



The Planning Inspectorate

Report to Gedling Borough Council

by Karen L Baker DipTP MA DipMP MRTPI

an Inspector appointed by the Secretary of State

Date 26 June 2018

Planning and Compulsory Purchase Act 2004

(as amended)

Section 20

Report on the Examination of the Gedling Borough Local Planning Document (Part 2 Local Plan)

The plan was submitted for Examination on 14 October 2016

The Examination Hearings were held on the following dates:

- 7 to 9 February 2017
- 28 February to 2 March 2017
- 21 to 23 March 2017
- 16 May 2017
- 28 to 30 November 2017
- 5 December 2017.

File Ref: PINS/N3020/429/5

Abbreviations used in this report

ACS	Aligned Core Strategy
AA	Appropriate Assessment
CIL	Community Infrastructure Levy
CPO	Compulsory Purchase Order
CPRE	Campaign to Protect Rural England
dpa	dwellings per annum
DtC	Duty to Co-operate
Extract of LPD	Extract of Local Planning Document Housing Allocation Policies (Part 2 Local Plan)
EIA	Equality Impact Assessment
GAR	Gedling Access Road
GTAA	Gypsy and Traveller Accommodation Assessment
HCA	Homes and Communities Agency
HMA	Housing Market Area
HRA	Habitats Regulations Assessment
JPAB	Greater Nottingham Joint Planning Advisory Board
LDS	Local Development Scheme
LPA	Local Planning Authority
LPD	Gedling Borough Local Planning Document (Part 2 Local Plan)
MM	Main Modification
MPA	Minerals Planning Authority
NCRELS	Nottingham City Region Employment Land Study
NPPF	National Planning Policy Framework
OAN	Objectively Assessed Need
PCPA	Planning and Compulsory Purchase Act 2004 (as amended)
PPG	Planning Practice Guidance
PPTS	Planning Policy for Traveller Sites, August 2015
SA	Sustainability Appraisal
SM	Scheduled Monument
SCI	Statement of Community Involvement
SHLAA	Strategic Housing Land Availability Assessment
SHMA	Strategic Housing Market Assessment
SoCG	Statement of Common Ground
SPA	Special Protection Area
SPD	Supplementary Planning Document
SRO	Side Roads Order
SUE	Sustainable Urban Extension
WMS	Written Ministerial Statement

Non-Technical Summary

This Report concludes that the Gedling Borough Local Planning Document (Part 2 Local Plan) [LPD] provides an appropriate basis for the planning of the Borough, provided that a number of Main Modifications [MMs] are made to it. Gedling Borough Council [the Council] has specifically requested me to recommend any MMs necessary to enable the LPD to be adopted.

The MMs all concern matters that were discussed at the Examination Hearings. Following the Hearings, the Council prepared schedules of the proposed modifications and carried out Sustainability Appraisal [SA] of them. The MMs were subject to public consultation over a six week period. In some cases I have added consequential modifications where necessary. I have recommended their inclusion in the LPD after considering all the representations made in response to consultation on them.

The purposes of the recommended MMs can be summarised as follows. However, the list is not intended to be an exhaustive summary of all the modifications.

- To set out which policies in the existing development plan are superseded.
- To clarify that Neighbourhood Plans form part of the development plan.
- To set out the current position with respect to minerals and the Minerals Local Plan.
- To clarify what is required when undertaking a Flood Risk Assessment.
- To set out the difference between Safeguarded Land protected to meet longer term development needs and that which is not suitable and/or available for development.
- To clarify that Safeguarded Land will be protected from development for the plan period and to set out the temporary uses which would be acceptable.
- To clarify that development of land adjoining Safeguarded Land should not prejudice its future development.
- To clarify the requirements relating to biodiversity and its consideration in development proposals.
- To clarify the status of the Mature Landscape Areas set out in the Gedling Borough Replacement Local Plan 2005.
- To update the list of Local Green Space designations.
- To clarify the position in respect of the Sherwood Forest Regional Park.
- To clarify the instances where a density lower than the policy requirement may be justified and where higher densities will be appropriate.
- To clarify the percentage targets of affordable housing required in each sub-market.
- To include a new policy which requires the provision of a suitable site to accommodate the requirement for 3 pitches for Gypsies and Travellers to meet the identified need.
- To clarify the Council's approach to the provision of self build and custom build homes.
- To set out the current employment provision and requirements.

- To clarify which visitor related facilities could be provided on the Gedling Colliery employment site to support the adjacent Gedling Country Park.
- To amend the level of A5 uses which would be acceptable in Arnold Primary Area, Calverton and Netherfield.
- To delete Policy LPD 54 which prevents the development of A5 uses within 400m of a secondary school.
- To set out the parking standards in the LPD.
- To clarify the position in respect of the GAR.
- To include requirements to closely monitor progress on the GAR and the triggers for an early review of the LPD.
- To amend the housing distribution set out in Policy LPD 63 to include 'up to' 1,265 homes around Hucknall and a windfall allowance of 240 homes.
- To update the housing allocation policies in respect of the numbers of dwellings on each site and whether they benefit from planning permission.
- To add an explanation of how proposals on allocated sites in the Minerals Safeguarding Area will be considered.
- To include a requirement to closely monitor progress on all allocated housing sites and the trigger for an early review of the LPD.
- To update the maps within the LPD to accurately reflect the extent of the allocated housing and employment sites.
- To include a new policy setting out the employment allocations.
- To amend various policies to ensure that they are clear, effective and consistent with national policy, including in respect of heritage assets.
- To amend the supporting text to various policies to explain their purpose and to clarify how they will be applied.
- To delete any policy references which could confer development plan status on Supplementary Planning Document [SPDs] and other documents which are not part of the LPD.
- To amend the housing trajectory to include updated information.

Introduction

1. This Report contains my assessment of the Gedling Borough Local Planning Document (Part 2 Local Plan) [LPD]¹, as amended by the Extract of Local Planning Document Housing Allocation Policies (Part 2 Local Plan) [Extract of LPD]², in terms of Section 20(5) of the Planning & Compulsory Purchase Act 2004 (as amended) [PCPA]. The latter, which was subject to public consultation from 18 September 2017 to 30 October 2017, included proposed changes to Policies LPD 63, LPD 64, LPD 66 and LPD 67 of the LPD along with the supporting text to these policies, in respect of the allocation of 6 additional housing sites. The allocation of these additional housing sites did not result in a change to the LPD's strategy. Indeed, by allocating these sites within and adjacent to the Urban Area and the Key Settlements of Calverton and Ravenshead, the Council has followed its spatial strategy of urban concentration with regeneration. My letter³, dated 16 June 2017, set out the reasons for my request to the Council to consider the allocation of additional housing sites, the public consultation exercise required and the likelihood that further Hearings would be necessary to consider the evidence⁴. I am satisfied, therefore, that the Extract of LPD can be considered as part of the submitted plan.
2. This Report considers whether the preparation of this LPD has complied with the Duty to Co-operate [DtC] and whether it is sound and compliant with the legal requirements. The National Planning Policy Framework [NPPF] makes it clear that in order to be sound, a Local Plan should be positively prepared, justified, effective and consistent with national policy⁵.
3. The LPD provides development management policies which will apply across Gedling, along with site allocations for housing and employment within the Borough.
4. My Report is divided into three main sections. The first deals with the DtC, the second assesses the legal compliance of the LPD and the third deals with matters of soundness, in relation to the development management policies and site allocations.
5. The starting point for the Examination is the assumption that the Local Planning Authority [LPA] has submitted what it considers to be a sound plan. The LPD, submitted in October 2016, is the basis for my Examination, as amended by the Extract of LPD. These documents were published for consultation in May 2016 and September 2017 respectively. Both were subject to Sustainability Appraisal [SA].

¹ LPD/REG/02

² EX/126

³ EX/122

⁴ Hearings considering the responses to the Extract of LPD were held between 28 and 30 November 2017 and on 5 December 2017.

⁵ Paragraph 182

Main Modifications

6. In accordance with section 20(7C) of the PCPA the Council requested that I should recommend any Main Modifications [MMs] necessary to rectify matters that make the LPD unsound or result in it not being legally compliant and thus incapable of being adopted⁶. My Report explains why the recommended MMs, all of which relate to matters that were discussed at the Examination Hearings, are necessary. The MMs are referenced in bold in the Report in the form **MM1**, **MM2**, **MM3** etc, and are set out in full in the Appendix.
7. Following the Examination Hearings, the Council prepared a schedule⁷ of proposed MMs and carried out SA⁸ of them. The MM schedule was subject to public consultation for six weeks, which commenced on Monday 12 February 2018. I have taken account of the consultation responses in coming to my conclusions in this Report and in this light I have added consequential modifications where these are necessary for consistency or clarity. None of the amendments significantly alters the content of the modifications as published for consultation or undermines the participatory processes and SA that has been undertaken. Where necessary I have highlighted these amendments in the Report.

Policies Map

8. The Council must maintain an adopted Policies Map which illustrates geographically the application of the policies in the adopted development plan. When submitting a Local Plan for Examination, the Council is required to provide a submission Policies Map showing the changes to the adopted Policies Map that would result from the proposals in the submitted Local Plan. In this case, the submission Policies Map comprises the set of plans identified as Local Planning Document Publication Draft Policies Map, May 2016⁹.
9. The Policies Map is not defined in statute as a development plan document and so I do not have the power to recommend MMs to it. However, a number of the published MMs to the LPD's policies require further corresponding changes to be made to the Policies Map. In addition, there are some instances where the geographic illustration of policies on the submission Policies Map is not justified and changes to the Policies Map are needed to ensure that the relevant policies are effective.
10. These further changes to the Policies Map were published for consultation alongside the MMs¹⁰.

⁶ Council's Response to the Inspector's Initial Questions [EX/08], attached to a letter from the Council dated 9 December 2016 [EX/07]

⁷ Proposed MMs to the Gedling Borough LPD Publication Draft, February 2018 [EX/158]

⁸ SA Publication Draft MMs, February 2018 [EX/159]

⁹ LPD/REG/03

¹⁰ Proposed Changes to the Policies Map of the Gedling Borough Local Planning Document Publication Draft (February 2018) [EX/161]

11. When the LPD is adopted, in order to comply with the legislation and give effect to the LPD's policies, the Council will need to update the adopted Policies Map to include all the proposed changes published alongside the MMs.

Duty to Co-operate

Is the LPD's preparation compliant with the DtC imposed by Section 33A of the PCPA?

12. Section 20(5)(c) of the PCPA requires that I consider whether the Council complied with the duty imposed on it by Section 33A in respect of the LPD's preparation and the DtC.
13. There has clearly been very close co-operation over an extended period between the Greater Nottingham Authorities¹¹. In particular, this is evident in the preparation and adoption of an Aligned Core Strategy [ACS] by Broxtowe Borough, Gedling Borough and Nottingham City Councils. Although Erewash Borough and Rushcliffe Borough Councils have prepared and adopted separate Core Strategies these are aligned to the other Core Strategies within the Greater Nottingham area.
14. Gedling Borough includes the Arnold and Carlton areas, which form the north eastern part of the main Nottingham built up area. The remainder of the Borough is rural and contains a number of former mining settlements. The rural area to the east shares a boundary with Newark and Sherwood District and Rushcliffe Borough, while the rural area to the west shares a boundary with Ashfield District, close to the settlement of Hucknall.
15. In terms of joint working arrangements a number of Partnership Groups¹² exist. Of these, the Greater Nottingham Joint Planning Advisory Board [JPAB] steers partnership working and provides strategic guidance on policy alignment to the Greater Nottingham Authorities, Nottinghamshire County Council [the County Council] and Ashfield District Council. In addition, the Greater Nottingham Executive Steering Group is attended by senior Officers for each Council in the JPAB partnership to discuss strategic planning issues and direct the delivery of strategic development projects. Other Officer Groups¹³ exist to discuss strategic planning matters, cross boundary issues and coordinating joint working.
16. In addition to the joint working arrangements set out above, workshops and meetings have been held with neighbouring authorities throughout the LPD preparation process on specific matters. Furthermore, the Council has put in place a working protocol for dealing with cross-boundary impacts and consideration of Section 106 planning obligations relating to development

¹¹ Broxtowe Borough, Gedling Borough, Nottingham City, Erewash Borough and Rushcliffe Borough Councils

¹² As set out in paragraph 8 to the Detailed Report on the Duty to Cooperate on the Local Planning Document [EX/11]

¹³ Including the Nottingham Core Housing Market Area Officers' Group and the Nottinghamshire Policy Officers' Group

within Gedling Borough which would have an impact on the services and facilities in the neighbouring Ashfield District. The preparation of a joint Infrastructure Delivery Plan, which accompanies the Core Strategies of the Greater Nottingham Authorities, along with the Nottingham Core Housing Market Area Assessment, the South Nottinghamshire Gypsy and Traveller Accommodation Assessment [GTAA] and Employment Land Forecasting Study, as well as the Greater Nottingham and Ashfield Green Belt Assessment Framework, provide further evidence of close co-operation.

17. It is apparent that, although the County Council was involved in the joint working arrangements during the preparation of the LPD, this was primarily as the Authority responsible for education, highways and flood risk. Minerals safeguarding issues should have been addressed early on in the preparation of the LPD, with the County Council as Minerals Planning Authority [MPA], particularly given the extent of the Minerals Safeguarding Area within Gedling Borough and the operation of the Dorket Head brickworks and quarry immediately adjacent to the urban area at Arnold and Carlton. The Council has confirmed that this approach will be adopted in the preparation of future plans. Nevertheless, neither the County Council, nor any Representor, is concerned that this shortcoming in procedure represents a failure of the DtC. For the reasons set out later in this Report, it has not resulted in soundness issues that cannot be overcome by MMs.
18. The Report of Additional Housing Consultation on the Local Planning Document¹⁴ confirms that the 6 additional housing allocations included in the Extract of LPD were discussed at a number of meetings of the Nottingham Housing Market Area, which meets monthly and is attended by the Greater Nottingham Authorities, Ashfield District Council and the County Council. Furthermore, the Council also attended a DtC meeting with Newark and Sherwood District Council on 6 August 2017, where the additional housing sites were discussed.
19. It is therefore apparent that the Council has constructively engaged with neighbouring authorities, the County Council and the various bodies prescribed in the Regulations¹⁵. Overall I am satisfied that the legal DtC has therefore been met, along with the relevant policy requirements in the NPPF¹⁶.

¹⁴ EX/140

¹⁵ As set out in EX/11

¹⁶ Paragraphs 178 to 181 of the NPPF in particular

Assessment of Legal Compliance

Has the LPD been prepared in accordance with the Local Development Scheme¹⁷ [LDS]?

20. The LDS includes the programme for preparing the LPD and sets out the scope and content of the LPD. The LPD comprises a suite of development management policies and site allocations for the whole Borough.
21. The LPD has been prepared broadly in accordance with the content and timetable set out in the LDS. However, the LPD will be adopted around a year after the date set out in the LDS. This is largely due to my request for the LPA to put forward additional housing sites for allocation and the need for further public consultation and Hearing sessions to be undertaken. Given the necessity of this delay, it is not a fundamental failing.

Has the LPD been prepared in accordance with the Council's Statement of Community Involvement [SCI] and met the minimum consultation requirements in Regulation 22 of the Town and Country Planning (Local Planning) Regulations 2012?

22. In accordance with Regulation 22 of the Town and Country Planning (Local Planning) Regulations 2012, the Council prepared a Report of Consultation on the Local Planning Document¹⁸, October 2016, which was submitted along with the LPD for Examination. This confirmed that the LPD had been published for formal consultation for 6 weeks between 23 May and 4 July 2016 and that a total of 646 responses, from 396 respondents, were made to the LPD and its associated SA, Habitats Regulations Assessment [HRA] and Equality Impact Assessment [EIA]. The Council's Report of Responses¹⁹, October 2016, confirmed that, in addition, a petition (comprising 121 signatures) relating to the Willow Farm site (H3), 2 petitions (comprising 25 and 75 signatures respectively) relating to the Park Road site (H16) and the results of a survey of 150 residents, conducted by Mark Spencer MP, relating to the Hayden Lane site (H10), were also submitted. In addition, the Council produced a Report of Responses Addendum: Comments received from Nottinghamshire CPRE²⁰ (January 2017), which were omitted at the time the LPD was submitted for Examination and updated the total responses to 659, from 397 respondents.
23. At the start of the LPD process the Council prepared a Consultation Strategy, which set out how people would be able to participate and comment on the LPD. This was updated²¹ in October 2016 for submission. Prior to the publication of the Issues/Options Report, in October 2013, masterplanning of the Key Settlements of Bestwood Village, Calverton and Ravenshead took place. Following this, and prior to the publication of the

¹⁷ LPD/POL/01

¹⁸ LPD/REG/07

¹⁹ LPD/REG/04

²⁰ EX/28

²¹ LPD/REG/28

LPD Publication Draft the Council undertook informal topic workshops with parish councils, adjoining local planning authorities, people with specialist knowledge, community representatives, community groups and organisations with particular interests. The Council also held meetings with technical specialists in relation to flooding; and, contamination and pollution control. Following these topic workshops and technical meetings the Council drafted the LPD policies, which were then subject to comments by various people with specialist knowledge from within and outside the Council, prior to the publication of the LPD Publication Draft.

24. The LPD Publication Draft was made available on a dedicated webpage on the Council's website, with interested parties able to make responses online via the consultation portal. In addition, the Council accepted responses by email and letter. The Council used a variety of ways to make people aware of the LPD Publication Draft and how to express their views including through the use of social media; adverts, posters, mail shots and letters; and public exhibitions. Documents and representation forms were available online and also in hard copy at various locations throughout the Borough, including the Civic Centre, libraries, village halls and other community buildings.
25. The Council also produced a Report of Additional Housing Consultation on the LPD (in accordance with Regulation 22)²² in November 2017. This confirmed that the Extract of LPD had been published for formal consultation, between 18 September and 30 October 2017, alongside a number of other documents²³, and that a total of 121 comments, from 73 respondents, were made on it and these other documents, along with 2 petitions for housing sites X3 and X4 which were signed by 113 and 97 people respectively. Additional comments were raised at 3 workshop sessions held in Redhill/Daybrook, Ravenshead and Calverton to discuss the additional 6 housing allocations.
26. The Extract of LPD was made available on the Examination website and interested parties were able to make responses to it in similar ways to those to the LPD Publication Draft.
27. The LPD has been prepared in accordance with the Council's SCI, which is referred to as the Statement of Consultation²⁴ and I am satisfied that the Council has met the standards set out in the Regulations. Indeed, it is apparent that these standards have been exceeded and the Council has sought to use a variety of means to ensure that interested parties have the

²² EX/140

²³ Sustainability Appraisal Addendum 4 [EX/127]; Sustainability Appraisal Addendum 3 [EX/63]; Sustainability Appraisal Addendum 2 [EX/12]; Sustainability Appraisal Addendum [LPD/REG/20]; Addendum to the Habitats Regulations Assessment [EX/128]; Addendum to Equality Impact Assessment [EX/129]; Housing Background Paper Addendum 2 [EX/130]; Site Selection Document Addendum 3 [EX/131]; Site Selection Document Addendum 2 [EX/98]; Housing Implementation Strategy [EX/132]; and Infrastructure Delivery Plan Background Paper Addendum [EX/133]

²⁴ LPD/POL/02

opportunity to respond. I am satisfied, therefore, that the Council has carried out the appropriate consultation.

Is the LPD legally compliant with respect to Sustainability Appraisal?

28. The Council has used a Framework for SA which was established for use in the ACS. The Scoping Report²⁵ considered it appropriate to use this Framework as the issues had not changed significantly since the preparation of the ACS. The Council amended the SA Framework as a result of consultation responses on the Scoping Report and comments received on the SA of the publication version of the ACS.
29. A series of policy questions in the SA Framework were used to assess the Reasonable Alternative options for the policies and the proposed development management policies in the LPD. The SA Matrix, which also included a series of site questions, was used to assess the Reasonable Alternative options for the sites and the proposed site allocations in the LPD. It is clear that, through a process of SA, the Council has assessed the suitability of a range of policy options and the suitability of a large number of sites against an extensive set of criteria.
30. The Council used additional information, including assessments undertaken by consultants on landscape and heritage matters, to assess each Reasonable Alternative against the SA objectives. Together, these formed part of the site selection methodology exercise to identify Reasonable Alternative sites for site allocations.
31. There have been some criticisms of the SA, including the alternatives considered, decisions made regarding the site allocations and the review of the Green Belt, along with the Council's approach. However, the PPG states that a SA does not need to be done in any more detail, or using more resources, than is considered to be appropriate for the content and level of detail in the plan. The SA carried out by the Council conforms to that guidance.
32. The SA has been undertaken at each stage of the LPD's preparation. However, there has been some criticism of the extent and frequency of addendums to the SA carried out during the Examination. The SA is an iterative process, with further SA carried out to address any deficiencies identified or where new information or assessments have been presented or changes to the plan's policies and proposals are put forward. The Council has acted swiftly in these circumstances to ensure that further SA is carried out as required.
33. The Reasonable Alternatives have been assessed using the same methodology, whether taken forward in the LPD or rejected. There has been some criticism about the nature and extent of the Reasonable Alternatives assessed and questions about the Council's approach. However, it is not for the Council to include every conceivable alternative in

²⁵ SA Scoping Report, October 2013 [LPD/REG/10]

its assessment, simply those that it considers reasonable. I am satisfied that the SA carried out by the Council in this case has achieved this. The Council has carried out an adequate SA of the LPD and Reasonable Alternatives have been considered to a sufficient degree. Indeed it represents the most appropriate strategy in the circumstances.

