has policies in place, notably Policies LPD32: Amenity and LPD35: Safe, Accessible and Inclusive Development, which will address the impact of development on local amenity and seek to ensure potential impacts are acceptable.

The Infrastructure Delivery Plan identifies the broad requirements for infrastructure needed across the Borough. Appropriate financial contributions to the additional school places generated by the development will be required to fund a new primary school arising from the cluster of allocations in this location.

There are no national or local wildlife designations on the site and the site is not identified as protected open space.

The Inspector who examined the Aligned Core Strategy agreed that meeting the objectively assessed need for housing would require the use of Green Belt land. The Aligned Core Strategy sets out a strategy of urban concentration but the urban area has insufficient capacity to meet the objectively assessed housing needs for the Borough and there are exceptional circumstances for removing land in the Green Belt at this location. The evidence for this approach is set out in the Site Selection Document.

No objections have been raised by County Highways. Access onto Mapperley Plains will require improvements to visibility or a reduction in speed to 40 mph. Consideration will need to be given to the cumulative impact resulting from the sites being developed in this area.

In relation to comments on the Human Rights Act and the need to balance the interests of society against the interests of individuals or groups, the Aligned Core

Strategy Inspector identified the objectively assessed housing need for the Borough to be 7,250 new homes and that the most sustainable location for these new homes was in or adjacent to the urban area. The Sustainability Appraisal has taken into account social, environmental and economic impacts which have been fed into site selection. In this context the Borough Council considers it has balanced the need for development of the site against a range of factors including those arising from local impact on communities affected by the development. As set out above, the impact on residential amenity is not considered to be unacceptable and there are policies in place to control the impact.

H8 – Killisick Lane

Objections were made by local residents on a number of grounds including its location within the Green Belt. Access to the site was considered to be restricted due to the existing traffic on Killisick Lane and Howbeck Road and this would be exacerbated by the proposal in combination with nearby sites (H7). Local facilities such as schools and health facilities were not considered able to cope with the extra demand to be generated. There was also considered to be an impact on the Hobbucks Local Nature Reserve and an increased risk of flooding.

Response:

Matters such as location in the Green Belt, access to the site and impact on the Local Nature Reserve were considered through the Site Selection Document (May 2016). Impacts on schools and health facilities have been considered through the Infrastructure Delivery Plan. Access can be achieved to the site and land will be provided in compensation for the small loss of the Local Nature Reserve.

The Inspector who examined the Aligned Core Strategy agreed that meeting the objectively assessed need for housing would require the use of Green Belt land. The Aligned Core Strategy sets out a strategy of urban concentration but the urban area has insufficient capacity to meet the objectively assessed housing needs for the Borough and there are exceptional circumstances for removing land in the Green Belt at Killisick Lane. The evidence for this approach is set out in the Site Selection Document.

The site will be required to restrict surface water run off through a Sustainable Drainage Systems scheme.

In addition a landowner with an interest in land in Calverton objected to the site. They considered that the site was within a Mature Landscape Area, scored highly in the Landscape and Visual Analysis of Potential Development Sites report and it was considered that it has not been demonstrated that the need for housing outweighs the value of the landscape. The developer has also identified that the site has not previously been identified and is assessed as not suitable in the Strategic Housing Land Availability Assessment.

Response:

The landscape and visual impact was considered as part of the Sustainability Appraisal and needed to be balanced against the sustainable urban location of the site. It is noted that the Landscape and Visual Impact Analysis work did not identify

the need to retain any of the land proposed for allocation as a landscape buffer.

Both landowners involved in the site supported the allocation. They considered that as the site adjoins the main built up area of Arnold / Nottingham and forms a natural extension to the settlement development would be in accordance with Policy 2 of the Aligned Core Strategy. Although the site was currently in the Green Belt it had been demonstrated that the release of the site to provide housing development would not undermine the purposes of the Green Belt and accords with the approach for reviewing Green Belt boundaries set out in Policy 3 of the Aligned Core Strategy. The Green Belt Assessment (2015) supported this submission and demonstrated that the development will have an extremely limited effect on the openness of the Green Belt.

It was argued that the site was conveniently located in relation to the wide range of services and facilities available in Arnold and there were excellent public transport links available on Killisick Road and Howbeck Road. The site was not at risk of flooding, and there was no Highway or other technical constraint to prevent the site from being allocated for housing development. There would only be a limited landscape impact and the Hobbucks Local Nature Reserve could be extended to the north of the site in compensation for loss due to the access proposals.

The landowners acknowledged that the site did give rise to some mineral and waste issues but it was not considered that these unduly restrict the proposed housing allocation. It may be appropriate to take account of any buffering requirement.

Response:

The support of the landowner and confirmation that there are no constraints to development are welcomed.

H9 – Gedling Colliery/Chase Farm

Nottinghamshire County Council commented that a partial restriction on development of site H9 needs to be stipulated in policy. The transport assessment work identified no more than 315 houses should be constructed and occupied on the Gedling Colliery / Chase Farm site until the Gedling Access Road had been completed. The County Council as Local Highway Authority had requested such a planning condition be imposed on the first phase of development to protect the surrounding highway network from otherwise unacceptable detrimental impacts.

There were concerns from a landowner with a land interest at Calverton that delivery of 660 homes was optimistic during the plan period. The cost of the Gedling Access Road and expectation of funding from the developer and the European Union means there is little confidence of more than the 315 homes allowed with the Gedling Access Road being built. The landowner considered that only 600 homes should be considered deliverable during the plan period and a review held in 2021 with homes redistributed to more viable sites if necessary.

Local residents made a number of points:-

- The proposal was considered to be a huge development for such a small area and concerned whether the area can deal with the resulting traffic. Concern

was expressed over the layout of Gedling Access Road and disappointment that the two roads run parallel for some of the way;

- Increase in surface water flooding and water pollution due to additional wheelie bin cleaning, car washing and people dumping chemicals and paint.
- The "Recreational Path" (which is a disused railway line) is a fantastic wildlife corridor and provided a haven for wildlife connecting the old pit head, Netherfield Lagoons and the River Trent. This proposal would cut off the Country Park from the corridor;
- More housing would impact on the rich wildlife habitat including, amongst others, barn and tawny owls, hedgehogs, hares, badgers and muntjac deer. It was viewed that a green or wildlife should be built over or under the Gedling Access Road for the use of wildlife. It was considered that birds will be affected by the loss of mature woodland;
- Loss of the naturalised wooded area around the Gedling Country Park, and football/grassed park, an area which is populated by a diverse range of wildlife;
- The resulting traffic noise and loss of this natural area would be extremely detrimental to the whole of the surrounding area. It was viewed the hugely successful country park should be for rest, relaxation and recreation and help improve the health of local residents and that development in the area would impact on these benefits;
- 'Urban creep' has led to Gedling becoming less of a village and more like a suburb of Nottingham. It was viewed the Gedling Access Road would become just a part of the Nottingham ring-road like Western Boulevard and Valley Road, and all the wildlife and character in Gedling will be eroded away; and
- One resident considered that the development at Gedling Colliery / Chase Farm did not encroach that significantly onto existing housing.

Comments with regards to the Greater Nottingham Character Assessment were made by the County Council and confirmed that this proposed allocation is on the perimeter of the urban area and any proposals should take into account the Landscape Actions included in the Greater Nottingham Landscape Character Assessment for Policy Zone MN43 Gedling Colliery Green Open Space. The northern and eastern boundary of this site was adjacent to Gedling Country Park, the proposals should include links through to this area crossing the proposed Gedling Access Road route. Proposals needed to be developed to mitigate any negative impact on this open area.

Response:

The requirement to construct and occupy no more than 315 houses until the Gedling Access Road has been completed has been included as a planning condition as part of the planning permission (2015/1376) that has been granted for the site (subject to the signing of the S106 agreement). The delivery of 660 homes within the plan period is not considered to be unrealistic and is based on the lower end of the range stated by the developer (60-80 per year).

The comments raised by local residents relate in part to the principle of development on the site, and have been considered and addressed as part of the planning permission that has been granted for the site. The principle of development was also considered through the allocation of the site for 1,120 dwellings in the 2005

H10 – Hayden Lane

The landowners of the site supported the allocation and commented that the proposed redistribution of 150 homes to Hayden Lane would not affect the housing distribution sought by the Aligned Core Strategy Inspector. The landowners confirmed that the site was viable and could make the required financial contributions. It could be independently accessed although was capable of being part of a comprehensive development with the adjoining site which has planning permission.

Linby Parish Council, a landowner with a land interest at Calverton and some local residents considered Gedling Borough had failed to meet the Duty to Cooperate which should be ongoing throughout the Local Planning Document process. They argued the Hayden Lane site was introduced late in the process at the publication stage and they had no opportunity to comment earlier. There were also concerns from the Gedling Borough Council Conservative Group and some local residents that local residents had not been notified about the consultation and not been kept informed. A local resident felt that the consultation process was unwieldy biased towards ICT literate people and unfair.

Linby and Papplewick Parish Council's considered the Local Planning Document to be unsound and not justified as the allocation at Hayden Lane resulted in the housing numbers recommended by the Aligned Core Strategy Inspector around Hucknall being exceeded. The Inspector heard arguments from the landowner of the Hayden Lane site supporting its allocation but did not recommend it should be allocated. Similar comments were made by the Gedling Borough Council Conservative Group and Hucknall North Safer Neighbourhood Committee who argued that this allocation effectively circumvents the Inspector's recommendation to allocate 300 homes at North of Papplewick Lane.

A landowner at Calverton argued that the draft local plan now proposes 525 homes at Bestwood village, an additional 120 homes at Papplewick Lane and coupled with the 845 homes at Top Wighay will equate to 1,790 homes adjacent to Hucknall on the periphery of Gedling, away from the heart of the Borough. The Council should take the reduction in Top Wighay Farm's capacity as an opportunity to reduce the impact on Hucknall, which was the aim of the initial reduction of North of Papplewick Lane and Bestwood Village proposed to the Aligned Core Strategy Inspector.

Response:

The support of the landowner and confirmation that there are no constraints to development are welcomed.

The Inspector examining the Aligned Core Strategy was concerned about the potential impact of development on the infrastructure and services provided in Hucknall and, therefore, recommended that the number of homes at Top Wighay Farm and North of Papplewick Lane should be limited to 1,300 homes. The Development Brief for Top Wighay Farm has since revisited the capacity of the site as part of urban design work and reassessed the capacity as 845 homes. The North

of Papplewick Lane site has been granted planning permission for 300 homes and 120 homes are now allocated at Hayden Lane giving a total of 1,265 homes (35 homes under the limit recommended by the Inspector). The Inspector was concerned about the impact of development on Hucknall's infrastructure as opposed to considering the merits of the individual sites.

The Borough Council considers that increasing the allocation at Top Wighay Farm would not assist in contributing to the five year housing supply as such an extension would be likely to be built towards the end of the Plan period as opposed to Hayden Lane which is expected to deliver within the first five years. The only other option would be to allocate land in the rural area, which would reduce the impact on Hucknall but would result in the loss of Green Belt land.

Ashfield District Council and one local resident stated that the allocation of Hayden Lane had arisen due to the reduction of housing capacity at Top Wighay Farm; however, they considered that there was no evidence to support the reduction or to prove that Top Wighay Farm remains viable with the reduced housing number given the Borough Council's stance at the Aligned Core Strategy examination. Ashfield District Council considered that if Top Wighay Farm can deliver 1,000 homes then the Hayden Lane should be removed. A local resident considered it was wholly inappropriate to simply use the housing numbers of these sites as interchangeable as the two sites are distinct in terms of their impacts.

Response:

The reason for the reduction of housing capacity at Top Wighay Farm is explained in the revised Development Brief and arises from the more detailed urban design work that has been undertaken as part of the preparation of the Brief. The viability of the site was discussed at the Aligned Core Strategy examination in 2013 and will have changed over the intervening period.

The Gedling Borough Conservative Group and Papplewick Parish Council considered the allocation will lead to coalescence between Linby, Papplewick and Hucknall and also to an adverse visual impact on the conservation village of Papplewick. Linby Parish Council stated that no evidence had been produced on the potential impact on Moor Pond Woods and no flood risk assessment had been carried out.

Response:

The Hayden Lane allocation is located on safeguarded land designated in the Gedling Borough Replacement Local Plan. The Inspector examining the Local Plan agreed with the Borough Council that the development of this safeguarded land would not significantly reduce the open break between Hucknall and Linby and Papplewick.

The comments made by Linby Parish Council are considered below.

Concerns raised by local residents included:-

Infrastructure and local services:-

- This development and the existing extensive new building in the Hucknall area would place heavy demands on infrastructure which has not improved since the Aligned Core Strategy;
- Local schools are at or over capacity;
- There are already long delays in getting doctor's appointments and this situation will be made worse;
- Adverse impact on town centre; and
- Question whether the Council has actively taken into account the impact on local services and traffic growth.

Traffic and transport:-

- Hayden Lane is too narrow to support 120 extra homes on top of the 300 homes;
- The access from Papplewick Lane is of insufficient width including pavements suitable for disabled people;
- Hayden Lane is already a congested rat run with traffic taking short cuts to the M1 and Nottingham;
- Linby Lane is a rat run between the M1 and A1 with no possibility of a bypass around Papplewick and Linby and there are tail backs at Papplewick crossroads;
- Appalling traffic congestion at the Hayden Lane and Bernard Avenue junction;
- The Nottingham Express Transit carpark at Hucknall is now fully stretched with no room for expansion;
- Details about the access arrangements for Dorothy Avenue and Delia Avenue were requested; and
- Transport links are poor.

The housing market:-

- Homes would not meet Gedling Borough resident's needs but be bought by Hucknall residents; and
- Luxury homes would be built rather than the affordable homes people need; and
- Property prices in the area will fall.

Flood risk:-

- Surface water flood risk would increase and could only be considered in the context of the 300 homes on the adjoining site; and
- Water runoff goes onto Hayden Lane.

Wildlife:-

- Impact on wildlife and habitat, adverse impact on Moor Pond Wood;
- Increased impact of greater visitor numbers on Moor Pond Wood;
- Potential for increased pollution of River Leen affecting White Clawed crayfish and water voles which are protected species; and
- It is an area of outstanding beauty and development will damage the identity of Linby and Papplewick Villages.

Green Belt, greenfield, agricultural land:-

- Loss of greenfield land;
- Loss of Green Belt land; and
- Loss of good quality agricultural land.

Design and amenity:-

- Loss of amenity and privacy from overlooking;
- Buildings heights adjoining existing properties should be controlled to avoid overlooking and no 3 storey properties should be allowed;
- Loss of views; and
- The development of 650 homes in this location will be very high density especially on a site adjacent to another housing estate.

Other:-

- Would increase pressure on jobs, the economic structure does not support quality jobs and there are not enough apprenticeships;
- Increased traffic would harm the Conservation Areas of Linby and Papplewick;
- Would lead to Linby and Papplewick being joined; and.
- Brownfield sites such as Newstead Colliery, Gedling Colliery and Calverton Colliery should be developed rather than greenfield sites such as Hayden Lane.

150 residents from the 'NG15 8' area completed a survey conducted by Mark Spencer MP. Some residents indicated that they were also to respond to the consultation separately. 147 residents objected to the site and three residents did not specify. The objections were as follows:-

- Traffic congestion around Hucknall / Griffin's Head Public House junction;
- Access from Hayden Lane which is a rat run / access via Avenues too small;
- Flooding issue;
- Pressure on infrastructure / local services e.g. schools, doctors, dentists, bus services;
- Loss of Green Belt / greenfield / farm land;
- Wildlife;
- Pollution / noise;
- Villages losing identity;
- Brownfield sites should be used first;
- Against the Aligned Core Strategy Inspector's Report decision;
- Against more houses / too many new builds still unoccupied;
- Quality of life / rise in crime;
- Devalue properties; and
- Rates going to Gedling Borough Council, not Ashfield District Council.

Other issues relating to services or the development of the site are as follows:-

- Emergency services;
- Highway / traffic management / speeding;
- Road network / road conditions;
- Public transport / tram parking;

- Infrastructure;
- Social/community hubs (leisure centre, dentists, doctors, schools, shops, library);
- Waste collection;
- Local businesses; and
- Lack of open space / green space.

Response:

Many of the issues relate to the impact on the infrastructure of Hucknall which was addressed at the examination of the Aligned Core Strategy. The Inspector's recommendation to limit the number of homes around Hucknall to 1,300 has been adhered to. The Infrastructure Delivery Plan identifies the broad requirements for infrastructure needed across the Borough. Appropriate contributions to school places, health services and public transport provision will be required.

The homes at Hayden Lane will contribute to meeting Gedling Borough's share of the objectively assessed housing need for the Nottingham Housing Market Area.

An ecological report was produced in support of the planning application for North of Papplewick Lane (2013/1406) which also covers the two adjoining sites including the Hayden Lane allocation and the scrub land to the south. The study concluded that overall the site is considered to be of low nature conservation value and there would be no adverse effects on local wildlife sites nearby from increased visitor pressure. A more up to date wildlife survey will be required for Hayden Lane together with any necessary mitigation measures.

In terms of flood risk, sustainable drainage systems will be required to limit and control water runoff to the River Leen. This issue was considered as part the planning application on the adjoining land which is conditioned to require water storage facilities to be incorporated into the north west part of the site. A site specific flood risk assessment and drainage strategy will be required for the Hayden Lane site.

The Hayden Lane site is not designated as Green Belt. Policy 3.2 of the Aligned Core Strategy requires that non-Green Belt land is considered for development before Green Belt land is lost. As such the proposed allocation of Hayden Lane accords with the Aligned Core Strategy.

The Sustainability Appraisal considers the loss of agricultural land. The Site Selection Document concludes that, on balance, this loss is outweighed by the overriding needs for housing in line with the Aligned Core Strategy.

The impact of the Hayden Lane site on the Conservation Areas at Linby Village and at Papplewick Village was considered in the study Possible Impact of Development Sites on Heritage Assets in Gedling Borough (October 2015). This concluded that there would be no significant effects.

The traffic was modelled for the Aligned Core Strategy examination and found to be acceptable. A more detailed transport assessment is being prepared in support of the Top Wighay Development Brief which will also examine options for the Griffins

Head cross roads. A detailed transport assessment for the Hayden Lane site will also be required. The access points on Marion Avenue and Delia Avenue are of sufficient width and satisfactory access can be taken through to Hayden Lane with additional access from Papplewick Lane via the adjoining development site.

A number of comments relate to detailed amenity issues including noise, loss of privacy and overlooking. Policies are in place to address these matters which will be considered at the detailed planning stage.

The housing requirement for the Borough cannot be delivered without the use of greenfield sites. The Local Planning Document identifies brownfield sites for development but does not prevent other sites from coming forward until these sites have been developed in order not to constrain the delivery of new homes.

E1 – Gedling Colliery

Harworth Estates, the owner of the site, object to the allocation policy which they argued would limit the site to business uses B1, B2 or B8 when it was more suitable for retail, food, drink and leisure uses. Harworth Estates considered that the new housing allocation and planning permission on the adjoining site and the Gedling Access Road change the context for the E1 allocation. They considered that industrial and warehousing uses would be unlikely to be appropriate in close proximity to the new housing proposed on the adjoining Gedling Colliery housing allocation. They noted that the site has remained undeveloped for 10 years but once the Gedling Access Road was completed site E1 would be a prominent and accessible location suited to retail, food and drink. Harworth Estates also commented that the E1 allocation would incorporate the Gedling Access Road crossing and footpaths/access to the new Country Park which they are committed to but such improvements would be dependent upon the E1 site being developed and requiring a capital receipt. They also commented that E1 includes a Local Wildlife Site that would require protection. The allocation of employment sites should be backed up by a more up to date Employment Land Study and call for sites.

Local residents commented that:-

- Site is too small an allocation when compared to the housing allocation;
- Concerned about the impact of housing and employment on the disused railway which is an important wildlife corridor;
- Requirement for tunnels under the new Gedling Access Road to allow the movement of wildlife; and
- Surface water runoff which was considered to impact on Jessops Lane which would be made worse by this large scale development.

Response:

With reference to the comments by Harworth Estates, outline planning permission has been approved on the adjoining housing allocation. This includes a local centre with retail units to serve the new residential area. In this context retail development on the employment allocation is not well located to serve the new residential area, being separated by the new access road, and given the provision on the adjoining site is not needed. Both National Planning Policy and the NPPF seek to concentrate retail uses within and adjoining centres.

Policy LPD43 provides considerable flexibility in terms of potential uses including B1 to B8 but also includes employment uses compatible with the nature of the employment site. Supporting text at paragraph 12.2.2 lists uses likely to be acceptable and include amongst others community facilities which may include public houses and also specialised leisure uses which cannot be accommodated in centres.

It is generally accepted that the Gedling area is not as attractive to the market as the City Centre or locations along the M1 corridor. The site is located in a secondary business market area and in recognition of this more secondary role the Local Planning Document takes a more flexible approach to employment uses permitted on site as opposed to permitting only B1 – B8. The Nottingham City Region Employment Land Study report assessed the Gedling Colliery employment site as poor unless the access can be improved. The caveat relating to access is now being addressed through the construction of the new Gedling Access Road and, as acknowledged by Harworth Estates, this should increase the attractiveness of this site for employment uses. As such it is considered that the site could attract a wide range of B Class employment uses and/or uses compatible with an employment site. Given the site is segregated from the new residential development by the new Gedling Access Road it is considered that in general employment uses can be compatible with the adjoining residential uses.

The scale of the employment allocation is significant and could potentially provide a substantial number of jobs close to the allocated housing site. The justification for the overall quantity of employment land is set out in the Strategic Distribution of Employment Requirements Background Paper (October 2015) and the Local Planning Document Employment Background and Site Selection Paper (May 2016). These background papers are based on evidence set out in the Employment Land Forecasting Study (August 2015). The requirement for industrial and warehousing land in Gedling Borough is about 19 ha and for offices around 10,000 sq. m. Sufficient employment land is identified to meet this need including large strategic locations at Top Wighay Farm and Teal Close. Gedling Borough is also reliant on jobs being provided in Nottingham City Centre and it is expected this relationship will continue.

The disused rail line is largely located on the adjoining housing site and issues around nature conservation on this site and surface drainage have been addressed through the planning application process for the housing site and the Gedling Access Road.

Policy LPD4 requires sustainable drainage features to be included as part of developments. The issue of surface water drainage on the employment allocation will be addressed at the detailed planning stage.