34. The Council has carried out an adequate SA of the LPD, Extract of the LPD and proposed Main Modifications to the LPD²⁶ and Reasonable Alternatives have been considered. This work includes a number of addendum SAs. I discuss the SA and the approach to site selection later in this Report, but I am satisfied that the LPD is legally compliant with respect to SA.

Is the LPD legally compliant with respect to the Habitats Regulations and any requirement for appropriate assessment?

35. The Council has prepared a Habitats Regulations Assessment²⁷ [HRA] of the LPD to determine whether or not it would have a significant effect on sites of European importance for nature conservation. Natural England confirmed in March 2016 that it considered that the HRA provides an appropriate record of the HRA process and an appropriate screening of the proposed policies.
36. The Council produced an Addendum²⁸ to the HRA in September 2017 which undertook an HRA of the modifications proposed to the LPD in the Extract of LPD. It also carried out a further HRA²⁹ in February 2018 of the proposed MMs to the policies and allocations in the LPD.
37. Although there are currently no internationally designated sites within Gedling, areas of woodland to the north of the plan area and extending into

²⁶ SA Scoping Report, October 2013 [LPD/REG/10], SA Publication Draft Main Report (including Non-Technical Summary), May 2016 [LPD/REG/11], SA Publication Draft Appendix A: Scoping Report Update, May 2016 [LPD/REG/12], SA Publication Draft Appendix B: Reasonable Alternative Options for Policy Topics, May 2016 [LPD/REG/13], SA Publication Draft Appendix C: Reasonable Alternative Sites for Housing in the Urban Area and on the edge of Hucknall, May 2016 [LPD/REG/14], SA Publication Draft Appendix D: Reasonable Alternative Sites for Housing in the Key Settlements, May 2016, [LPD/REG/15], SA Publication Draft Appendix E: Reasonable Alternative Sites for Housing in the Other Villages, May 2016 [LPD/REG/16], SA Publication Draft Appendix F: Reasonable Alternative Sites for Employment [LPD/REG/17], SA Publication Draft Appendix G: Appraisal of Development Management Policies [LPD/REG/18], SA Publication Draft Appendix H: Appraisal of Site Allocations for Housing and Employment [LPD/REG/19], SA Publication Draft Addendum: Alternative Sites to the Site Allocations for Housing [LPD/REG/20], SA Publication Draft Addendum 2: Appraisal of Housing Distribution for Key Settlements and Policies LPD 62 and LPD 63, December 2016 [EX/12], SA Publication Draft Addendum 3: Review of SA Assessment on Reasonable Alternative Sites and Allocation Sites based on second heritage assessment, February 2017 [EX/62], SA Publication Draft Addendum 4: Review of SA Assessment on Policy LPD 63 (now LPD 64) and Additional Site Allocations for Housing, September 2017 [EX/127], SA Publication Draft Main Modifications, February 2018 [EX/159]

²⁷ LPD/REG/21

²⁸ EX/128

²⁹ EX/160

the Borough have been identified as a prospective Special Protection Area [SPA]. The HRAs undertaken, however, confirm that there would be no significant effects upon this prospective SPA.

Is the LPD legally compliant with respect to climate change?

38. The LPD includes policies designed to secure that the development and use of land in the LPA's area contribute to the mitigation of, and adaptation to, climate change. These include housing and employment allocations, in accordance with the strategy of urban concentration with regeneration set out in the ACS, which would minimise the need to travel and maximise opportunities for non-car travel, along with policies relating to renewable energy, flood risk and water management³⁰. As such, I am satisfied that the LPD is legally compliant with respect to climate change.

Is the LPD legally compliant with national policy, the provisions of the PCPA and Local Plan Regulations 2012 (as amended) for the preparation of the plan?

Is the LPD consistent with other development plan policies?

39. The County Council is responsible for planning for minerals and waste. A Minerals Local Plan was adopted on 5 December 2005. The County Council submitted a draft Minerals Local Plan for Examination in November 2016. However, the County Council has confirmed³¹ that this Plan has since been withdrawn, with a view that an immediate review of the methodology used to assess the need for aggregates be undertaken, taking into account the most up-to-date data available, and that a revised draft Minerals Local Plan be prepared. I recommend, therefore, that a modification be included to clarify the current situation and to ensure that the LPD is effective. **[MM3]** A Waste Local Plan was adopted in January 2002, but this document is being progressively replaced by the Replacement Waste Local Plan, with the Waste Core Strategy (Part 1) adopted in December 2013. The adopted Minerals and Waste Local Plans also form part of the development plan for the area.
40. A number of the sites allocated for housing in the LPD³² are located close to existing clay extraction and landfill operations associated with the Dorket Head brickworks and quarry and are within an area underlain by the Gunthorpe Formation. The County Council and the quarry operator have expressed concerns about the proximity of these sites to the existing operations and the potential for their development to sterilise the clay resource. Subject to several MMs set out in more detail throughout this Report, which respond to the concerns raised, the LPD is consistent with the adopted Minerals Local Plan.

³⁰ Policies LPD 1 to LPD 6

³¹ Letter dated 1 June 2017 [EX/119]

³² Brookfields Garden Centre (H2), Lodge Farm Lane (H5), Howbeck Road/Mapperley Plains (H7) and Killisick Lane (H8)

41. The Calverton Neighbourhood Plan was approved by referendum on 30 November 2017. It now forms part of the development plan for Gedling Borough in accordance with the Neighbourhood Planning Act 2017. Neighbourhood Plans are also in the process of being prepared at Burton Joyce, Linby and Papplewick.
42. The objectives of the Calverton Neighbourhood Plan are to promote high quality and sustainable growth; protect and enhance Calverton's historic built environment; protect and enhance Calverton's natural and historic environment, countryside and Green Belt setting; and improve the provision of sustainable transport throughout the village. The Neighbourhood Plan does not allocate any housing or employment sites for growth. However, it advocates an area known as the 'North West Quadrant Urban Extension' as the main location for growth in the settlement. This area is bounded by Park Road, Flatts Lane, Oxton Road, Hollinwood Lane and Collyer Road. Two sites within this North West Quadrant are allocated for housing in the LPD³³, along with an area of Safeguarded Land.
43. Policy G1 of the Neighbourhood Plan says that proposals for residential development in the North West Quadrant will only be permitted where it is accompanied by an overall masterplan illustrating a number of aspects. Although this is not a requirement in the LPD, regard would be had to this policy in the consideration of any planning application for residential development on the allocated sites.
44. The LPD allocates 2 further housing sites within Calverton³⁴. Site H14 benefits from planning permission and is currently under construction. Concerns have been expressed about the consistency of the housing allocations in the LPD with the recently approved Neighbourhood Plan. Although sites H14 and H15 are not within the preferred North West Quadrant, the inclusion of other sites for housing within Calverton is not precluded by the Neighbourhood Plan. Furthermore, H16 and X4 are within the North West Quadrant and, while the whole of this area is not currently allocated for housing, I consider that bringing development forward on these allocated sites would not compromise its future development. Indeed, both the LPD and the Neighbourhood Plan include policies which would ensure that any development on these allocated sites would not prejudice the adjoining Safeguarded Land within the North West Quadrant. I am satisfied, therefore, that the LPD would be consistent with the Neighbourhood Plan.

Would policies in the LPD supersede any policies in the adopted development plan?

45. Once adopted, the LPD, along with the ACS, will replace all of the saved policies in the Gedling Borough Replacement Local Plan (2005). The Regulations require that, where a Local Plan is intended to supersede another policy in an adopted development plan, this must be stated and the

³³ Park Road [H16] and Flatts Lane [X4]

³⁴ Dark Lane [H14] and Main Street [H15]

superseded policy should be identified. I therefore recommend that a modification be made to ensure that the LPD is legally compliant. **[MM1]**

46. Section 38(6) of the PCPA requires that applications for planning permission should be determined in accordance with the development plan, unless material considerations indicate otherwise. This includes Neighbourhood Plans. The LPD should therefore make this clear. As such, I recommend that a modification be made to the LPD to ensure that it is effective and consistent with national policy. **[MM2]**

Does the approach regarding Supplementary Planning Documents [SPDs] comply with the Regulations?

47. The Regulations³⁵ make it clear that development management policies which are intended to guide the determination of applications for planning permission should be set out as Local Plan policy. The NPPF also indicates that policies on local standards should be in the plan³⁶. However, a number of policies in the LPD require compliance with an SPD or other standalone documents. This would give development plan status to documents which are not part of the LPD and which have not been subject to the same process of preparation, consultation and Examination. This would not be compliant with the Regulations. Instead, where SPDs are prepared, they should be used to provide more detailed advice and guidance on the policies in the plan³⁷.
48. Policy LPD 36 of the LPD refers to the provision of 10%, 20% or 30% affordable housing, depending on location, on new residential development sites of 15 or more dwellings, with the percentage of affordable homes provided dependent on location, as set out in the Affordable Housing SPD³⁸. The details of the locations for the differing percentages of affordable housing provision required by the policy should, however, be clearly defined in the LPD, rather than reference being made to the SPD, given that the policy requires development proposals to meet the requirements for affordable housing set out in this document. I therefore recommend that modifications be made to add a new appendix to the LPD, to indicate the locational requirements for affordable housing in the Borough **[MM90]**, along with amendments to the policy and supporting text **[MM39, MM41]** to ensure that the LPD is effective and justified.
49. Policy LPD 57 of the LPD refers to residential and non-residential parking standards being set out in the Parking Provision for Residential SPD³⁹ and the 6C's Design Guide respectively. These parking standards should be clearly defined in the LPD, given that the policy requires development proposals to meet the requirements for parking provision set out in these documents. I therefore recommend modifications in respect of this matter, to ensure that the LPD is justified and effective, through the necessary

³⁵ Regulations 2 and 5

³⁶ Paragraph 174

³⁷ PPG ID 12-028-20140306

³⁸ LPD/HOU/07

³⁹ LPD/TRA/07

amendment to the policy and by the inclusion of the parking requirements within a new appendix to the LPD. **[MM55, MM91]**

50. I am satisfied that the LPD complies with national policy, the PCPA and the 2012 Regulations, except where indicated and MMs are recommended.

Assessment of Soundness

Main Issues

51. Taking account of all the representations, the written evidence and the discussions that took place at the Examination Hearings, I have identified a number of main issues upon which the soundness of the LPD depends⁴⁰. Under these headings my Report deals with the main matters of soundness.
52. Representations on the submitted plan have been considered insofar as they relate to soundness. However, they are not reported on individually. In particular, I have not referred to every argument advanced in the representations or at the Hearing sessions. Nor have I referred to every suggested change to the policies or supporting text.

Issue 1: Is the general approach and coverage of the LPD justified and effective?

Does the LPD accord with the Vision, Objectives and Spatial Strategy set out in the ACS?

53. The policies contained in a Local Plan must be consistent with the adopted development plan⁴¹. In this case, the LPD is intended to help deliver the strategy set out in the ACS by providing more detailed development management policies and by allocating sites for housing and employment development.
54. The ACS was adopted in September 2014 and it sets out the overall requirements for development in Broxtowe Borough, Gedling Borough and Nottingham City. The ACS sets out a spatial strategy of urban concentration with regeneration as the most appropriate strategy for the area. For Gedling this means that housing development should be focussed in sustainable locations (urban edge and sustainable settlements which are accessible to Nottingham City Centre) in order to support the role of Nottingham City as a regional centre and contribute to ensuring that the development needs of the Greater Nottingham area are deliverable. As such, the ACS seeks to focus development within and adjoining the main built up area of Nottingham with Sustainable Urban Extensions identified at Hucknall, in recognition of its Sub Regional Centre status, as well as identifying Bestwood Village, Calverton and Ravenshead as Key Settlements for growth. Furthermore, the development strategy supports the

⁴⁰ The ordering and phrasing of issues and the headings used vary from those set out in my Draft Matters, Issues and Questions for the Examination (December 2016) [EX/19]

⁴¹ Regulation 8(4) of The Town and Country Planning (Local Planning) (England) Regulations 2012

development of key regeneration sites, including Gedling Colliery/Chase Farm which is seen by the ACS as a regeneration priority for Gedling.

55. In respect of employment, the strategy set out in the ACS requires that well located employment land be protected and provided within Gedling to meet the needs of modern business.
56. The ACS refers to the Nottingham Derby Green Belt as a long established and successful planning policy tool, which is very tightly drawn around the built-up areas. The ACS acknowledges that non-Green Belt opportunities to expand the area's settlements are extremely limited and therefore exceptional circumstances require the boundaries of the Green Belt to be reviewed in order to meet the development requirements of the ACS and Part 2 Local Plans.
57. The LPD is a Part 2 Local Plan and its purpose is to include development management policies, against which planning applications for the development and use of land will be considered, and to allocate non-strategic development sites within the planning framework established in the ACS in order that it delivers the number of homes and employment sites required by the ACS within the plan period 2011 – 2028.
58. The LPD plan period runs from 2011 to 2028, which aligns with that of the ACS. The LPD includes non-strategic site allocations for housing and employment and detailed development management policies. The LPD has adopted the approach set out in the ACS of urban concentration with regeneration, by directing development to locations within or adjacent to the main urban areas of Arnold and Carlton, followed by locations on the edge of the Sub Regional Centre of Hucknall and then locations at the three Key Settlements for growth (Bestwood Village, Calverton and Ravenshead). Finally, growth at Other Villages⁴² will be provided to meet local needs only.
59. The sites identified in the LPD have been allocated following a site selection process which considered a number of sites both within and adjacent to the built up areas, including a mix of brownfield and greenfield sites. In some cases this has involved removing land from the Green Belt to allocate sites for residential development and Safeguarded Land adjoining the main built up area of Arnold and Carlton and settlements within the Borough, in line with the ACS approach. I will consider whether there are exceptional circumstances to justify this, both at a strategic level, in the context of the ACS, and at a site specific level, in terms of the effect on Green Belt purposes⁴³, as well as other relevant factors. Subject to several MMs set out in more detail throughout this Report, the LPD accords with the Vision, Objectives and Spatial Strategy of the ACS.

⁴² Burton Joyce, Lambley, Linby, Newstead, Papplewick, Stoke Bardolph and Woodborough

⁴³ Paragraph 80 of the NPPF

Does the LPD include all appropriate definitions in the Glossary of Terms and Abbreviations in Appendix D?

60. The LPD includes a glossary of terms and abbreviations at Appendix D. During the course of the Examination it became apparent that several definitions are missing from this list. I therefore recommend that a modification be made to the LPD to include definitions for 'Clean Air Zone', 'Enabling Development', 'Locally Important Heritage Assets', 'Minerals Consultation Areas' and 'Minerals Safeguarding Areas' to ensure that the LPD is effective. [MM92]

Issue 2: Is the approach to the Green Belt justified, effective and consistent with national policy?

Has the principle of removing land from the Green Belt already been established in the ACS? If so, does the LPD deviate from the principles set out in the ACS in this regard?

61. The Nottingham Derby Green Belt is a long established and successful planning policy tool and is very tightly drawn around the built up areas. A strategic assessment of the Nottingham-Derby Green Belt⁴⁴ was carried out as part of the production of the ACS. The ACS recognises that non-Green Belt opportunities to expand the area's settlements are extremely limited and therefore exceptional circumstances require the boundaries of the Green Belt to be reviewed in order to meet the development requirements of the ACS and Part 2 Local Plans⁴⁵. Indeed, ACS Policy 3 says that Part 2 Local Plans will review Green Belt boundaries to meet the other development land requirements of the ACS, in particular in respect of the strategic locations and the Key Settlements named in Policy 2.
62. The ACS also sets out a sequential approach to guide site selection for LPAs to use in reviewing Green Belt boundaries to deliver the distribution of development in Policy 2 within Part 2 Local Plans. This gives preference to land within the development boundaries of the main built up area of Nottingham, Key Settlements for Growth and Other Villages; followed by other land not within the Green Belt (Safeguarded Land); and finally, Green Belt land adjacent to the development boundaries of the main built up area of Nottingham, Key Settlements for Growth and Other Villages. The NPPF states that, once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan. It is apparent that the Inspector examining the ACS was satisfied that exceptional circumstances required for alterations to the boundaries of the Green Belt exist, given that the Objectively Assessed Need [OAN] could not be met without the removal of land from the Green Belt and that a lower amount of housing would not be sustainable when considering environmental, social and economic factors. As such, the principle of removing land from the Green Belt has already been established in the ACS.

⁴⁴ Green Belt Review Background Paper, June 2013

⁴⁵ Paragraph 3.3.1

63. In reviewing Green Belt boundaries, Policy 3 of the ACS says that consideration will be given to the statutory purposes of the Green Belt; establishing a permanent boundary which allows for development in line with the settlement hierarchy and/or to meet local needs; the appropriateness of defining Safeguarded Land to allow for longer term development needs; and, retaining or creating defensible boundaries.
64. In February 2015, the Council, along with Ashfield District, Broxtowe Borough and Nottingham City Councils, published the Greater Nottingham and Ashfield Green Belt Assessment Framework⁴⁶ which establishes a common means of assessing the purposes of the Green Belt as set out in the NPPF⁴⁷. Its aim was to help the Councils reach a view on whether there are specific areas of land that could be considered for release from the Green Belt. The Green Belt Assessment Framework sets out a 2 step Green Belt review process which includes the assessment of broad areas of land around settlements⁴⁸, using the Assessment Criteria and Assessment Matrix included in Figures 1 and 2 in that document respectively, as part of the first step. As part of step 2, Councils would either split the broad areas into smaller sites for assessment or assess specific sites identified through the SHLAA process, in order to compare the Green Belt characteristics of alternative sites. These sites would again be assessed using the Assessment Criteria and Assessment Matrix, which would include on-site appraisal.
65. The Council published its Green Belt Assessment⁴⁹ in July 2015. The purpose of this assessment being to consider how well parts of the Green Belt are performing against the purposes set out in paragraph 80 of the NPPF and to inform decisions about specific sites in the Green Belt. It also sets out the approach used by the Council (based on the Green Belt Assessment Framework) to inform its site-by-site assessment and the findings of that assessment. Stage 1 includes an assessment of broad areas around the Urban Area, Key Settlements for growth and Other Villages as defined in the ACS against the Assessment Criteria using the Assessment Matrix, set out in Appendices A and B of the Green Belt Assessment respectively. Stage 2 is an assessment of specific parcels of land within the broad areas. The sites chosen are based on the pool of 'Reasonable Alternatives' which have been assessed through the SHLAA after being put forward by the landowner or developer for consideration by the Council. The SHLAA sites include those sites that have been assessed as being suitable for residential development; and, those sites where constraints to development have been identified but where there may be scope to overcome them.

⁴⁶ LPD/GRE/01

⁴⁷ Paragraph 80

⁴⁸ In Gedling the settlements are listed in Appendix 1 of the Green Belt Assessment Framework as Bestwood Village, Burton Joyce, Calverton, Carlton/Arnold, Lambley, Linby, Newstead, Papplewick, Ravenshead, Stoke Bardolph and Woodborough

⁴⁹ LPD/GRE/02 and EX/41

66. The Council published a Green Belt Assessment Addendum⁵⁰ in March 2016, which carried out a Stage 2 assessment on an additional 3 sites that had come forward following the initial Assessment. Overall, a further 12 sites had been put forward. However, many of these were simply variations on sites which had been included in the initial Assessment and the Council considered that they did not require reassessment as the existing results could be used as part of the evidence to determine whether or not to allocate the site.
67. I am satisfied that the approach set out in the Green Belt Assessment Framework, and subsequently used in the Council's Green Belt Assessment, accords with the sequential approach to guide site selection and those matters to be considered when reviewing Green Belt boundaries set out in ACS Policy 3. As such, it does not deviate from the principles set out in the ACS in this regard.

How would development of the sites removed from the Green Belt affect Green Belt purposes?

68. Although the ACS makes it clear that exceptional circumstances exist to enable the alteration of the Green Belt boundary in Gedling, this is, in effect, the first stage in this process. The second stage, which should be undertaken as part of the LPD process, should consider the removal of each individual site from the Green Belt and whether exceptional circumstances are demonstrated on a site by site basis. This requires consideration of the effect on Green Belt purposes.
69. The Green Belt is drawn tightly around the built up areas in the Borough. Therefore, non-Green Belt opportunities to expand the built up area of Nottingham and the edge of Hucknall, Key Settlements and Other Villages are extremely limited. The OAN for the Borough could not be met without the removal of land from the Green Belt. The Government places particular importance on promoting sustainable patterns of development and the ACS concludes that a lower amount of housing would not be sustainable when considering environmental, social and economic factors.
70. The housing sites have been allocated following a site selection process which has included an assessment⁵¹ of potential sites in the Green Belt based on the Framework established in the ACS. It is apparent that, in respect of each of the sites removed from the Green Belt, regard has been had to the scale of development required by the ACS and the need to remove sites from the Green Belt to meet the housing requirement. The assessment has also considered the impact of each of the allocated sites, along with Reasonable Alternatives, on 4 of the purposes of Green Belts set out in the NPPF⁵². The fifth purpose 'to assist in urban regeneration, by encouraging the recycling of derelict and other urban land' was not used, as the Council considered that all Green Belt land performs this purpose

⁵⁰ LPD/GRE/03

⁵¹ LPD/GRE/02 and LPD/GRE/03

⁵² Paragraph 80

equally. Each site was given a score out of 5 for each purpose listed in the Matrix, which were then added together to give an overall score for that site, with lower scores meaning that a site is, overall, less valuable in terms of the Green Belt. In some instances, however, whilst a site may have a low overall score, it may score highly in one particular purpose which may indicate that it is of sufficient importance to be retained. The Council has considered these matters in its site selection process.