Alternative Sites

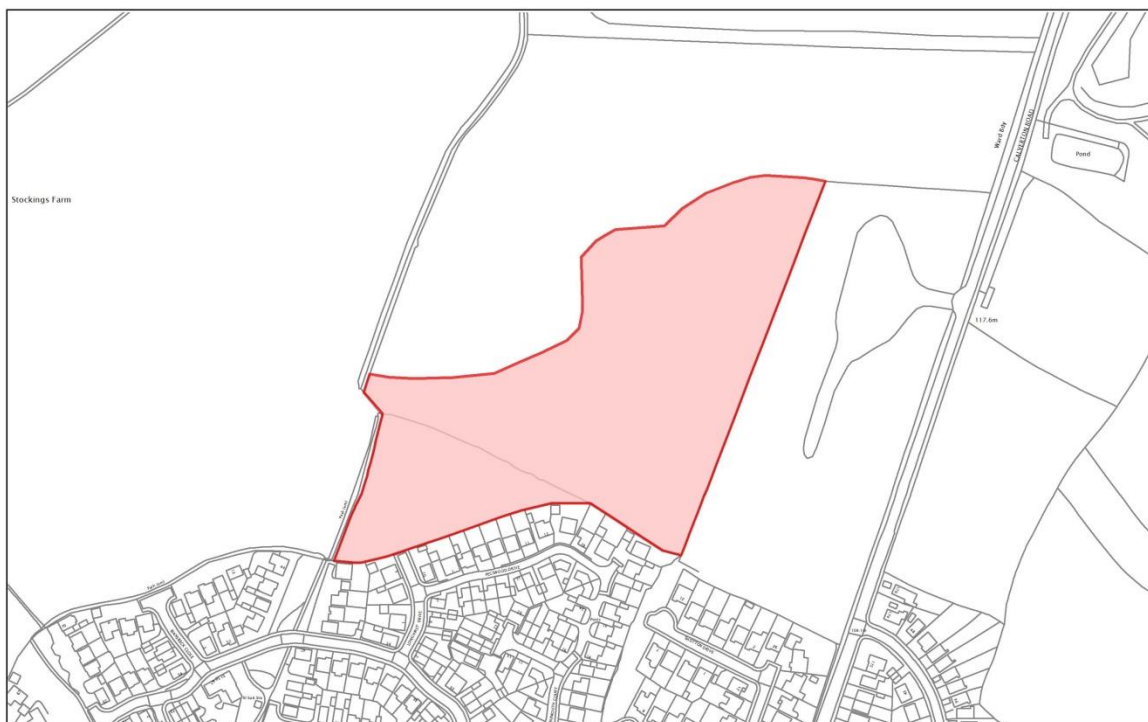
Additional land for residential development was promoted at:-

- North of Stockings Farm;
- West of A60 and Metallifactory (6/778);

- North of Bestwood Lodge Drive; and
- Metallifecture (6/479).

North of Stockings Farm

Langridge Homes Ltd identified additional land at Arnold (Land North of Stockings Farm) for 81 dwellings which it was considered to be suitable for development. The highway network and utilities infrastructure have spare capacity in this area to accommodate further development. There were no environmental, landscape, heritage, flood risk or other constraints to the development of this site which sits well below the ridge line to the north. The proposed scheme makes provision for a landscape buffer with the Local Nature Reserve to the east. Langridge Homes Ltd confirmed that it is in a position to bring this land forward for development immediately after the Local Planning Document is adopted. This site has also been proposed as Safeguarded Land to meet longer term housing needs if the Inspector concludes that further allocations are not required to meet the housing requirements over the plan period.



Gedling
Borough Council

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

North of Stockings Farm



Site

Borough Boundary

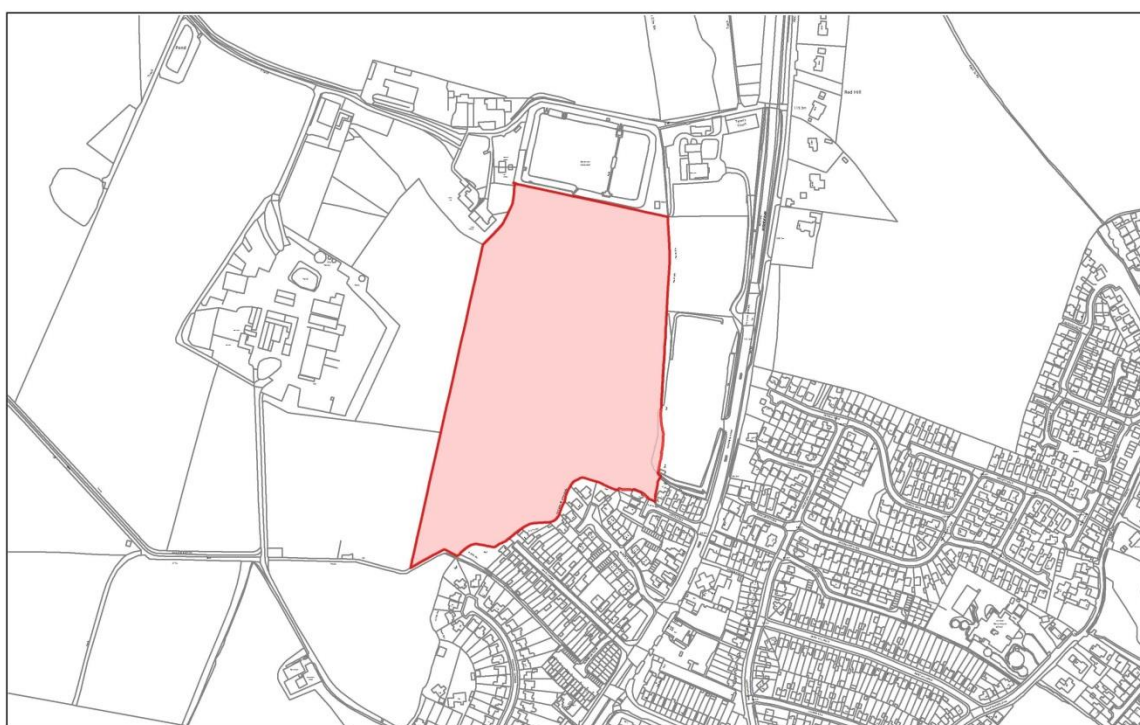
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Response:

This site was considered as one of the Reasonable Alternatives in the Site Selection Document (May 2016) (part of site A2). The site was not considered to have defensible Green Belt boundaries and was therefore not considered for allocation. In addition, the site is likely to be affected by the existing clay extraction and landfill operations at Dorket Head, being closer to these operations than sites H2, H5 and H7.

West of A60 and Metallifactory (6/778)

M F Strawson Ltd would like the policy changed to allocate site 6/778 for 150 dwellings in addition to those sites proposed for allocation. This would ensure that the site allocations chosen are justified by the evidence base and the most appropriate locations to deliver sustainable development. The site is deliverable and has no physical or ownership constraints. There is legal agreement to provide access through the adjacent site from the A60. The previously developed Metallifactory site is subject of an expired planning permission for residential development, but a full planning application will be submitted in July 2016 for development of the site for 72 dwellings. This means that access through to site 6/778 could be delivered early in 2017 and this would facilitate the development of site 6/778. A Transport Statement has been prepared to accompany the planning application for the Metallifactory site and demonstrates that the site is in a highly sustainable location and access is deliverable for 72 dwellings on the Metallifactory site. The potential for a signal controlled junction to serve the larger development, incorporating site 6/778, has also been explored as part of the Transport Statement work and is considered viable and deliverable.



Gedling
Borough Council

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West of A60 and Metallifactory



Site

Borough Boundary

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Response:

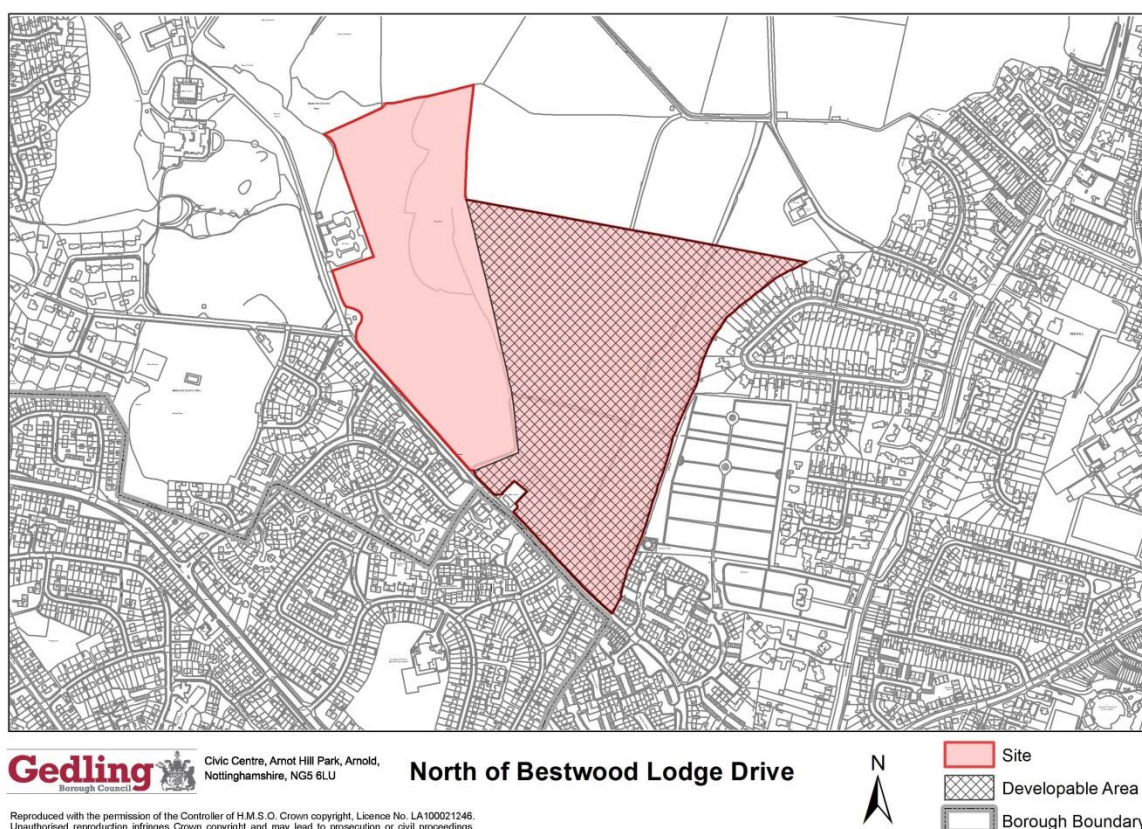
This site was considered as one of the Reasonable Alternatives in the Site Selection Document (May 2016) (site 6/778). While sustainably located, access to the site is through another site which was not being promoted at the time of writing. However, a planning application for the Metallifactory site has since been submitted and, if granted, this would allow access through to site 6/778.

North of Bestwood Lodge Drive

Nottingham City Council (Strategic Property), who owns the Redhill Farm site, are promoting land north of Bestwood Lodge Drive for residential development. Allocation of this site would ensure that Gedling Borough Council was able to meet its objectively assessed housing needs and demonstrate that the Local Plan has been positively prepared, focussing new development in the most sustainable locations. Allocation of the site supports the policy of urban concentration as set out in the Aligned Core Strategy. The land has previously been assessed as suitable for residential development but excluded from allocation in previous plans as

- additional housing land was not required at that time;
- the site was not available for development; and
- it was considered that transport issues limited the site's development potential.

Further site assessment and changes in site availability now require a different approach. The City Council confirmed that they are willing to bring the site forward for development within the plan period and it would be available in years 5-10. Initial transport assessment has been undertaken with ongoing dialogue with Nottingham City and Nottinghamshire County Councils.



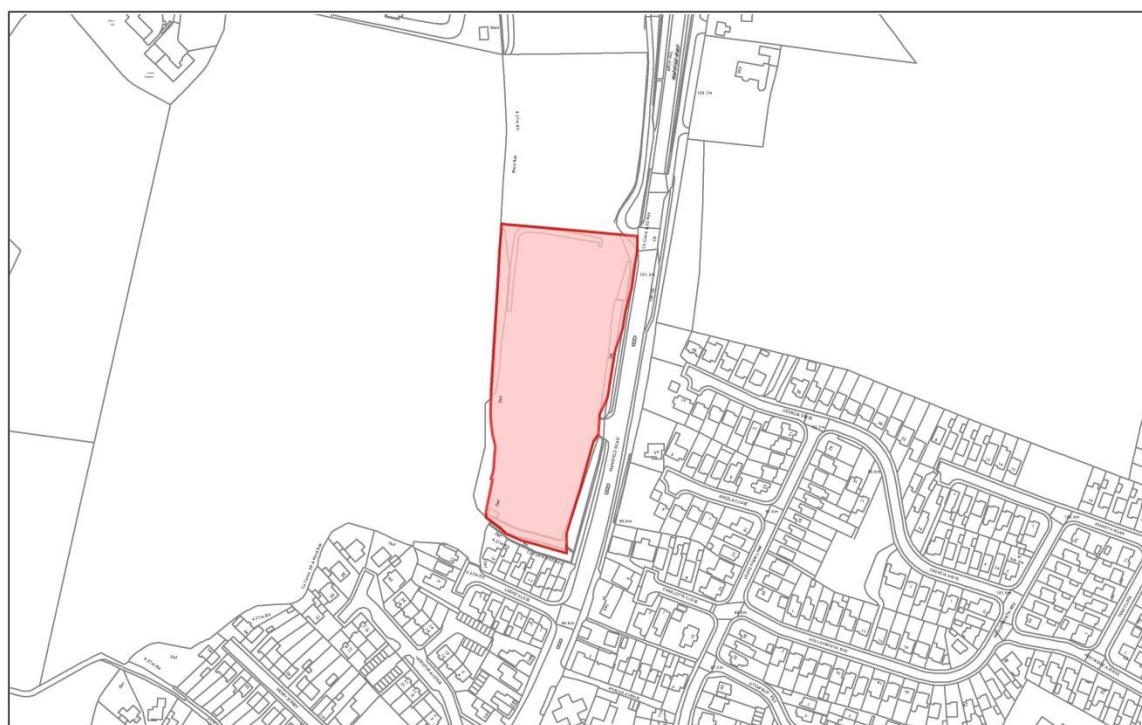
Response:

This site was considered as one of the Reasonable Alternatives in the Site Selection Document (May 2016) (part of site 6/466). The development of the wider site would result in the significant loss of Grade 2 and 3 agricultural land although the site makes only a limited contribution to the Green Belt and would result in moderate landscape harm. The highway impacts of a lower level of development need to be clarified through a more detailed Transport Assessment, in particular the impact on

the Oxclose Lane/Queens Bower Road junction.

Metallifactory (6/479)

Many respondents suggested using brownfield sites as alternative to the proposed greenfield sites. Sites identified included site 6/479 (Metallifactory) as an alternative to H5 Lodge Farm Lane. The site is brownfield and unlikely to be used for industrial/commercial purposes again and could yield 75 homes without encroaching on the Green Belt.



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Metallifactory



Site



Borough Boundary

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Response:

This site was considered as one of the Reasonable Alternatives in the Site Selection Document (May 2016). Since the time of writing, a planning application has been submitted for the development of 72 homes.

List of Respondents

A Swain
Alan and Irene Young
Alan Coulson
Alison Mason
Alistair Lindsay
Amanda Pumo
Andrea Roberts
Andrew Wallace
Andrew Winstanley
Angela Anderson

Angelo Petruccio
Ann Howarth
Ann Robinson
Ashfield District Council
Audrey Smith
Avril Harper
B Clay
Barbara Rogers
Ben Newbold
Brian Pollard
Brookfields Garden Centre
Burton Joyce Parish Council
C Breffitt
C Evans
Callam Bradford
Carole Brownley
Catherine Strawson
Charles Cracknell
Christine Cracknell
Christine Robinson
Christopher Shaw
Christopher Tennant
Christy Langham
Clair Oliveira
Claire Pearson
Colin Allen
Colin Bowen
Darrell Howe
Darren Chapman
David Fletcher
David Hodgkinson
David Hurst
David Langham
David Marlow
David Mason
David Winfield
Dawn Chivers-Jarvis
Dawn Connolly
Dawn Hurst
Deborah Bradley
Deborah Kettley
Debra Thompson
Denise Dale
Derek Pearson
Derek Stokes
Don Stickland
Donald Fido
Dorothy Clarke
Dorothy Jones
Edward White

Elaine Flintham
Eleanor Aindow
Eleanor Lindsay
Emily Fisk
FGCP
Foster & Frudd
Frank Radford
Gary Blackshaw
Gary Pearson
Gary Sonnenthal
Gavin and Deana McGill
Gaynor Timson
Gedling Borough Council (Estates Section)
Gedling Borough Council Conservative Group
Geoffrey Buck
Geoffrey Dench
Gerard Belzunce
Gillian Allcock
Gillian White
Gordon Bramley
Gordon Marshall
GraceMachin Planning & Property
Graham Bond
Graham Bowles
Graham Clipson
Graham Cusick
Graham Vickers
Granville Fletcher
Greig Watson
Hannah Barrs
Harworth Estates
Hayden Lester
Hazel Mitton
Heidi Duffy
Helen & James Cannon
Helen Norton
Hilary Dench
Hucknall North Safer Neighbourhood Committee
Ibstock Group Ltd
J Storer
Jackie Howard
Jade Bradford
James Beckwith
Jane Johnson
Jane Riley
Janet Cook
Janet King
Jean Tomlinson
Jeanette Lyon
Jeremy Thompson

Jo Bucklow
Joanna Sztejer
John Bell
John David Church
John Lampard
John Leafe
John Smith
Jon Beaumont
Josephine Knight
JS Price
Julie Cripwell
Julie Harbron
Julie Pearson
Julie Wattam
June Gregory
June Pollard
Karen Broughton
Kat Sayers
Kathleen Andrews
Kathleen Cox
Kathy Jones
Kay Parkinson
Keith Barnes
Langridge Homes Ltd
Lesley Huffadine
Linby Parish Council
Linda Dewdney
Linda Tyler
Lisa Boxley
Lisa Evans
Lorna Voogt
Luke Smith
Lyn Cook
Lynda Cumberland
M Bowe
M F Strawson Ltd
M Latter
Maggie Else
Margaret Moore
Maria Smith
Mark Spencer MP
Mary Bramley
Mary Harlow
Megan Sayers
Melanie Marshall
Michael Bales
Michael Flintham
Cllr Michael Payne
Michael Wallbanks
Mitchell Clarke

Mr & Mrs Wood
Mr and Mrs Bartlett
Mr and Mrs Bridges
Mr and Mrs Sheppard
Mr and Mrs Tailby
Mr Arkrislaty
Mr Day
Mr Leonard
Mr Tarry
Mr Walker
Mrs Peacock
Neil Barrs
Neil Heath
Nick O'Brien
Nick Opacic
Nick Stendall
Nicola Terry
Nicola Weber
Nicole Marshall
Northern Trust
Nottingham City Council (Strategic Property)
Nottinghamshire County Council
Nottingham Trent University
Odette Carnell
Pam Crampton
Pamela Forrest
Papplewick Parish Council
Patricia Faulkner
Patricia Roberts
Patrick McConnell
Paul Beardsley
Paul Danby
Paul Hulme
Paul James
Paul May
Paul Ward
Paula Newcombe
Peter Brown
Peter Fox
Peter Lindsay
Peter Straw
Peter Wilson
Philip Oddie
Phillip Greatbatch
R Haywood
Rachel Winfield
Rebecca Fell
Richard Marshall
Richard Rose
Richard Young

Roberta Norris
Ronald Howard
Rosemary Hayler
Ross Gammon
S Holt
Sallyanne Simmons
Samantha Cernelley
Samantha Gregory
Sandra Rose
Sarah Dudley
Scientific Officer, Gedling Borough Council
Sharon Oddie
Sharon Riddell
Shawn Wood
Sheila Wright
Simon Stott
Sir/ Madam
Stephen Kirk
Stephen Petch
Steve Oliver
Steven Harding
Stuart Andrews
Stuart Parker
Sue Barratt
Theresa Foster
Thomas Sztejer
Timothy Timson
Tracey Ali
Valerie Gill
Valerie Lampard
Vivienne Wilson
Willow Farm Primary School

Policy LPD65 – Bestwood Village

Number of Respondents	Number of Comments
8	9

General Comments

Langridge Homes Ltd supported the site allocations and, specifically, H12 Westhouse Farm which is in their ownership.

Gedling Borough Council Conservative Group and a resident considered that there are insufficient services and facilities in Bestwood village to cope with the additional housing. Gedling Borough Council Conservative Group also considered that the scale of development identified is in excess of the 500 homes identified by the Aligned Core Strategy Inspector and there was a need for school provision to be in place prior to development commencing rather than midway through as set out in the S106 agreement. Residents also commented that:

- Roads are unable to cope with additional traffic;
- There would be a negative impact on house prices; and
- ‘Brexit’ means plans should be reconsidered.

One local resident considered that such a massive increase in housing was not matched by clear and firm plans for the necessary supporting infrastructure, citing the example of the school where developer contributions would be unlikely to be enough and multisite options for school provision were not acceptable. The resident also mentioned that the Miners Welfare Social Club had closed and thought S106 monies could be used refurbish the club and site. S106 monies were also needed to support public transport provision as the village was not that accessible with hourly bus services not provided in the evenings and on Sundays.

In addition, Papplewick Parish Council considered that any development at Bestwood village would impact on amenity in Papplewick through additional traffic using the Griffins Head junction. Nottinghamshire County Council identified that development will place additional stress on drainage systems, surface water and sewerage and that an appropriate strategy for drainage would be required.

Response:

The Housing Background Paper explains how the housing target for Bestwood Village has been calculated. The Inspector recommended that the housing target should be up to 500 new homes as set out in the Aligned Core Strategy Publication Version i.e. 500 new homes plus the 79 homes already completed or with extant planning permission. The revised target of 525 is therefore consistent with the Inspector’s recommendation.

The traffic impacts around Hucknall were modelled and tested as part of the preparation of the Aligned Core Strategy and summarised in the Transport Background Paper (December 2012). The paper concludes that the housing and employment growth can be delivered without significant detriment to the operation of the transport networks, assuming the delivery of currently committed schemes and

delivery of mitigation and improvements.

Impact on house prices is not a planning issue. The implications of Brexit are unknown at the present time.

The Infrastructure Delivery Plan identifies that new primary school provision is required in Bestwood Village. However, it is not possible to provide more detail at present as this will be determined at the more detailed planning stage. The Education Authority is considering options for new primary school provision at Bestwood Village and sufficient land will be safeguarded to accommodate a replacement primary school should that be required. The details of contributions, timing and delivery mechanisms for new primary places will be subject to negotiations between the Borough Council, Education Authority and the developer and formally set out in the Section 106 Agreement.

In relation to the comments from the County Council on flooding, Policy LPD4 requires sustainable drainage systems to be incorporated in the development. The Infrastructure Delivery Plan recognises that there may be a need for upsizing of the sewer system and further detailed hydraulic modelling will be required at the detailed planning stage.

H11 – The Sycamores

A resident considered that there was a need to protect mature trees and the sandstone wall as these contribute to the character of the village. A new access would be required towards the bridge end of the site and information was required regarding the screening to the rear of the site adjacent to the sports ground.

Response:

The site has full planning permission (2007/0887) and these matters have been addressed as part of the planning application process.

H12 – Westhouse Farm

Langridge Homes, the developer for this site, supported the allocation confirming there were no constraints and that the site was viable and deliverable. The site could deliver a new replacement modern primary school and the development would help improve the vitality of the Village.

A resident and Trustee of Bestwood village raised concerns about the potential impact of developing Westhouse Farm on the established village aesthetic as this site is very visible from Moor Road. There was a need to retain trees and hedgerows on site as part of the development and also to incorporate planting and screening. The resident also commented that Moor Road is already busy and the 210 extra homes would lead to a huge increase in traffic volumes, which would require adequate traffic calming measures such as speed cameras as the current humps are not working.