71. The Site Selection Document⁵³ makes it clear that, when determining whether a site should be allocated, a comparative exercise between the Reasonable Alternatives has been undertaken. Amongst the matters that the Council has had regard to are the harm development of the site would cause, including in terms of Green Belt, with preference given to sites which, on balance, would cause less or no harm; and whether there are exceptional circumstances in terms of the need for the release of Green Belt land to meet the identified 'left to find' figure for the settlement.
72. Although many of the allocated sites would lead to some harm to the Green Belt purposes, it is apparent that these sites have been chosen following a robust assessment, which considered most of the Reasonable Alternatives to be at least as harmful. It is clear that there is not sufficient capacity within the Urban Area, or in the Key Settlements and Other Villages or on non-Green Belt land to accommodate the development needed and therefore amendments to the Green Belt boundary are essential. The Council has undertaken a sufficiently robust process of site selection using the Green Belt Assessment Framework and, as such, its assessment of potential sites has been thorough. The sites identified for removal from the Green Belt represent those which are least harmful, would enable the establishment of a permanent boundary, provide for the allocation of Safeguarded Land to meet longer-term development needs and retain or create defensible boundaries.
73. I am satisfied, therefore, that exceptional circumstances exist which require the boundaries of the Green Belt to be reviewed in order to meet the development requirements set out for Gedling in the ACS. Furthermore, I consider that the Council's approach to the assessment of potential sites, which accords with that set out in the ACS, is appropriate and demonstrates that exceptional circumstances exist which justify the removal of these sites⁵⁴ from the Green Belt, having regard to national policy and in particular Green Belt purposes.

Should Safeguarded Land be allocated in the LPD? If so, has sufficient Safeguarded Land been allocated?

74. In Gedling Borough, the ACS states that some areas of land are excluded from the Green Belt (as Safeguarded Land) to allow for long term (i.e.

⁵³ LPD/GRO/05

⁵⁴ Sites H2, H3, H4, H5, H7, H8, X3, H12 (in part), H15, H16, X4, H18, X5, X6, H21, H23 and H24

beyond the plan period) development needs⁵⁵. It goes on to say that areas of safeguarded land will remain, and elsewhere consideration will be given as to the appropriateness of excluding other land from the Green Belt as part of the boundary review to allow for longer term development needs. The Inspector examining the ACS noted in her Report⁵⁶ that it would be appropriate for the Councils to identify Safeguarded Land in their Part 2 Local Plans to achieve a degree of flexibility in meeting future development needs and to postpone the need for further Green Belt Reviews.

75. The NPPF⁵⁷ states that when defining Green Belt boundaries, LPAs should, where necessary, identify in their plans, areas of 'safeguarded land' between the urban area and the Green Belt, in order to meet longer term development needs stretching well beyond the plan period. The LPD removes a number of sites from the Green Belt and designates them as Safeguarded Land. The location of Safeguarded Land broadly follows the spatial strategy of urban concentration with regeneration by allocating these sites adjacent to the Sub Regional Centre of Hucknall and 2 of the Key Settlements for growth.
76. I note that land around the built up area of Nottingham has not been designated as Safeguarded Land to meet longer term development needs as the Council considered that any land in that location which was suitable for development and capable of appropriate removal from the Green Belt should be allocated for residential development in line with Policy 2 in the ACS.
77. The allocation of Safeguarded Land has primarily been boundary driven, rather than by the quantum of land, and it has been reviewed on a site by site basis. The Council's Green Belt Assessment⁵⁸ considers whether there are exceptional circumstances to remove sites from the Green Belt to be designated as Safeguarded Land, using the same approach to that undertaken to assess whether sites can be removed and allocated for housing, including assessing how well areas of land are performing against the purposes of the Green Belt. Consideration has also been given to whether or not its designation would provide a strong defensible boundary. Given the extent of Green Belt within the Borough and having regard to the particular circumstances within Gedling, along with the need to have regard to their intended permanence in the long term, I am satisfied that the Council's approach is reasonable, that exceptional circumstances have been demonstrated and that sufficient Safeguarded Land has been allocated.
78. In terms of 3 sites at Top Wighay Farm, Hucknall (46.8ha); Oxton Road/Flatts Lane, Calverton (30.7ha); and Moor Road, Bestwood Village (7.2ha) the LPD seeks to protect them from development in order to meet longer term development needs. In respect of 4 sites at Mapperley Golf Course (46.8ha); Lodge Farm Lane, Arnold (3.9ha); Glebe Farm, Gedling

⁵⁵ Paragraph 3.3.6

⁵⁶ Paragraph 117

⁵⁷ Paragraph 85

⁵⁸ LPD/GRE/02

Colliery (3.2ha); and Spring Lane, Lambley (1.8ha), the LPD seeks to safeguard them for other reasons.

79. Given the differences in these allocations, and the reasons for them, it would be appropriate to make this clear in the Policy and its supporting text. Modifications are therefore recommended in this regard to ensure that the LPD is effective. **[MM12, MM13, MM14, MM15]**
80. Safeguarded Land is proposed in the LPD to provide a degree of permanence to the redefined Green Belt boundaries, reducing the need for future reviews of the Green Belt in subsequent LPD reviews, and to ensure that the need to define Green Belt boundaries using defensible features on the ground does not result in large sites being developed all at once where this would cause problems for local infrastructure. Given the role that Safeguarded Land would play, clarification of the types of temporary uses that may be acceptable on it during the plan period would be necessary. A modification is therefore recommended in this regard to ensure that the LPD is effective. **[MM16]**
81. The LPD should also ensure that the future development of Safeguarded Land is not prejudiced by the development of land adjoining it and make it clear that any decision to allocate Safeguarded Land for future development would be made through the preparation of a Local Plan. As such, a modification to the supporting text of Policy LPD 62 is recommended to make this clear and to be consistent with national policy. **[MM57]**

Issue 3: Is the LPD positively prepared, justified and effective in respect of housing?

82. The NPPF requires Local Plans to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities⁵⁹.

Housing Provision and Distribution

Is the overall level of housing provision and its distribution in the LPD consistent with the ACS?

83. The ACS sets out the requirement for new housing provision within Broxtowe Borough, Gedling Borough and Nottingham City, based on the OAN for these areas. Policy 2 of the ACS says that a minimum of 30,550 new homes will be provided for between 2011 and 2028 across the three local authority areas, of which a minimum of 7,250 will be provided in Gedling Borough. The table within Policy 2 indicates that these will be distributed across the plan period as follows: 500 dwellings (2011 to 2013), 2,200 dwellings (2013 to 2018), 2,400 dwellings (2018 to 2023) and 2,150 dwellings (2023 to 2028). Appendix C to the ACS includes a Housing Trajectory for Gedling which indicates the projected completions within the Borough during the plan period.

⁵⁹ Paragraph 50

84. The ACS also sets out a settlement hierarchy in Policy 2, which follows the strategy of urban concentration with regeneration. It states that most development will be located in or adjoining the main built up area of Nottingham, with development adjacent to the Sub Regional centre of Hucknall aimed at regeneration and supporting its role, amounting to approximately 1,300 homes in Gedling Borough comprising Sustainable Urban Extensions at North of Papplewick Lane (up to 300 homes) and Top Wighay Farm (1,000) homes. Key Settlements where significant growth is planned are also identified, including Bestwood Village (up to 560 homes), Calverton (up to 1,055 homes) and Ravenshead (up to 330 homes). Also within Gedling, the ACS says that up to 260 homes will be provided in Other Villages solely to meet local needs.
85. Policy LPD 63⁶⁰ in the LPD says that a minimum of 7,250 homes will be provided for within the plan period (2011-2028). It goes on to set out how these homes would be distributed around the Borough, with 4,890 homes in or adjoining the main built up area of Arnold and Carlton; up to 1,265 homes around Hucknall; 1,660 homes at the Key Settlements for growth made up of 540 homes in Bestwood Village, 820 homes in Calverton, and 300 homes in Ravenshead; and 170 homes at the other villages; and a windfall allowance of 320 homes.
86. The LPD seeks to provide the bulk of its housing within or adjacent to the built up area of Arnold and Carlton. This is consistent with the approach promoted in the ACS.
87. Although the ACS suggests that approximately 1,300 homes could be developed adjacent to the Sub Regional centre of Hucknall on the two Sustainable Urban Extensions allocated in the ACS, the anticipated number of dwellings to be provided on these sites has been reduced. The Top Wighay Farm Development Brief SPD Consultation Draft, September 2015⁶¹, indicates that the most sustainable dwelling capacity for this site is around 845 dwellings, rather than the 1,000 homes indicated in Policy 2 of the ACS. Furthermore, the site to the north of Papplewick Lane now has a reserved matters approval for 237 dwellings, rather than the 300 homes anticipated in the ACS. The Council has allocated a housing site at Hayden Lane [H10] for 120 homes in order to make up the shortfall in provision on the Sustainable Urban Extensions on the edge of Hucknall. I acknowledge the concerns expressed in respect of the impact of additional development in this location on services and facilities in Hucknall. However, I consider that limiting the number of homes to no more than 1,265 would accord with the ACS and would ensure that some flexibility is maintained in relation to those sites that are still to be developed around Hucknall, whilst remaining below the maximum figure in the ACS. I therefore recommend modifications to the policy and supporting text in this respect to ensure that the LPD is justified and effective. **[MM58, MM60]** In any event, the Council's working protocol for dealing with cross boundary impacts and consideration

⁶⁰ As updated by the Extract of Local Planning Document Housing Allocation Policies (Part 2 Local Plan), September 2017 [EX/126]

⁶¹ EX/29

of Section 106 planning obligations may provide support to services and facilities in Hucknall through the development management process.

88. With regards to the Key Settlements, the numbers of dwellings proposed for Bestwood Village, Calverton and Ravenshead are consistent with the 'up to' figures identified in the ACS. Although the distribution of dwellings between these settlements has been questioned, I am satisfied that the Council has undertaken an appropriate assessment⁶² when determining the level of housing that could be accommodated in each.
89. In terms of the Other Villages, the ACS states that up to 260 homes will be provided, solely to meet local needs. The Council's Local Housing Need⁶³ provides an estimate of local housing need in each of the Other Villages in the Borough. Although the ACS requires sites to be allocated to meet local needs, the availability of sites in these locations is limited due to a number of constraints including flooding, heritage and the high value that the Council has placed on the Green Belt in these areas. As such, a total of 170 homes are identified in the LPD for the Other Villages. While not meeting the local needs set out in the Council's Local Housing Need document, given the limited availability of appropriate sites, the level of housing provided would accord with the figure of up to 260 homes in the ACS.
90. The ACS included a windfall allowance of 208 dwellings for Gedling in the last 5 years of the plan period. The LPD, as submitted, included a windfall allowance of 230 dwellings (46dpa) in the last 5 years of the plan period. The Council's Housing Background Paper Addendum 2⁶⁴, September 2017, which was published alongside the Extract of LPD for public consultation includes a revised housing trajectory which puts forward an allowance of 320 dwellings (40dpa) over the last 8 years of the plan period. The Council has provided compelling evidence⁶⁵ in this document that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. However, in order to avoid the risk of double counting in the 5 year supply, an allowance for windfalls should be excluded from 2020/21 and 2021/22. I therefore recommend that the LPD be modified to include a windfall allowance of 240 dwellings in the plan period to ensure that the LPD is justified and effective. **[MM59]**
91. Subject to these modifications, the provision and distribution of housing within the LPD is generally consistent with the ACS.

⁶² Housing Background Paper (May 2016) [LPD/BACK/01]

⁶³ LPD/GRO/04

⁶⁴ EX/130

⁶⁵ Appendix E

Housing Supply in the Plan Period

Have circumstances changed since the submission of the LPD such that modifications are required to ensure that housing supply policies are justified and effective?

92. Since the submission of the LPD for Examination, a number of changes have occurred to the housing supply⁶⁶. Some sites now benefit from planning permission [H20]; and some sites have planning applications which are currently being considered [H2 (in part); H19], are awaiting the signing of a Section 106 Agreement [X2] or are under construction [H6; H9]. Other sites have the benefit of informal planning guidance [H1] and some have had the extent of their boundaries adjusted, which may or may not have implications for the number of dwellings proposed [H4; H8; H24]. Furthermore, 6 additional housing sites are now included in the LPD [X1 – X6]. These sites, along with any changes to the boundaries of the other housing allocations, should be included on the maps associated with the relevant policy in the LPD. Modifications are therefore recommended in this regard to ensure that the LPD is effective. **[MM74, MM79, MM81, MM86]** Furthermore, any amendments required to the supporting text to the housing allocation policies should be made to reflect the updated position on these sites to ensure that the LPD is justified and effective. **[MM69]** More details about these changes in respect of each site are set out in paragraphs 119 to 180 below.
93. All sites benefit from either a more recent SHLAA consultation response (2017) or updated assumptions made by the Council based around on-site activity or a meeting with the landowner/site promoter/developer. The projected completions on each allocated site were considered in detail at the Hearing sessions. I am satisfied, therefore, that the figures included in the documents referred to in paragraph 92 above provide a reasonable assessment, based on up-to-date evidence, of the likely supply of dwellings throughout the plan period. In order that the policies in the LPD more accurately reflect the up-to-date position in terms of supply, they should be amended to include these latest assessments. As such, I recommend that modifications to Policies LPD 64, LPD 65, LPD 66, LPD 67, LPD 68 and LPD 70 and to the housing trajectory at Appendix A be made in this regard to ensure that the LPD is justified and effective. **[MM62, MM75, MM76, MM80, MM82, MM85, MM89]** More details about these changes in respect of each site are set out in paragraphs 119 to 180 below.
94. For consistency, all policies which allocate sites for housing should include a title to that effect. As such, I recommend that modifications are made in

⁶⁶ Information on housing sites allocated in the LPD – Burton Joyce (update of EX/67) [EX/130]; Information on housing sites allocated in the LPD – Woodborough (update of EX/69) [EX/130]; Information on housing sites allocated in the LPD – urban area (update of EX/56) [EX/145]; Information on housing sites allocated in the LPD – Calverton (update of EX/59) [EX/146]; Information on housing sites allocated in the LPD – Ravenshead (update of EX/66) [EX/147]; Information on strategic sites allocated in the ACS (update of EX/70) [EX/148]; and Additional information on sites below the threshold (update of EX/65) [EX/149].

this regard to ensure that the LPD is effective. **[MM62, MM75, MM76, MM80, MM82, MM84, MM85]**

Have sufficient sites been allocated in the LPD to meet the target of 7,250 homes set out in the ACS?

95. Policy LPD 63 sets out the housing distribution for the plan period. The housing figures in Policy LPD 63 include homes that have already been built since 2011, sites with extant planning permission, sites below the threshold for allocation and sites allocated in the ACS, as well as those sites allocated in the LPD. I recommend that the LPD should be modified to make this clear, to ensure that it is justified and effective. **[MM61]**
96. The LPD as submitted included 24 sites allocated for housing which, with the exception of H22, are included within the Council's housing land supply calculations. During the course of the Examination Hearing sessions it became apparent that the projected completions for some of these sites were not as anticipated by the Council. Major concerns were also raised in respect of 4 sites [H2, H5, H7 and H8], given their siting within the Minerals Safeguarding Area associated with the Dorket Head brickworks and quarry. On the evidence before me at that time, although the concerns relating to 3 of the sites [H2, H5 and H7] could be ameliorated through the recommendation of MMs to the LPD, there remained serious concerns about the deliverability of H8. Given this, along with the updated evidence relating to projected completions, particularly in the next 5 years, I requested that the Council give consideration as to whether or not H8 should be deleted as an allocation or reduced in size, and whether or not additional housing sites should be allocated to make up any shortfall in supply.
97. The Council identified a further 6 sites for allocation [X1 – X6] in its Extract of LPD and these were the subject of a public consultation exercise between 18 September 2017 and 30 October 2017 and were discussed at Hearing sessions in November and December 2017. In addition, discussions between the Council, the quarry operator, the County Council and the landowners have resulted in a phased solution for H8 which would result in the whole site coming forward for development in the plan period, albeit slightly later than originally anticipated, in tandem with the extraction of minerals in the proposed southern extension to the quarry.
98. Policies LPD 64 – LPD 68 and LPD 70, as modified, include housing allocations which, along with the homes built since 2011, sites with extant planning permission, sites below the threshold for allocation and sites allocated in the ACS, would result in around 8,099 dwellings being completed in the plan period. This would exceed the minimum of 7,250 homes set out in the ACS. Given this, despite the suggestion that further sites should be allocated, subject to the modifications recommended in respect of the allocated sites, I am satisfied that sufficient land has now been allocated in the LPD to meet this target.

Has the housing site selection process been based on a sound process of SA and the testing of Reasonable Alternatives?

99. The Council identified a pool of potential sites or 'Reasonable Alternatives' from the sites assessed through the Strategic Housing Land Availability Assessment [SHLAA] (2015). The NPPF states⁶⁷ that the purpose of a SHLAA is to establish realistic assumptions about the availability, suitability and economic viability of land to meet the identified need for housing over the plan period. The SHLAA performed this role by considering whether sites were potentially available to meet the requirement set out in the ACS. In total it identified 114 sites across the Borough as Reasonable Alternatives.
100. Each of these Reasonable Alternatives was considered through a process of SA, with a comparative and equal assessment undertaken of each site. This included using a variety of information to assess each Reasonable Alternative site against the SA objectives, including assessments relating to their impact on heritage assets and the landscape. These assessments, alongside the SA, were part of the site selection methodology exercise to identify Reasonable Alternative sites for site allocations. The Site Selection Document Main Report⁶⁸ (2016) explains how the allocated housing sites have been chosen from the 114 Reasonable Alternative housing sites. This is supplemented by the Site Selection Document Addendum⁶⁹ (October 2016) which identifies a further 3 Reasonable Alternatives from 21 sites that came forward following the consultation process on the Publication Draft of the LPD. These 3 sites were also subject to SA assessment⁷⁰, using the same approach as the SA assessment on the 114 Reasonable Alternatives. In response to comments made at the Hearing sessions, the Council prepared Site Selection Document Addendum 2⁷¹ (March 2017) which clarifies the 2 stage process which has been used to determine whether the site 'could' be allocated and whether it 'should' be allocated. All 117 Reasonable Alternatives are categorised in the table within this document. A similar process was undertaken in order to identify Reasonable Alternatives for site allocation in the preparation of the Extract of LPD⁷².
101. It is clear that, through a process of SA, the Council has assessed the suitability for allocation of a large number of sites against an extensive set of criteria. The Council's SA methodology and execution has been subject to a degree of criticism, as has the method of site selection. Although these matters could have been made a little clearer, the reasons that led to decisions to allocate or reject sites have been expanded upon, summarised

⁶⁷ Paragraph 159

⁶⁸ LPD/GRO/05

⁶⁹ LPD/GRO/14

⁷⁰ LPD/REG/20

⁷¹ EX/98

⁷² SA Addendum 4 [EX/127] and Site Selection Document Addendum 3 [EX/131]

and clarified in subsequent documents and at the Hearing sessions⁷³. In overall terms, the reasons for decisions are reasonably clear.

102. SA should be seen as a process which is intended to ensure that the sustainability credentials of sites are considered on a reasonably consistent basis. Such assessments inevitably rely on input from many different people and organisations. Given the extent of the task, there may well be some errors or inconsistencies in the scoring of individual criteria. There may also be findings which might helpfully have been expanded upon, made clearer or have been more focussed on significant matters. However, this does not inevitably mean that the site selection process is fundamentally flawed or that the wrong sites have been allocated.
103. In addition, planning decisions about site allocations are made on the basis of professional judgement and not on a mechanistic adding up of scores for each SA criteria. Indeed, some criteria might carry more weight than others, because they relate to a significant constraint, for example flood risk, or because they deal with important principles regarding the location of development, for example, the proximity to services. In overall terms, I consider that the housing site selection process has been adequate and Reasonable Alternatives have been taken into account.
104. The conclusions for each site contained in the Impact of Possible Development Sites on Heritage Assets in Gedling Borough Council (to inform the preparation of the Local Planning Document)⁷⁴ were used to inform the SA. This assessment, which was undertaken by an independent Conservation Consultant, assessed the impact of the potential development of identified sites on existing heritage assets both within Gedling Borough and neighbouring authorities. As such, the allocated sites, as well as all Reasonable Alternatives, were assessed. The report considered the impact of the development of these sites for housing on listed buildings (and their settings), conservation areas, registered parks and gardens, local interest buildings and non-recorded historic buildings. The Conservation Section of the County Council was consulted on whether there would be any other impact on other archaeological sites (including Scheduled Monuments [SMs]), but no input was provided. A further Heritage Assessment⁷⁵ was undertaken to examine the impact of development sites in the LPD on SMs, as the original assessment did not include SMs within it and an Officer judgement was made as to the potential impact of development sites. A third addendum⁷⁶ to the SA, which reviews the SA assessment of the Reasonable Alternative sites and site allocations using the new information from the second Heritage Assessment, was then prepared by the Council.