Within the context of objecting to the overall housing provision being in excess of the Aligned Core Strategy Inspector's recommendations, specific comments related to

the lack of justification for the additional 109 homes at Westhouse Farm. It was argued that this related more to the need to contribute S106 monies to the provision of a new primary school, which could be funded via CIL or through greater S106 contributions from the 101 homes on the safeguarded land. Bestwood Village lacked services and facilities and the 109 homes should be allocated in a more sustainable location such as Calverton.

Response:

The support for the site allocation is welcomed. The retention of trees and boundary treatment will be addressed at the more detailed planning stage.

Following a proportionate reduction, the housing target for Bestwood Village was increased by 90 homes based on site availability and potential for Section 106 contributions to assist in providing a new primary school. Primary schools are not on the Regulation 123 list and cannot be funded from Community Infrastructure Levy. The Section 106 Agreement for the 101 homes on the safeguarded land is not yet in place. The Infrastructure Delivery Plan sets out the formula used to calculate the appropriate financial contributions to primary schools based on the projected number of primary school places likely to be required by a particular development. Increasing Section 106 contributions as suggested by the respondent would be likely to render the site unviable and/or lead to reduced contributions towards other requirements.

H13 – Bestwood Business Park

A resident and Trustee of Bestwood village commented that the main concerns related to the impact of the development on the village aesthetics and the conservation area. The trees between the site and the sports ground should be retained. The site should have two accesses and not just rely on the existing access to the Business Park. The respondent also raised the need for more traffic calming on Moor Road, redevelopment of the sports club and a new school.

Nottinghamshire County Council noted that this allocation was on the perimeter of the urban area, therefore any proposals should take into account the Landscape Actions included in the Greater Nottingham Landscape Character Assessment for Policy Zone SH02 Killarney Park Wooded Farmlands. The southern and western boundary of this site is adjacent to a local sports ground and the proposals should include links through to this area. Proposals need to be developed to mitigate any negative impact on this open area.

Langridge Homes expressed doubts about the ability of the Bestwood Business Parks to achieve the 220 homes it has planning permission for. They referred to the need for significant ground contamination investigations and mitigation and also to the high densities and need for significant site infrastructure to be provided on site. Langridge Homes considered that more land should be allocated for housing at Bestwood village.

Response:

The site has outline planning permission (2014/0214) and a Section 106 Agreement is in place. The access and design of the scheme are being dealt with through the

planning application process and reserved matters stage. The timing of the delivery of homes on the site is based on information provided by the developer through the Strategic Housing Land Availability Assessment process.

List of Respondents

Christopher Purnell
Dave Braithwaite
Gedling Borough Council Conservative Group
Hayden Lester
Langridge Homes Ltd
Mark Thomas
Nottinghamshire County Council
Papplewick Parish Council

Policy LPD66 – Calverton

Number of Respondents	Number of Comments
25	27

In addition, two petitions (25 signatures and 75 signatures respectively) concerning H16 Park Road were received.

General Comments

Nottinghamshire County Council stated any proposals should take into account the Landscape Actions included in the Greater Nottingham Landscape Character Assessment.

Calverton Parish Council stated the evidence gathered by the Environment Agency and the Lead Local Flood Authority identifies the cause of the flooding along Main Street to be surface water runoff from the fields to the south of the village. The Parish Council raised some concerns regarding the supporting documents, such as the Landscape and Visual Analysis of Potential Development Sites and The Impact of Possible Development Sites on Heritage Assets. The heritage analysis excluded assessment of the three Scheduled Ancient Monuments that are located in the vicinity of Calverton and the landscape assessment may be constrained by a lack of local knowledge.

One landowner considered that the Landscape and Visual Analysis of Potential Development Sites report did not account for man-made features around Calverton and had been inconsistently applied in relation to sites H5 to H8, meaning it was unclear why limits to development had been put in place to the north-west of Calverton. This landowner also considered that the prospective Special Protection Area should not be used to reduce the number of homes at Calverton; it was also considered that 'Brexit' meant that designation of a Special Protection Area was no longer possible as European Union environmental policy would no longer be valid.

The Calverton Preservation and Historical Society supported the comments submitted by Calverton Parish Council and was in favour of comprehensive, not piece-meal, development in Calverton and that local distinctiveness be maintained especially with regard to housing design together with balanced development to include appropriate infrastructure.

Response:

The Landscape and Visual Analysis of Potential Development Sites was an objective assessment carried out by qualified and experienced landscape architects using a methodology based on the 3rd version of the Landscape and Visual Impact Analysis Guidance produced by the Landscape Institute. As such it is considered that the analysis is robust and appropriate and enables a consistent assessment of sites across the Borough. In considering sites H5 to H8, the recommendations of the Landscape and Visual Analysis of Potential Development Sites report have been balanced against the location of these sites adjacent to the urban area where, in accordance with the Spatial Strategy contained in the Aligned Core Strategy, most

development should be focussed.

As part of the Impact of Possible Development Sites on Heritage Assets input on Scheduled Monuments was sought from Nottinghamshire County Council but no comments were received. Of the sites most likely to affect the Scheduled Monuments located to the south of Calverton the impact of one (H14 – Dark Lane) was considered in detail through the grant of planning permission and the other (H15 – Main Street) is no closer to the Scheduled Monuments than existing homes and is considered to cause no additional harm.

Severn Trent Water noted that they cannot commit investment to provide additional sewerage capacity unless there are firm commitments to the development. They would like Gedling Borough Council to consult with them on the development proposals in Calverton so that delivery, phasing and timescales of the development can be included into their plans.

Landowners and developers considered there to be a need to provide additional homes over those identified in the Local Planning Document. Calverton was considered to be the most sustainable of the key settlements but had received the largest reduction from the figures in the Aligned Core Strategy. This was unjustified.

Response:

There is not considered to be a need for additional housing allocations at Calverton. Sufficient land has been identified to make a substantial contribution to meeting the housing targets identified in the Local Planning Document. In addition, safeguarded land has been identified to provide some flexibility.

The amount of housing at Calverton has been reduced from that identified in the Aligned Core Strategy. This is as a result of more land than anticipated being available in or adjacent to the urban area. As set out in the Housing Background Paper, the basis for the reduction has been the proportion of the housing target identified for Calverton in the Aligned Core Strategy. Calverton received the largest share of homes to be built in the three key settlements and it is considered appropriate that it receives the largest share of any reduction. The reduction is not due to the prospective Special Protection Area.

The implications of Brexit on designations such as Special Protection Areas is unclear at present but it is considered likely that these will continue in some form. It is appropriate to continue to take a risk based approach to the prospective Special Protection Area.

H14 – Dark Lane

Langridge Homes, the developer of this site, confirmed the site has planning permission for 70 homes and is currently under construction. One resident considered that the site appeared to be a reasonable sized infill site for the village.

Calverton Parish Council considered that, as a consequence of the detrimental impact that the Dark Lane site will have on the inter-relationship between the historic core of the village and the ridgeline to the south of the village, the importance of

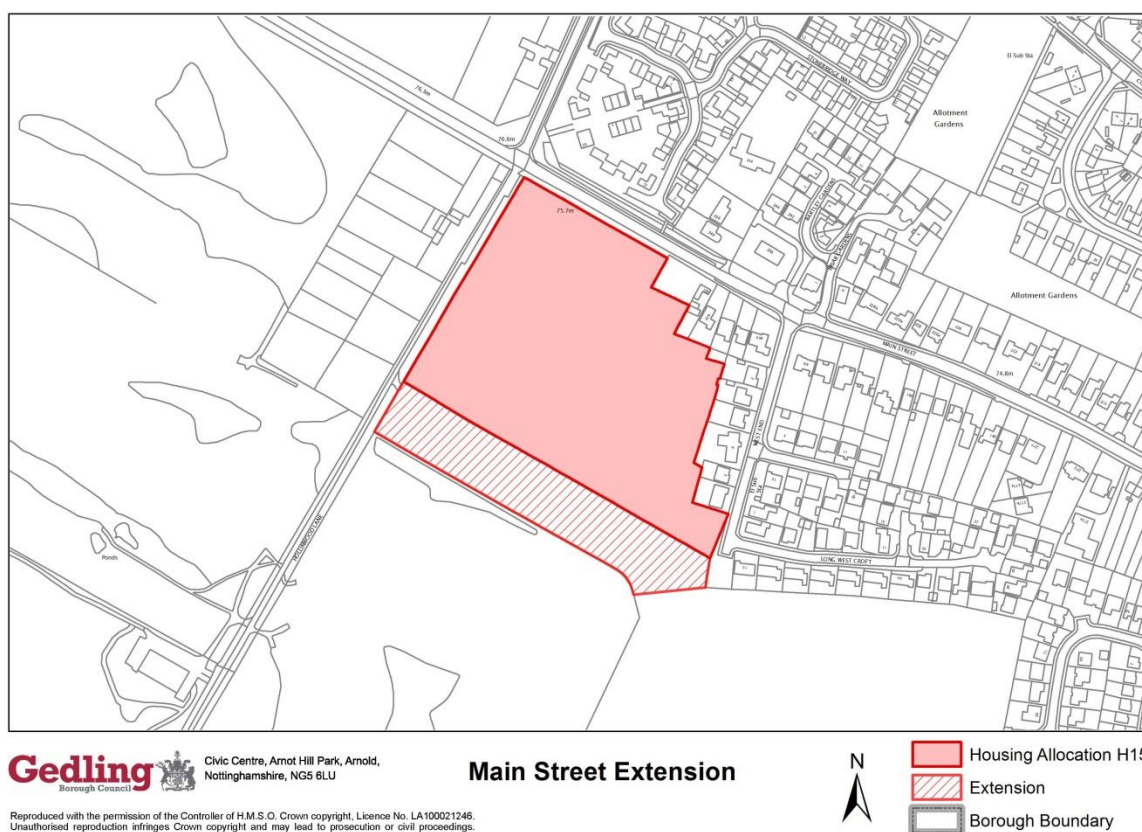
protecting the southern setting of Calverton was enhanced. In the Calverton's emerging Neighbourhood Plan, the 'Southern Ridge Area' was proposed for protection as being of significant local value in terms of heritage, recreation and landscape. The southern setting of the village is used intensively by residents with a network of public footpaths/bridleways.

Response:

The site has full planning permission (2012/1503) and construction is underway.

H15 – Main Street

Langridge Homes, the developer of the site, confirmed the site was deliverable. They would like to see the southern boundary to H15 be extended to include the strip of land between the edge of the allocation site and Ramsdale Golf Course and the capacity of the site increased from 75 to 90 homes. The Golf Course would provide a long term defensible boundary to the Green Belt in this location. The extended site was viable and deliverable (construction in 2019-21) and would enable a replacement modern primary school to be built. Through pre-application inquiries no significant constraints had been identified and the adverse impacts of development were likely to be minimal.



Calverton Parish Council and Persimmon Homes objected to the site as it was contrary to the views of local residents, the Parish Council's views and the emerging Neighbourhood Plan objectives. The site lies within the 'Southern Ridge Area' which has been identified in Calverton's emerging Neighbourhood Plan as being of significant local value in terms of heritage, recreation and landscape. The URS

masterplanning report (2014) identified the Park Road allocation (site H16) as the preferred location for all future development.

Consultation on the Neighbourhood Plan has demonstrated that the impact of growth on infrastructure, services and facilities were key concerns. The Parish Council believed this could be achieved through the allocation of a single strategic site in the north-west (i.e. site H16) rather than piecemeal development across a number of sites.

The site lacked defensible boundaries as required by the NPPF. No exceptional reasons had been demonstrated to justify the alteration of the Green Belt boundary. The retention of the existing position of the Green Belt boundary to the south of Main Street and Bonner Lane should be pursued as this was in compliance with the requirements of the NPPF.

Calverton Parish Council had concerns regarding the deliverability of the site as Langridge Homes have a history of lack of deliverability.

Local residents have made the following points:

- Loss of valued green space and encroaching on the golf course;
- There was no support from the community for any housing development to the south of the Main Street / Bonner Lane through the village;
- Site used by residents where there is a popular footpath;
- Further increase in traffic movements; and
- The doctor's surgery in Calverton is over capacity.

Response:

In terms of site H15, an extension to the south is not supported. The site identified for allocation has clear defensible boundaries to all sides; the area proposed for extension of the site is not considered to have a defensible boundary to the east where it widens out into a larger field. It is also noted that there is opposition to development south of Calverton in general and site H15 in particular.

It is considered appropriate to continue to allocate site H15. There is a need to provide a range and choice of sites not just large sites which are generally developed by national house builders and site H15 scores slightly higher than site H16 in the Sustainability Appraisal. In addition, increasing the size of site H16 will not help deliver a five year housing land supply as any additional homes will be delivered at the end of the plan period. No evidence has been provided that site H15 is harmful to heritage, recreation or the landscape. Infrastructure has been looked at comprehensively across Calverton.

H16 – Park Road

A number of objections to and concerns regarding the proposed site were raised by local residents, Calverton Parish Council and a developer of alternatives sites

The impact of the site on North Green was raised by a number of residents and Calverton Parish Council. North Green was identified as being of historic value due to its connection with Sir Geoffrey Jellicoe, a noted landscape architect who

designed Calverton Colliery, and connection with the mining history of Calverton. There was a desire to see a landscape buffer provided around North Green to protect its isolated character and rural outlook. There were also calls to ensure that no access to the site was taken off North Green and that existing trees and hedgerows be retained around North Green.

The scale of the site was considered to be out of proportion with the rest of the village which has experienced significant levels of development in the recent past. It was also considered that the proposals would impact on the local highway network increasing congestion and causing some roads, such as Seeley Avenue and Labray Road, to become 'rat runs'. It was suggested that an area along Park Road should be retained as a landscape buffer for existing residential areas. There were also objections to the H16 site due to:-

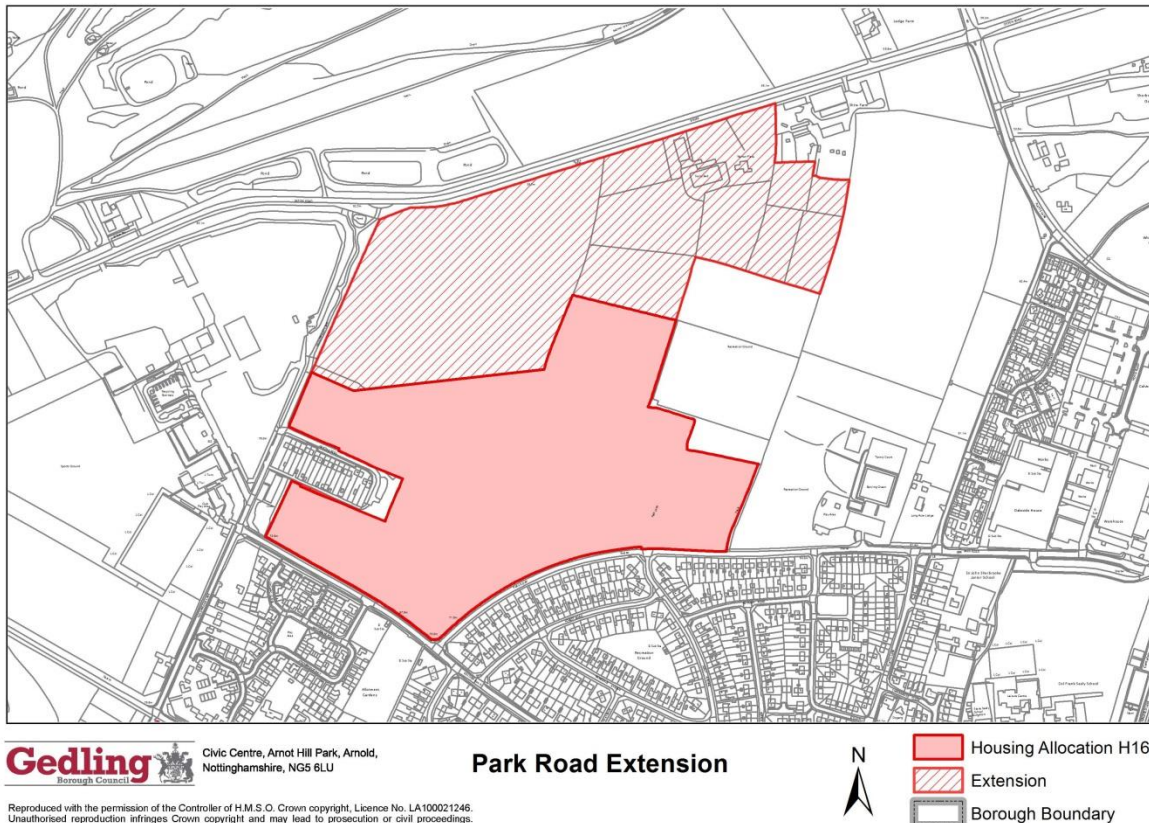
- the loss of footpaths;
- the loss of views and impact on the landscape;
- potential mining subsidence;
- loss of wildlife;
- highways which require improvement;
- impact on local infrastructure including schools; and
- impact on amenity during construction.

Langridge Homes, a developer promoting other land at Calverton for development, considered that the multiple landowners on site would affect delivery meaning not all the homes would be delivered within the plan period. They considered that additional sites should be allocated to compensate for this.

Landowners and developers involved in the site, including RC Tuxfords and Persimmon Homes, supported the allocation. It was considered that the area does not contribute to the five purposes of the Green Belt and the various roads would form strong defensible boundaries for the Green Belt.

There were calls from the developers and landowners of H16, and also developers and landowners of non-allocated sites nearby, to extend site H16 and/or allocate additional land to the north-west of Calverton for residential development.

Persimmon considered that there was local support for a single, comprehensive scheme on site in preference to development south of Main Street (site H15). Both Persimmon and another landowner considered that a scheme of this nature was supported by the URS masterplan commissioned by the Borough Council and the numbers from site H15 could be easily incorporated into a larger H16 site (a revised allocation to around 650 homes), together with some employment land and access from Oxton Road.



Response:

Matters such as impact on local highways and impact on the landscape were considered through the Site Selection Document (May 2016). It is not considered possible to retain a significant landscape buffer between the site and Park Road due to the need for the development to be integrated with the existing settlement. However, the location of open space and areas of amenity land may help address concerns.

It is acknowledged that North Green has a connection with Sir Geoffrey Jellicoe. The street formed the first stage of development for the residential area for Calverton Colliery. A review of the plans available online¹¹ indicates that North Green was not intended to be an isolated street with a rural character. However, consideration will be given to the location of open space and amenity space to preserve the existing character and amenity of North Green.

There is considered to be an additional 1.16 ha of land to the immediate north of site H16 that may be suitable for residential development; this could provide an additional 29 homes (based on a density of 25 dph) and would not therefore fully compensate for the proposed deletion of site H15. This land is currently identified as safeguarded land and would need to be allocated for development through the preparation of a development plan document. In considering the extent of land that is considered suitable for development, careful consideration would need to be given to the landscape and visual impact of development. As set out above it is considered appropriate to provide a range of sites rather than rely on a single large

¹¹ <http://www.calvertonvillage.com/CollieryArchitecture.html>

allocation. In terms of deliverability it is noted that there is a national house builder involved with the site and all owners supportive of development.

E2 – Hillcrest Park

Calverton Parish Council supported the allocation of site E2 at Hillcrest Park which is an important part of a balanced strategy to providing and retaining jobs where housing is to be located.

A local resident considered the site to be a reasonable proposition in the context of general comments about the scale of housing and employment allocations around Calverton.

Response:

The support for Hillcrest Park allocation is noted. The choice of sites is justified in the Employment Background and Site Selection Paper (May 2016). To balance housing growth in Calverton additional employment land is needed in the village. The Hillcrest site is largely surrounded by existing employment uses and ideally located.

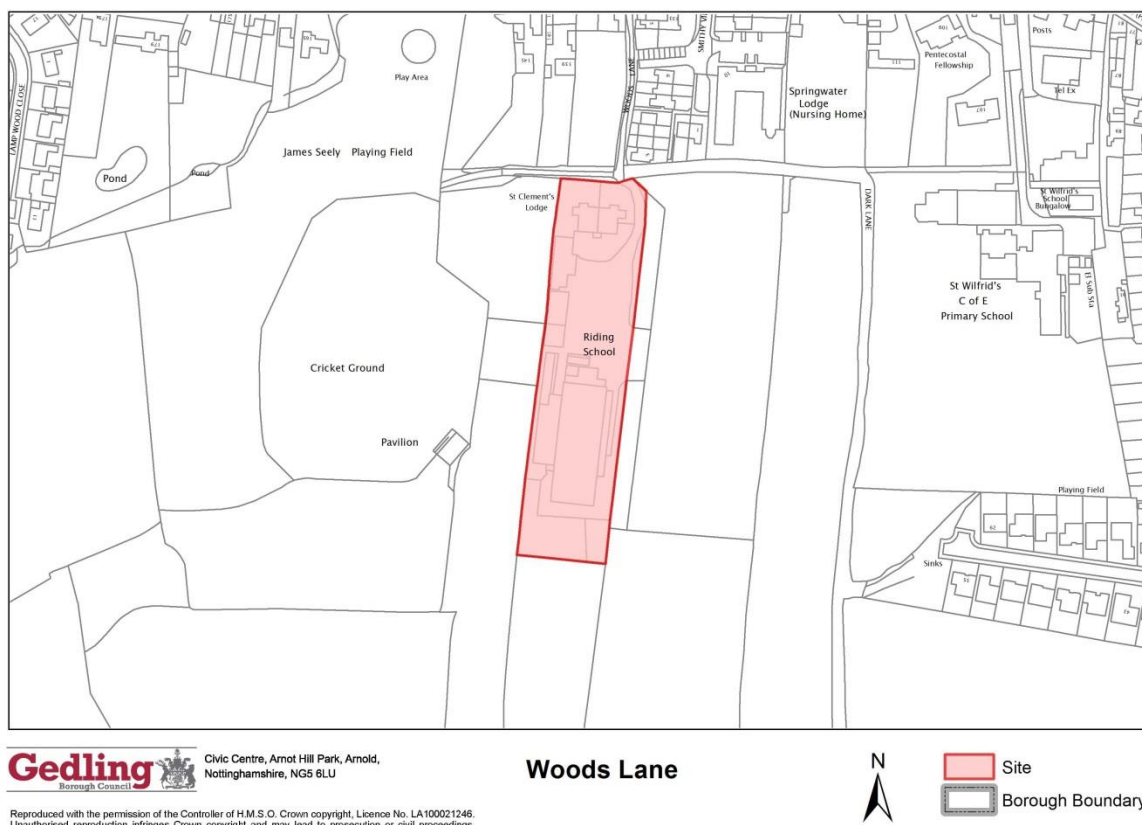
Alternative Sites

Additional land for residential development was promoted at:-

- Woods Lane (6/649);
- 250 Mansfield Lane (site 6/588); and
- Flatts Lane (sites 6/35 and 6/37).

Woods Lane

The Woods Lane site was considered by the landowner to represent sustainable development due to its location close to existing services and facilities, the fact that it was previously developed and the minimal contribution it made to the Green Belt. In terms of constraints it had been agreed that access to the site could be made through the adjacent Dark Lane site and the impact on the Conservation Area, identified in the Heritage Impact document, would be no greater than at present. The site should be removed from the Green Belt and allocated for 14 homes.

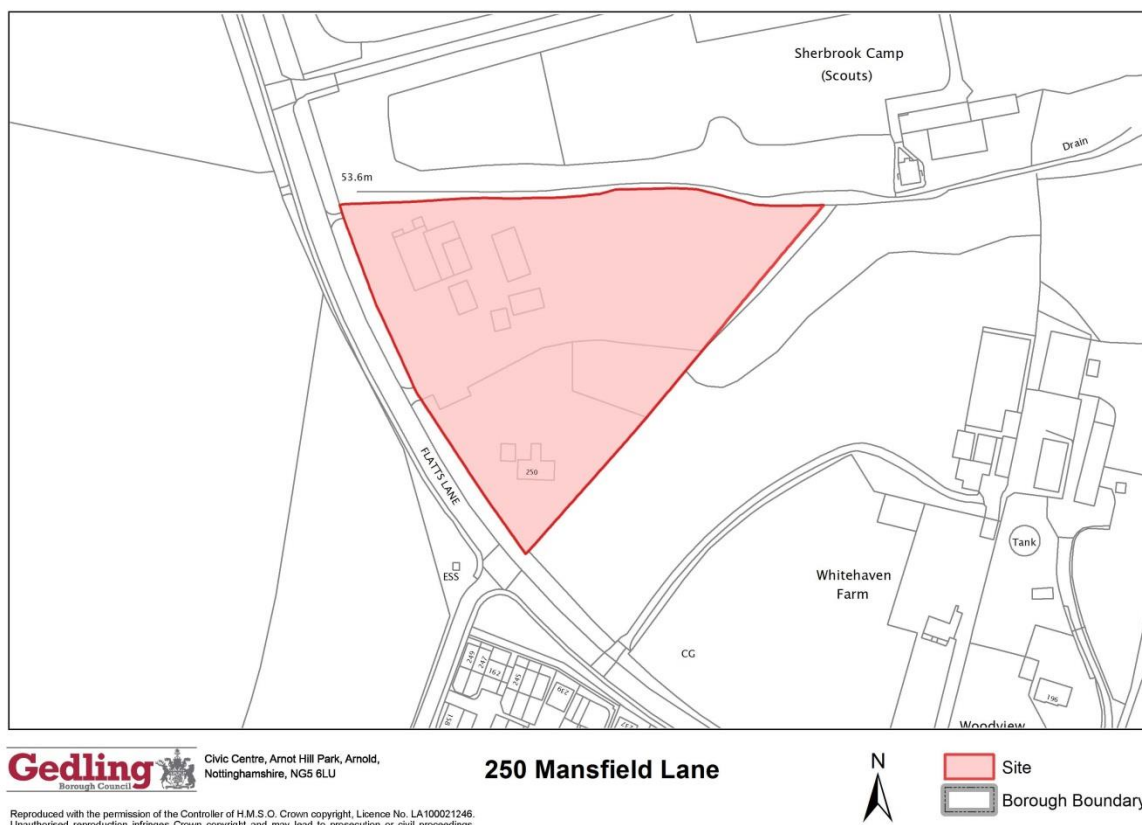


Response:

It has been confirmed that the developer of the adjacent Dark Lane site has agreed to provide access through to Woods Lane. However, the required changes to the extant planning permission have not yet been made. As such it is not considered appropriate to make any change to the Green Belt. Given the existing development on site a planning application could be considered under existing Green Belt policy on the redevelopment of previously developed sites through use of NPPF paragraph 89 (5th bullet).

250 Mansfield Lane

The landowner of site 6/588 considered that insufficient weight has been given to brownfield land. Most of the allocations are greenfield land which increase the visual impact. The site should be removed from the Green Belt and allocated for 50 homes.

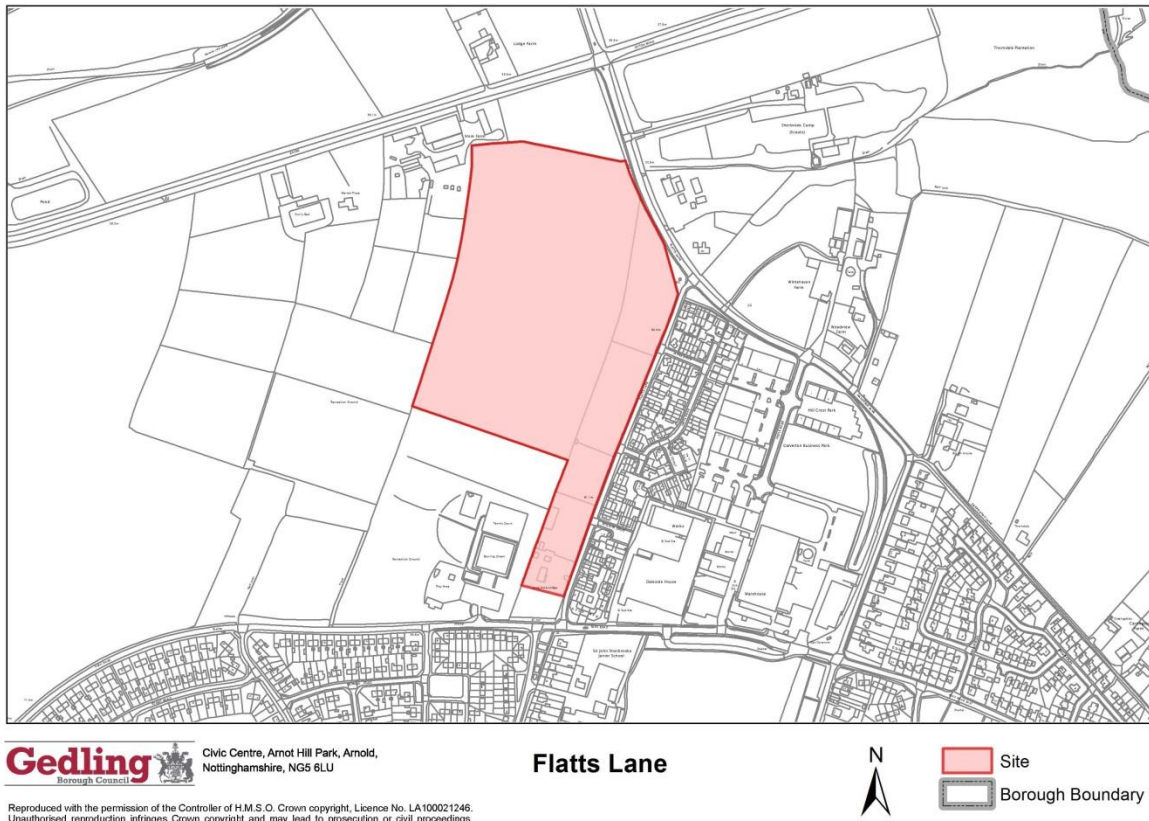


Response:

The site was considered as one of the Reasonable Alternatives in the Site Selection Document (May 2016) and was considered for allocation alongside adjacent sites. Although it is acknowledged that this site is brownfield it lies beyond a clear defensible boundary (Flatts Lane) and was not proposed for allocation.

Flatts Lane

Northern Trust, whilst supporting its removal from the Green Belt, has promoted the Flatts Lane site for between 270 to 300 new homes. They considered that this was a highly sustainable location close to existing services and facilities, did not contribute to the purposes of the Green Belt. The site is in a location where development had been supported by residents through various consultations and will deliver a mix of new homes.



Response:

It is broadly accepted that the Flatts Lane site is sustainable. Consideration was given to allocating the site but it was not considered necessary to meet the housing numbers identified for Calverton. The application of a consistent approach on matters such as landscape, impact on heritage and flood risk means that the site is considered suitable for around 140 homes (based on a density of 25 dph) not the 270-300 homes identified by Northern Trust. There are also concerns about access along Flatts Lane due to the presence of parked cars which reduce the width but it is considered that improvements could be made.

List of Respondents

Calverton Parish Council
 Calverton Preservation and Historical Society
 Doreen Seaton
 Gaynor Ford
 Hayden Lester
 Hilary Taylor Kench
 J Inger
 Jenny Crowther
 Kathleen Dodd
 Langridge Homes Ltd
 Mary Dixon
 Michael Evans
 Mike Hope
 Miss Lunn

Miss Rockley
N Burrows
N Davies
Nina Jenkins
Northern Trust
Nottinghamshire County Council
Patricia Rockley
Persimmon Homes
RC Tuxford Exports Limited
Rosena Inglis
Severn Trent Water

Policy LPD67 – Ravenshead

Number of Respondents	Number of Comments
14	14

Ravenshead Parish Council recognised the need for new housing and considered the 250 figure to be the upper limit, whilst Gedling Borough Council Conservative Group supported the allocation of sites to the south of Ravenshead as this maintains the clear defensible boundaries of Main Road to the north, Chapel Lane to the east and Kighill Lane to the south. One resident considered that the proposals seemed appropriate and the locations sensible.

Two residents identified the following concerns with the proposals:

- there was a need to take account of the amount of past infilling;
- the nature conservation value of site H18 should be protected;
- there was limited open space within Ravenshead;
- there would need to be contributions towards schools and health facilities; and
- the detail of the development of H18 including design, car parking and access arrangements.

Nottinghamshire County Council identified that the proposals would need to take account of the recommendations of the Greater Nottingham Landscape Character Assessment.

Response:

The support for the scale of development and the proposed sites is welcomed. Matters such as design, access and contributions towards local infrastructure will be considered when the detail of development is looked at.

A number of developers and landowners considered that insufficient land has been identified at Ravenshead. Additional land was required for the following reasons:

- a five year housing land supply had not been identified;
- to provide additional flexibility as sites H18 and H19 had not yet come forward;
- to meet requirements (especially for retirement properties and affordable housing); and
- to meet the NPPF requirement to boost significantly the supply of housing.

If additional land was not allocated for residential development, a contingency should be provided to address the possibility of non-implementation.

Response:

It is not considered that additional land needs to be provided at Ravenshead. As set out in Table 10 of the Housing Background Paper, there have been 77 homes built since 2011 and there are an additional 109 with extant planning permission. Together with the additional 60 homes on sites H17 and H18 (site H19 has already been granted outline planning permission (2013/0836) and is included in the 109 figure) it is considered that there is sufficient supply. Consideration was given to

designating safeguarded land to the south of Ravenshead by using Mansfield Road (A60) and Kighill Lane as defensible boundaries. However this area includes land which we have been advised is not available for development and land that is residential gardens. Given the nature of safeguarded land policy it was not considered appropriate to designate this area as safeguarded.

H17 – Longdale Lane A

No comments received.

H18 – Longdale Lane B

Aldergate Properties Ltd, the developer promoting site H18, supported the proposed allocation and questioned why the site could not be brought forward in advance of the adoption of the Local Planning Document.

Response:

Noted.

H19 – Longdale Lane C

No comments received.

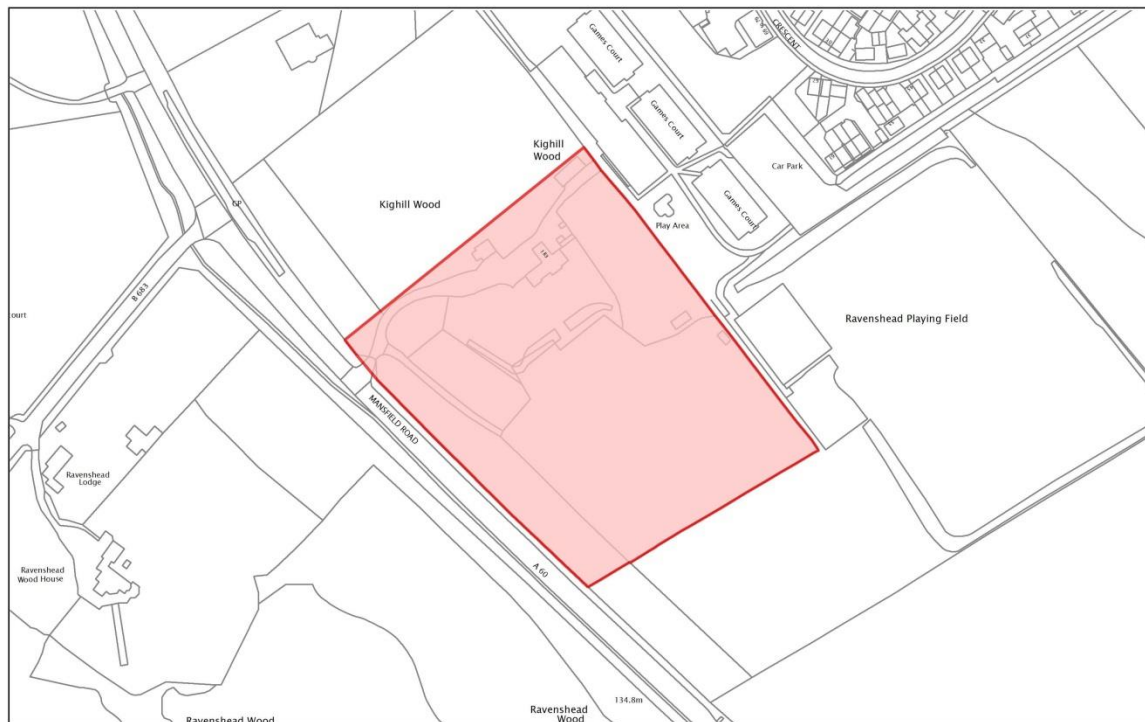
Alternative Sites

Additional land for residential development was promoted at:-

- 183 Nottingham Road (6/536);
- Beech Avenue (6/648);
- North side of Kighill Lane; and
- South side of Kighill Lane.

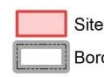
183 Nottingham Road (6/536)

One landowner, promoting site 6/536, had repeated objections made to the Aligned Core Strategy regarding the reduction in numbers and indicative development area.



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

183 Nottingham Road



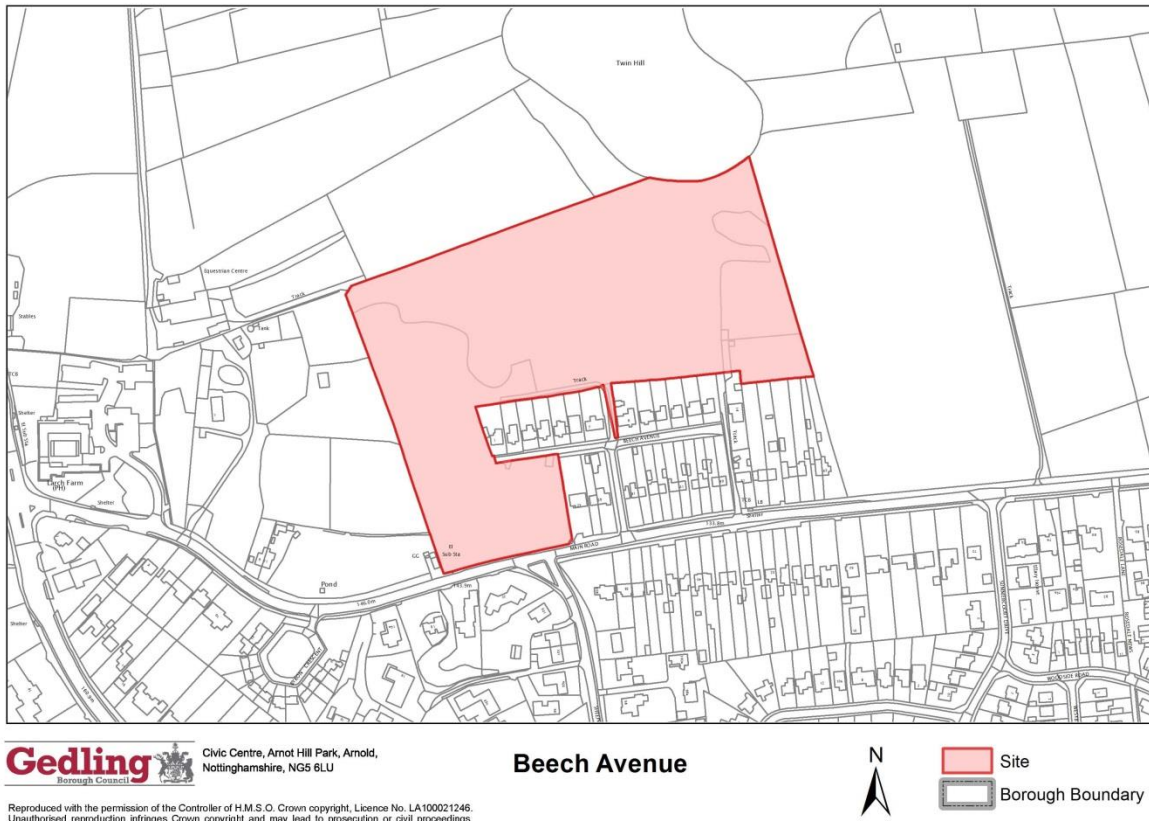
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Response:

Site 6/536 was not considered for allocation as it is disconnected from the rest of the settlement and lacks access from the east; access from Mansfield Road is not considered appropriate for significant development and would leave residents with a lengthy walk to services. See Site Selection Document (May 2016).

Beech Avenue (6/648)

The landowner of land at Beech Avenue/Fishpool to the north of Ravenshead (site 6/648) considered that there were no insurmountable constraints to the development of the site; defensible boundaries existed and access could be achieved from Main Road.

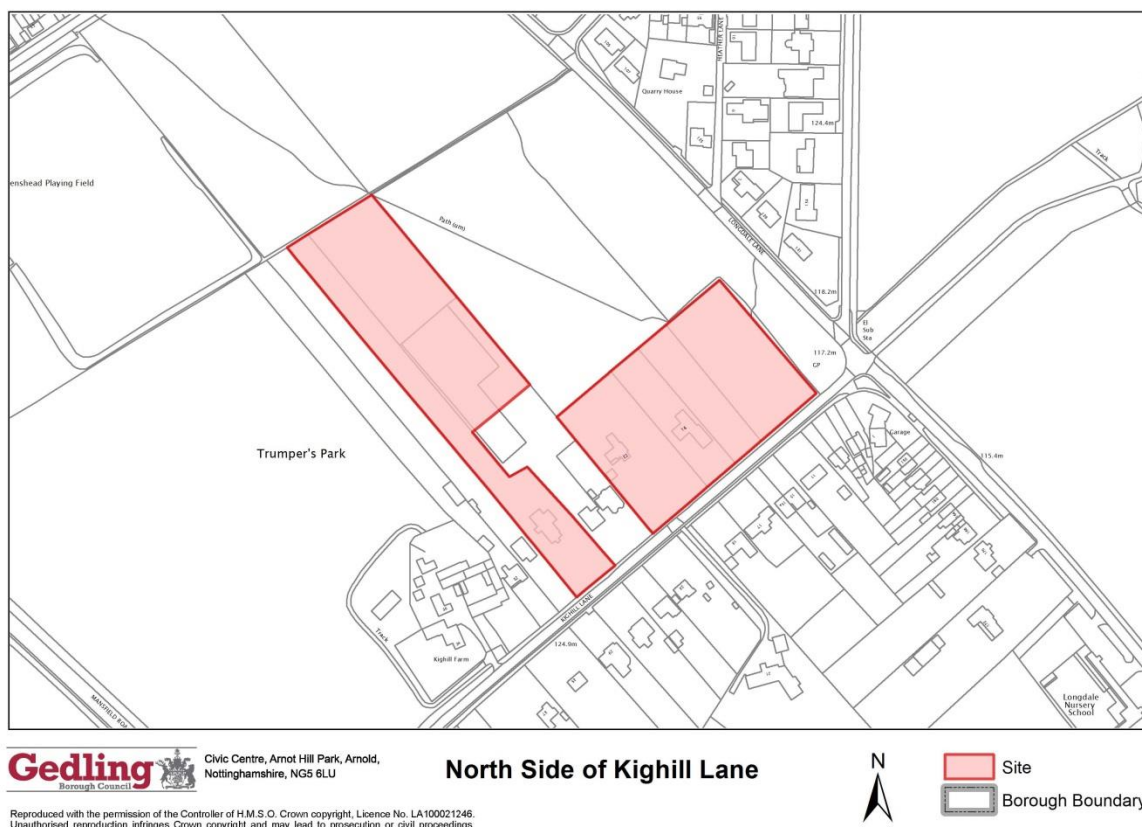


Response:

Development to the north of Main Road, including land at Beech Avenue/Fishpool (site 6/648), was strongly opposed by the Parish Council; the Aligned Core Strategy Inspector commented that, when looking to expand Ravenshead, regard should be had to the desire to maintain Main Road as a defensible northern boundary. Whilst a Transport Appraisal has been submitted it does not appear to have been discussed with the County Council who have concerns about the operation of the Larch Farm junction which is in close proximity to the site. This site is also undulating. There were concerns expressed about its ability to be developed by the consultants who undertook the Masterplan work. See Site Selection Document (May 2016).

North side of Kighill Lane

A number of separate landowners promoted development along the northern side of Kighill Lane including sites 6/841, 6/669, 6/845, 6/843 and land at 22 Kighill Lane (which has not yet been assessed through the Strategic Housing Land Availability Assessment). These sites were identified as suitable in the Strategic Housing Land Availability Assessment and in the URS Masterplan commissioned by Gedling Borough Council. There was not considered to be any impact on the adjacent Local Wildlife Site and the part of the area covered by the designation is now of a low ecological value; Kighill Lane would provide a defensible boundary for the Green Belt. Sites 6/669 and 22 Kighill Lane offer an opportunity for the provision of custom or self-build plots.

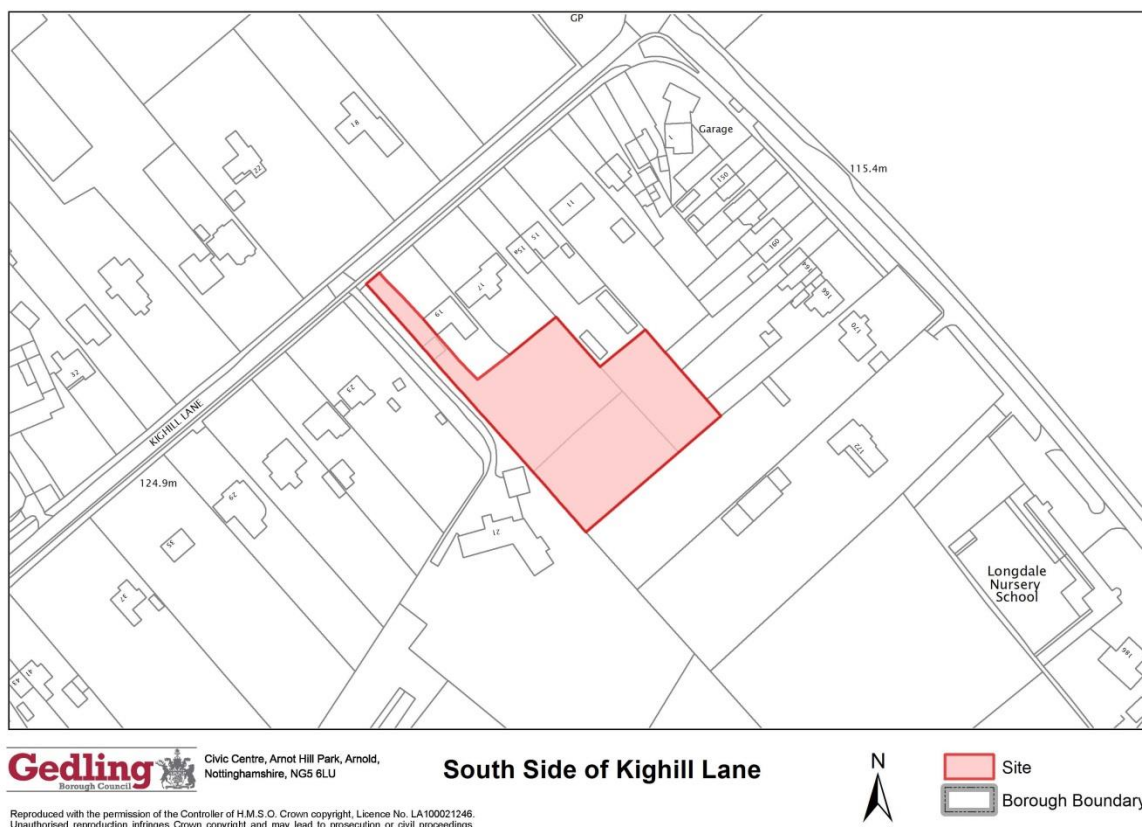


Response:

The sites on the north side of Kighill Lane (including 6/841, 6/845, 6/843 and 22 Kighill Lane) comprise land identified as a Local Wildlife Site and residential garden land. Whilst, other than the Local Wildlife Site, there are no significant constraints it was not considered necessary to allocate this sites nor, due to the reasons identified above, designate them as safeguarded land. If additional land were required at Ravenshead sites 6/841, 6/669 and 22 Kighill Lane front directly onto Kighill Lane and could form an extension to site H18 offering in the region of an additional 24 homes. As sites 6/843 and 6/845 comprise rear gardens there are concerns about the sustainability of the access to services given the access via Kighill Lane.