⁷³ EX/08 and the Council's Hearing Position Statement in respect of Matter 2: Sustainability Appraisal

⁷⁴ LPD/HIS/01

⁷⁵ Assessment of Impact of LPD Development Sites on Scheduled Monuments, January 2017 (amended February 2017) by Trigpoint Conservation and Planning Limited [EX/43]

⁷⁶ Sustainability Appraisal Publication Draft Addendum 3: Review of SA Assessment on Reasonable Alternative Sites and Allocation Sites based on second heritage assessment, LPD February 2017 [EX/62]

105. From the evidence before me, it is apparent that, during the preparation of the LPD and, in particular, the allocation of sites for housing development, the Council has had regard to its duty in respect of listed buildings and conservation areas. Indeed, I am satisfied that the LPD sets out a positive strategy for the conservation and enjoyment of the historic environment and seeks to conserve and/or enhance the significance of all heritage assets within the Borough.

106. The overall scoring and the conclusion for each site in the Landscape and Visual Analysis of Potential Development Sites⁷⁷ (2014) and its Addendum⁷⁸ (2015) were also used to inform the SA assessment. Furthermore, other matters including the loss of agricultural land, flooding, biodiversity and transport were also considered as part of the SA process and all have been adequately assessed.

107. I am satisfied, from the evidence above, that the housing site selection process has been based on a sound process of SA and the testing of Reasonable Alternatives.

Are the housing sites allocated in the LPD deliverable and/or developable⁷⁹?

108. The LPD, as amended by the Extract of LPD, allocates 30 sites for housing development, with the majority in and around the built up area of Nottingham and on the edge of Hucknall, along with a smaller amount at the Key Settlements for Growth and a few at the Other Villages. During the course of the Examination, adjustments have been made to the projected completions on these sites as further, more up-to-date information has been provided. I will consider the sites individually below, but I will firstly deal with a number of matters which could impact upon the deliverability and/or developability of some of these sites.

109. First, any delays to the completion of the Gedling Access Road [GAR] could impact upon the deliverability and developability of H3, H4 and H9, as the LPD makes it clear that these housing allocations will not be permitted to deliver homes on all, or a substantial part of the site, prior to its completion. The construction of the GAR is due to commence in Autumn 2018, with completion anticipated in Spring 2020. There are several factors which could impact upon this timetable as set out in more detail in paragraphs 215 to 219 of this Report. As such, given the large proportion of dwellings on

⁷⁷ LPD/NAT/01

⁷⁸ LPD/NAT/02

⁷⁹ To be considered deliverable, Footnote 11 of the NPPF says that, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within 5 years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within 5 years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans. Footnote 12 of the NPPF says that, to be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.

the allocated sites and in particular on H9, some of which are included in the 5 year supply, which would be dependent upon the provision of the GAR, it is vital that the Council closely monitors its progress. I therefore recommend that a modification is made to the supporting text to Policy LPD 64 in this regard to ensure that it is positively prepared and effective.

[MM70]

110. The ACS acknowledges that there are challenging delivery issues for the former Gedling Colliery/Chase Farm site [H9], which relate largely to the funding of the GAR, upon which much of the development of this site is dependent. The ACS states that if this matter cannot be resolved by 2021 a review of the Part 2 Local Plan will be required. As part of the Examination process, the County Council has provided further updates⁸⁰ to the timetable for delivery of the GAR. Given that construction is due to commence in Autumn 2018, it should be apparent by the end of 2018 whether or not significant slippage has occurred to the timetable and the impact of this on the delivery of H3, H4 and H9. Due to the number of dwellings dependent upon its completion, I consider that the Council should consider by the end of 2018 whether or not any delays would be sufficient to trigger a review of the LPD. As such, I recommend that the LPD be modified in this respect to ensure that it is justified and effective. **[MM56]**

111. Second, the proximity of existing and potential mineral and waste operations at Dorket Head brickworks and quarry could impact upon the deliverability of H2, H5, H7, H8 and X3. Prior to their development for housing, consideration should be given to whether or not the prior extraction of brick clay from these sites is viable and feasible. In respect of H7, the phasing of the site should align with the expected extraction of minerals and development should maintain an appropriate standoff from active operations at the quarry, with appropriate mitigation measures put in place, if required. With regards to H8, which is the closest allocation to a previously unworked clay formation within the site of the existing quarry, it is imperative that housing on this site is phased in order to ensure that an appropriate standoff is maintained and that appropriate mitigation measures are put in place. To this end, and to ensure that the LPD is justified and effective, I recommend that the supporting text to Policy LPD 64 be amended to reflect these matters. **[MM63, MM65, MM67, MM68, MM72]**

112. Finally, there is considerable reliance on a single local housebuilder to build out a large number of dwellings on H3, H5, H14 and H15. Although the housebuilder suggested at the Hearing sessions that H5 and H15 may be sold on to another housebuilder for development, this should be monitored closely by the Council to ensure the delivery of these sites within the projected timescales.

113. Given the number of dwellings which could be affected by these matters, it is important that the Council closely monitors progress on all allocated sites to identify any significant slippage or risk of no delivery which would

⁸⁰ The latest update being the Gedling Access Road Update, November 2017 [EX/150]

warrant an early review of the LPD. I therefore recommend that the LPD be modified to ensure that it is justified and effective in this regard. **[MM73]**

114. I acknowledge the concerns relating to the impact of some of the housing allocations upon the landscape, biodiversity, flooding and heritage assets. These matters are, however, covered by appropriate criteria in the SA and have been adequately assessed. Furthermore, the LPD contains suitable policies to ensure that these issues are appropriately considered.
115. I appreciate that highway concerns have been raised about a number of sites. However, with the exception of those sites which are dependent upon the completion of the GAR, I am not aware of any remaining significant concerns from the Highway Authority on the housing allocations or about the overall amount of development proposed in any settlement or location.
116. Some concern has been expressed about the impact of some of the housing allocations on SMs. The Council does not currently have an in-house specialist Conservation Officer, although its Planning Officers clearly have a sound knowledge of conservation matters. In response to concerns raised by interested parties in response to the Publication Draft of the LPD, the Council commissioned more detailed work⁸¹ in respect of the impact of the housing and employment allocations within the LPD, along with the Reasonable Alternative sites, on the SMs within Gedling Borough and in the neighbouring authorities, within 1km of the Borough boundary. It concluded that none of the allocated sites, if developed, would harm the setting, or significance, of any of the SMs within the search area. Further comments by the Council's Conservation Consultant were submitted⁸² in response to concerns raised prior to the Hearing sessions. Furthermore, the LPD includes a policy [LPD 30] which expects development proposals to conserve and/or enhance the significance of SMs, including their setting. I am satisfied, therefore, that the LPD will provide an appropriate framework to ensure the conservation of the Borough's SMs.
117. Many of the housing allocations adjoin existing housing and concerns have been expressed about the impact of these new developments upon the living conditions of existing residents. However, I am satisfied that policies in the LPD will provide an appropriate framework to help ensure that the design and layout of development on the allocated sites would not result in any significant harmful reduction to the living conditions enjoyed by neighbouring residents.
118. Having regard to the matters detailed above, I consider whether each allocation is deliverable and/or developable below.

⁸¹ Heritage Assessment: Gedling Borough Council Local Planning Document – Assessment of Impact of LPD Development Sites on Scheduled Monuments, January 2017 (amended February 2017), prepared by Trigpoint Conservation and Planning Limited [EX/43]

⁸² EX/89

H1 – Rolleston Drive

119. The LPD allocates this brownfield site on the north western side of Rolleston Drive, Arnold for the construction of 90 dwellings. Following the publication of the LPD, informal planning guidance was prepared for the site which indicates that the site could accommodate 60 self-contained extra care homes and around 80 market and affordable homes. The site, which is owned by the County Council, has been awarded housing zone capacity funding. A bid has also been submitted to the HCA's accelerated construction fund. Site clearance commenced in September 2017 and the first completions are projected to begin in 2018/19.
120. The site is located centrally within the existing urban area of Arnold and the proposed increase in dwellings in this location, from 90 to 140, would support the strategy of urban concentration with regeneration. Access to the site would be provided from Rolleston Drive and there are no significant constraints to its development for housing. It is apparent from ongoing discussions between the Council and the County Council that this site is anticipated to contribute 122 dwellings to the 5 year supply, with the remaining 18 dwellings completed in 2022/23. I am satisfied, therefore, from the evidence before me, that this site would be both deliverable and developable. To ensure that the LPD is effective, MMs are recommended to Policy LPD 64 and the housing trajectory to reflect changes to the capacity and the projected completions on this site. **[MM62, MM89]**

H2 – Brookfields Garden Centre

121. The LPD removes Brookfields Garden Centre on the western side of Mapperley Plains from the Green Belt and allocates it for the construction of 105 dwellings. The site is located immediately to the south of an allocated site at Howbeck Road/Mapperley Plains [H7].
122. The site has 2 boundaries with the urban area of Arnold. Its development would extend the urban area up to Mapperley Plains, which would form a strong defensible boundary to the east. The site's close proximity to the Dorket Head brickworks and quarry would require consideration to be given to whether the extraction of brick clay from the site would be viable and feasible prior to its development. I therefore recommend that the LPD be modified to ensure that it is effective in this regard. **[MM63]**
123. The landowner has confirmed that the site is available for the use proposed, although the development of 90 dwellings on the site is considered more realistic. An outline planning application (Ref. 2017/0155) for the construction of up to 32 dwellings on part of the site, to the rear of the garden centre retail unit, was submitted in February 2017 and development is expected to begin on site in 2020/21. The landowner anticipates that this site will contribute 30 dwellings to the 5 year supply, with the remaining 60 homes completed between 2022/23 and 2023/24.
124. Safe and appropriate access for vehicles and pedestrians can be provided from the current access to the site to support the level of development proposed. Other than the issues associated with its proximity to Dorket

Head, no significant infrastructure or environmental constraints have been identified. The Council has gained funding from the Nottinghamshire Pre-Development Fund which will enable it to undertake masterplanning work to facilitate the early delivery of this site, along with H7 and H8.

125. I am satisfied, on the evidence before me, that this site would be both deliverable and developable. To ensure that the LPD is effective, I recommend that Policy LPD 64 and the housing trajectory be modified to reflect the changes to the capacity and projected completions on this site. **[MM62, MM89]**

H3 – Willow Farm

126. The LPD removes land currently in agricultural use at Willow Farm from the Green Belt, on the north eastern edge of Carlton, and allocates it for the construction of 110 homes, although Policy LPD 64 prevents the development of this site prior to the completion of the GAR. It is anticipated that the GAR will be completed by Spring 2020, with the site expected to commence delivery in 2020/21, contributing 80 dwellings to the 5 year supply, and the remaining 30 dwellings completed in 2022/23.
127. The site has 2 boundaries with the urban area of Carlton, with the GAR sited further to the north east. It is contained by topography, which would provide a strong defensible boundary.
128. The landowner has confirmed that the site is available for the use proposed and that there are no significant infrastructure or environmental constraints to development, with the exception of the GAR. As such, I am satisfied, on the evidence before me, that this site would be deliverable and developable. To ensure that the LPD is effective, I recommend that the housing trajectory be modified to reflect the changes to the projected completions on this site. **[MM89]**

H4 – Linden Grove

129. The LPD removes a triangular shaped piece of land to the north east of dwellings fronting Linden Grove and to the south east and south west of Burton Road and Trent Valley Road respectively, to the south east of Carlton, from the Green Belt and allocates it for the construction of 115 homes. The extent of the site has been redefined during the Examination, to include a small area of land adjacent to the south east corner, although it is not anticipated that this would increase the capacity of the site. **[MM74]**
130. Policy LPD 64 prevents the development of this site prior to the completion of the GAR. Although the site promoter sought to amend this requirement through the Examination, given the capacity on existing roads in the local area, I consider that this requirement is necessary. Following the completion of the GAR, it is anticipated that the site would commence delivery of housing in 2021/22, contributing 20 homes to the 5 year supply, with the remaining 95 completed between 2022/23 and 2024/25.
131. The site promoter has confirmed that the site is available for the use proposed and that there are no significant infrastructure or environmental

constraints to development, with the exception of the GAR. As such, I am satisfied, on the evidence before me, that this site would be deliverable and developable. To ensure that the LPD is effective, I recommend that the housing trajectory be modified to reflect the changes to the projected completions on this site. **[MM89]**

H5 – Lodge Farm Lane

132. The LPD removes land, currently in agricultural use, to the north of Arnold at Lodge Farm Lane, from the Green Belt and allocates it for the construction of 150 homes. Given the sensitive nature of the landscape to the north of this site it is proposed that the north eastern corner of the site should be left open as a landscape buffer in order to minimise the landscape and visual impact of the development. I recommend that the supporting text to Policy LPD 64 be amended to make this clear and to ensure that the LPD is effective. **[MM64]**

133. The site has 2 boundaries with the urban area of Arnold. In order to define the boundary of the Green Belt using defensible features on the ground, an area of Safeguarded Land has also been removed from the Green Belt, immediately to the north of H5. The main access would come from Mansfield Road (A60), with a secondary access through the Stockings Farm development to the east. The site's close proximity to the Dorket Head brickworks and quarry would require consideration to be given to whether the extraction of brick clay from the site would be viable and feasible prior to its development. I therefore recommend that the LPD be modified to ensure that it is effective in this regard. **[MM65]**

134. It is anticipated that the site would commence delivery in 2019/20, contributing 110 dwellings to the 5 year supply, with the remaining 40 dwellings completed in 2022/23. The landowner has confirmed that, other than the issues associated with its proximity to Dorket Head, the site is available for the use proposed and that there are no significant infrastructure or environmental constraints to development. As such, I am satisfied on the evidence before me that this site would be deliverable and developable. To ensure that the LPD is effective, I recommend that the housing trajectory be modified to reflect the changes to the projected completions on this site. **[MM89]**

H6 – Spring Lane

135. The LPD allocates land to the south of Spring Lane, Carlton for 150 homes. This site, which is on greenfield land, but not located within the Green Belt, now benefits from planning permission and is currently under construction. As at 30 September 2017, 67 plots had been built, with the site anticipated to be completed in 2018/19. Given this, I consider that this site would be deliverable, with all dwellings contributing to the 5 year supply. To ensure that the LPD is effective, I recommend that the housing trajectory be modified to reflect the changes to the projected completions on this site. **[MM89]**

H7 – Howbeck Road/Mapperley Plains

136. The LPD removes a greenfield site on the north eastern edge of Arnold, adjacent to the Brookfields Garden Centre [H2], from the Green Belt and allocates it for the construction of 205 homes. The landowners have confirmed that the site would commence delivery in 2019/20, with development expected to be completed within 3 years. The site is expected to deliver 62 affordable homes. To ensure that the LPD is consistent and effective, I recommend that it be modified to include a reference to this in the supporting text to Policy LPD 64. **[MM66]**
137. The site abuts the built up area along its western boundary and H2 along its southern boundary. It has clear defensible boundaries to the north and east. Access to the site would be from Mapperley Plains, with additional access through the recent development off Howbeck Road to the west. The site's close proximity to the Dorket Head brickworks and quarry would require consideration to be given to whether the extraction of brick clay from the site would be viable and feasible prior to its development. Furthermore, it would be necessary for its development to align with the expected extraction of minerals and it should maintain a stand off from active operations. Other forms of mitigation may also be required to safeguard future occupiers of the proposed dwellings, including bunds and screening. I therefore recommend that the LPD be modified to ensure that it is effective in this regard. **[MM67]**
138. The landowners have confirmed that the site is available for the use proposed and that, other than the issues associated with its proximity to Dorket Head, there are no significant infrastructure or environmental constraints to development. As such, I am satisfied on the evidence before me that this site would be deliverable, with all dwellings on this site expected to contribute to the 5 year supply. To ensure that the LPD is effective, I recommend that the housing trajectory be modified to reflect the changes to the projected completions on this site. **[MM89]**

H8 – Killisick Lane

139. The LPD removes a site at Killisick Lane, Arnold from the Green Belt and allocates it for the construction of 215 homes. It is sited adjacent to the urban area of Arnold. The site is adjacent to a local nature reserve and the access to the site would involve the loss of a small part of that site. However, an area of land north of the allocation would be provided in compensation. During the course of the Examination it was agreed that the site could be extended to include a small parcel of land to the south and west of Killisick Lane. Killisick Lane would provide a clear defensible boundary to the north. Extending the site in such a way would increase its capacity to 230 homes.
140. Following initial concerns in respect of this site's close proximity to a proposed extension to the Dorket Head quarry, immediately to the north of the site, the Council (as LPA and as landowner of part of this site), Ibstock

Brick Limited (landowner and operator of the adjacent quarry) and the County Council prepared a Statement of Common Ground⁸³ [SoCG]. This SoCG sets out how these organisations will work together in order that the proposed southern extension to the clay workings at Dorket Head can be brought forward in tandem with the delivery of housing on H8.

141. In the agreed timetable, clay extraction would be complete in Summer 2021, with the phased delivery of housing beginning in 2020/21 and completing in 2024/25. The first phase would be confined to the south western part of the site and would progress northwards. It would include the construction of 65 homes by 2021/22, which would contribute to the 5 year supply. The second phase, of 165 dwellings, would begin in 2022/23 once the extraction of clay has finished, again progressing northwards, as the southern extension to the quarry is progressively restored, completing in 2024/25. In accordance with the agreed timetable, the quarry operator submitted a request⁸⁴ to the County Council for the need for a scoping opinion as to whether an Environmental Statement is required in relation to the southerly extension to Dorket Head quarry to facilitate the extraction of around 690,000 tonnes of clay on 1 November 2017.
142. The site's close proximity to the Dorket Head brickworks and quarry would also require consideration to be given to whether the extraction of brick clay from the site would be viable and feasible prior to its development. Furthermore, as well as phasing the development, other forms of mitigation may also be required to safeguard future occupiers of the proposed dwellings, including bunds and screening. I therefore recommend that the LPD be modified to ensure that it is effective in this regard. **[MM68]**
143. The landowners have confirmed that the site is available for the use proposed and that, other than the issues associated with its proximity to Dorket Head, there are no significant infrastructure or environmental constraints to development. As such, I am satisfied on the evidence before me that this site would be deliverable and developable. To ensure that the LPD is effective, I recommend that Policy LPD 64 and the housing trajectory be modified to reflect the changes to the capacity and projected completions on this site. **[MM62, MM89]**

H9 – Gedling Colliery/Chase Farm

144. This predominantly brownfield site is identified in the ACS as a Strategic Location for at least 600 homes, with associated employment and a new local centre to be provided. The site, which is located to the north east of Arnold Lane and to the north west of Lambley Lane, is allocated in the LPD for the provision of 1,050 homes, of which it is anticipated that 660 will be delivered in the plan period. Planning permission was granted in March 2017 for the whole development, subject to a number of conditions, including one which requires no more than 315 dwellings being constructed prior to the completion of the GAR, and work has since commenced on site.

⁸³ EX/153

⁸⁴ Ref. 2017/1259NCC

145. The developers of the site are confident that the whole site will now be developed in the plan period, increasing the number of dwellings to 1,050. This is an ambitious rate of delivery which is dependent upon the timely completion of the GAR. Given the significant number of dwellings on this site, I consider that the Council should closely monitor progress on the GAR to identify any slippage or risk of no delivery, with a view to carrying out an early review of the LPD should there be any significant delays or failure to complete the GAR. To ensure that the LPD is effective, I recommend that it be modified in this respect. **[MM70]**
146. It is anticipated by the landowner that this site will contribute 510 dwellings to the 5 year supply, with the remaining 540 homes completed between 2022/23 and 2026/27. Subject to the timely completion of the GAR, I am satisfied on the evidence before me, that this site would be deliverable and developable. To ensure that the LPD is effective, I recommend that Policy LPD 64, its supporting text and the housing trajectory be modified to reflect the changes to the number of dwellings likely to come forward in the plan period, the current status of the site and the projected completions on this site. **[MM62, MM69, MM89]**

X1 – Daybrook Laundry

147. This brownfield site is located within the built up area of Arnold and is one of the 6 sites proposed for allocation by the Council in the Extract of LPD. Access to the site would come from the existing signalised access road that provides access to the adjoining supermarket. A pre-application for 49 dwellings has been submitted to the Council and the applicants intend to move forward with the development to a full planning application submission. The sale of the site has been agreed, subject to planning permission. It is anticipated that delivery on the site will begin in 2019/20 and be completed within 3 years.
148. The site promoters have confirmed that it is available for the use proposed and that there are no significant infrastructure or environmental constraints to development. As such, I am satisfied, on the evidence before me, that this site would be deliverable, with the site contributing all 49 homes to the 5 year supply. To ensure that the LPD is effective, I recommend that the housing trajectory be modified to include the projected completions on this site. **[MM89]**

X2 – Land West of A60 A

149. This brownfield site is located to the north of Redhill and an application for the development of 72 homes was granted planning permission in August 2017, subject to the completion of a Section 106 Agreement. It is one of the 6 sites proposed for allocation by the Council in the Extract of LPD. It is anticipated that delivery on the site will begin in 2018/19 and be completed within 3 years. I understand that a developer is in place to commence construction in Spring 2018.
150. The site promoters have confirmed that it is available for the use proposed and that there are no significant infrastructure or environmental constraints

to development. As such, I am satisfied, on the evidence before me, that this site would be deliverable, with the site contributing all 72 homes to the 5 year supply. To ensure that the LPD is effective, I recommend that the housing trajectory be modified to include the projected completions on this site. **[MM89]**

X3 – Land West of A60 B

151. This greenfield site, located to the west of X2, is currently used for agricultural purposes and is one of the 6 sites proposed for allocation by the Council in the Extract of LPD. The Extract of LPD removes this site from the Green Belt and allocates it for the construction of 150 homes. Access to the site has been safeguarded through the adjoining site X2. The site is in the same ownership as X2 and it is likely that the same developer will build both sites in parallel. It is anticipated that a planning application will be submitted in May 2018, with the construction beginning on site in Spring 2019 and completion of the development within 3 years.