South side of Kighill Lane

The landowner of site 6/670 considered that their site has been through the planning application process and there were no technical obstacles to the site being developed. The site had excellent sustainability credentials and should be allocated for development as it could provide retirement properties.



Response:

Planning permission for 15 retirement dwellings (2013/1000) on site 6/670 was refused by the Borough Council in November 2013. A subsequent appeal (APP/N3020/W/13/2210324) was dismissed in February 2014 in which the Inspector commented that he was *“not persuaded that the site is in a sustainable location, where the proposal would enhance or maintain the vitality of rural communities in accordance with paragraph 55 of the Framework”*. Planning permission for 16 retirement bungalows (2016/0534) on the same site was refused by the Borough Council in August 2016. It is considered that Kighill Lane forms the logical southern defensible boundary of Ravenshead; no alternative defensible boundary that takes account of the other development in the area has been put forward by the landowners. See Site Selection Document (May 2016).

List of Respondents

Aldergate Properties Ltd
 Andrew Carter
 Catherine Haskew
 David Tatham
 Executors of Anne Nightingale
 Gedling Borough Council Conservative Group
 Jenny Crowther
 John and Carol Devaney
 John Incles
 Katie Brockhurst
 Mr Collison

Nottinghamshire County Council
Philip Champ
Ravenshead Parish Council

Policy LPD68 – Burton Joyce

Number of Respondents	Number of Comments
36	38

General Comments

Nottinghamshire County Council stated any proposals should take into account the Landscape Actions included in the Greater Nottingham Landscape Character Assessment.

Burton Joyce Parish Council noted that the Aligned Core Strategy stated that Burton Joyce should be allocated small scale development to meet local needs and referred to small scale infill. Permission had been granted for 31 new homes in Burton Joyce over the last 5 years excluding Millfield Close, so there was scope to meet the target from infill and from the small pockets of land available or currently being actively marketed which would protect the green belt from further encroachment. This option had not been fully explored by the Borough Council, as required by the NPPF.

One resident asks what relevance the Local Planning Document would have when the recommendations of the Constituency Boundary Commission to changes in Burton Joyce are published in 2018.

Public services such as schools and GP surgeries were already oversubscribed in the Burton Joyce/Gedling areas.

A resident would like to see changes to the junction of Burton Road and Shearing Hill and more pedestrian crossings and cycle lanes as Burton Road and Shearing Hill is heavily congested. The railway bridge causes a bottle neck and traffic builds up unable to turn right at the junction. Additional traffic from site H4 (Linden Grove) will increase this problem. The new access road did not facilitate commuters to Gedling/Carlton.

The landowners would like to see SHLAA site 6/656 (land fronting 80 & 88 Bridle Road) released from the Green Belt to allow for a small scale development.

Response:

Table 12 of the Housing Background Paper (May 2016) provides the number of completions and extant planning permissions in Burton Joyce between April 2011 and March 2015. In this period there have been 18 homes built or granted planning permission in Burton Joyce.

Insufficient small sites in the village have been put forward as part of the Strategic Housing Land Availability Assessment process to meet the housing target for Burton Joyce.

The Constituency Boundary Commission changes have no bearing on the Local Planning Document.

The Infrastructure Delivery Plan identifies the broad requirements for infrastructure needed across the Borough. Appropriate financial contributions to the additional school places generated by the development will be required to fund a new primary school arising from the cluster of allocations in this location.

County Highways have considered the impact of the sites proposed for development and have not raised any concerns.

The comments relating to SHLAA site 6/656 were also made in relation to the Policies Map. The response is provided under Part C.

H20 – Millfield Close

The Gedling Borough Council Conservative Group supported the site.

The Environment Agency noted Millfield Close was the only site put forward in the Local Planning Document that was shown to be at risk from fluvial flood risk (flood zone 2). However they were satisfied that the risk was considered acceptable and that their advice was sought as part of the planning application consultation.

One resident objected to the site for the following reasons:-

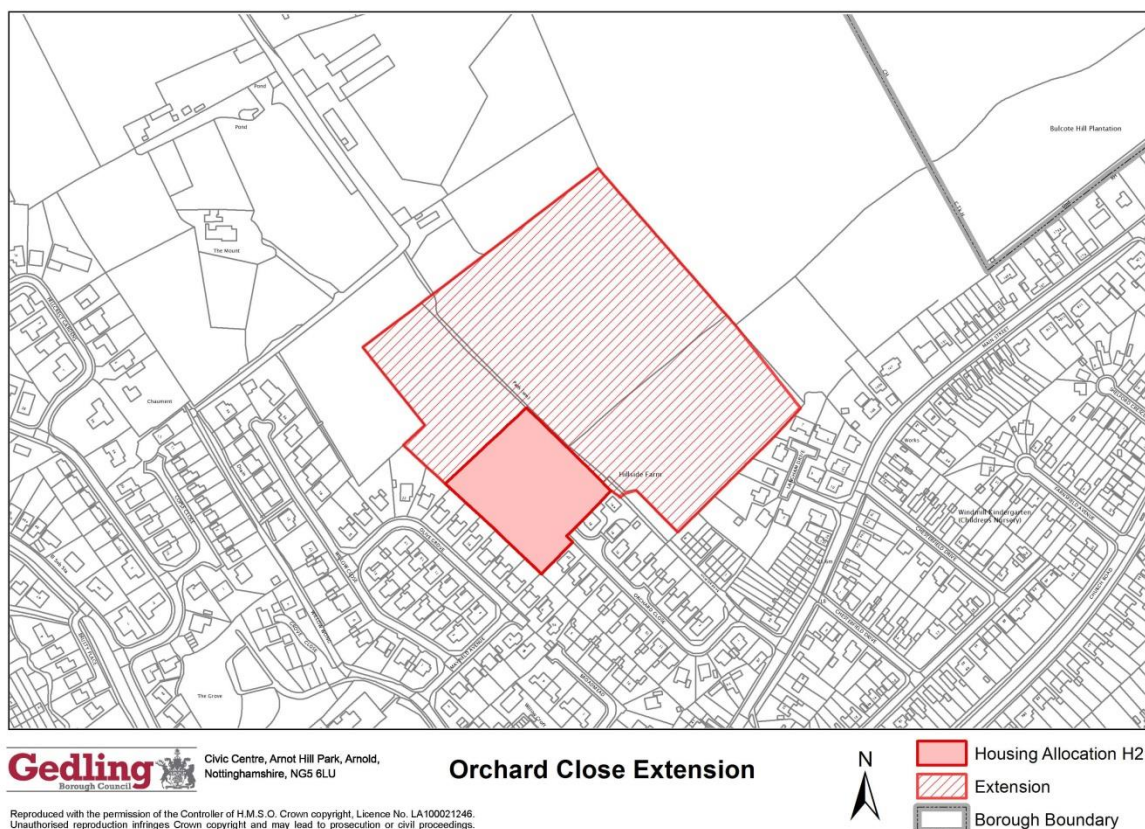
- Traffic travels in excess speed of the 30 limit and it was very difficult to get out of Millfield Close. A child had been killed whilst crossing at the junction.
- Flooding – excess water runs down from the hills at periods of heavy rain.

Response:

The issues have been considered as part of the planning application for the site (2015/0424) which has been granted subject to the signing of the s106 agreement. All matters have been reserved for future consideration, including access to serve the site.

H21 – Orchard Close

Northern Trust considered additional land should be allocated at Orchard Close and the wider site could accommodate approximately 65 homes. The extended site was suitable, available and deliverable and was required to meet identified local needs in Burton Joyce.



The Gedling Borough Council Conservative Group and a number of local residents would like to see further examination of flooding issues as they were concerned with the potential impact of additional housing. Flooding had occurred in Orchard Close, Main Street and Carnarvon Drive. The Co-op store was closed twice in June 2016 due to flooding. One resident stated that the Borough Council had not justified the site against Policy LPD3 and had not produced a Flood Risk Assessment under the Regulations 2009.

The Burton Joyce Village Society objected to the site as being in breach of the purpose of the Green Belt and contrary to the Local Planning Document's spatial objectives vi and xi. The site would increase run-off into existing homes and cause problems with traffic and access. Any new housing should be at the lower density, and achieved via infill sites, large back gardens and extensions.

A number of residents objected to the site on the following grounds:-

- Views of residents at the community workshop had not been not taken into account, as other sites in the village were considered more suitable (Millfield Close and Lambley Lane). One resident noted the Glebe Farm site provides for over 200 which is better to meet the housing needs. Another resident suggested a site on Main Street adjacent to Hillside Drive;
- The site on Green Belt and would spoil a lovely view.
- Loss of agricultural land.
- Gedling Borough Council had not justified the site against Policies LPD15 and LPD19;

- Biodiversity would decrease further due to the removal of natural habitats, including roe deer, badgers, foxes, hares and others;
- Risk of landslip/unstable land as a result of coal mining under this area. One resident stated that Gedling Borough Council had not justified the site against Policy LPD8 as a geologists' report showed the site is crossed by a fault line produced by the complex strata on the ridge;
- In terms of access and highway safety issue, residents considered the road not wide enough and included a dangerous bend. Entry to Orchard Close is difficult due to cars being parked on both corners, and too small. Development would increase traffic in the village. Gedling Borough Council had not justified the site against Policy LPD61;
- School and other local facilities already at capacity;
- The sewerage system on Orchard Close/Hillside Drive is already problematic;
- No provision was made for housing for young people or the elderly. Gedling Borough Council had not justified the site against Policy LPD37;
- Village identity being lost;
- There would be a long period of noise pollution from construction; and
- Reduction in property values.

Response:

The Site Selection Document (May 2016) explains the site selection process for the allocation sites. The land on Main Street adjacent to Hillside Drive has not been promoted for development.

The Borough Council acknowledges that whilst the site is not at risk of surface water flooding it is part of a relatively steep sloping catchment. The Borough Council is also aware that investigations have been carried out by Nottinghamshire County Council and Severn Trent Water into recent surface flood water flooding onto Orchard Close after severe rainfall. The Borough Council will therefore require a site specific flood risk assessment to be prepared at the detailed planning stage focussing on surface water drainage together with a sustainable drainage strategy that will ensure that the development does not increase the risk of flooding elsewhere and if possible reduces water runoff rates. This flood risk assessment and sustainable drainage strategy will need to meet the requirements of the Lead Local Flood Authority.

Confirmation has been received from the British Geological Survey (dated 21 April 2016) stating that *"there is no fault marked beneath the land at Orchard Close. However there are several faults in the area, the closest being around 450 m to the north"*. The Coal Authority also raised no objections to the site.

Nottinghamshire County Highways raise no objections to the site in terms of highways issues but have confirmed that the larger site would not be acceptable. It should be noted that the Site Selection Document states that for the larger site (6/31) *"Access to Orchard Close would be acceptable for the level of development. Only up to 150 dwellings (including existing ones) should be served by a single access"*.

Paragraph 4.47 of the Infrastructure Delivery Plan (May 2016) states the local education authority has indicated that Burton Joyce can cope with the likely pupils

generated by the sites in the Local Planning Document through adaption of the existing school estate but that a further increase is unlikely to be able to be accommodated.

The remainder of the issues will be covered by the policies in the Local Planning Document when determining planning applications with:-

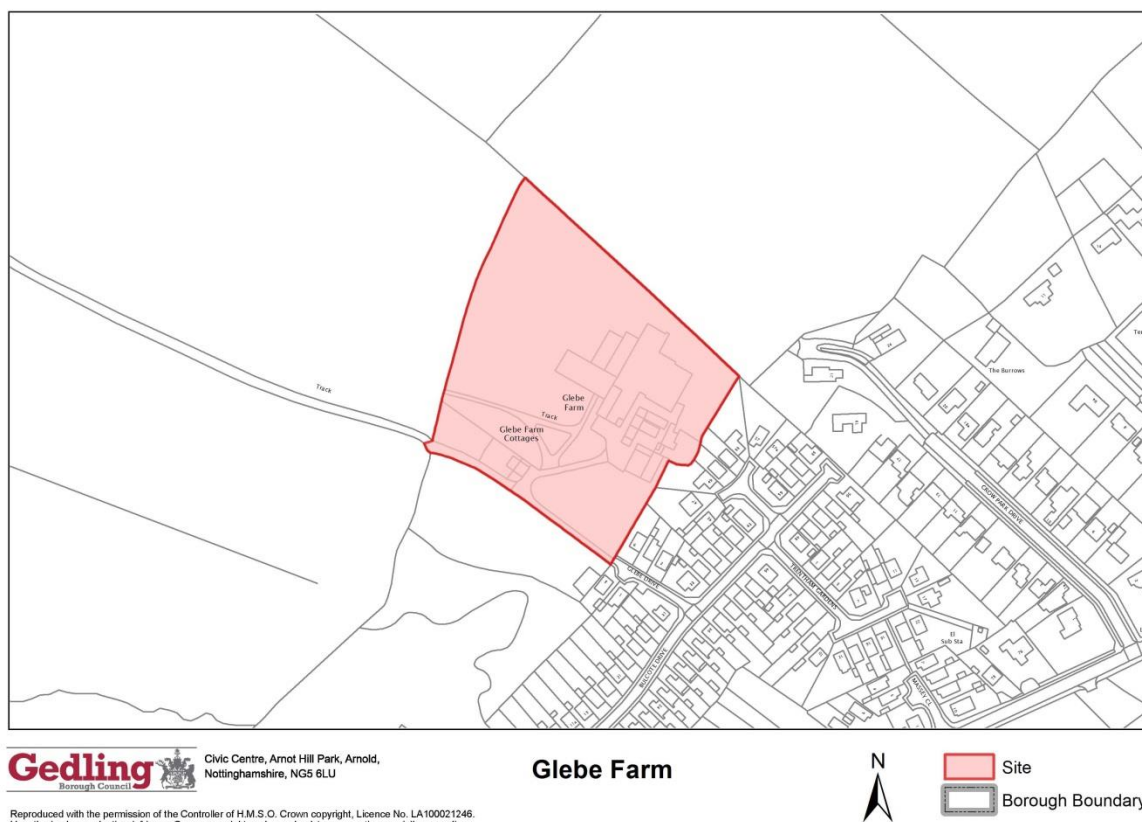
- Biodiversity and landscape issues covered under Policies LPD18 and LPD19.
- Type of houses covered under Policies LPD36 and 37.
- The noise pollution from construction covered under Policy LPD32.

Alternative Sites

Glebe Farm

Troyal Farms Ltd promoted the Glebe Farm site for up to 45 new dwellings. There were no highways or environmental constraints which would prevent the site from being developed within the first five years. The site would be more sustainable than Orchard Close (H21) and Broad Close (H24) as it is served by a range of community facilities in Burton Joyce, within walking distance of regular public transport services and would manage surface water runoff. The site would address the housing needs of the village and result in a sustainable development which forms a natural extension to the settlement boundary, improved the appearance of the site and prevented encroachment into the countryside. The site selection process for the sites in Burton Joyce was not based upon a robust and credible evidence base, in particular the Green Belt Assessment and the Site Selection Document (May 2016) do not provide an accurate assessment, as follows:-

- **Green Belt Assessment**
 - stated the site was in the sensitive gap between Burton Joyce and the Urban Area. Whereas the Site Selection Document (Appendix E) stated the site was not in the sensitive gap.
 - stated there was little containment and the site would form a wedge into the countryside, but the site has existing defensible boundaries through the Plantation Woodland, boundary hedgerows and the surrounding topography.
 - failed to take account of the existing extent of built form and dilapidated condition of the site, which detracted from the appearance of the area and the openness of the Green Belt. Redevelopment would improve its appearance.
- **Site Selection Document**
 - concluded that access via Woodside Road was unsuitable for the size of development. However, comments from County Highways in relation to the outline application for 45 dwellings submitted in March 2016 considered that use of the existing access off Woodside Road was acceptable.
 - the Strategic Housing Land Availability Assessment conclusion considered the site to be in a Mature Landscape Area whereas the Sustainability Appraisal (Appendix E) stated the site adjoined the Mature Landscape Areas.
 - referred to the high point on the site being sensitive and a lack of defensible boundaries to the north, but these are mitigated in the planning application's plan through the extension of the woodland across the northern boundary of the site.



Response:

The Green Belt Assessment (July 2015) has considered a 'broad area' whereas the Site Selection Document (May 2016) has looked at the specific site that is proposed for development through the Local Planning Document. It is confirmed that the site is bounded by woodland on one side and boundary hedgerows on others. However, it only adjoins the settlement of Burton Joyce on one side and so would form an intrusion into open countryside. Whilst it is noted that the site contains a number of agricultural buildings, these are excluded from the definition of previously developed land in the NPPF. The Green Belt Assessment distinguishes between encroachment arising from inappropriate uses in an area as distinct from the presence of agricultural buildings which are not inappropriate in the Green Belt. In any event, the extent of agricultural buildings on site is significantly less than the extent of 45 houses proposed.

The assessment of Glebe Farm in the Site Selection Document notes that Glebe Drive is of insufficient width and unsuitable gradients. Development traffic would feed onto Woodside Drive which is considered to be unsuitable for significant new development. It is noted that the planning application submitted for residential development on the site (2016/0306) proposes access instead from Woodside Drive, using a road which is currently used for agricultural purposes. However, this access takes a circuitous route to Woodside Road through the woodland Tree Preservation Order and does not allow any new development to integrate into the existing built form.

The Strategic Housing Land Availability Assessment notes that the site lies within the Mature Landscape Area. The Sustainability Appraisal is based on the conclusions of

the Landscape and Visual Analysis of Potential Development Sites which incorrectly states that the site adjoins (rather than lies within) the Mature Landscape Area. The Site Selection Document refers to the high point on the site being sensitive but concludes that the site is generally acceptable in landscape terms.

List of Respondents

Arthur Wells
Burton Joyce Parish Council
Burton Joyce Village Society
C Hobson
C Joyce
David Smith
Denis Stainforth
Diane Collins
Eileen Adams
Environment Agency
Gedling Borough Council Conservative Group
J Melton
Jacqueline Alston
John and Deborah Birkett
John Reddington
Joy Smith
Judith Doughty
Keith and Ann Stafford
Leonard Elston
Lynsey Peters
Madeleine Cooper
Margot Dickson
Martin Hall
Michael Barrett
Mr & Mrs Jones
Mr & Mrs Labbate
Nicola Linley
Northern Trust
Nottinghamshire County Council
Peter Clarke
Rob Dickens
Rose Joyce
Troyal Farms Ltd
Val Harbron-Smith
Vic Wightman
William Payne

Policy LPD69 – Newstead

Number of Respondents	Number of Comments
4	4

H22 – Station Road

Newstead Parish Council broadly supported the allocation. The site is close to the station, within the village envelope, not currently maintained leading to an impact on amenity and development would support the regeneration of the village. They welcomed the reduction in the number of homes and agreed with the need for a mix of properties. One resident questioned the need for new homes and considered that they would not help make Newstead a desirable place to live.

A number of residents and Newstead Parish Council expressed concern that new homes would not be in keeping with the character of village and there was potential for existing properties to be overlooked. New homes should not be more than 2 stories high and a buffer should be provided between new and existing properties. Residents also expressed concern about the poor state of roads and facilities in the village. The Parish Council requested that Community Infrastructure Levy money raised should be spent in the village not on the items on the Regulation 123 list. Contributions for open space could be made off site to the nearby Sports Field or Country Park.

Nottinghamshire County Council recommended that the development take account of the Greater Nottingham Landscape Character Assessment.

Response:

The support for the site is welcomed. Matters such as design, landscape and contributions to local infrastructure will be considered at the detailed planning stage. As set out in the Community Infrastructure Levy Charging document, Newstead lies within Zone 1 where there is a Community Infrastructure Levy charge of £0/sq m. This means that no Community Infrastructure Levy money will be generated by the development of site H22 that can then be passed to the Parish Council.

List of Respondents

C Pilkington
Newstead Parish Council
Nottinghamshire County Council
Peter Tudbury

Policy LPD70 – Woodborough

Number of Respondents	Number of Comments
35	37

General Comments

Nottinghamshire County Council noted that proposals should take into account the Landscape Actions included in the Greater Nottingham Landscape Character Assessment.

The Environment Agency stated that surface water run off should be no greater than existing and where possible reduced. They recommended that consultation be held with Gedling Borough Council land drainage colleagues and Nottinghamshire County Council as the Lead Flood Risk Authority.

Woodborough Parish Council, Woodborough Action Group and a number of local residents welcomed the proposals and made the following points:-

- Development plans for the sites should not pose any additional risk of surface water flooding;
- Increased traffic flow down Roe Hill and at the junction onto Main Street needs more consideration. The safety of the junction with 'advisory' 20 mph speed limits in force must be addressed; and
- The two sites should be well maintained in keeping with their rural village setting. Steps need to be taken to avoid the situation that has existed for too long with the former Co-op site (which is within the Conservation Area).

Woodborough Parish Council and Woodborough Action Group expressed concern that part of the village be 'inset' from the Green Belt and the remainder be 'washed over' by the Green Belt. The Woodborough Conservation Area Appraisal review had been subject to delay and they were unable to assess the likely impact of the change to the village being partly 'inset'.

A small number of respondents objected to the proposals for the following reasons:-

- Woodborough had flooded a number of times in recent years and building on green space would increase this;
- Increase in traffic and various highway safety issues, including the volume of traffic on Roe Hill/Roe Lane, the busy junction of Broad Close/Roe Hill, the blind bend between Roe Hill/Roe Lane and Main Street, obstructive parking on both sides of Roe Hill, congestion arising from parking by the school;
- The 20 miles per hour restriction was not being adhered to especially by those driving on Roe Hill and Main Street;
- One respondent suggested the old Co-Op site should be used as a 'community car park' so that school parking did not become dangerous; and
- The sites should be built within as short time scale as possible.