152. The site's close proximity to the Dorket Head brickworks and quarry would require consideration to be given to whether the extraction of brick clay from the site would be viable and feasible prior to its development. I therefore recommend that the LPD be modified to ensure that it is effective in this regard. **[MM72]**

153. The landowners have confirmed that the site is available for the use proposed and that, other than the issues associated with its proximity to Dorket Head, there are no significant infrastructure or environmental constraints to development. As such, I am satisfied on the evidence before me that this site would be deliverable, with the site contributing all 150 homes to the 5 year supply. To ensure that the LPD is effective, I recommend that the housing trajectory be modified to include the projected completions on this site. **[MM89]**

H10 – Hayden Lane

154. This greenfield site is currently in agricultural use. It is adjacent to the sub-regional centre of Hucknall, which lies within Ashfield District, to the north west of the Sustainable Urban Extension [SUE] at North of Papplewick Lane. It is allocated in the LPD for 120 homes. Although this site was excluded from the SUE in the ACS and concerns have been raised about its inclusion as a housing allocation in the LPD, it is apparent that the number of dwellings anticipated on the Strategic Sites allocated in the ACS on the edge of Hucknall has decreased. The allocation of this site on the edge of Hucknall would accord with the strategy of urban concentration with regeneration whilst ensuring that the number of dwellings built in this location would remain below the maximum figure set by the ACS.

155. This site is not located within the Green Belt and delivery is anticipated to begin in 2019/20 and completed in 2022/23. The site would contribute 100 dwellings to the 5 year supply. Access would be provided from Hayden Lane or Papplewick Lane. Concerns have been expressed about the impact of this development on the services and facilities within Hucknall and the

likelihood of any contributions being used to support them. This would be a matter for consideration during any planning application. However, planning obligations should only be sought if they would satisfy the tests in paragraph 204 of the NPPF.

156. The landowner has confirmed that it is available for the use proposed and that there are no significant infrastructure or environmental constraints to development. As such, I am satisfied, on the evidence before me, that this site would be deliverable and developable. To ensure that the LPD is effective, I recommend that the housing trajectory be modified to reflect the projected completions on this site. **[MM89]**

H11 – The Sycamores and H13 – Bestwood Business Park

157. These sites, which are adjacent to each other, are located on the eastern side of Bestwood Village, to the south east of Moor Road. They both benefit from planning permission and the LPD allocates them for 25 homes [H11] and 220 homes [H13]. The landowners have confirmed that these sites are available for the use proposed and that there are no significant infrastructure or environmental constraints to development. However, the anticipated delivery of both sites is now expected to begin in 2018/19 [H11] and 2022/23 [H13]. The latter reflects the current use of the site as a business park and the need to relocate existing tenants before development.

158. Site H11 would contribute all 25 homes to the 5 year supply. As such, I am satisfied that, on the evidence before me, this site is deliverable. None of the dwellings on site H13 would make a contribution to the 5 year supply. However, they are anticipated to be completed by 2027/28. As such, I consider that, on the evidence before me, this site would be developable in the plan period. To ensure that the LPD is effective, I recommend that the housing trajectory be modified to reflect the projected completions on these sites. **[MM89]**

H12 – Westhouse Farm

159. This greenfield site is currently in agricultural use. It is located adjacent to the northern edge of Bestwood Village. Part of the site, adjacent to Moor Road, was designated as Safeguarded Land in the Gedling Borough Replacement Local Plan (2005). This part of the site is subject to a planning application for 101 homes, which the Council has approved, subject to the signing of a Section 106 Agreement. The LPD removes the remainder of the site from the Green Belt and allocates the whole site for the development of 210 homes. Access to the site is expected from Moor Road.

160. A new primary school facility on a 1.5ha plot is required on this site, to be sited in a central location. An application for outline planning permission for a primary school was submitted in November 2014. The LPD also removes an area of land immediately to the north of this allocation, adjacent to Moor Road, from the Green Belt and designates it as Safeguarded Land for possible longer term development needs.

161. The site is anticipated to begin delivering housing in 2018/19, contributing 101 dwellings to the 5 year supply, with the remaining 109 dwellings completed between 2022/23 and 2025/26. As such, I am satisfied, on the evidence before me, that this site would be deliverable and developable. To ensure that the LPD is effective, I recommend that the housing trajectory be modified to reflect the projected completions on this site. **[MM89]**

H14 – Dark Lane

162. This greenfield site is located to the south of Main Street and to the west of Dark Lane in Calverton. It is allocated in the LPD for 70 homes. The site benefits from planning permission for 72 homes. The access road into the site has been constructed for Phase 1 and it is anticipated that the delivery of housing will commence in 2018/19, with the site contributing all 72 dwellings to the 5 year supply. Concerns have been expressed about the slow speed of delivery on this site, given that reserved matters were approved in 2013. The housebuilder has confirmed that there are no obstacles to the development of this site and that the anticipated delivery is realistic. I am satisfied, on the evidence before me, that this site would be deliverable. To ensure that the LPD is effective, I recommend that the housing trajectory be modified to reflect the projected completions on this site. **[MM89]**

H15 – Main Street

163. The LPD removes a greenfield site, which is currently used for grazing, to the south of Main Street in Calverton and to the east of Hollinwood Lane from the Green Belt and allocates it for 75 homes. Access to the site would be from Main Street. It is anticipated that development will commence on the site in 2018/19, with all 75 homes completed within 3 years.

164. The landowner has confirmed that it is available for the use proposed and that there are no significant infrastructure or environmental constraints to development. As such, I am satisfied, on the evidence before me, that this site would be deliverable, with all dwellings contributing to the 5 year supply. To ensure that the LPD is effective, I recommend that the housing trajectory be modified to reflect the projected completions on this site. **[MM89]**

H16 – Park Road

165. This greenfield site, which is currently in agricultural use, is located to the north of Park Road in Calverton, within the area known as the North West Quadrant in the Neighbourhood Plan. The LPD removes this site from the Green Belt and allocates it for 390 homes. An area to the north of this site has also been removed from the Green Belt and is designated as Safeguarded Land for possible longer term development needs.

166. Access to the site would need to come via at least 2 access points. I therefore recommend a modification to the supporting text to Policy LPD 66 to make this clear and to ensure that the LPD is effective. **[MM77]**

167. The landowners have confirmed that it is available for the use proposed and that there are no significant infrastructure or environmental constraints to development. Indeed, a planning application is anticipated shortly with delivery commencing on site in 2018/19. It is expected that the site will contribute 175 dwellings to the 5 year supply, with the remaining 215 completed between 2022/23 and 2026/27. As such, I am satisfied, on the evidence before me, that this site would be deliverable and developable. To ensure that the LPD is effective, I recommend that the housing trajectory be modified to reflect the projected completions on this site. **[MM89]**

X4 – Flatts Lane

168. This greenfield site is located to the west of Flatts Lane in Calverton and is one of the 6 sites proposed for allocation by the Council in the Extract of LPD. It is currently used as agricultural land and is also sited within the North West Quadrant in the Neighbourhood Plan. The LPD removes this site from the Green Belt and allocates it for 60 homes. Access to the site can be achieved at the southernmost junction of Flatts Lane and James Drive. Given the site's location and the topography of the area, a landscape buffer would be necessary within the northern part of the allocation in order to minimise landscape and visual impact.

169. The landowners have confirmed that it is available for the use proposed and that there are no significant infrastructure or environmental constraints to development. Indeed, delivery is projected to commence on site in 2019/20, with completion within 2 years. As such, I am satisfied, on the evidence before me, that this site would be deliverable, given that all 60 dwellings are anticipated to contribute to the 5 year supply. To ensure that the LPD is effective, I recommend that the housing trajectory be modified to include the projected completions on this site. **[MM89]**

H17 – Longdale Lane A, H18 – Longdale Lane B and H19 – Longdale Lane C

170. These adjoining greenfield sites are located to the south west of Longdale Lane in Ravenshead. Sites H17 and H19 were allocated as Safeguarded Land in the Gedling Borough Replacement Local Plan (2005) and are allocated in the LPD for 30 and 70 homes respectively. The LPD removes H18 from the Green Belt and allocates it for 30 homes. Access to all 3 sites would be from Longdale Lane, with access to H17 being through H19.

171. Site H19 has planning permission for 70 homes. However, a reserved matters application has been submitted to the Council for 51 dwellings. A planning application has also been submitted in respect of H18. The landowners have confirmed that these sites are available for the use proposed and that there are no significant infrastructure or environmental constraints to development. Indeed, delivery is projected to commence on all 3 sites in 2018/19, with site H19 completing in the same year and sites H17 and H18 completing in 2020/21. As such, I am satisfied, on the evidence before me, that these sites would be deliverable, given that all 111 dwellings are anticipated to contribute to the 5 year supply. To ensure that the LPD is effective, I recommend that the housing trajectory be modified to reflect the projected completions on these sites. **[MM89]**

X5 – Kighill Lane A and X6 – Kighill Lane B

172. These sites are located to the south of sites H17, H18 and H19 and to the north of Kighill Lane in Ravenshead and are 2 of the 6 sites proposed for allocation by the Council in the Extract of LPD. They have both been removed from the Green Belt, with X5 allocated for 20 homes and X6 allocated for 30 homes. Access to both sites would be from Kighill Lane and there may be scope for each site to achieve access through the other. Given the interest in self build and custom build housing in the locality, it may be that part of each of these sites comes forward for that form of development.

173. The landowners have confirmed that these sites are available for the use proposed and that there are no significant infrastructure or environmental constraints to development, with delivery expected to commence on both sites in 2019/20 and completed on site X5 in 2020/21 and on site X6 in 2021/22. As such, I am satisfied, on the evidence before me, that these sites would be deliverable, given that all 50 homes are anticipated to contribute to the 5 year supply. To ensure that the LPD is effective, I recommend that the housing trajectory be modified to include the projected completions on these sites. **[MM89]**

H20 – Mill Field Close and H21 – Orchard Close

174. Sites H20 and H21 are greenfield sites, located to the south west of Mill Field Close and to the north west of Orchard Close in Burton Joyce respectively. Site H20 was removed from the Green Belt and safeguarded for future development in the Gedling Borough Replacement Local Plan (2005). It is allocated for 20 homes in the LPD and planning permission was granted for 23 homes in March 2017. The LPD removes site H21 from the Green Belt and allocates it for 15 homes. Access to sites H20 and H21 will be via Mill Field Close and Orchard Close respectively.

175. Given the topography of site H21, which slopes steeply down towards Orchard Close, the surface water run-off would need to be carefully managed. Indeed, given the specific concerns relating to surface water flooding in Orchard Close, and to ensure that the LPD is effective, I recommend that a modification is made to the supporting text to Policy LPD 68 to make it clear that a site specific FRA focussing on surface water flooding would be required alongside any future planning application on the allocated site. **[MM83]**

176. The landowners have confirmed that these sites are available for the use proposed and that there are no significant infrastructure or environmental constraints to development, with delivery expected to commence on both sites in 2018/19 and completing on site H21 the same year and on site H20 in 2019/20. As such, I am satisfied, on the evidence before me, that these sites would be deliverable, given that all 38 homes would contribute towards the 5 year supply. To ensure that the LPD is effective, I recommend that the housing trajectory be modified to reflect the projected completions on these sites. **[MM89]**

H22 – Station Road

177. This site, which is located to the west of Station Road in Newstead, was previously used as sports fields and the Station Hotel. It is allocated in the LPD for 40 homes. However, there is some uncertainty about the provision of an access to the site and, as such, whether the site will deliver any homes within the plan period. The Council has not therefore counted it towards achieving the OAN for the Borough.

178. I acknowledge the need for homes in the settlement and the regeneration benefits for Newstead should this site come forward. However, I am not satisfied, from the evidence before me, that this site would be deliverable in the plan period. Nevertheless, I do not recommend deleting this allocation as, if access to the site can be achieved in the plan period, the site would provide a welcome addition to the housing stock.

H23 – Ash Grove and H24 Broad Close

179. Sites H23 and H24 are greenfield sites, located to the north of Ash Grove and to the north of Broad Close in Woodborough respectively. Both sites have been removed from the Green Belt and allocated for 10 homes [H23] and 15 homes [H24]. H23 benefits from planning permission for 12 dwellings and the site is currently under construction. It is anticipated that this site will deliver the remaining 10 plots at a rate of around 2dpa from 2023/24. Access to site H24 would be from Broad Close. In order to facilitate this, a small change to the southern boundary of the site is required. **[MM86]** It is anticipated that this site will begin delivery in 2018/19 and be completed within 2 years.

180. The landowners have confirmed that these sites are available for the use proposed and that there are no significant infrastructure or environmental constraints to development. As such, I am satisfied, on the evidence before me, that site H24 is deliverable, given that all 15 homes are anticipated to contribute to the 5 year supply, and that site H23 is deliverable and developable. To ensure that the LPD is effective, I recommend that the housing trajectory be modified to reflect the projected completions on these sites. **[MM89]**

181. Overall, subject to the MMs recommended above, I am satisfied that the housing sites allocated in the LPD are deliverable and/or developable.

Are the projected completions on the Strategic Sites allocated in the ACS realistic?

182. The ACS allocates 3 Strategic Sites at Teal Close, on the edge of the built up area of Nottingham, and at Top Wighay Farm and North of Papplewick Lane on the edge of Hucknall. During the course of the Examination adjustments have been made to the projected completions on these sites as further, more up-to-date information has been provided. Outline planning permission was granted in June 2014 for residential development, employment uses and other uses at Teal Close. A reserved matters application, including a phasing report setting out the 4 phases of the proposed development, has subsequently been submitted for the first

housing phase of 204 homes with the site expected to commence delivery in 2018/19. The site is anticipated to deliver 827 homes in the plan period, which is not dissimilar to the 830 dwellings it was allocated for in the ACS.

183. Top Wighay Farm was allocated for 1,000 dwellings in the ACS. However, it is now anticipated to deliver around 845 dwellings in total, following more detailed work undertaken for the preparation of a development brief⁸⁵ for the site, which has since been adopted by the Council as a SPD. A Position Note⁸⁶ in November 2017, provides an update in respect of the various funding strands being discussed with Homes England to help support the development of the site, the collaborative approach being pursued by the Council, the County Council and Ashfield District Council, including the preparation of a SoCG which will set out the governance of the project, and the development process and timetable for its construction. The site has already delivered 38 homes and the first phase of the development is expected to deliver between 120 and 180 dwellings by 2020, with further phases delivering an additional 665 homes by the end of the plan period.
184. The ACS allocates North of Papplewick Lane for up to 300 homes. Reserved matters were approved for 237 homes in 2017 and the site is under construction. The site is anticipated to begin delivering housing in 2018/19, with completion within 4 years.
185. Based on the evidence before me, I am satisfied that the assumptions made for the delivery of these Strategic Sites represent a realistic up-to-date position and support their development within the plan period. I recommend that the housing trajectory be amended to reflect these changes. **[MM89]**

5 Year Housing Land Supply

Is it robustly demonstrated that the LPD can deliver a 5 year housing land supply throughout the plan period?

186. Much discussion was had at the Hearing sessions about whether or not the Council would be able to demonstrate a 5 year supply of housing land upon adoption. The ACS indicates the number of homes to be built within Gedling over the Plan period in Policy 2 and includes a trajectory at Appendix C, which sets out the projected completions within the Borough. Policy 2 includes a table which sets out the numbers of new homes to be provided in Gedling in 2011-2013 (500), 2013-2018 (2,200), 2018-2023 (2,400) and 2023-2028 (2,150). Paragraph 3.2.11 of the supporting text to Policy 2 says that the figures in this table are not upper limits to development, they represent the anticipated rate of housing completions, and will be used by the Councils to determine the level of their 5 year supply of deliverable sites.
187. The overall effect of the modifications to the capacity figures for the deliverable sites set out in this Report, which were included in the Council's

⁸⁵ EX/42

⁸⁶ EX/154

most recent analysis⁸⁷, shows that at 1 April 2017 there was a total supply of 3,812 dwellings compared to a housing requirement for the 5 year period (2017 – 2022) of 3,737 homes⁸⁸, which equates to around 5.10 years supply. However, such a calculation cannot be expected to be precise, albeit that the Council has sought to provide a realistic forecast of the projected development on all sites, some sites may not come forward at quite the pace anticipated, particularly given the reliance for 3 allocations [H3, H4 and H9] on the completion of the GAR and other variables, such as the consideration of the prior extraction of minerals on 5 allocations [H2, H5, H7, H8 and X3]. Nevertheless, many of the undeveloped allocated and committed sites have planning permission and/or active promoters and so, for the most part, can be considered deliverable. Although the annual target of 747 dwellings is likely to be challenging, given past performance, the provision of a 20% buffer would provide a realistic prospect of achieving planned supply and ensure choice and competition in the market for land.

188. Whilst the supply to 2022 is only slightly above the 5 year requirement, the requirement figure includes within it a 20% buffer to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land. Furthermore, the supply figure is based on a cautious approach to deliverability, given the significant constraints to the development on a number of the allocated sites. These sites have been examined at length during the Hearing sessions and I am satisfied that the forecast for delivery on all sites is robust. I am also mindful that no allowance has been made for windfalls coming forward in the 5 years to 2022. This will ensure that there is no double counting, but in reality it is likely that some development will take place on windfall sites in the next few years that did not have planning permission on 1 April 2017. As a result, there is a reasonable prospect that there will be a 5 year supply of land which is capable of being developed at the point the LPD is adopted.

189. I have considered whether or not further sites should be sought, particularly to boost supply in the short term. However, having regard to the extent of the Green Belt in the Borough, I am of the view that it is important to adopt the LPD as soon as possible in order that allocated sites within it are removed and to provide certainty and opportunities for development to take place. Indeed, the risks to delivery of not having an adopted plan in place significantly exceed those which would stem from the marginal nature of the 5 year housing land supply. I am also concerned that any additional housing sites would require further Green Belt releases.

190. Beyond the 5 year supply, it is apparent that sufficient sites exist which are developable within the plan period and would ensure that the LPD can deliver a 5 year housing land supply throughout the plan period. Indeed, a number of larger sites become available for development later in the plan period following the completion of the GAR and the extraction of minerals in the southern extension to the quarry at Dorket Head.

⁸⁷ Update to Table 4b and Housing Trajectory of the Housing Background Paper Addendum 2 (EX/130) [EX/156]

⁸⁸ Housing requirement (2,360) + shortfall (754) + 20% buffer (623)

Range of different types of homes

Does the LPD make appropriate provision for a range of different types of homes in accordance with national policy?

191. The NPPF⁸⁹ requires LPAs to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities. To do this LPAs should plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community, including older people and people wishing to build their own homes.
192. It is acknowledged that the number of elderly people in the Borough will increase during the plan period and LPD Policy LPD 38 sets out when planning permission would be granted for specialist accommodation, which falls within Use Class C2 (Residential Institutions) of the Use Classes Order. I am satisfied that this policy would enable the development of a variety of different specialist accommodation, including Extra Care Housing, Retirement Housing and Sheltered Housing, subject to appropriate criteria. I consider that this policy would, therefore, accord with the guidance in the NPPF and be sound.
193. The Council maintains a Self Build/Custom Build Register of those people seeking a plot upon which to build their own home. I acknowledge that no sensitivity testing has been undertaken as yet with those individuals/associations who have requested to be placed on this Register. Nevertheless, it is apparent that the highest demand is currently for a plot within a village. Policy LPD 41 seeks an appropriate percentage of the dwellings on large sites to be provided for Self Build and Custom Build plots. Large sites are defined as being 50 or more homes in the main built up area of Nottingham and 10 or more homes in the Key Settlements and Other Villages. Although Policy LPD 41 would provide some opportunities for Self Build and Custom Build Homes within the Borough, it was apparent from the Hearing session on this matter that many individuals are seeking single plots or plots within a smaller development of homes. In order to enable this form of development to occur, and to ensure that the LPD is effective, I recommend a modification to Policy LPD 41 to indicate support for these sorts of sites coming forward. **[MM44]**
194. Furthermore, I recommend that the supporting text to Policy LPD 41 be modified to ensure that the LPD is effective and to explain how the appropriate percentage of Self Build and Custom Build plots would be determined on large sites and that the main built up area of Nottingham is the urban areas of Arnold and Carlton and the edge of the Sub Regional Centre of Hucknall. **[MM45]**

⁸⁹ Paragraph 50

Gypsy and Traveller Provision

Does the LPD make appropriate provision for Gypsy and Traveller Sites, having regard to evidence of need and the ACS?

195. Policy 9 of the ACS says that sufficient sites for Gypsy and Traveller, and Travelling Showpeople's accommodation will be identified in line with a robust evidence base and that the allocation of sites will be made in Part 2 Local Plans in accordance with the evidence base. The South Nottinghamshire GTAA⁹⁰ (January 2016) identifies a baseline need for a total of 3 additional pitches in Gedling Borough between 2014 and 2029. The Planning Policy for Traveller Sites [PPTS] requires LPAs to identify and update annually, a supply of specific deliverable sites sufficient to provide 5 years' worth of sites against their locally set targets; and to consider production of joint development plans that set targets on a cross-authority basis, to provide more flexibility in identifying sites, amongst other things. The identified need in the Borough is not met in the LPD. Where there is an unmet need, sites should be allocated to meet that need.

196. The Council intends to identify a site to accommodate the requirement for 3 pitches for Gypsy and Traveller accommodation within the existing built up area. Given that the need for this accommodation is primarily in the early part of the plan period, the Council intends to make this provision by 2019. The Council has begun work to identify a suitable site and I am satisfied that the Council is committed⁹¹ to bringing it forward within the timescale prescribed. Although the LPD does not allocate any sites to meet the identified need, I consider that the approach proposed by the Council would be a pragmatic solution to meeting the identified needs in the short term. I therefore recommend a modification to the LPD to include a policy and supporting text setting out the approach to the provision of a site to accommodate 3 pitches for Gypsy and Traveller accommodation to ensure that the LPD is effective. **[MM43]**

Affordable Housing

Does the LPD make appropriate provision for affordable housing?

197. Policy 8 in the ACS sets out the general approach to housing size, mix and choice. With regards to affordable housing it says that affordable housing will be required in new residential developments on appropriate sites with percentage targets of 10%, 20% or 30% depending on location sought through negotiation in Gedling Borough.

198. The Nottingham Core Affordable Housing Viability Study⁹² (2009) assessed the viability of providing affordable housing in different parts of the Borough and concluded that it would be appropriate to adopt different targets for

⁹⁰ LPD/HOU/03

⁹¹ Letter from Gedling Borough Council's Chief Executive [EX/100] & Proposed Consultants' Brief for identifying a Gypsy and Traveller Site within Gedling Borough [EX/102]

⁹² [EX/30]

different parts of the Borough, based on housing sub-markets. The sub-markets reflect those used in the Nottingham Core SHMA and have been used in the Community Infrastructure Levy [CIL] Charging Schedule, adopted in July 2015⁹³. The Nottingham Core Viability Update Study: An Assessment for Broxtowe Borough Council, Gedling Borough Council and Nottingham City Council, September 2013⁹⁴, refreshed the 2009 Viability Study; updated all inputs and base assumptions; re-ran the baseline scenarios, taking account of the introduction of different forms of intermediate affordable housing; and commented on the likely implications for CIL of viability considerations. It concluded that the affordable housing policy being taken forward by the Council looked appropriate and viable.

199. The Council commissioned Nationwide CIL Service [NCS] to undertake a viability assessment⁹⁵ of the whole LPD. The testing showed that the policies in the LPD are broadly viable for all forms of housing development and demonstrate that affordable housing delivery at the Council's policy targets of 10-30% delivery proposed by Policy LPD 36 are broadly viable allowing a degree of flexibility when based on typical site development.

200. I am satisfied that the percentage targets for affordable housing included within Policy LPD 36 are justified, given the wide range of land prices and affordability within the Borough, subject to the changes recommended in paragraph 48 of this Report. **[MM39]** Furthermore, it would accord with the approach included within Policy 8 of the ACS.

201. I recommend that the LPD be modified to include an additional sentence to clarify the Council's position with regards to Starter Homes to ensure that the LPD is justified. **[MM40]**

Residential Design

Does the LPD incorporate appropriate measures to ensure good design in new developments?

202. One of the 12 principles in the NPPF⁹⁶ is that planning should always seek to secure a high quality design and a good standard of amenity for all existing and future occupants of land and buildings. It goes on to say in Section 7: Requiring good design⁹⁷ that design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally. Policies LPD 32 and LPD 35 seek to safeguard the amenity of nearby residents and occupiers and to provide safe, accessible and inclusive development. Having regard to the NPPF, I am satisfied that these policies are not overly prescriptive and are therefore sound.

⁹³ EX/13

⁹⁴ EX/18

⁹⁵ Gedling Borough Council Local Plan Viability Assessment, March 2016 [LPD/HOU/08]

⁹⁶ Paragraph 17

⁹⁷ Paragraph 59

203. The NPPF⁹⁸ says that LPAs should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area. The LPD includes Policy LPD 34, which says that development involving the loss of residential gardens will not be permitted unless specific criteria are met and it would not result in harm to the character and appearance of the area. I consider that reference to the former Special Character Area in Ravenshead as an example of where the development of residential gardens may not be appropriate would be necessary for clarity. I therefore recommend that a modification be made to the LPD in this respect. **[MM38]**

Should the LPD include a policy on space standards?

204. The LPD does not include a policy on space standards due to the lack of evidence collected previously by the Council on the size of dwellings granted planning permission. However, I consider that the importance of the national space standards should be acknowledged in the LPD and therefore I recommend a modification in this respect to ensure that the LPD is justified. **[MM42]**

Residential Densities

Are the residential densities included in the LPD appropriate and achievable?

205. The NPPF says that to boost significantly the supply of housing, LPAs should, amongst other things, set out their own approach to housing density to reflect local circumstances. Policy LPD 33 of the LPD sets a minimum residential density of 30dph, with some exceptions. These are within or adjacent to: Burton Joyce, Lambley, Ravenshead and Woodborough, where a minimum of 20dph is set; Bestwood Village, Calverton and Newstead, where a minimum of 25dph is set; and locations where there is convincing evidence of a need for a different figure.

206. The character of the settlements within the Borough varies enormously. The Council undertook Masterplanning for the Key Settlements of Bestwood Village⁹⁹, Calverton¹⁰⁰ and Ravenshead¹⁰¹, as part of the preparation of the LPD. The findings of this work, along with the local knowledge of the Council's Officers informed the use of lower densities in these settlements. For the Other Villages, the densities were based on local characteristics.

207. I am satisfied that the minimum densities included within the policy are based on appropriate assessments of the settlements. I recommend, however, that, although the setting of a maximum density would not be appropriate, a modification be made to the supporting text to make it clear that proposals of a higher density should not conflict with local characteristics and to ensure that the LPD is justified and effective. **[MM37]**

⁹⁸ Paragraph 53

⁹⁹ LPD/GRO/01

¹⁰⁰ LPD/GRO/02

¹⁰¹ LPD/GRO/03

Issue 4: Is the retail development strategy justified and effective?

Is the retail hierarchy of Town, District and Local Centres consistent with the ACS?

208. Policy 6 of the ACS sets out the role of town and local centres and promotes a hierarchy of centres within the Greater Nottingham Area. Within Gedling Borough it identifies Arnold as a Town Centre, Carlton Square as a District Centre and Burton Joyce, Calverton, Carlton Hill, Gedling Colliery/Chase Farm, Gedling Village, Mapperley Plains, Netherfield and Ravenshead as Local Centres. In 2015 the Council, along with Nottingham City, Broxtowe Borough, and Rushcliffe Borough Councils, commissioned consultants¹⁰² to update the retail evidence base from that contained in the 2008 Retail Study, which informed the ACS.

209. The 2015 Retail Study carried out updates of the town centre health checks previously undertaken in the 2008 Retail Study. This concluded that, in terms of Carlton Square, it is currently functioning more like a Local Centre than a District Centre and that the retail hierarchy should be reviewed accordingly. The LPD therefore includes Carlton Square as a Local Centre rather than a District Centre. Based on the evidence within the latest Retail Study, I am satisfied that this minor change to the retail hierarchy is justified and that the retail hierarchy within the LPD is generally consistent with that in the ACS.

Are the maximum levels of non-A1 uses within the Arnold Primary Area and the Local Centres appropriate?

210. Policy LPD 49 of the LPD sets the maximum levels of non-A1 uses within the Arnold Primary Area and the Local Centres as 15% for A2 and 10% each for A3, A4, A5 and Other. I acknowledge the Council's concern relating to the correlation between certain areas with high concentrations of hot food takeaways and the highest levels of obesity in those at Year 6 school age and its suggestion that the maximum level of A5 uses in Arnold Primary Area and Calverton and Netherfield Local Centres should therefore be reduced to 5%. I recommend a modification to Policy LPD 49 in this respect to ensure that the LPD is effective. **[MM52]**

Is it clear when an impact assessment would be required for development proposals for A1 uses?

211. Policy LPD 51 of the LPD requires development proposals for A1 uses of 500sqm or more (gross) and not within a Town or Local Centre to be supported by an Impact Assessment. I recommend that a modification be made to include a new paragraph within the supporting text to make it clear that the size of the retail units must be assessed using the gross external area in order to ensure that the LPD is effective. **[MM53]**

¹⁰² Broxtowe, Gedling, Nottingham City and Rushcliffe Retail Study 2015, Final Report, prepared by Carter Jonas [LPD/RET/01]

Is it necessary to restrict the development of hot food takeaways within 400m of a secondary school in Gedling Borough?

212. The NPPF says that the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities¹⁰³. Furthermore, the national Planning Practice Guidance [PPG] states that there is a range of issues that could be considered through the plan making process in respect of health and healthcare infrastructure including how opportunities for healthy lifestyles have been considered, for example by planning for an environment that supports people of all ages in making healthy choices¹⁰⁴. The LPD seeks to prevent the development of A5 uses within 400m of a secondary school unless it is located within an existing Town or Local Centre.

213. The Council's Retail Background Paper – Addendum, dated October 2016¹⁰⁵, says that between 2011/12 and 2015/16 there were no planning applications for fast food takeaways within 400m of a secondary school. Furthermore, it indicates that only 3 existing fast food takeaways are currently within 400m of a secondary school. Town and Local Centres are the most appropriate locations for fast food takeaways and it is clear, from the evidence before me, that this is where the majority of fast food takeaways exist. Furthermore, it is apparent from the lack of applications for planning permissions within 400m of a secondary school in the last few years that there is little demand for such uses in these locations, outside the Town and Local Centres. In addition, there is insufficient evidence before me to support a link between childhood obesity and the concentration or siting of fast food takeaways within 400m of a secondary school in Gedling Borough. Given this, I recommend the deletion of Policy LPD 54 and its supporting text in the interests of soundness. **[MM54]**

Issue 5: Is the LPD effective in respect of transport?

Will the Local Transport Schemes come forward during the plan period?

214. The LPD seeks to safeguard a number of Local Transport Schemes from development proposals which would prejudice them. Most of the schemes listed are included in the Nottinghamshire Local Transport Plan¹⁰⁶ (2011 – 2026)¹⁰⁷. The County Council aims to deliver all the safeguarded schemes within the LPD plan period.

215. Within the LPD, a number of housing allocations¹⁰⁸ are dependent upon the GAR being constructed before their development can commence, amounting

¹⁰³ Paragraph 69

¹⁰⁴ Paragraph: 002 Reference ID: 53-002-20140306

¹⁰⁵ LPD/BACK/05

¹⁰⁶ Nottinghamshire Local Transport Plan Implementation Plan 2015/16-2017/18, the one exception being the Minerals Railway "Robin Hood Line", which is already operating as a recreational line

¹⁰⁷ LPD/TRA/05

¹⁰⁸ Willow Farm [H3], Linden Grove [H4] and Gedling Colliery/Chase Farm [H9]

to around 960 dwellings¹⁰⁹. The County Council has been safeguarding proposals for a Gedling village bypass for over 50 years and the GAR would form part of proposals for the A612 Nottingham Eastern Outer Loop Road, which has, with the exception of the eastern most section around Gedling village, been completed. As well as improving connectivity of the local road network and reducing traffic flows along the Arnold Lane corridor, the GAR would also facilitate the redevelopment of the Gedling Colliery/Chase Farm site for housing and employment uses. Planning permission¹¹⁰ was granted for the construction of the GAR in December 2014, with a revision to the planning permission approved in May 2016.

216. At the Transport and Highways Committee meeting on 21 September 2016 it was resolved that the County Council would in principle compulsorily acquire the land and rights required to deliver the GAR and to progress documents required to make a Side Roads Order [SRO]. At a subsequent meeting of the Transport and Highways Committee on 16 March 2017, Officers were authorised to prepare and make the necessary Compulsory Purchase Orders [CPOs] and SROs. The County Council has also set out a timetable for the delivery of the GAR¹¹¹, which Officers are working to, and, if achieved, would see the construction of the GAR commencing in Autumn 2018, with completion in Spring 2020.
217. There are currently 53 plots of land to be acquired permanently and 28 plots where rights of access are required to facilitate construction and maintenance of the GAR. Many of the plots to be acquired, however, are within public ownership, with the 21 plots within third party ownership comprising 14 individual landowners.
218. The making of the Orders for both the CPO and SRO processes was due to commence in January 2018, with notification and publicity of the Orders in January/February 2018, followed by the consideration and review of any objections in March 2018. If required, the earliest anticipated time for a Public Inquiry to be held would be June 2018, with the Orders confirmed by the Secretary of State in September 2018. The County Council considers that work could commence on site in Autumn 2018, following the award of the works package to a contractor for the construction of the GAR.
219. The County Council has provided evidence as to how the GAR would be funded, including contributions from the County Council, D2N2 and Keepmoat Homes Limited, as developer of the Gedling Colliery/Chase Farm allocation. The ACS¹¹² states that the delivery issues of concern at that time in respect of the GAR were largely related to funding. It concluded that if this could not be resolved by 2021 a review of the Part 2 Local Plan

¹⁰⁹ 110 homes at Willow Farm; 115 homes at Linden Grove, and 735 homes at Gedling Colliery/Chase Farm. The latter is calculated based on the planning permission granted on 3 March 2017 for development on the site [Application No. 2015/1376] which requires that no more than 315 homes shall be constructed prior to the completion of the GAR [Condition No. 2].

¹¹⁰ Planning application Ref. 2014/0915

¹¹¹ Gedling Access Road Update, November 2017 [EX/150]

¹¹² Paragraph 3.2.27

will be required. Although I am satisfied that the funding is likely to be in place for the construction of the GAR, I am concerned that the timetable for its development is ambitious and that any slippage would have implications for the development of housing within the plan period. In order to ensure that if any significant slippage or risk of no delivery occurs, the monitoring of Policy LPD 60 should include a trigger for an early review of the LPD. As the construction of the GAR is due to commence in Autumn 2018 and would take 18 months to complete, it should be apparent by the end of 2018 whether or not any significant slippage has occurred to the timetable and the impact of this on its delivery. I therefore recommend a modification in this respect to ensure that the LPD is effective. **[MM56]**

Issue 6: Is the LPD positively prepared, justified and effective in respect of employment?

Employment Provision and Distribution

Is the overall level of employment provision and its distribution in the LPD consistent with the ACS? Has the site selection process been based on a sound process of SA and the testing of reasonable alternatives?

220. The ACS requires that Councils should seek to ensure that a sufficient supply of land is maintained in Part 2 Local Plans and to provide a range and choice of sites up to 2028. As a minimum, in Gedling Borough, there is a requirement to provide for 10ha of land for employment uses and 23,000sqm of new office and research and development floorspace. These minimum requirements were based on the forecasts set out in the Nottingham City Region Employment Land Study 2007 [NCRELS]¹¹³. Following the adoption of the ACS the Nottingham Core Housing Market Area [HMA] authorities¹¹⁴ and the Nottingham Outer HMA authorities¹¹⁵ commissioned consultants to produce an Employment Land Forecasting Study¹¹⁶. This identified a requirement for 19ha of industrial/warehousing land and 10,000sqm of office floorspace within Gedling.

221. The ACS identifies strategic employment allocations at Top Wighay Farm (8.5ha) and Teal Close (7ha), along with a strategic location for employment uses at Gedling Colliery/Chase Farm (at least 2ha). The LPD allocates 2 sites for employment uses at Gedling Colliery, Carlton [E1] (5ha) and Hillcrest Park, Calverton [E2] (1ha). Taken together, these allocations would amount to 21.5ha of employment land. The Council anticipates that the requirement for office floorspace will be met within this figure on the allocated sites as well as within the retail centres within the Borough. Indeed, it is apparent from the evidence before me that around 10,000sqm of B1 uses are expected to be delivered on the Top Wighay Farm site, with

¹¹³ LPD/EMP/05

¹¹⁴ Broxtowe Borough, Erewash Borough, Gedling Borough, Nottingham City and Rushcliffe Borough Councils

¹¹⁵ Ashfield, Mansfield and Newark and Sherwood District Councils

¹¹⁶ Employment Land Forecasting Study: Nottingham Core HMA and Nottingham Outer HMA, Final Report, August 2015, prepared by Nathaniel Lichfield and Partners [LPD/EMP/03]

up to a further 4,500sqm of B1a floorspace provided on the Teal Close site. I am satisfied, therefore, that the overall level of employment provision and distribution in the LPD is consistent with the ACS and should help to proactively drive and support sustainable economic development as required by the NPPF.

222. In order to clearly identify this employment provision in the Borough, I consider that changes to the supporting text to paragraph 12.1.2 should be made to update the LPD in respect of the evidence from the Employment Land Forecasting Study. I therefore recommend a modification in this respect to ensure that the LPD is justified and effective. **[MM47]**
223. The assessment of site options has been carried out using broadly the same SA methodology and process as for housing. This is sufficiently robust and it is clear from the Employment Background and Site Selection Paper¹¹⁷, May 2016, and the SA Publication Draft Appendix F: Reasonable Alternative Sites for Employment¹¹⁸, May 2016, that a number of Reasonable Alternative employment sites were considered.

Employment Land Supply

Are the sites allocated for employment uses deliverable?

224. The LPD allocates an employment site of 5ha at Gedling Colliery [E1]. Given its location, adjacent to the Country Park, I am satisfied that uses associated with this neighbouring visitor attraction may be appropriate, including food and drink outlets. Furthermore, I acknowledge that, in order to facilitate the development of this former colliery, an element of 'pump priming' would be required as the site has remained undeveloped for a number of years. The site should, however, be developed predominantly for B1, B2 and B8 uses, with any facilitating development limited to that which is necessary to ensure the viability of the site. I therefore recommend a modification in this regard to ensure that the LPD is effective. **[MM50]**
225. The LPD allocates a site for employment development at Hillcrest Park, Calverton [E2]. This site is located within an existing employment area and would help support additional economic development in this Key Settlement.
226. The strategic allocations set out in the ACS at Top Wighay Farm and Teal Close are identified as such on the Policies Map and referred to in the supporting text to Policy LPD 63 Housing Distribution. Following further assessment of these strategic allocations, the Council is now able to identify which part of these sites would be developed for employment purposes. In the interests of clarity and certainty, I consider that the employment elements of these strategic allocations, along with the employment allocations currently included in Policies LPD 64 [E1] and LPD 66 [E2], should be set out within a new policy dealing solely with employment allocations, with the sites identified on a map at the end of the supporting

¹¹⁷ LPD/BACK/02

¹¹⁸ LPD/REG/17

text to this new policy, for consistency. As a consequence, I recommend that all references to E1 and E2 in Policies LPD 64 and LPD 66 and their supporting text be removed and a new policy and supporting text, along with new maps, in respect of employment allocations be included in order that the LPD is effective. **[MM62, MM71, MM76, MM78, MM87 & MM88]**

Protected Employment Areas

Does the protection of existing employment uses accord with the strategy in the ACS?

227. Policy 4 of the ACS seeks to strengthen and diversify the economy of the area. This will be achieved, in part, by appropriately managing existing employment sites and allocations to cater for the full range of uses including retaining good quality existing employment sites and considering the release of sites that are not attractive to the employment market or are not of good quality.

228. NCRELS assessed about 2% of the Borough's sites as poor or of very low quality and recommended that the Council consider releasing these poor quality sites for other uses. Following the consideration and assessment¹¹⁹ of these sites, the Council has decided to retain those that have a high occupancy level and are well used, but to allocate a site at Rolleston Drive for housing [H1].

229. The LPD seeks to retain employment and employment uses within the Borough through the support for the expansion, conversion or redevelopment of land and premises for employment uses on allocated employment sites and protected employment areas, and the protection of employment sites and premises from redevelopment or reuse. The Council has undertaken an assessment of existing employment sites to determine whether or not any can be released for other uses. I am satisfied, therefore, that the Council's approach accords with the strategy in the ACS.

230. Over 3,000 businesses currently exist, with a higher than average proportion of large firms (250+ employees). These businesses play an important role in the economy of the Borough and this should be acknowledged in the supporting text to Policy LPD 43. I therefore recommend a modification in this regard to ensure that the LPD is justified. **[MM46]**

231. The Dorket Head brickworks is not identified in the LPD as a protected employment area. However, given the nature and scale of the business, along with its importance to the local economy, it should be identified as such. Nevertheless, reference should also be made to the site's location in the Green Belt and that other relevant policies will also apply to future proposals in that location. I therefore recommend that a modification is made to the LPD in this respect in order to ensure that it is justified, effective and consistent with national policy. **[MM49]**

¹¹⁹ Employment Background and Site Selection Paper [LPD/BACK/02]

Issue 7: Is the LPD justified, effective and consistent with national policy with regards to the historic environment?

Heritage Assets

Has the LPD had regard to heritage assets, including the statutory tests set out in Sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990?

232. Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the general duty of LPAs and the Secretary of State in respect of listed buildings in the exercise of their planning functions. A similar duty is set out in Section 72(1) of the Act in relation to conservation areas.

233. The NPPF says that LPAs should set out in their local plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats¹²⁰. It goes on to say that in doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. Heritage assets include designated heritage assets and assets identified by the LPA (including local listing). Policies LPD 26 to LPD 31 in Part A of the LPD seek to conserve and enhance the historic environment of the Borough, including the heritage assets.