Response:

Policy LPD4 (Surface Water Management) is in place and requires sustainable drainage systems to be incorporated into the development. In particular developers

will be required to show that the proposed development would not increase the vulnerability of the site or wider catchment to surface water flooding.

County Highways considers the access to be satisfactory and has raised no objections. Details of any necessary highways mitigation work will be considered at the detailed planning stage.

It is not considered that the part of the Green Belt to be inset does not contribute to the openness of the Green Belt and the Woodborough Conservation Area Review is expected to be complete in the autumn of 2016.

H23 – Ash Grove

Woodborough Parish Council, the Woodborough Action Group and a number of respondents did not want the development of Ash Grove to be further delayed.

Response:

The developer has indicated that development of the site is expected to begin shortly.

H24 – Broad Close

The joint owners of the site support the allocation of the site and confirmed that they will continue to work to deliver new housing at the earliest opportunity.

Response:

Noted.

Alternative Sites

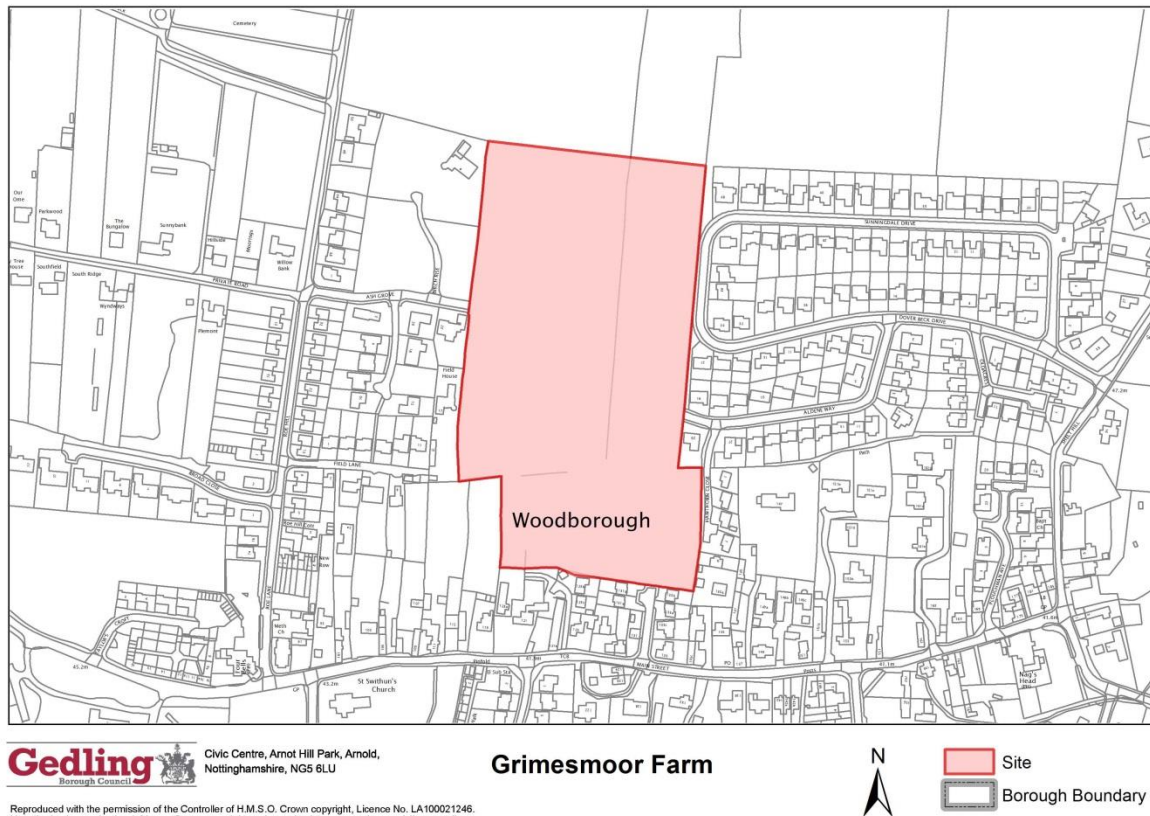
Additional land for residential development was promoted at:-

- Grimesmoor (6/762 & 6/763);
- Shelt Hill (6/777); and
- Park Avenue (6/828).

Grimesmoor (6/762 & 6/763)

A landowner promoted the sites as they are available within the plan period, consistent with the Aligned Core Strategy and identified as suitable for development subject to sensitive design to respect the Conservation Area. Access to the site could be achieved from Main Street and Aldene Way/Sunningdale Drive. Flood risk could be mitigated. The site did not provide open views across the countryside and did not contribute to the character of the Conservation Area. Development of the site would infill an area enclosed by existing housing and would improve the connectivity of the village. Site H23 has had planning consent since before 1980. Woodborough Parish Council believed another 40-50 homes were required on top of 40 outstanding consents to meet local need and Gedling Borough Council had reduced this number “because they were able to increase numbers on other sites” but this does not meet local need. Sites H23 and H24 require access from Main Street (via

Roe Hill) and Nottinghamshire County Council Highways had previously stated there should be no further development accessed from Roe Hill.



Response:

The Housing Background Paper (May 2016) explains the reduction of homes for other villages and how this is being distributed to the villages of Burton Joyce, Newstead and Woodborough to meet local need.

The Impact of Possible Development Sites on Heritage Assets in Gedling Borough Council (2015) concludes that the development of the site would have a major impact on the Woodborough Conservation Area. This feeds into the Sustainability Appraisal and the Site Selection Document (May 2016).

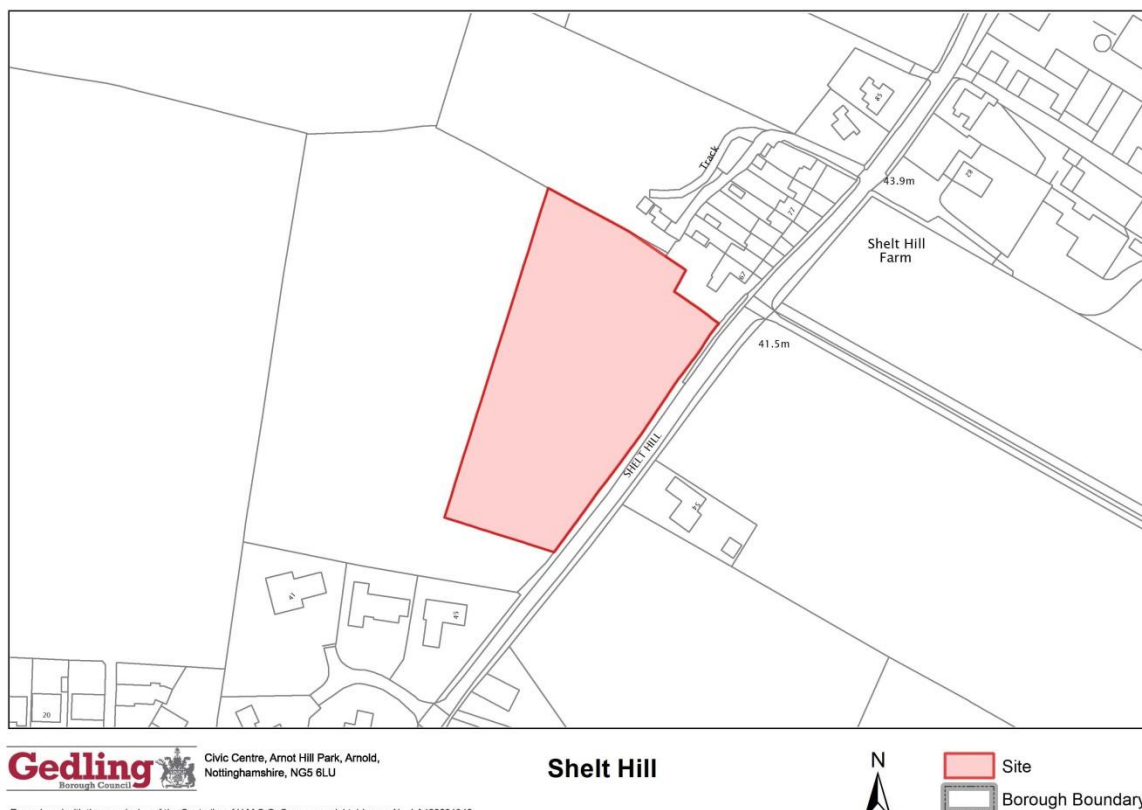
County Highways have raised no objections to the access to sites H23 and H24 via Roe Hill.

Shelt Hill (6/777)

The landowner felt the Strategic Housing Land Availability Assessment for this site should be revisited as it contains some inaccuracies. The proposed allocations result in a shortfall against the assessment of Housing Needs and the site could take a proportion of that shortfall. They made the following points:-

- The Green Belt Assessment showed the entire village of Woodborough under a Green Belt 'Broad Area' but did not have sufficient detail to identify what was considered the Green Belt boundary within this broad area;
- The Local Housing Need assessment identified a shortfall of 25 properties after the allocation of sites yet the change in Green Belt boundary precluded any further development beyond the sites put forward;

- The site lies within the existing village and did not therefore encroach or affect the openness of the Green Belt;
- The site lies outside of the Conservation Area and would not affect the character of the historic centre of Woodborough;
- The site did not affect the biodiversity of the area and there was scope to provide further trees on the extremes of the site; and
- The site has been unused for at least 20 years.



Response:

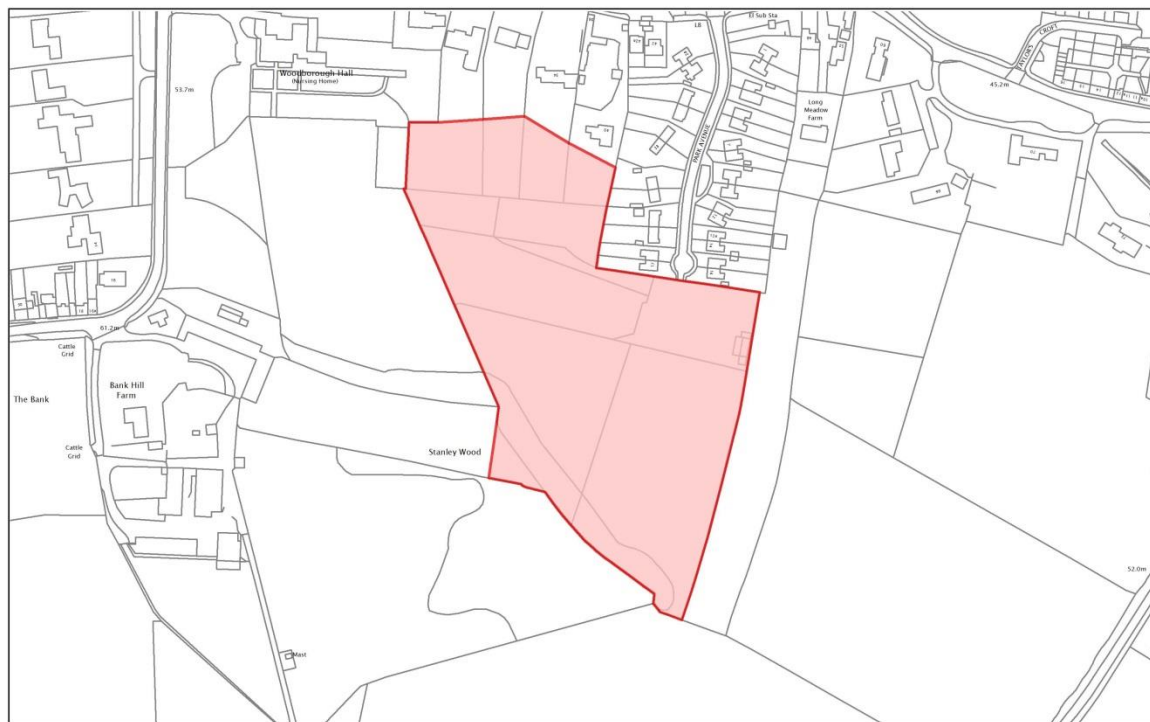
The Local Housing Need (May 2016) concludes between 50 -70 new homes are needed in Woodborough during the plan period. Paragraph 4.25 of the Housing Background Paper provides a housing target of 55 homes for Woodborough which is at the lower end of the housing need identified.

The site is on the edge of the village but is separated from the village by an area of open land. Some built development lies beyond the site, so that bringing forward the site would significantly extend the village boundary and result in a stretch of ribbon development along Shelt Hill.

Park Avenue (6/828)

The landowner objected to the policy as it was not sound and did not meet with the requirements of the National Planning Policy Framework or the Aligned Core Strategy. The policy would not allow for the delivery of the '260 houses in other villages' as set out within the Aligned Core Strategy to meet the required housing growth within the plan period. Further Green Belt review could be required at the next Local Plan Review or at the end of the plan period. Additional land should be

allocated. The site lies central to the village with an established vehicular access. The results of the Sustainability Appraisal identified similarities in the impacts and mitigation requirements from the site to other sites. The site has only been considered in its entirety and not as a smaller linear development off Park Avenue. If the site were considered as a smaller development, then the implications of the impacts from the Sustainability Appraisal would be mitigated and the site would be preferable to the allocations. The site is available, has high developer interest, services are in place with vehicular access to allow for development and would allow for both the short-term and long-term growth requirements to be met.



Civic Centre, Amot Hill Park, Arnold,
Nottinghamshire, NG5 8LU

Park Avenue



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Response:

The Housing Background Paper (May 2016) explains the distribution of the 7,250 homes taking into account of past completions, new deliverable sites and the findings for the Local Housing Need (May 2016). The revised distribution is set out in LPD63. The process of choosing sites is set out in the Site Selection Document.

The site has only been considered in its entirety as there are no defensible boundaries within the site. In any event, a smaller site would raise similar issues as it would result in an extension into open countryside. A key constraint to the site is access, given the width of Park Avenue and the site entrance. The presence of a tree protected by a Tree Preservation Order at the site entrance is also a consideration.

List of Respondents

Andrew Prestwich
Anne Rose

B Chapman
Browne Jacobson LLP
Carol Roberts
David Page
Denise Woodford
Donald Rose
Edward Caunt
Environment Agency
Francis John Devey Boot
Geoffrey Selwood
I Brown
Jane Hall
Jean Boot
Jennifer Jane Smith
Jennifer Mouldsdales
Jenny Crowther
Jill Hicking
Joanne Page
John F.C Taylor Estate
Michael Chapman
Michael Roberts
Norman Mouldsdales
Nottinghamshire County Council
Paul Hicking
Paul Jackson
Philip Wood
Reynolds Associates
Roger Burton
Stephen Smith
Stewart Nicholas
Terence Pennick
Woodborough Action Group
Woodborough Parish Council

Part C: Policies Map

Nottinghamshire County Council had no objections to the Policies Map.

Calverton Parish Council supported the Green Belt boundary drawn around Calverton. The Green Belt to the south of the village was considered by local residents to be particularly special to the overall setting of Calverton. The Parish Council supported the retention of the existing position of the Green Belt boundary to the south of Main Street and Bonner Lane, considered the boundary to be defensible in compliance with the National Planning Policy Framework and resisted the removal of any additional sites from the Green Belt through the Local Planning Document process.

Woodborough Parish Council were concerned with the proposal to designate a part of the village as 'inset' and leave the remaining part as 'washed over' in the Green Belt. They noted that the review of the Woodborough Conservation Area Appraisal should have been completed prior to the Local Planning Document so that the Parish Council could assess the adequacy of the revised Conservation Area, but the review has been subject to further delays. The lack of a management plan has led to a weakness in the protection that should have been provided by the Conservation Area designation.

One landowner would like to see the Green Belt boundary to the back garden of 75 Lambley Lane in Burton Joyce be altered to exclude the Green Belt designation. The back garden land made no contribution to the openness of the local area, could not be seen or accessed by anyone else and failed all the NPPF tests for inclusion in the Green Belt. The land had not been in agricultural use since the 1960's and its character is significantly different to the adjacent Green Belt/countryside. The adjoining woodland offered a defensible boundary and the release of the back garden area would be in line with the exceptional tests set out at paragraph 85 of the NPPF.

One resident would like to see the land North of Papplewick Lane removed from the Policies Map because it was not for building houses on Green Belt land.

A landowner wishes to promote the Catfoot Lane site in Lambley. Comments made in relation to this site are considered in relation to Policy LPD63. Also in Lambley a resident would like to see the The Dumbles removed from the Green Belt. The road is residential and does not contribute to the Green Belt. The land south of The Dumbles (site 6/831) should remain in the Green Belt as this is agricultural land.

The landowners of SHLAA site 6/656 (land fronting 80 & 88 Bridle Road) in Burton Joyce would like to see the site released from the Green Belt to allow for a small scale development. They referred to comments made on the Issues and Options document but the site was not taken forward as a potential development site. The site sits between existing properties and the road and the boundary is clearly defined. Development would have no impact on the village sprawl or the openness of the Green Belt or on the visible skyline.

Response:

The heritage policies in the Local Planning Document will apply to any planning applications in Woodborough regardless of whether land is in the Green Belt or not. The decision to remove part of the village from the Green Belt is made on the basis of the contribution that area makes to the openness of the Green Belt rather than conservation issues.

Regarding 75 Lambley Lane in Burton Joyce, there has been ongoing correspondence between the landowner and planning officers. It is not proposed to change the Green Belt boundary in this location on the grounds that to take the site out of the Green Belt a significantly larger area of land would also need to be released in order to follow defensible boundaries.

Regarding Bridle Road in Burton Joyce, it is not proposed to change the Green Belt boundary in this location. The Green Belt boundary has been drawn tight to the settlement and does not generally include areas of more open land on the edge of the settlement. It is not considered that the proposed realigned northern Green Belt boundary would be more defensible than the existing boundary.

Regarding The Dumbles in Lambley, it is not proposed to change the Green Belt boundary in this location. The Site Selection Document (May 2016) explains an assessment of the contribution that the character of Lambley makes to the openness of the Green Belt was carried out as part of the Green Belt Assessment (July 2015). It is considered that the open character of The Dumbles does contribute to the openness of the Green Belt. As such this part of Lambley has been included in the Green Belt while other parts of the built up area of Lambley have been excluded.

List of Respondents

Aldergate Properties Ltd
Calverton Parish Council
Colin Allen
Errol Ballentyne
Mr and Mrs Labbate
Nottinghamshire County Council
Robert Martin
Steve Walker
Woodborough Parish Council

Part D: Appendices

Appendix A – Local Planning Document Housing Trajectory

The Home Builders Federation believed the housing trajectory demonstrated that the Council does not have a 5 year housing land supply based on either a 5 or 20% buffer as illustrated below:-

- Shortfall in delivery 2011/12 – 2014/15 based on the stepped trajectory = 246 dwellings. From the start of the plan period the Council has under-performed in 3 out of 4 years;
- 5 years requirement 2015/16 – 2020/21 based on the stepped trajectory = 2,280 dwellings;
- $2,280 + 246 = 2,526$ dwellings. Add 5% buffer = 2,652 dwellings (530 dwellings per annum) or add 20% buffer = 3,031 dwellings (606 dwellings per annum); and
- Housing Land Supply set out in Appendix A = 2,392 dwellings which is 3.9 years with 20% buffer or 4.5 years with 5% buffer.

The Home Builders Federation argued if the Borough Council's assumptions on lapse rates, lead in times and delivery rates are not robust and supported by evidence from parties responsible for developing sites, then the housing land supply position may worsen. If the Borough Council cannot demonstrate a 5 year housing land supply then the policies of the Aligned Core Strategy and the Local Planning Document would be out of date.

Aldergate Properties Ltd noted that the housing trajectory indicated the allocations in Ravenshead would not come forward until 2018/19 and that the Council had a housing land supply of 4.31 years. They suggested that site H18 was deliverable, could contribute to the Council's five year housing supply with immediate effect and there was no reason to withhold the permission as all technical matters had been resolved. Delivery from strategic sites (especially Gedling Colliery) was likely to be slower than anticipated. Reference was made to two Court of Appeal decisions (Hopkins Homes Limited v. Secretary of State for Communities and Local Government and Suffolk Coastal District Council [2015] EWHC 132 decision¹² and Cheshire East Borough Council v. Secretary of State for Communities and Local Government and Richborough Estates Partnership LLP [2015] EWHC 410 decision¹³).

Response:

The Housing Background Paper (May 2016) sets out the methodology used to calculate the Council's five year land supply which adopts a forward look approach i.e. 2016-2021. It is assumed the Home Builders Federation has looked at the five year period 2015-2020 and, if correct, their calculations do not adopt a forward look approach. The Housing Trajectory and the Housing Background Paper will be updated when the Strategic Housing Land Availability Assessment 2016 review is complete and the information will be made available through the examination process.

¹² <http://www.bailii.org/ew/cases/EWHC/Admin/2015/132.html>
¹³ <http://www.bailii.org/ew/cases/EWHC/Admin/2015/410.html>

Appendix B – Mature Landscape Areas and Landscape Character Areas

Nottinghamshire County Council noted the content of the table is factually correct. However they questioned the reference to Mature Landscape Areas which have been superseded by the adoption of the Greater Nottingham Landscape Character Assessment. This should be clarified in paragraph 7.3.3 under Policy LPD19.

Response:

For clarification, the Mature Landscapes Areas within Gedling Borough have not been superseded by the adoption of the Greater Nottingham Landscape Character Assessment but by the adoption of the Local Planning Document. The text in paragraph 7.3.3 will be reworded to clarify that the appendix explains how the Landscape Character Areas relate to the Mature Landscape Areas that were previously designated through the Replacement Local Plan. An extract from the Greater Nottingham Landscape Character Assessment 2009 as it relates to Gedling Borough confirming the areas and character based information will be published to aid development management decisions on planning applications.

Appendix C – Local Interest Buildings

No comments received.

Appendix D – Glossary of Terms and Abbreviations

No comments received.

List of Respondents

Aldergate Properties Ltd
Home Builders Federation
Nottinghamshire County Council

Sustainability Appraisal, Habitats Regulations Assessment, Equality Impact Assessment and Health Impact Assessment

The summaries in this part of the report also include comments submitted to the Introduction section of the Local Planning Document (which include sub-sections on Sustainability Appraisal, Habitats Regulations Assessment and Equality Impact Assessment) and the site allocations policies in the Local Planning Document. Those comments are not reflected in the number of respondents and comments as shown in the above table and the list of respondents.

Nottinghamshire County Council (Public Health) has conducted a Rapid Health Impact Assessment on the Local Planning Document Publication Draft using the Nottinghamshire Rapid Health Impact Assessment Matrix. A new section has been added to this report to look at the findings of the Health Impact Assessment.

List of Respondents

Aldergate Properties Ltd
Environmental Agency
Gladman Developments
Hayden Lester
Highways England
Historic England
Kat Sayers
Margaret Radford
Molly Strawson
Mr McQuaid
Natural England
Nottinghamshire County Council

Sustainability Appraisal

General Comments

Support for the Sustainability Appraisal was received from the following:-

- The Environment Agency who stated that it has been fully engaged with the Sustainability Appraisal process and that it has been able to make a positive contribution to water related environmental issues.
- Natural England who stated that it has been fully engaged with the Sustainability Appraisal process and the Appraisal covers their interests in the natural environment.
- Historic England had no concerns in relation to the assessment of the development management policies and the housing and employment site allocations. Where minor negative effects for particular heritage assets had been identified in the site allocation analysis, mitigation information in supporting evidence had been identified and this would be a matter for the development management process.
- Highways England had no comments.
- Erewash Borough Council considered the approach to carrying out Sustainability Appraisal appeared to be legally compliant.

Gladman Developments noted that Sustainability Appraisal is a systematic process that should be undertaken at each stage of the Local Plan's preparation to clearly justify the Council's policy choices. Undertaking a comparative and equal assessment of each reasonable alternative, in the same level of detail for both chosen and rejected alternatives, the decision making and scoring should be robust, justified and transparent.

Response:

Noted.

Nottinghamshire County Council referred to their Minerals Local Plan Submission Draft (2016) where Policy DM13 identified Mineral Safeguarding and Consultations Areas for various mineral types. Reference was made to paragraph 146 of the National Planning Policy Framework and accompanying Planning Practice Guidance which stressed the importance of safeguarding mineral resources so that they remain available for use. The County Council felt that the presence of, and implications of, Mineral Safeguarding and Consultations Areas should be included within the Sustainability Appraisal. They suggested this could be as a decision making criteria for SA Objective 8 – Natural Resources. This would contribute to the Local Plan process taking account of minerals sterilisation and could negate the need for developments to meet the requirements of Policy DM13 as they come forward for planning permission.

The Coal Authority noted that the Sustainability Appraisal did not appear to assess any coal mining data. However they noted the reporting of surface coal mining hazards in Gedling Borough was relatively infrequent.

Response:

The approach to the Sustainability Appraisal in future will be amended to take on board both the County Council's comments on minerals and the Coal Authority's comments on coal mining data. However, it is considered that the process undertaken to date gives appropriate consideration to minerals and coal mining issues.

No change to the Sustainability Appraisal assessment.

Calverton Parish Council, who objected to the inclusion of housing site H15, had made observations regarding the conclusions reached by the Landscape and Visual Analysis of Potential Development Sites and The Impact of Possible Development Sites on Heritage Assets. The conclusions reached for many sites failed to adequately reflect their actual environmental/historic value and lack of local knowledge may have contributed to the inaccuracies of the assessment process. Whilst Calverton Parish Council supported the majority of potential sites within the 'Southern Ridge Area' (as identified in the emerging Calverton Neighbourhood Plan) not being proposed for development, the appraisal had underestimated the degree of negative environmental/heritage impact that would result from development within this area. However, should the Local Planning Document not be modified to exclude site H15, or if any objection was made by other consultees to the non-allocation of sites within the Southern Ridge Area the Parish Council would like the opportunity to present additional detailed comments on the SA and supporting documents.

Response:

The Landscape and Visual Analysis of Potential Development Sites (2014) (and its 2015 addendum) and the Impact of Possible Development Sites on Heritage Assets (2015) have informed the scoring of sites in the Sustainability Appraisal. Both have been undertaken by independent consultants on the basis of objective methodologies in accordance with current good practice and guidelines. The decision to allocate site H15 for development is based on consideration of a number of factors as set out in the Site Selection Document (May 2016). It is considered there is no need for change to the methodology and conclusions of the landscape and heritage assessments. However, even if a change had been considered appropriate, a minor change to one score in the Sustainability Appraisal would be unlikely to affect the overall decision whether to allocate a site. It should also be noted that a change in approach for one site would need to be applied to all sites allocated in the Local Planning Document.

No change to the Sustainability Appraisal assessment.

Reasonable Alternative Sites and Site Allocations

Comments have been made with regards to the Sustainability Appraisal on the reasonable alternative sites and the site allocations:-

Urban Area and on the Edge of Hucknall:

- Site 6/48 (Lodge Farm Lane), Arnold
- Site 6/51 and Site Allocation H7 (Howbeck Road/Mapperley Plains), Arnold

- Site 6/778 (Land to the west of the A60 Redhill), Arnold
- Site 6/460 and Site Allocation H10 (Hayden Lane), Hucknall

Key Settlements:

- Site 6/39 and Site Allocation H18 (Longdale Lane B), Ravenshead

Other Villages:

- Site 6/539 (Glebe Farm, Burton Joyce), Burton Joyce
- Site 6/777 (Land on Shelt Hill adj 67), Woodborough

Site 6/48 (Lodge Farm Lane), Arnold

A resident stated there was inaccurate environmental impact content:

- Whilst recognising that site 6/48 was not a wildlife site, the Sustainability Appraisal did not reflect the fact that there were bat colonies on site. Requested a copy of the Gedling Borough Council submission and response from the Bat Conservation Trust on the proposed plans to comply with environmental impact and protection requirements (via Freedom of Information Act).
- There were areas which were not in the Green Belt and therefore reasonable (and more logical) alternatives to site 6/48 which have been scored as 'Not to allocate' e.g. sites 6/18 and 6/477. The decision making process to reach this conclusion was not transparent e.g. why Green Belt areas are considered more 'reasonable alternatives' to non-Green Belt.

Response:

The planning application for Lodge Farm Lane (H5) will need to be accompanied by a bat survey (in line with the standard advice from Natural England) which would identify the level of risk to the roost and also advise how any adverse impact on the bats could be avoided or mitigated. Reference was made to the Housing and Planning Act 2016 which came into force on 13 May 2016 and introduces 'permission in principle' for the development of allocated sites. Either way, there would be a requirement for bat survey through a planning application or permission in principle.

With regards to Green Belt issues, the Site Selection Document (May 2016) explains how the allocated housing sites have been chosen from the reasonable alternative sites.

No change to the Sustainability Appraisal assessment.

Site 6/51 and Site Allocation H7 (Howbeck Road/Mapperley Plains), Arnold

A resident made the following points:-

- No consideration had been taken to emotional and financial impacts on residents affected by the site.
- Many residents adjacent to the site would suffer severe surface water flooding all year round during heavy rains – which was also a contributory factor in the severe flooding further down the valley into Arnold itself.

Response:

Impact on amenity is addressed under Policy LPD64 whilst the impact on house prices is not a planning matter.

The Sustainability Appraisal assessment has considered the flood zones and surface water flooding. Nottinghamshire County Council as Lead Local Flood Authority and the Environment Agency raised no concerns regarding surface water flooding at this site. Appendix 3 of the Infrastructure Delivery Plan deals with issues relating to surface water runoff from sites to the north east of Arnold. The appendix acknowledges the site is located on ground that slopes and drains towards the Day Brook potentially contributing to downstream flooding problems within the urban area.

No change to the Sustainability Appraisal assessment.

Site 6/778 (Land to the west of the A60 Redhill), Arnold

M F Strawson Ltd noted the site allocations chosen were not supported by the Sustainability Appraisal assessment. Would like some reasoning behind the decision to allocate site H5 (ref 6/48) instead of site 6/778. Site 6/778 was scored the same as site allocation H5 on all objectives apart from two objectives where it scored better on SA. 9 Flooding and SA 12. Transport. It was not necessarily sought that site 6/778 replaces site allocation H5, but that the allocation of both sites was necessary to achieve a sound plan. The Sustainability Appraisal included incorrect information regarding the agricultural land classification of site 6/778 which referred to loss of Grade 2 agricultural land. Extract from www.magic.gov.uk of the Post-1988 Agricultural Land Classification (England) showed the site did not contain any Grade 2 land. Grade 3a (Best and Most Versatile) only covers approximately 60% of the site, with the remainder in Grade 3b.

Response:

The Site Selection Document (May 2016) explains how the allocated housing sites have been chosen from the reasonable alternative sites.

The Council has used the 'Agricultural Land Classification – Provisional' dataset from Natural England's GIS Digital Boundary datasets webpage to inform the Sustainability Appraisal assessment. Both the 'Agricultural Land Classification – Provisional' and the 'Post-1988 Agricultural Land Classification (England)' datasets are available from www.magic.gov.uk. The 'Post-1988 Agricultural Land Classification (England) dataset' contains detailed surveys for selected locations only and shows up to date information including subdivision of Grade 3 land. The Council decided not to use this dataset for the reason that the data does not distinguish agricultural land classification grade 3a and 3b land for the whole of Gedling Borough. It is noted that the majority of the site is classed as 'best and most versatile'.

No change to the Sustainability Appraisal assessment.

Site 6/460 and Site Allocation H10 (Hayden Lane), Hucknall

A number of comments were made with regard to the site. Local residents, Hucknall North Safer Neighbourhood Committee and Ashfield District Council Conservative Group disagreed with the Sustainability Appraisal assessment and made the following points:-

SA 2. Health

- Sustainability Appraisal was stated that the site was within reach of a GP surgery. Hucknall's health service is overwhelmed and waiting times between 2 - 4 weeks. Increase in the number of people would cause a greater demand for GPs and longer waiting times.
- The assessment identified doctors surgery within 30 minute bus ride and requested details on buses and doctors surgeries referred to.

SA 4. Crime

- The Neighbourhood Policing Inspector for the proposed location would be based at Carlton Police Station yet the site borders Hucknall and Ashfield Local Policing Area. Site won't be policed effectively.

SA 5. Social

- No access to community facilities in Hucknall on a Sunday and after approximately 7pm because of no public transport. A negative impact on disabled residents, children, young adults and people without access to cars. It also increases the road hazards and traffic pollution.
- Pressure on Ashfield services. The Gedling Borough Council vehicles e.g. refuse collection would have to use roads within Ashfield to access these properties.

SA 8. Natural Resources

- Land is used for agricultural purposes, of good quality, and beautiful, green landscape, home to wildlife including rabbits, pheasants and mice.

SA 9. Flooding

- Experienced flooding on Delia Avenue and water tends to sit on top of the land that is planning to be built on.
- No mention that there are 300 more homes approved in the field next door – and should assess impact of flooding in context of the existing land North of Papplewick Lane site.

SA 12. Transport

- Sustainability Appraisal overstating the frequency of the No. 141 bus (runs very infrequently at once an hour). There was no bus on Sundays and the service finished at approx. 7 pm every evening.
- No. 748 bus was scheduled to terminate in summer 2016 leaving the area with only the No. 141 bus which does not operate evenings or weekends.
- Public transport poor and would also put more pressure on the tram.
- Proposed Gedling developments would put large amounts of traffic and the daily "school run" (due to three large primary and large comprehensive schools within half a mile radius of the site). Are any schools crossing or pedestrian crossings proposed to assist safety of children who would be using the schools?
- Post Office on Hayden Lane – difficult to park there and a row of shops where customers already park on verges to homes opposite.
- Assessment made no impact assessment concerning current traffic movements on Hayden Lane, Station Road, Papplewick Lane, Forest Lane, Main Street, Papplewick crossroads.

Response:**SA 2. Health.**

Nottingham North & East Clinical Commissioning Group has indicated that additional GP capacity is likely to be required at Hucknall and will require financial contributions. Paragraph 10.26 of the Sustainability Appraisal Publication Draft Main Report states the accessibility data i.e. travel time to key services by public transport has been carried out by the County Council using accessibility modelling software. The Infrastructure Delivery Plan sets out that appropriate contributions to public transport are to be agreed as part of S106 discussions.

SA 4. Crime

This is the matter for the police not the Sustainability Appraisal.

SA 5. Social

Paragraph 10.25 of the Sustainability Appraisal Publication Draft Main Report explains that bus times were taken from the information available online. The Sustainability Appraisal assessment uses the Monday to Saturday timetables to inform SA 2 (health), SA 5 (social) and SA 12 (transport). It is assumed that the majority of residents will travel to work and access community facilities Monday to Saturday. The Infrastructure Delivery Plan sets out that appropriate contributions to public transport are to be agreed as part of S106 discussions. The pressure on Ashfield services is addressed under LPD64. Refuse collection vehicles using roads within Ashfield is not a Sustainability Appraisal matter.

SA 8. Natural Resources

The Sustainability Appraisal assessment acknowledges the loss of agricultural grade 2 which is best and most versatile land.

SA 9. Flooding

The Sustainability Appraisal assessment notes there is a low risk of surface water flooding. Nottinghamshire County Council as Lead Local Flood Authority and the Environment Agency raised no concerns regarding surface water flooding at this site and have taken into account the North of Papplewick Lane site which adjoins the site.

SA 12. Transport

Paragraph 10.25 of the Sustainability Appraisal Publication Draft Main Report explains the bus timetables were taken from the information available from the online bus service websites and the bus timetables were dated in August and October 2015. The timetables used were those available at the time the Sustainability Appraisal assessment was undertaken. The termination of No. 748 (which ran every two hours) is noted but this does not change the overall conclusion of the SA assessment as there is the No.141 bus which runs hourly. The Infrastructure Delivery Plan sets out that appropriate contributions to public transport are to be agreed as part of S106 discussions. The comments regarding traffic issues are addressed under LPD64.

No change to the Sustainability Appraisal assessment.

Site 6/39 and Site Allocation H18 (Longdale Lane B), Ravenshead

Aldergate Properties Ltd supported the findings in respect of housing allocation H18. They acknowledged the Lowland Heathland habitat on the site and were committed to the principles of Policy 17: Biodiversity of the Aligned Core Strategy. They welcomed the conclusions of reasonable alternative site 6/39 Longhill Lane/Kighill Lane in Appendix D. However they did not agree with the assessment under SA 6. Environment, Biodiversity and Green Infrastructure. The development of the site would secure an area of biodiversity which was otherwise not protected and they have demonstrated the development will result in a biodiversity net gain. The site contains a non-statutory Site of Importance for Nature Conservation (i.e. Local Wildlife Site). The commentary notes were inaccurate and need to be reviewed. This score should be green. The comments also apply to the conclusions of site allocation H18 in Appendix H.

Response:

The Sustainability Appraisal assessed a larger site (6/39) and identified a major negative impact due to direct and indirect effects on the Local Wildlife Site and Tree Preservation Order. Housing site H18 forms part of reasonable alternative site 6/39. The SA assessment (in Appendix H) explains that site H18 scored a major negative due to the fact that it includes a former Local Wildlife Site and is likely to still qualify as Section 41 habitat "Lowland Heathland", despite ongoing attempts to remove this habitat. The allocation of H18 reflects the fact that the areas protected by Tree Preservation Order or Local Wildlife Site designation are not to be developed.

No change to the Sustainability Appraisal assessment.

Site 6/539 (Glebe Farm, Burton Joyce), Burton Joyce

Troyal Farms Ltd stated the Strategic Housing Land Availability Assessment conclusion considered the site to be in a Mature Landscape Area whereas the Sustainability Appraisal (Appendix E) stated the site adjoins the MLA.

Response:

The Strategic Housing Land Availability Assessment notes that the site lies within the Mature Landscape Area. The Sustainability Appraisal is based on the conclusions of the Landscape and Visual Analysis of Potential Development Sites which incorrectly states that the site adjoins (rather than lies within) the Mature Landscape Area. This does not change the conclusion of the Sustainability Appraisal assessment.

No change in the Sustainability Appraisal assessment is required.

Site 6/777 (Land on Shelt Hill adj 67), Woodborough

Reynolds Associates had made the following points on the site assessment-

- SA 1. Housing: The site showed the possibility of 32 homes, less can be afforded as noted in the recent provision of the draft LDP, to which they have provided an alternative design.
- SA 3. Heritage & Design: No specific information of how the site affects the Conservation Area (page 127). Page 126 noted the site was not within a Conservation Area.

- SA 5. Social: The Village Hall was within walking distance and a similar distance as road access to other sites deemed acceptable.
- SA 6. Environment, Biodiversity and Green Infrastructure: The proposed design provided for Public Open Space.
- SA 7. Landscape: The comment relating to a shift from rural to urban is flawed. The proposed site rests between two existing established housing blocks.
- SA 8. Natural Resources: There was no loss of natural resource for a site that was not used and not been farmed for in excess of 20 years.
- SA 9. Flooding: The proposed plan showed how the site could have flood mitigation, albeit the land does not flood, either overland or have standing water. The site was higher than Main Street and leads out to Shelt Hill which gives access to higher land and away from Woodborough alleviating the issue of access through Main Street where flooding occurs. The site was marked as red but should be amber if not a green indicator. This would give the same category of access to higher ground as those plots considered acceptable 6/196 & 6/776 which are accepted as development land by the Borough Council.

Response:

SA 1. Housing

Noted. This does not change the score of the Sustainability Appraisal assessment.

SA 3. Heritage & Design

The information in the Impact of Possible Development Sites on Heritage Assets (2015) was used to inform the Sustainability Appraisal assessment. The site lies outside of the conservation area but its development would still have an impact on it.

SA 5. Social

This does not change the score of the Sustainability Appraisal assessment as the site needs to be within 400 m walking distance of at least two community facilities.

SA 6. Environment, Biodiversity and Green Infrastructure

All sites will be expected to provide open space. This does not change the conclusion of the Sustainability Appraisal assessment.

SA 7. Landscape

The Sustainability Appraisal assessment includes the text from the Landscape and Visual Analysis of Potential Development Sites (2014) which has been carried out by independent consultants.

SA 8. Natural

Noted. This does not change the score of the Sustainability Appraisal assessment.

SA 9. Flooding

The surface water flood risk map indicates there is no significant surface water flooding issues for sites 6/196 and 6/776 (housing sites H23 and H24). However, the development of the sites would increase flooding elsewhere and both sites are impacted by potential access problems in times of flooding. Both sites score a minor negative. The surface water flood risk map for site 6/777 indicates there is a high risk of surface water flooding issue and the site is impacted by potential access problems in times of flooding, and a major negative score is justified.

No change to the Sustainability Appraisal assessment.

Habitats Regulations Assessment

Natural England noted that their previous comments on the Habitats Regulations Assessment have been incorporated into the text of the document. They have no further comments to add. Highways England had no comments.

Aldergate Properties Ltd welcomed the findings in respect of proposed site H18 in that its development was not likely to have a significant effect on an European site.

Response:

Noted. No further action required.

A resident considered the council's application of the possible future prospective Special Protection Area, inconsistent, unjustified in the case of Calverton and made the following points:-

- The Habitats Regulations Assessment and Local Plan imply the Sherwood area was an actual prospective Special Protection Area and it should be clarified that it is only a possible future prospective Special Protection Area
- Noted that David Tyldesley Associates concluded there would be no significant effect on a possible future prospective Special Protection Area from housing allocations in Calverton if development was precluded north of the B6386 and appropriate mitigation package followed. The B6386 lies well beyond the standard practice of a 400m development buffer zone (over 1200m in the area of site H16, not "adjacent" as suggested) and is a physical barrier. It was also viewed that the spoil heap also provides a substantial buffer and extensive alternative semi natural green space. It was viewed that the use of the possible future prospective Special Protection Area to justify the proposed reduction in housing allocation at Calverton was unsound as it had no relation to the evidence. The northwest area of the Top Wighay Farm allocation was within 190m of the prospective Special Protection Area which would result in a large area of the allocation falling within a development buffer zone. Would like the Borough Council to delete reference that the prospective Special Protection Area is 'adjacent' to the allocations in Calverton.
- Would like the Borough Council to reconsider the weight and application of the prospective Special Protection Area taking account of the council's own evidence, national policy and local court judgement (Savage v. Mansfield District Council [2014] EWHC 600¹⁴).
- The EU exit will have implications for the Habitats Directive and the Wild Birds Directive. Requested that the Borough Council reconsider and remove any reference to the prospective Special Protection Area or its attempted use to justify site selection / housing distribution in the Habitats Regulations Assessment or Local Plan.

Response:

The Borough Council has taken a balanced approach when considering the allocation of development sites and has taken into account a wide range of factors as outlined in the Site Selection Document (May 2016). In addition to potential

¹⁴ <http://www.bailii.org/ew/cases/EWHC/Admin/2014/600.html>

impact on the prospective Special Protection Area, the allocation at Park Road in Calverton reflects the lower Green Belt value of the site and avoids the areas that would result in the most visual, landscape or heritage harm. It is accepted that the Park Road allocation does not immediately adjoin the B6386 but the site forms part of a wider area which includes safeguarded land which is currently protected from development in order to meet longer terms development needs. The reason for the reduction in number of new houses proposed at Calverton is not in response to the prospective Special Protection Area but rather to an increase in numbers of dwellings within the urban area, as explained in the Housing Background Paper.

The full implications of the EU exit on the Habitats Directive are currently unknown. It is therefore viewed appropriate to continue to plan within the current Regulations.

No further action required.

Equality Impact Assessment

Highways England had no comments to make.

Aldergate Properties Ltd welcomed the findings and committed to providing a development of site H18 that would respond to a required mix of housing.

Response:

Noted. No further action required.

Health Impact Assessment

Nottinghamshire County Council (Public Health) had conducted a Rapid Health Impact Assessment on the Local Planning Document Publication Draft using the Nottinghamshire Rapid Health Impact Assessment Matrix (which was developed in collaboration with local planners and based on the tool developed by the London Healthy Urban Development Unit¹⁵). This is attached as Appendix 1. They noted that all elements for the assessment criteria for this rapid Health Impact Assessment were addressed in the Aligned Core Strategy, the Local Planning Document or in the Sustainability Assessment.

One general and four specific recommendations were made as a result of the Health Impact Assessment:-

- General Recommendation. It was recommended that planners always consider the protection and improvement of health, and the reduction of health inequalities, as fundamental principles when making planning decisions.
- Specific Recommendation – Community Services. The Aligned Core Strategy referred to the Local Planning Document as a delivery tool for the target to improve accessibility of key community facilities and services, which would include key health services. The indicator chosen in the Aligned Core Strategy was not included in the monitoring for Policy LPD56. It was recommended that the Policy LPD56 be amended to include specific reference to the Aligned Core Strategy target to ‘improve accessibility from residential development to key community facilities and services’ and to include the indicator ‘% of households with access to services and facilities by public transport, walking and cycling within 30 minutes travel time with no more than a 400m walk to a stop’ in the ‘monitoring information’ section.
- Specific Recommendation – Open Space. Policy LPD21 required a minimum of 10% open space on developments 0.4ha and above. However developers could meet this commitment via a financial contribution towards maintenance of existing open space. It was recommended that the financial contribution required would not be significantly less than the estimated loss in total property sale value through inclusion of 10% open space on a site. Otherwise it was considered unlikely that new open space would be created.
- Specific Recommendation – Employment. Policy LPD47 stated that Gedling Borough Council would seek to negotiate local labour agreements for developments. It was recommended that Gedling Borough Council consider, as part of this policy, prioritising the creation of supported employment opportunities for people with mental illness and/or learning disabilities, and that priority be given to care leavers as part of Nottinghamshire’s role as a corporate parent for this group.

¹⁵ www.healthyurbandevelopment.nhs.uk/new-versions-of-healthy-urban-planning-checklist-and-rapid-hia-tool-published

- Specific Recommendation – Fast Food Takeaways. Policy LPD54 exposure to takeaway food outlets was associated with marginally higher consumption of takeaway food, greater body mass index, and greater odds of obesity. It was recommended that the Borough Council considers different approaches to in relation to fast food outlets including concentration and clustering, hours of operation and healthy eating options.

The issues raised by the Health Impact Assessment are all considered separately within the comments made on Part A of the Local Planning Document.