234. The LPD includes policies on locally important heritage assets and potential areas of archaeology. These assets, identified by the LPA, are included within the definition of a heritage asset in the NPPF and should be treated in the same way. To accord with the NPPF in this respect, and in referring to whether or not a proposal would cause harm to the significance of a heritage asset, some changes to the wording of the policies in the LPD are required. I therefore recommend modifications in these respects, including a change to Policy LPD 27 which was not published as a proposed MM, but is necessary to ensure that the LPD is consistent with national policy. **[MM33, MM34, MM35, MM36, MM48]**

235. When assessing harm to a heritage asset, this assessment should include its setting. As such, a modification is recommended to Policy LPD 45 in this respect to ensure that it is consistent with national policy. **[MM51]**

Issue 8: Is the LPD consistent with national policy in respect of open space?

Does the LPD make appropriate provisions for the protection and provision of open space in accordance with national policy?

236. The NPPF says that access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities¹²¹. It goes on to say that planning policies should be based on robust and up-to-date assessments of the needs for

¹²⁰ Paragraph 126

¹²¹ Paragraph 73

open space, sports and recreation facilities and opportunities for new provision.

237. The Council has prepared a Green Space Strategy (2012 – 2017)¹²², which includes an audit of green spaces in the Borough and extensive consultation to understand the usage habits and views of the Borough's population. It assesses 8 different types of open space and makes recommendations for each. These 8 types of open space are set out in Policy LPD 20, which seeks to protect and maintain the accessibility of the existing open space. This open space is shown on the Policies Map. Policy LPD 21 requires the provision of a minimum of 10% new open space on residential development sites of 0.4ha and above. From the evidence before me, I am satisfied that the protection and provision of open space within the LPD is based on a robust and up-to-date assessment of need.

Local Green Space

Does the LPD make appropriate provisions for the designation and protection of Local Green Space in accordance with national policy?

238. The NPPF says that local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them¹²³. It goes on to say that by designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances.

239. The Council has carried out a Local Green Space Assessment, March 2016¹²⁴. It sets out the methodology used to assess the sites put forward by local communities for consideration as Local Green Space, based on the criteria set out in the NPPF¹²⁵, following which it makes recommendations for each of the assessed sites. The Local Green Space Assessment Addendum¹²⁶, October 2016, provides an assessment of a site at Haywood Road, Carlton, which was put forward for consideration as a Local Green Space during the consultation exercise on the Publication Draft of the LPD. The Council assessed this site using the same methodology as that in the earlier assessment and concluded that the site at Haywood Road would be unsuitable for designation as a Local Green Space. The site is designated as open space in the LPD.

240. I acknowledge the strength of feeling with respect to the importance of the site at Haywood Road to the local community. However, I am satisfied that the assessment process undertaken by the Council in respect of Local Green Space was sound and therefore I do not recommend any changes to the LPD in this regard.

¹²² LPD/OPE/03

¹²³ Paragraph 76

¹²⁴ LPD/OPE/01

¹²⁵ Paragraph 77

¹²⁶ LPD/OPE/02

241. The emerging Papplewick Neighbourhood Plan refers to two separate areas of Local Green Space within the settlement. As such, for consistency and accuracy the references to these sites should be amended in Policy LPD 22. Furthermore, I consider that some amendments to the policy and its supporting text should be made to more accurately reflect policies in the NPPF. I therefore recommend modifications in these respects to ensure consistency with national policy. **[MM30, MM31]**

Sherwood Forest Regional Park

Does the LPD reflect the current position in respect of the Sherwood Forest Regional Park?

242. In order to reflect the current situation with respect to the Sherwood Forest Regional Park, it would be necessary to make changes to the supporting text to Policy LPD 23. As such, I recommend a modification to the LPD in this respect to ensure that the LPD is effective. **[MM32]**

Issue 9: Is the LPD justified, effective and consistent with national policy in respect of the natural environment?

Does the LPD accord with the ACS and the NPPF in respect of its approach to biodiversity?

243. Paragraph 109 of the NPPF says that the planning system should contribute to and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible. LPAs should set out a strategic approach in their Local Plans, planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure. Policy 17 of the ACS sets out the overall strategic approach to increase biodiversity through protecting and restoring areas of biodiversity interest and to prevent the fragmentation of networks and habitats.

244. In order to better reflect Government policy and the ACS Policy LPD 18 and its supporting text should be clarified in respect of designated sites and the consideration of the impact on biodiversity, including biodiversity off-setting and measures to deliver biodiversity enhancements. Furthermore, references to the prospective Special Protection Area should be abbreviated to prospective SPA rather than pSPA to avoid confusion. This change is in response to comments made on the proposed MMs. I therefore recommend that a number of modifications be made to this policy and supporting text in this regard to ensure that the LPD is justified, effective and consistent with national policy. **[MM17, MM18, MM19, MM20, MM21, MM22, MM23, MM24, MM25, MM26, MM27]**

245. In terms of the landscape character and visual impact, Policy LPD 19 should make it clear that new development should not result in a 'significant adverse' impact on the character of the landscape. As such, I recommend a modification to this policy in this regard to ensure that the LPD is effective. **[MM28]** Furthermore, the supporting text to this policy should clarify the status of the formerly designated Mature Landscape Areas. I therefore

recommend a modification in this respect to ensure that the LPD is effective. **[MM29]**

Issue 10: Is the LPD justified, effective and consistent with national policy in respect of climate change, flood risk and water management?

Does the LPD reflect the latest Government policy in respect of wind turbines?

246. In June 2015, the Government released the Written Ministerial Statement [WMS] on wind turbines which sets out considerations to be applied to proposed wind energy development, in order that local people have the final say on applications for one or more wind turbines. I therefore recommend that the LPD be modified to reflect this WMS to ensure that it is consistent with national policy. **[MM4]**

Does the LPD adequately deal with surface water flooding?

247. The management of flood risk and surface water within the Borough have been raised as particular concerns in respect of new developments. Further information relating to these matters, in respect of the carrying out of Flood Risk Assessments and reducing volumes and peak flow rates of surface water generated by development to pre-developed greenfield rates, would be necessary. As such, I recommend that the LPD be modified in this regard to ensure that it is effective. **[MM5, MM6]**

248. When considering development proposals, if the Council has concerns about the effect on water quality through the pollution of surface water, it is likely to require a Controlled Water Risk Assessment. I recommend therefore that reference to the likely requirement for such an assessment be included in the supporting text to Policy LPD 5 to ensure that the LPD is effective. **[MM7]**

Issue 11: Does the LPD provide adequate environmental protection in respect of land contamination, land stability and radon gas?

249. When considering development on land potentially affected by contamination regard should also be had to whether or not it would compromise the operation of utilities infrastructure. I therefore recommend a modification to Policy LPD 7 in this respect to ensure that it is effective. **[MM8]** Furthermore, the supporting text to this policy should make it clear that any development proposal should be accompanied by a robust investigation such as a tiered risk assessment. As such, I recommend a modification to the supporting text in this regard to ensure that the LPD is effective. **[MM9]**

250. Paragraph 120 of the NPPF makes it clear that where a site is affected by land stability issues, responsibility for securing a safe development rests with the developer and/or landowner. The supporting text to Policy LPD 8 should make it clear that a site could be affected directly or indirectly by land stability issues. As such, I recommend that a change to the supporting text be made to ensure that the LPD is effective. **[MM10]**

251. The addition of radon gas to the supporting text of Policy LPD 10 - Pollution as another type of pollution which could also be a planning concern would be required. I therefore recommend that a modification be included in this respect to ensure that the LPD is effective. [MM11]

Summary of Assessment of Duty to Co-operate, Legal Compliance and Soundness

252. I am satisfied that, where necessary, the Council has engaged constructively, actively and on an on-going basis in the preparation of the LPD and that the legal DtC has therefore been met.

253. My examination of the compliance of the LPD with the legal requirements is summarised in the table below. I am satisfied that the LPD meets them all.

LEGAL REQUIREMENTS	
Local Development Scheme (LDS)	The LPD has been prepared in accordance with the Council's LDS September 2016.
Statement of Community Involvement (SCI) and relevant regulations	The SCI was adopted in October 2016. Consultation on the Local Plan and the MMs has complied with its requirements.
Sustainability Appraisal (SA)	SA has been carried out and is adequate.
Habitats Regulations Assessment (HRA)	The Habitats Regulations AA Screening Report May 2016 sets out why AA is not necessary. Natural England supports this.
Climate Change	The LPD includes policies which contribute to the mitigation of, and adaptation to, climate change.
National Policy	The LPD complies with national policy except where indicated and MMs are recommended.
2004 Act (as amended) and 2012 Regulations.	The LPD complies with the Act and the Regulations.

254. Subject to the modifications recommended above, I am satisfied that the LPD is sound, namely that it is positively prepared, justified, effective and consistent with national policy.

Overall Conclusion and Recommendation

255. The LPD has a number of deficiencies in respect of soundness and/or legal compliance for the reasons set out above, which mean that I recommend non-adoption of it as submitted, in accordance with Section 20(7A) of the 2004 Act. These deficiencies have been explored in the main issues set out above.

256. The Council has requested that I recommend MMs to make the LPD sound and/or legally compliant and capable of adoption. I conclude that with the recommended MMs set out in the Appendix the Gedling Borough Local

Planning Document (Part 2 Local Plan) satisfies the requirements of Section 20(5) of the 2004 Act and meets the criteria for soundness in the NPPF.

Karen L Baker

Inspector

This report is accompanied by an Appendix containing the Main Modifications.

Appendix – Main Modifications to the Gedling Borough Local Planning Document (Part 2 Local Plan)

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

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

Ref No	Policy/Paragraph	Main Modification
		<p><u>Day Brook Strategic Flood Risk Assessment notes that the rural catchments outside of Nottingham including within Gedling Borough do not add significant volumes of floodwater to the River Leen and Day Brook, it recommends that major development proposals within the catchment area should seek to reduce volumes and peak flow rates of surface water generated by development to pre-developed greenfield rates and improve on these if practical. Similarly concerns about surface water runoff from development increasing the flood risk from the Ouse Dyke have also been identified. The River Leen and Day Brook catchment and Ouse Dyke catchment is defined as an area at risk of flooding for the purposes of implementing Policy LPD 4 b). This part of the policy will be applied to major development proposals^{see new footnote} in the following locations:-</u></p> <ul style="list-style-type: none"> • <u>River Leen and Day Brook catchment: Papplewick, Edge of Hucknall, Bestwood Village and Arnold; and</u> • <u>Ouse Dyke catchment: Carlton."</u> <p>New footnote to include: -</p> <p><u>"Defined as development proposals with more than 10 houses or 0.5 ha and over 1,000 sqm of commercial floorspace."</u></p>
MM7	Policy LPD 5 – Managing Water Quality (Planning Application Information)	Add " <u>Controlled Water Risk Assessment; and</u> " to the list under Planning Application Information.
MM8	Policy LPD 7 – Contaminated Land	Amend the policy to read: - <u>"b. threaten the structural integrity of any building built on or adjoining the site and/or compromise the operation of utilities infrastructure;"</u>

Ref No	Policy/Paragraph	Main Modification
MM9	Policy LPD 7 – Contaminated Land (Paragraph 5.2.3)	Amend the first sentence of paragraph 5.2.3 to read: - “Where development is proposed on or adjacent to land that is known or suspected to be contaminated, it should be accompanied by an appropriate <u>and robust investigation such as a tiered risk assessment</u> level of supporting information such as a risk assessment. ”
MM10	Policy LPD 8 – Unstable Land (Paragraph 5.3.2)	Amend the last sentence of paragraph 5.3.2 to read: - “Where a site is affected by land stability issues, <u>directly or indirectly,</u> the responsibility for securing a safe development rests with the developer and/or landowner.”
MM11	Policy LPD 10 – Pollution (Paragraph 5.5.8)	Amend paragraph 5.5.8 to read: - “There are other types of pollution such as odour, dust, heat, <u>radon gas</u> and vibration which can also be a planning concern because of the effect on local amenity. They would need to be considered when determining planning applications.”
MM12	Policy LPD 16 – Safeguarded Land	Amend the policy to read: - <u>Safeguarded Land</u> a) The following land, as shown on the Policies Map, is removed from the Green Belt and designated as Safeguarded Land and protected from development <u>for the plan period up to 2028</u> in order to meet longer term development needs: i. Top Wighay Farm, Hucknall (46.8ha); ii. Oxtan Road/Flatts Lane, Calverton (30.7ha); and iii. Moor Road, Bestwood Village (7.2ha).

Ref No	Policy/Paragraph	Main Modification
		<p><u>b) Planning permission for the development of Safeguarded Land identified in Policy LPD 16 a) will not be granted except where development is temporary or would otherwise not prejudice the ability of the site to be developed in the longer term.</u></p> <p><u>Safeguarded Land (Protected)</u></p> <p><u>b) c) The following land, as shown on the Policies Map and identified by the letter 'P', is removed from the Green Belt and designated as Safeguarded Land for other reasons protected from development as it is not suitable and/or available for development:</u></p> <ul style="list-style-type: none"> <u>i. Mapperley Golf Course (46.8ha);</u> <u>ii. Lodge Farm Lane, Arnold (3.9ha);</u> <u>iii. Glebe Farm, Gedling Colliery (3.2ha); and</u> <u>iv. Spring Lane, Lambley (1.8ha).</u> <p><u>e) Planning permission for the development of Safeguarded Land will not be granted except where development is temporary or would otherwise not prejudice the ability of the site to be developed in the longer term."</u></p>
MM13	Policy LPD 16 – Safeguarded Land (Paragraph 6.6.2)	<p>Amend paragraph 6.6.2 to read:-</p> <p>"Safeguarded Land is considered necessary in Gedling Borough for a <u>the following number of</u> reasons. Firstly, it provides a degree of permanence to the Green Belt boundaries put in place by the Local Plan and means that future reviews of the Green Belt may not be needed. Secondly, it ensures that the need to define Green Belt boundaries using defensible features on the ground does not result in large sites being developed all at once where this would cause problems for local infrastructure. Thirdly, it provides flexibility and allows for proposals for residential development to be determined under the presumption in favour of sustainable development if there is no five year land supply as required by paragraph 48 of</p>

Ref No	Policy/Paragraph	Main Modification
		<p>the NPPF. The Inspector who examined the Aligned Core Strategy expressed support in her report (at paragraph 117) for the designation of Safeguarded Land in Gedling Borough."</p>
MM14	Policy LPD 16 – Safeguarded Land (Paragraph 6.6.4)	<p>Amend paragraph 6.6.4 to read: -</p> <p>"As identified above, Safeguarded Land is protected to meet long term development needs. Paragraph 85 of the NPPF identifies that Safeguarded Land is not allocated for development at the present time and its permanent development should only be granted following a review of the local plan. <u>As such, it is not intended that safeguarded land would be developed before the end of the plan period. Applications for the temporary use of Safeguarded Land or for uses which do not result in new buildings on site may be acceptable during the period to 2028.</u>"</p>
MM15	Policy LPD 16 – Safeguarded Land (Paragraph 6.6.6)	<p>Amend paragraph 6.6.6 to read: -</p> <p>"For the other sites listed in part (b) (c) of the policy, the safeguarded land <u>(protected)</u> designation is being used as a planning tool. It is not expected that these sites will be developed but it is not considered appropriate for these to be included in the Green Belt or for them to be developed. The table below sets out the reasons why the sites have been safeguarded <u>protected</u> and the the defensible feature considered appropriate for the Green Belt boundary."</p>
MM16	Policy LPD 16 – Safeguarded Land (New paragraph)	<p>Add a new heading and paragraph before Key Related Policies to read: -</p> <p><u>"Appropriate Forms of Development on Safeguarded Land</u></p> <p><u>Applications for the temporary use of Safeguarded Land may be acceptable during the period to 2028. Examples of proposals that may be acceptable include the storage of caravans. Applications for the permanent use of Safeguarded Land will be considered, on a case-by-case basis, against relevant Green Belt policy balancing this with the requirement for development on Safeguarded Land not to prejudice the ability of the site to be</u></p>

Ref No	Policy/Paragraph	Main Modification
		<p><u>developed in the longer term. This approach is to ensure that Policy LPD 16 does not unduly sterilise land from forms of development that would otherwise have been acceptable in Green Belt policy (i.e. prior to the site's designation as Safeguarded Land).</u>"</p>
MM17	Policy LPD 18 – Protecting and Enhancing Biodiversity	<p>Amend the beginning of the policy to read: -</p> <p><u>"Planning permission for development will be granted unless, w Where development proposals affect designated sites, planning permission will not be granted unless the justification for the development clearly outweighs the biodiversity value and other value of the site ..."</u></p>
MM18	Policy LPD 18 – Protecting and Enhancing Biodiversity	<p>Delete the fifth bullet point in the policy: -</p> <ul style="list-style-type: none"> • <u>"Ancient woodland"</u> <p>Add a new clause to Policy LPD 18 after the bullet points to read: -</p> <p><u>"Where development proposals affect ancient woodland, ancient and veteran trees, planning permission will not be granted unless the justification for the development clearly outweighs the biodiversity value and other value of the site."</u></p>
MM19	Policy LPD 18 – Protecting and Enhancing Biodiversity (Paragraph 7.2.4)	<p>Amend the second and fourth sentences of paragraph 7.2.4 to read: -</p> <p>"However, areas of woodland to the north of the plan area and extending into Gedling Borough have been identified as a prospective Special Protection Area (<u>prospective pSPA</u>)^{see new footnote below}</p> <p>In the meantime, the Aligned Core Strategy takes a precautionary approach and treats the <u>prospective pSPA</u> as a confirmed European site."</p>
MM20	Policy LPD 18 –	Amend the fifth sentence of paragraph 7.2.11 to read: -

Ref No	Policy/Paragraph	Main Modification
	Protecting and Enhancing Biodiversity (Paragraph 7.2.11)	"The local planning authority may require tree surveys to be carried out where development proposals would affect woodland of less than two hectares to establish whether ancient trees are present <u>the woodland is ancient.</u> "
MM21	Policy LPD 18 – Protecting and Enhancing Biodiversity (Paragraph 7.2.12)	<p>Amend the last sentence of paragraph 7.2.12 to read: -</p> <p>"For Gedling Borough, priorities for biodiversity sites include:</p> <ul style="list-style-type: none"> • <u>Lowland neutral grassland;</u> • <u>Mixed Ash-dominated woodland;</u> • o<u>Oak-bBirch woodland;</u> • <u>Lowland healthland dry acid grassland;</u> • <u>Lowland wet calcareous grassland;</u> • <u>Open mosaic habitat;</u> • <u>r</u>Reed-beds; and • <u>r</u>Rivers and streams."
MM22	Policy LPD 18 – Protecting and Enhancing Biodiversity (Paragraph 7.2.13)	<p>Amend paragraph 7.2.13 to read: -</p> <p>"Biodiversity should be a consideration in all planning decisions not just those affecting designated sites. Policy LPD 18 states that development should firstly, avoid adversely affecting national and local designated nature conservation sites, priority habitats and species by using alternative sites or layout designs. <u>Where this is not possible, and the need for and benefit of the proposed development outweighs the need to safeguard the nature conservation of the site, habitat or species, the impact upon the wildlife site, habitat or species should be adequately mitigated.</u> If the impact on the wildlife feature cannot be sufficiently mitigated or there are residual adverse effects after mitigation, as a last resort the impact should be compensated for. Where this is not possible, and the need for and benefit of the proposed development outweighs the need to safeguard the nature conservation of the site, habitat, or species, the impact upon the wildlife site, habitat or</p>

Ref No	Policy/Paragraph	Main Modification
		<p>species should be adequately mitigated. <u>In considering whether justification for the development outweighs the biodiversity value or other value of the site the latter considerations may, for example, include the landscape value of the site or public enjoyment of the site.</u></p>
MM23	Policy LPD 18 – Protecting and Enhancing Biodiversity (Paragraph 7.2.14)	<p>Amend the last sentence of paragraph 7.2.14 to read: -</p> <p>“For SSSIs planning permission will only be granted in exceptional circumstances, where alternatives have been ruled out and significant benefits have been identified which <u>clearly</u> outweigh the negative impacts on the SSSI.”</p>
MM24	Policy LPD 18 – Protecting and Enhancing Biodiversity (Paragraph 7.2.16)	<p>Amend the first sentence of paragraph 7.2.16 to read: -</p> <p>“Where there is a reasonable likelihood of protected species present or priority habitats <u>and/or species</u>, surveys to determine the presence or absence should be conducted by a suitably qualified ecologist.”</p>
MM25	Policy LPD 18 – Protecting and Enhancing Biodiversity (Paragraph 7.2.18)	<p>Amend paragraph 7.2.18 to read: -</p> <p>“Biodiversity offsetting is a process by which conservation activities designed to deliver biodiversity benefits in compensation for losses are delivered against measurable outcomes. The Government has produced a consultation paper on its policy on biodiversity offsetting and will be publishing further guidance on this in future. The consultation paper is based on a review of evidence and a biodiversity piloting exercise launched in 2012 which includes Nottinghamshire. Whilst initially lasting for two years, these pilots have been extended and developers in the pilot areas who are required through planning policy to provide compensation for biodiversity losses may opt to do this through offsetting. <u>A national pilot was run between 2012 and 2014, which included Nottinghamshire; an evaluation of the pilot was published in 2016. Whilst biodiversity offsetting has not been formally adopted by government, developers who need to provide compensation for biodiversity losses may opt to do this through offsetting.</u> If this offsetting option is chosen, then developers can either</p>