A separate Health Impact Assessment has been produced by the Borough Council which is attached as Appendix 2. The Borough Council's Health Impact Assessment uses the same checklist as the Health Impact Assessment prepared by the County Council but interprets the questions in a slightly different way. However, this minor difference in approach is not considered to affect the approach taken by the Local Planning Document. A Health Impact Assessment will be used to assess major developments in the future (those of more than 10 dwellings or 500 square metres of other floorspace) with the inclusion of an additional question in relation to space standards, in order to recognise the impact that cramped conditions can have on health and wellbeing.

Appendix 1: Nottinghamshire Rapid Health Impact Assessment Matrix prepared by Nottinghamshire County Council

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended amendments or enhancement actions to the proposal under consideration
1. Housing quality and design				
1. Does the proposal seek to address the housing needs of the wider community by requiring provision of variation of house type that will meet the needs of older or disabled people? [For example does it meet all Lifetime Homes Standards, Building for Life etc?]	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No	<p>LPD 37 states that “Planning permission will be granted for residential development that provides for an appropriate mix of housing, subject to housing need and demographic context within the local area”.</p> <p>Additionally, following the EIA, a clause is to be added into LPD 35 to read “takes account of the needs of all users, including those with protected characteristics especially where more prevalent in the local area”.</p>	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	n/a
2. Does the proposal promote development that will reduce energy requirements and living costs and ensure that homes are warm and dry in winter and cool in summer?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No	The policy on safe and inclusive development (in the Spatial Vision, taken from the Aligned Core Strategy) requires development to maximise opportunities for energy efficient design and sustainable transport.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	n/a

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended amendments or enhancement actions to the proposal under consideration
2. Access to healthcare services and other social infrastructure				
3. Does the proposal seek to retain, replace or provide health and social care related infrastructure?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No	<p>LPD 56 prevents planning permission from being granted if community facilities (including health facilities) will be lost unless alternative provision exists or will be provided, and will not increase car journeys.</p> <p>However it does allow for loss of facilities if 'not economically viable, feasible or practical'.</p>	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	n/a
4. Does the proposal address the proposed growth/ assess the impact on healthcare services?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Partial <input type="checkbox"/> No	<p>This is addressed in the Gedling ACS, which includes a target to 'improve accessibility from residential development to key community facilities and services'. Delivery is indicated through the part 2 local plan; however the LDP does not explicitly mention this target.</p>	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input checked="" type="checkbox"/> Uncertain	<p>Explicitly refer to the target 'improve accessibility from residential development to key community facilities and services' and the indicator '% of households with access to services and facilities by public transport, walking and cycling within 30 minutes travel time with no more than a 400m walk to a stop' in the context of key community services.</p>
5. Does the proposal explore/allow for opportunities for shared community use and co-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No	<p>Section 13 states that 'Community facilities should be located in appropriate locations, accessible by a range of</p>	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	n/a

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended amendments or enhancement actions to the proposal under consideration
location of services?		sustainable transport modes and be located alongside or shared with other local community facilities’.		
3. Access to open space and nature				
6. Does the proposal seek to retain and enhance existing and provide new open and natural spaces to support healthy living and physical activity?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No	<p>Policy LPD 20 – Protection of Open Space</p> <p>LPD 21 requires a minimum of 10% open space on developments 0.4ha and above. However this can be met by an unspecified financial contribution to improve facilities nearby, which will not provide any new space.</p> <p>Policy LPD 22 – Local Green Space</p>	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input checked="" type="checkbox"/> Uncertain	Regarding provision of new open / natural space, it is recommended that the financial contribution required would not be significantly less than the estimated loss in value through inclusion of 10% open space on a site. Otherwise it is considered unlikely that new open space will be created.
7. Does the proposal promote links between open and natural spaces and areas of residence, employment and commerce?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/>	<p>LPD 35 includes the clause that [permission will be granted providing the proposal provides streets and spaces that] “...incorporate existing and new green infrastructure to reinforce the character of streets and spaces...”.</p>	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	n/a

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended amendments or enhancement actions to the proposal under consideration
8. Does the proposal seek to ensure that open and natural spaces are welcoming, safe and accessible to all?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Partial <input type="checkbox"/> No	LPD 35 includes the clause that [permission will be granted providing the proposal provides streets and spaces that] “...takes account of the needs of all users, including those with protected characteristics especially where more prevalent in the local area...”.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	n/a
9. Does the proposal seek to provide a range of play spaces for children and young people (e.g. play pitches, play areas etc.) including provision for those that are disabled?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Partial <input type="checkbox"/> No	Policy LPD 20 – Protection of Open Space protects existing play space. Disabled users not explicitly mentioned; proposals do not specific new play space.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	n/a
4. Air quality, noise and neighbourhood amenity				
10. Does the proposal seek to minimise construction impacts such as dust, noise, vibration and odours?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No	LPD 10 – Pollution and LPD 11 – Air Quality address these issues, nonetheless new development will have some degree of negative construction impact.	<input type="checkbox"/> Positive <input checked="" type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	n/a
11. Does the proposal seek to minimise air	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial	LPD 11 – Air Quality addresses this; nonetheless new	<input type="checkbox"/> Positive <input checked="" type="checkbox"/> Negative	n/a

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended amendments or enhancement actions to the proposal under consideration
pollution caused by traffic and employment/commercial facilities?	<input type="checkbox"/> No	development unlikely to see an improvement in local air quality.	<input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
12. Does the proposal seek to minimise noise pollution caused by traffic and employment/commercial facilities?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No	LPD 10 – Pollution addresses this, but additional development unlikely to reduce pollution.	<input type="checkbox"/> Positive <input checked="" type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	n/a
5. Accessibility and active transport				
13. Does the proposal prioritise and encourage walking (such as through shared spaces) connecting to local walking networks?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No	<p>LPD 58 – Cycle Routes, Recreational Routes and Public Rights of Way restricts permission for developments that would ‘prejudice the implementation / continuity of proposed / existing...routes’ and requests contributions for new routes.</p> <p>Section 14 (Transport) states that “...The Aligned Core Strategy promotes sustainable transport modes such as public transport, walking and cycling...”.</p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	n/a

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended amendments or enhancement actions to the proposal under consideration
		LPD 56 – Protection of Community Facilities states that permission will not be granted unless “...alternative provision exists with sufficient capacity which can be reasonably accessed by walking, cycling or public transport and would not result in a significant increase in car journeys...”.		
14. Does the proposal prioritise and encourage cycling (for example by providing secure cycle parking, showers and cycle lanes) connecting to local and strategic cycle networks?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No	LPD 58 – Cycle Routes, Recreational Routes and Public Rights of Way requests contributions for new routes and specifies that ‘Any new provision incorporated within a new development must link to existing facilities or routes or proposed improvements beyond the site’.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	n/a
15. Does the proposal support traffic management and calming measures to help reduce and minimise road injuries?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Partial <input type="checkbox"/> No	LPD 61 - Planning permission will be granted for development proposals which do not have a detrimental effect on highway safety, patterns of movement and the access needs of all people.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	n/a

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended amendments or enhancement actions to the proposal under consideration
		Section 14.6.2 states that “This policy seeks to sustain or improve accessibility and safety for all people”.		
16. Does the proposal promote accessible buildings and places to enable access to people with mobility problems or a disability?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No	Addressed in EIA, following which a clause is to be added into LPD 35 to read “takes account of the needs of all users, including those with protected characteristics especially where more prevalent in the local area”.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	n/a
6. Crime reduction and community safety				
17. Does the proposal create environments & buildings that make people feel safe, secure and free from crime?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Partial <input type="checkbox"/> No	LPD 35 includes references to not compromising the safety of the environment and enabling natural surveillance over all publicly accessible spaces.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input checked="" type="checkbox"/> Uncertain	n/a
7. Access to healthy food				
18. Does the proposal support the retention and creation of food growing areas, allotments and community gardens in	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Partial <input type="checkbox"/> No	LPD 20 defines ‘allotments and community gardens’ as ‘open space’ that will be protected. LPD 21 requires 1 minimum of 10% open space on	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	See Criteria 4: “...Regarding provision of new open / natural space, it is recommended that the financial contribution required would not be significantly less than the estimated loss in value through

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended amendments or enhancement actions to the proposal under consideration
order to support a healthy diet and physical activity?		developments 0.4ha and above. However this can be met by an unspecified financial contribution to improve facilities nearby, which will not provide any new space.		inclusion of 10% open space on a site. Otherwise it is unlikely that new open space will be created...".
19. Does the proposal seek to restrict the development of hot food takeaways (A5) in specific areas?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No	Policy LPD 54 – Fast Food Takeaways indicates that ‘...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...’.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	<p>Being overweight or obese (excess weight) is a major public health concern for Nottinghamshire. The number of children who are overweight or obese is expected to increase by 5% between 2015-2019 and in adults by 4% over the same period. Morbid obesity in adults is expected to increase by 16% during this same period.</p> <p>Food environments relate to the availability of food choices in an area which can influence the type of food and energy intake an individual can access. Studies suggest that obesity is more prevalent in areas where access to healthy food sources is limited or considered expensive. Exposure to takeaway food outlets in home, work, and commuting environments combined</p>

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended amendments or enhancement actions to the proposal under consideration
				<p>was associated with marginally higher consumption of takeaway food, greater body mass index, and greater odds of obesity¹⁶. The Council may wish to also consider planning approaches in relation to hot food takeaways:</p> <ul style="list-style-type: none"> Concentration and clustering/vitality and viability – limiting the number of A5 units next to one another; ensuring the number does not exceed a defined percentage of units or floor space in a primary shopping area/frontage; permission is granted where it will not result in overconcentration to the detriment of the retail function and restrictions where granting would prejudice the vitality and, or viability of a retail area. From a health perspective this will reduce unhealthy options and poor nutritional choice available.

¹⁶ Burgoine, T et al (2014) Associations between exposure to takeaway food outlets, takeaway food consumption, and body weight in Cambridgeshire, UK: population based, cross sectional study. BMJ 2014;348:g1464 doi: 10.1136/bmj.g1464

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended amendments or enhancement actions to the proposal under consideration
				<ul style="list-style-type: none"> • Hours of operation – planning conditions restrict the opening hours of the premises depending upon location and proximity to residential properties. This will also address crime and anti-social behaviour. • Healthy eating options – encouraging the provision of healthy food options and improve the nutritional value of the menu (promoting sign up to the Nottinghamshire Healthy Options Takeaway scheme). <p>The following document Tipping the scales published in January 2016 may be useful: http://www.local.gov.uk/documents/10180/7632544/L15-427+Tipping+the+scales/6d16554e-072b-46cd-b6fd-8aaf31487c84.</p>
8. Access to work and training				
20. Does the proposal seek to provide new employment opportunities and	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No	LPD 47 – Local Labour Agreements addresses this specifically: "...The Borough Council will seek to negotiate	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	It is recommended that Gedling Borough Council consider, as part of this policy, prioritising the creation of supported employment opportunities

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended amendments or enhancement actions to the proposal under consideration
encourage local employment and training?		planning agreements to secure local labour agreements for developments of 10 or more dwellings, on 0.5 hectares of land or development that will create more than 15 jobs.		for people with mental illness and/or learning disabilities, and that priority be given to care leavers as part of Nottinghamshire's role as a corporate parent for this group.
9. Social cohesion and lifetime neighbourhoods				
21. Does the proposal connect with existing communities where the layout and movement avoids physical barriers and severance and encourages social interaction? [For example does it address the components of Lifetime Neighbourhoods?]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Partial <input type="checkbox"/> No	Although explicit mention of social cohesion is not made, consideration into how best to connect new developments with existing communities has been made through the ACS Spatial Strategy.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input checked="" type="checkbox"/> Uncertain	n/a
10. Minimising the use of resources				
22. Does the proposal seek to incorporate sustainable design and construction techniques?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No	A full sustainability assessment of the LPD has been completed; which includes reference to health: https://consultplanningpolicy.gedling.gov.uk/consult.ti/LPD_PD/c	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input checked="" type="checkbox"/> Uncertain	n/a

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended amendments or enhancement actions to the proposal under consideration
		onsultationHome . This included the policy question: “Will it [the proposal] promote the use of sustainable design, materials and construction techniques?”		
11. Climate change				
23. Does the proposal incorporate renewable energy and ensure that buildings and public spaces are designed to respond to winter and summer temperatures, i.e. ventilation, shading and landscaping?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No	LPD 1 – Wind Turbines LPD 2 – Other Renewable Energy Schemes The above policies specify that permission will be granted for such projects if they are acceptable in terms of a series of criteria. The potential positive and negative health benefits thus hinge on interpretation of these criteria.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input checked="" type="checkbox"/> Uncertain	n/a
24. Does the proposal maintain or enhance biodiversity?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Partial <input type="checkbox"/> No	A full sustainability assessment against habitat regulations has been carried out, which recommends that determination of planning applications should take impact on habitats (thus	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input checked="" type="checkbox"/> Uncertain	n/a

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended amendments or enhancement actions to the proposal under consideration
		biodiversity) into consideration. The impact of biodiversity thus depends on these considerations. Nonetheless it is to be expected that development of non-brownfield sites would have a negative impact on local biodiversity and an uncertain impact on health.		
12. Health inequalities				
25. Does the proposal consider health inequalities and encourage engagement by underserved communities?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Partial <input type="checkbox"/> No	Consideration of health inequalities is not explicit. Nonetheless affordable housing requirements could mitigate any negative equity effect of development.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input checked="" type="checkbox"/> Uncertain	n/a
Any other comments				
<p>It is noted that all elements of the assessment criteria for this rapid HIA are addressed either in the Gedling Aligned Core Strategy, the Local Planning Document itself, or in the Sustainability Assessment. Nonetheless many policies are limited to restricting or mitigating risks to health. Policies such as the requirement to include 10% green or open space in a development are subject to economic considerations which could limit or nullify any benefit.</p> <p>Whilst affordable housing requirements have the potential to reduce health inequalities the current inequities in the UK housing market are such that the effect of these requirements on reducing inequality is at best uncertain.</p>				
Name of assessor and organisation		Andy Fox, Specialty Registrar in Public Health, Nottinghamshire County Council		

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended amendments or enhancement actions to the proposal under consideration
Date of assessment		16.06.2016		

Appendix 2: Nottinghamshire Rapid Health Impact Assessment Matrix prepared by Gedling Borough Council

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended amendments or enhancement actions to the proposal under consideration
1. Housing quality and design				
1. Does the proposal seek to address the housing needs of the wider community by requiring provision of variation of house type that will meet the needs of older or disabled people? [For example does it meet all Lifetime Homes Standards, Building for Life etc?]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Partial <input type="checkbox"/> No	ACS Policy 8 (Housing Size, Mix and Choice) and Policy LPD37 (Housing Size, Type and Tenure) encourage an appropriate mix of housing reflecting needs and demographics in the local area. They do not set specific requirements.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	Including specific requirements is not considered appropriate. It would be difficult to establish these and changes over time will affect the mix required in different areas. Consideration is being given to the preparation of a Supplementary Planning Document on Space Standards.
2. Does the proposal promote development that will reduce energy requirements and living costs and ensure that homes are warm and dry in winter and cool in summer	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No	This is set out in ACS Policy 1 (Climate Change). LPD 35 (Safe Accessible and Inclusive Development) also includes policy on adaptability and energy efficiency to promote health and wellbeing.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No amendments required.
2. Access to healthcare services and other social infrastructure				
3. Does the proposal seek to retain, replace or	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial	ACS Policy 12 (Local Services and Healthy Lifestyles) and	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative	No amendments required.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended amendments or enhancement actions to the proposal under consideration
provide health and social care related infrastructure?	<input type="checkbox"/> No	Policy LPD56 (Protection of Community Facilities) address this issue.	<input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
4. Does the proposal address the proposed growth/ assess the impact on healthcare services?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No	ACS Policy 18 (Infrastructure) and 19 (Developer Contributions) address this issue. Preparation of the Infrastructure Delivery Plan included consultation with relevant bodies. Contributions will be sought, where required, towards health facilities.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No amendments required.
5. Does the proposal explore/allow for opportunities for shared community use and co-location of services?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No	Addressed in ACS Policy 12 (Local Services and Healthy Lifestyles).	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No amendments required.
3. Access to open space and nature				
6. Does the proposal seek to retain and enhance existing and provide new open and natural spaces to support healthy living and physical activity?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No	ACS Policy 16 (Green Infrastructure, Parks and Open Space) and LPD Policies 20 (Protection of Open Space) and 21 (Provision of new open space) address the retention and provision of open space.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No amendments required.
7. Does the proposal	<input checked="" type="checkbox"/> Yes	ACS Policy 16 (Green	<input checked="" type="checkbox"/> Positive	No amendments required.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended amendments or enhancement actions to the proposal under consideration
promote links between open and natural spaces and areas of residence, employment and commerce?	<input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/>	Infrastructure, Parks and Open Space) adopts a 'green infrastructure' approach and promotes the establishment of a network of corridors and assets to link people with open space of different types and sizes.	<input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
8. Does the proposal seek to ensure that open and natural spaces are welcoming, safe and accessible to all?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No	ACS Policy 16 (Green Infrastructure, Parks and Open Space) includes a requirement for green infrastructure to be as inclusive as possible.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No amendments required.
9. Does the proposal seek to provide a range of play spaces for children and young people (e.g. play pitches, play areas etc.) including provision for those that are disabled?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Partial <input type="checkbox"/> No	Policy LPD21 (Provision of new open space) makes provision for the form of open space to set on a case by case basis. This will likely include the provision of spaces for children and young people.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	It is not considered appropriate to set a blanket requirement as different places will have different existing open space provision.
4. Air quality, noise and neighbourhood amenity				
10. Does the proposal seek to minimise construction impacts such as dust, noise, vibration and odours?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Partial <input type="checkbox"/> No	There is no specific policy on this although paragraph 10.1.4 of the LPD does provide guidance on the use of conditions and establishment of working groups to consider	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	It is not considered necessary to include a specific policy on this issue.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended amendments or enhancement actions to the proposal under consideration
		these matters.		
11. Does the proposal seek to minimise air pollution caused by traffic and employment/commercial facilities?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No	Policy LPD10 (Pollution) relates to pollution (including air pollution) while Policy LPD11 (Air Quality) refers specifically to air quality and to the guidance that is in place for the Borough.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No amendments required.
12. Does the proposal seek to minimise noise pollution caused by traffic and employment/commercial facilities?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No	Policy LPD11 (Air Quality) relates to pollution while Policy LPD32 (Amenity) relates to the impacts of development on amenity.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No amendments required.
5. Accessibility and active transport				
13. Does the proposal prioritise and encourage walking (such as through shared spaces) connecting to local walking networks?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No	Policy LPD 35 (Safe, Accessible and Inclusive Development) includes requirements on these issues.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No amendments required.
14. Does the proposal prioritise and encourage cycling (for example by providing secure cycle parking, showers and cycle lanes) connecting to local and strategic cycle networks?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Partial <input type="checkbox"/> No	There is no specific prioritisation for cycling but it is covered by entries on the list of infrastructure identified in the supporting text to ACS Policy 19 (Developer Contributions).	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	It is not considered appropriate to identify specific blanket requirements.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended amendments or enhancement actions to the proposal under consideration
15. Does the proposal support traffic management and calming measures to help reduce and minimise road injuries?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No	This is addressed by ACS Policy 14 (Managing Travel Demand) and Policy LPD61 (Highway Safety).	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No amendments required.
16. Does the proposal promote accessible buildings and places to enable access to people with mobility problems or a disability?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No	Policy LPD35 (Safe Accessible and Inclusive Development) requires development to take account of the needs of all users.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No amendments required.
6. Crime reduction and community safety				
17. Does the proposal create environments & buildings that make people feel safe, secure and free from crime?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No	Policy LPD35 (Safe Accessible and Inclusive Development) requires development to create natural surveillance and a secure private realm.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No amendments required.
7. Access to healthy food				
18. Does the proposal support the retention and creation of food growing areas, allotments and community gardens in order to support a healthy	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No	Allotments are included in the definition of open space and are required to be retained/provided as necessary by Policies LPD20 (Protection of Open Space) and LPD21 (Provision of Open	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No amendments required.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended amendments or enhancement actions to the proposal under consideration
diet and physical activity?		Space).		
19. Does the proposal seek to restrict the development of hot food takeaways (A5) in specific areas?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No	Policy LPD54 (Fast Food Takeaways) restricts A5 uses within 400m of a secondary school.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	Consideration to be given to areas for further restriction – leisure centres, parks/open spaces etc.
8. Access to work and training				
20. Does the proposal seek to provide new employment opportunities and encourage local employment and training?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No	ACS Policy 4 (Employment Provision and Economic Development) and Policy LPD43 (Retention of Employment and Employment Uses), Policy LPD44 (Employment Development on Unallocated Sites), Policy LPD45 (Expansion of Existing Employment Uses not in the Green Belt) and Policy LPD46 (Agricultural and Rural Diversification) address the retention of existing employment designations and allow for appropriate expansion of business including those in rural areas. Policy LPD47 (Local Labour Agreements) identifies that local labour agreements will be negotiated for developments	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No amendments required.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended amendments or enhancement actions to the proposal under consideration
		of 10 or more dwellings, on 0.5 hectares of land or development that will create more than 15 jobs		
9. Social cohesion and lifetime neighbourhoods				
21. Does the proposal connect with existing communities where the layout and movement avoids physical barriers and severance and encourages social interaction? [For example does it address the components of Lifetime Neighbourhoods?]	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No	Policy LPD35 (Safe, Accessible and Inclusive Developments) requires that new development contributes to simple, well-defined and inter-connected network of streets and spaces and should be appropriate to the immediate context.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No amendments required.
10. Minimising the use of resources				
22. Does the proposal seek to incorporate sustainable design and construction techniques?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No	This is set out in ACS Policy 1 (Climate Change). Policy LPD35 (Safe, Accessible and Inclusive Developments) also includes policy on adaptability and energy efficiency to promote health and wellbeing.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No amendments required.
11. Climate change				

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended amendments or enhancement actions to the proposal under consideration
23. Does the proposal incorporate renewable energy and ensure that buildings and public spaces are designed to respond to winter and summer temperatures, i.e. ventilation, shading and landscaping?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No	Renewable Energy is covered by ACS Policy 1 (Climate Change) and LPD Policies 1 (Wind Turbines) and 2 (Other Renewable Energy Schemes). LPD 35 (Safe, Accessible and Inclusive Developments) also includes policy on adaptability and energy efficiency to promote health and wellbeing.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No amendments required.
24. Does the proposal maintain or enhance biodiversity	<input type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No	This is addressed by ACS Policy 17 (Biodiversity) and Policy LPD18 (Protecting and Enhancing Biodiversity).	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No amendments required.
12. Health inequalities				
25. Does the proposal consider health inequalities and encourage engagement by underserved communities?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No	ACS Policy 12 (Local Services and Healthy Lifestyles) supports the provision of new facilities where there is evidence of need. Contributions will be sought, where required, towards health facilities.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No amendments required.
Any other comments				
N/A				
Name of assessor and organisation	Planning Policy Team, Gedling Borough Council			

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended amendments or enhancement actions to the proposal under consideration
Date of assessment	April 2016			