Ref No	Policy/Paragraph	Main Modification
		provide the offset themselves or use an offset provider. More information on offsetting is available from the Department for Environment Food and Rural Areas and also on Nottinghamshire County Council's website."
MM26	Policy LPD 18 – Protecting and Enhancing Biodiversity (New paragraph)	<p>Add a new paragraph after paragraph 7.2.18 to read: -</p> <p><u>"Wherever possible, measures to deliver biodiversity enhancements should be incorporated into developments. This can include but is not necessarily limited to: -</u></p> <ul style="list-style-type: none"> • <u>the use of native species of trees and shrubs and wildflower seed in landscaping proposals;</u> • <u>the provision of water attenuation ponds designed to have wildlife value; and</u> • <u>the provision of bat and bird boxes integrated into the fabric of new buildings."</u>
MM27	Policy LPD 18 – Protecting and Enhancing Biodiversity (Monitoring Information)	<p>Amend the fourth indicator in the Monitoring Information table to read: -</p> <p>"The Percentage of Local Wildlife Sites with a <u>under positive conservation management plan in place"</u></p>
MM28	Policy LPD 19 – Landscape Character and Visual Impact	<p>Amend the policy to read: -</p> <p>"Planning permission will be granted where new development does not result in a significant adverse visual impact or <u>significant adverse</u> impact on the character of the landscape.</p> <p>Where practicable, development will be required to enhance the qualities of the landscape character types in which it would be <u>is</u> situated, including the distinctive elements, features and other characteristics, as identified in the Greater Nottingham Landscape Character Assessment. Proposals will be required</p>

Ref No	Policy/Paragraph	Main Modification
		<p>to respond to the recommended landscape strategy and landscape actions for the policy zone within which it is situated."</p>
<p>MM29</p>	<p>Policy LPD 19 – Landscape Character and Visual Impact (Paragraph 7.3.3)</p>	<p>Amend paragraph 7.3.3 to read: -</p> <p><u>"Policy LPD 19 replaces the policy relating to Mature Landscape Areas set out in the Gedling Borough Replacement Local Plan (2005) and as such these Mature Landscape Areas within Gedling are no longer shown as designations on the Policies Map. However, all of Gedling Borough's landscape including the formerly designated Mature Landscape Areas is covered by the Greater Nottingham Landscape Character Assessment^{see new footnote}. A list of the formerly designated Mature Landscape Areas, the Landscape Character Areas and the policy zones within which they fall is attached as Appendix B."</u></p> <p>Add a new footnote to read: -</p> <p><u>"An extract from the Greater Nottingham Landscape Character Assessment 2009 as it relates to Gedling Borough confirming the areas and character based information has been published and is available on the website to aid development management decisions on planning applications."</u></p>
<p>MM30</p>	<p>Policy LPD 22 – Local Green Space</p>	<p>Amend the policy to read: -</p> <p>"Planning permission will not be granted for development on land that is designated as Local Green Space, as shown on the Policies Map, except in very special circumstances or if the development clearly enhances the Local Green Space for the purposes <u>for which</u> it was designated.</p> <p>The following sites are designated as Local Green Space:</p> <ul style="list-style-type: none"> • Riverside land, Burton Joyce; • Millennium Memorial site, Burton Joyce;

Ref No	Policy/Paragraph	Main Modification
		<ul style="list-style-type: none"> • The Grove, Burton Joyce; • The Pingle, Lambley; • Newstead Wildlife Meadow, Newstead; • Walk Mill Pond / Moor Pond Woods and Dam Banks, Papplewick; • <u>Papplewick Dam Wood, Papplewick;</u> • Taylor's Croft, Woodborough; and, • Governors Field, Woodborough."
MM31	Policy LPD 22 – Local Green Space (Paragraph 8.4.1)	<p>Amend paragraph 8.4.1 to read: -</p> <p>"In 2012, the Government introduced a new designation of Local Green Space through the NPPF allowing local communities to put forward green areas of particular importance to them for protection <u>and may also be identified in Local Plans and Neighbourhood Plans.</u> Once designated, planning permission will only be granted for the development of the sites in very special circumstances <u>or if the development clearly enhances the Local Green Space for the purposes for which it was designated.</u>"</p>
MM32	Policy LPD 23 – Greenwood Community Forest and Sherwood Forest Regional Park (Paragraph 8.5.9)	<p>Amend the final sentence of paragraph 8.5.9 to read: -</p> <p>"The implementation of the Sherwood Forest Regional Park will follow after the launch of the Regional Park in autumn 2015 <u>While the formal establishment of the Sherwood Forest Regional Park remains a long term ambition, this will be dependent upon the necessary resources being secured.</u>"</p>
MM33	Policy LPD 26 – Heritage Assets	<p>Amend parts a) and b) of the policy to read: -</p> <p>"a) All development proposals that may affect any designated or non-designated heritage asset will be required to:</p> <p>1. explain and demonstrate, in a manner proportionate to the importance of</p>

Ref No	Policy/Paragraph	Main Modification
		<p>the asset, an understanding of the significance of the heritage asset to establish <u>its special character including its history, character, architectural style, past development and any archaeology</u>; and</p> <ol style="list-style-type: none"> 2. identify the impact of the proposals on the special character of the asset <u>and/or its setting</u>; and 3. if there would be harm to the asset <u>and/or its setting</u>, provide a clear justification for the proposals so that the harm can be weighed against public benefit. <p>b) Development proposals that would preserve <u>conserve</u> and/or enhance the significance of a heritage asset will be supported."</p>
MM34	Policy LPD 27 – Listed Buildings	<p>Amend part a) of the policy to read:-</p> <p>"a) Proposals including alterations, extensions or changes of use to Listed Buildings should protect the significance of the heritage asset including its setting. Proposals which preserve <u>conserve</u> and/or enhance the architectural character, historic fabric and detailing of the original building including the retention of the original structure, features, materials and layout/plan-form will be supported."</p>
MM35	Policy LPD 29 – Historic Landscapes, Parks and Gardens	<p>Amend the policy to read:-</p> <p>"a) Development proposals should respect <u>conserve and/or enhance</u> the historic landscape character of the Borough. Features such as ancient or historic woodland, field boundaries and hedgerows, and ridge and furrow should be retained where possible.</p> <p>b) Development proposals affecting Registered Parks and Gardens (as shown on the Policies Map) should seek to safeguard <u>conserve and/or enhance</u> features which form part of the significance of the asset and ensure that development does not detract from the enjoyment, layout, design, character, appearance or setting</p>

Ref No	Policy/Paragraph	Main Modification
		<p>of the Registered Park or Garden including key views or prejudice its future restoration."</p>
<p>MM36</p>	<p>Policy LPD 30 – Archaeology</p>	<p>Amend the policy to read: -</p> <p>"a) Development proposals are expected to protect <u>conserve and/or enhance</u> the significance of the Scheduled Monuments shown on the Policies Map, including their setting.</p> <p>b) Where development is likely to affect an area of high archaeological potential or an area which is likely to contain archaeological remains, the presumption is that appropriate measures shall be taken to protect remains by preservation in situ. Where this is not justifiable or practical, applicants shall provide for excavation, recording and archiving of the remains <u>by a suitably qualified person in accordance with the Chartered Institute for Archaeologists standards.</u>"</p>
<p>MM37</p>	<p>Policy LPD 33 – Residential Density (Paragraph 10.3.6)</p>	<p>Add the following text to paragraph 10.3.6 to read: -</p> <p><u>"Where a density lower than the policy requirement is proposed, evidence will need to be provided to justify the density proposed. In certain areas, such as parts of Ravenshead, Woodborough and the Mapperley Plains area, proposals of too high a density would conflict with local characteristics. While it is not possible to set a maximum density, consideration will need to be given to whether proposals would harm the character of areas."</u></p>
<p>MM38</p>	<p>Policy LPD 34 – Residential Gardens (Paragraph 10.4.4)</p>	<p>Amend the third sentence of paragraph 10.4.4 to read: -</p> <p><u>"It is likely that higher densities will be appropriate in the majority of the main built up areas of Arnold and Carlton and less appropriate in the villages of Bestwood Village, Burton Joyce, Calverton, Lambley, Newstead, Ravenshead (especially the former Special Character Area between Sheepwalk Lane/Longdale Lane and Mansfield Road) and Woodborough."</u></p>

Ref No	Policy/Paragraph	Main Modification
MM39	Policy LPD 36 – Affordable Housing	<p>Amend the policy to read:-</p> <p><u>“Planning permission will be granted for new residential development on sites of 15 dwellings or more subject to the provision of 10%, 20% or 30% of the dwellings provided for affordable housing depending on the location of the sub-market, as identified on the plan attached at Appendix (new) as set out in the Affordable Housing Supplementary Planning Document, or otherwise agreed by the Borough Council. The following percentage targets will be sought in the sub-market through negotiation:</u></p> <ul style="list-style-type: none"> a. <u>Colwick / Netherfield: 10%</u> b. <u>Newstead: 10%</u> c. <u>Arnold / Bestwood: 20%</u> d. <u>Calverton: 20%</u> e. <u>Carlton: 20%</u> f. <u>Arnold / Mapperley: 30%</u> g. <u>Bestwood St Albans: 30%</u> h. <u>Gedling Rural North: 30%</u> i. <u>Gedling Rural South: 30%</u> <p><u>In other areas, the appropriate percentage will be determined having regard to the affordable housing requirement for adjacent sub-markets and evidence of viability.”</u></p> <p>Add a new Appendix to include a map indicating the requirement for affordable housing – see MM88 below.</p>
MM40	Policy LPD 36 – Affordable Housing (Paragraph 11.2.1)	<p>Add the following sentence to the end of paragraph 11.2.1 to read:-</p> <p><u>“The Borough Council will consider the implications of the Housing and Planning Act 2016 and monitor the impact on affordable housing.”</u></p>

Ref No	Policy/Paragraph	Main Modification
MM41	Policy LPD 36 – Affordable Housing (Paragraphs 11.2.4 and 11.2.5)	<p>Amend paragraph 11.2.4 to read: -</p> <p>“This policy sets a requirement for affordable housing provision on sites of 15 dwellings or more with the percentage targets based upon location as set out in Appendix <u>(new)</u> in the Affordable Housing Supplementary Planning document adopted in December 2009. <u>This policy applies to both sites allocated in Part B of the Local Planning Document and unallocated sites. Further guidance is provided in the Affordable Housing Supplementary Planning Document adopted in December 2009. The Supplementary Planning Document contains three key elements which impact on the delivery of affordable housing within the Borough:</u></p> <ul style="list-style-type: none"> • The site threshold for the provision of affordable housing; • The percentage of affordable housing required based on location; and • The details of when off-site contributions will be required.” <p>Amend paragraph 11.2.5 to read: -</p> <p>“<u>This policy and t</u>The Supplementary Planning Document will be kept under review to reflect any new information which may have implications for the requirement for affordable housing provision in different sub markets within the Borough. Triggers for review may include significant changes in local circumstances.”</p>
MM42	Policy LPD 37 – Housing Type, Size and Tenure (Paragraph 11.3.11)	<p>Amend paragraph 11.3.11 to read: -</p> <p>“It is not currently proposed to include a policy on Space Standards in the Local Planning Document <u>although the importance of the national space standards is recognised.</u> The size of dwellings granted planning permission has not been collected previously so that it is not considered that there is sufficient information at present regarding the need for the standard across the Borough or the impact on the viability of schemes. This will be considered through a review of the Local Plan or the preparation of a Supplementary Planning Document.”</p>

Ref No	Policy/Paragraph	Main Modification
MM43	New Policy – Gypsy and Traveller Provision (to be inserted after Policy LPD 37 Housing Type, Size and Tenure)	<p>Add a new policy and supporting text on Gypsy and Traveller Provision after Policy LPD 37 Housing Type, Size and Tenure to read: -</p> <p><u>“Policy LPD (new) – Gypsy and Traveller Provision</u></p> <p><u>A suitable site will be identified within the existing built up area to accommodate the requirement for three pitches for Gypsies and Travellers to ensure the identified need is met. This provision will be made by 2019.</u></p> <p><u>Local housing authorities are required under the Housing Act 2004 (s.225) to assess the housing needs of Gypsies and Travellers “residing in or resorting to their district” as part of their duties under the Housing Act 1985 (s.8) to provide “Periodical review of housing need... and the needs of the district with respect to provision of further housing provision”.</u></p> <p><u>The NPPF should be read in conjunction with the Government’s Planning Policy for Traveller Sites (2015) which replaces the Planning Policy for Travellers Sites (2012) which informed the preparation of the Aligned Core Strategy. The Planning Policy for Traveller Sites sets out how Gypsy and Traveller accommodation needs should be assessed. Planning Policy for Traveller Sites states that local planning authorities should set pitch targets for gypsies and travellers and plot targets for travelling show people which address the likely permanent and transit site accommodation needs of travellers in their area.</u></p> <p><u>The South Nottinghamshire Gypsy and Traveller Accommodation Assessment (January 2016) identifies a need for a total of three additional pitches within Gedling Borough over the period 2014 – 2029. It is recognised that the need is higher in the earlier years of the plan period and, as such, a site will be planned for by 2019.</u></p> <p><u>The Council will work closely with Gypsy and Traveller representatives to identify appropriate criteria for specific site selection. Appropriate local consultation will also be undertaken to ensure, as far as possible, that the views and needs of both settled and</u></p>

Ref No	Policy/Paragraph	Main Modification						
		<p><u>traveller communities are taken into account. In accordance with Policy 9 of the Aligned Core Strategy the site should not be allocated in the Green Belt except in very special circumstances. A sustainable location which offers good access to local services and community facilities, including a primary school will be required.</u></p> <p><u>Notwithstanding the pro-active approach to be taken to future provision, it may be that sites are promoted by the private sector. Any small scale proposals for gypsy and traveller provision will be considered against Policy 9 of the Aligned Core Strategy as well as other relevant Local Plan policies. Policy 9 adopts a criteria based approach which allows for planning permission to be granted where a number of criteria are satisfied. Sustainable locations within the urban area are more likely to be appropriate.</u></p> <p><u>Key Related Policies</u></p> <ul style="list-style-type: none"> • <u>ACS Policy 9: Gypsies, Travellers and Travelling Showpeople</u> <p><u>Monitoring Information</u></p> <table border="1" data-bbox="689 911 2018 1094"> <thead> <tr> <th data-bbox="689 911 1245 951"><u>Indicator</u></th> <th data-bbox="1245 911 1565 951"><u>Target</u></th> <th data-bbox="1565 911 2018 951"><u>Collection</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="689 951 1245 1094"><u>Number of pitches delivered</u></td> <td data-bbox="1245 951 1565 1094"><u>3 additional pitches provided by March 2019</u></td> <td data-bbox="1565 951 2018 1094"><u>Monitoring of Completions</u></td> </tr> </tbody> </table> <p><u>Planning Applications Information</u></p> <p><u>Where decisions will use this policy, it is likely that the following information will be required:</u></p> <ul style="list-style-type: none"> • <u>None</u> 	<u>Indicator</u>	<u>Target</u>	<u>Collection</u>	<u>Number of pitches delivered</u>	<u>3 additional pitches provided by March 2019</u>	<u>Monitoring of Completions</u>
<u>Indicator</u>	<u>Target</u>	<u>Collection</u>						
<u>Number of pitches delivered</u>	<u>3 additional pitches provided by March 2019</u>	<u>Monitoring of Completions</u>						

Ref No	Policy/Paragraph	Main Modification
MM44	Policy LPD 41 – Self Build and Custom Homes	<p>Amend the policy to read: -</p> <p>“On large sites, the Borough Council will seek an appropriate percentage of the dwellings provided for self build and custom plots. In all cases, pPlanning permission will be granted for self build and custom build homes provided the following criteria are met:</p> <ul style="list-style-type: none"> a. the development is in an appropriate location; b. it accords with Green Belt policy; c. it is of a high standard of design and does not adversely affect the area by reason of its scale, bulk, form, layout or materials; d. it would not cause a significant adverse impact on the amenity of nearby residents or occupiers; and e. there is no significant adverse impact on highway safety and appropriate provision for parking is made. <p><u>On large sites, the Borough Council will seek an appropriate percentage of the dwellings provided for self build and custom build plots.”</u></p>
MM45	Policy LPD 41 – Self Build and Custom Homes (Paragraph 11.7.3)	<p>Amend third sentence of paragraph 11.7.3 to read: -</p> <p>“For clarification, the term large site means a site of 50 homes or more in the main built-up <u>area of Nottingham urban areas of Arnold and Carlton and the edge of the sub-regional centre of Hucknall</u> and a site of 10 homes or more in the key settlements of Bestwood Village, Calverton and Ravenshead and the other villages of Burton Joyce, Lambley, Newstead and Woodborough. <u>On large sites, the appropriate percentage will be determined having regard to the demand for self build and custom build plots within the Ward/settlement at the time the application is considered.”</u></p>
MM46	12 Employment (Paragraph 12.1.1)	Amend paragraph 12.1.1 to read: -

Ref No	Policy/Paragraph	Main Modification
		<p>"Paragraph 50 of the NPPF requires the planning system to operate so as to support sustainable economic growth. Local planning authorities should be proactive in meeting the development needs of business. <u>At the time of writing there are over 3,000 businesses within Gedling Borough. The proportion of large firms (250 + employees) is slightly higher than the regional average. There are a number of important companies located in Gedling Borough including Hillary's Blinds, John Lewis and Ibstock Brick Ltd, the latter of which is one of the most important brick suppliers in the UK.</u>"</p>
MM47	12 Employment (Paragraph 12.1.2)	<p>Amend paragraph 12.1.2 to read:-</p> <p><u>"The Aligned Core Strategy seeks to strengthen and diversify the local economy and to provide employment space for all employment sectors. As set out in the Aligned Core Strategy Policy 4 b) and d) Employment Background Paper, Gedling Borough is to provide a minimum of 10 ha 19 ha of industrial/warehousing land and <u>23,000 sq. m</u> 10,000 sq. m of office space over the plan period to 2028. The existing supply of employment land at about 21.5 ha is sufficient to meet this need. <u>Since the adoption of the Aligned Core Strategy, the Greater Nottingham Councils commissioned a new Employment Land Forecasting Study (August 2015). This new evidence indicates that the requirement for employment land within Gedling Borough is for a minimum of 19 ha of industrial/warehousing land and a minimum of 10,000 sq. m of office floorspace which accords with the objectives of Policy 4 of the Aligned Core Strategy. The strategic allocations in the Aligned Core Strategy are not additional to the employment land targets for Gedling Borough set out above. The strategic allocations and employment land allocations in the Aligned Core Strategy and the Local Planning Document (set out in Policy LPD (new) (Employment Allocations)) meet the need for 19 ha of industrial and warehousing land and a minimum of 10,000 sq. m of office floorspace (no specific land allocations are made for office B1a as it is assumed these will be accommodated on strategic allocations and in Arnold Town Centre).</u>"</u></p>
MM48	Policy LPD 43 – Retention of Employment and	<p>Amend part a of the policy to read:-</p> <p>"a) Planning permission will be granted for the expansion, conversion or</p>

Ref No	Policy/Paragraph	Main Modification
	Employment Uses	<p>redevelopment of land and premises for employment uses on allocated employment sites and protected employment areas as <u>identified shown</u> on the Policies Map provided:"</p> <p>Amend part a) v. of the policy to read: -</p> <p><u>"v. the proposal would not cause harm to the significance of a heritage asset and/or its setting."</u></p> <p>Amend part b) v. of the policy to read: -</p> <p><u>"v. the proposed use would not cause harm to the significance of a heritage asset and/or its setting."</u></p>
MM49	Policy LPD 43 – Retention of Employment and Employment Uses (New paragraph)	<p>Add a new paragraph after paragraph 12.2.1 to read: -</p> <p><u>"It is noted that the Ibstock Brickworks at Dorket Head is located in the Green Belt and relevant policies will also apply to future proposals in this location."</u></p>
MM50	Policy LPD 43 – Retention of Employment and Employment Uses (Paragraph 12.2.3)	<p>Amend paragraph 12.2.3 by adding the following sentence at the end of the paragraph: -</p> <p><u>"In the case of Gedling Colliery, this site is allocated for employment-led mixed use development. This is in recognition that, as a former colliery site which has lain undeveloped for a number of years, the site requires a wider range of employment uses in order to help facilitate the development of the whole site. It also recognises the opportunity provided by the new access road and adjoining Gedling Country Park to provide visitor related facilities. Such uses could include food and drink outlets and more guidance is set out in the supporting text to Policy LPD (new) (Employment Allocations)."</u></p>
MM51	Policy LPD 45 –	Amend part c. of the policy to read: -

Ref No	Policy/Paragraph	Main Modification
	Expansion of Existing Employment Uses Not in the Green Belt	<p>“c. the proposal does not have a detrimental effect on highway safety and would not cause harm to the significance of a heritage asset <u>and/or its setting.</u>”</p>
MM52	Policy LPD 49 – Development within Town and Local Centres	<p>Amend part a. of the policy to read: -</p> <p>“a. it does not result in the amount of frontage for different uses within Arnold Primary Area or the Local Centres exceeding the following percentages;</p> <ol style="list-style-type: none"> 1. A2 - 15% 2. A3 - 10% 3. A4 - 10% 4. A5 - 10% (except in Arnold Primary Area, Calverton and Netherfield where <u>the figure will be 5%</u>) 5. Other - 10%”
MM53	Policy LPD 51 – Impact Assessment Threshold (New paragraph)	<p>Add a new paragraph after paragraph 13.5.3 to read: -</p> <p><u>“The size of retail units will be assessed using the gross external area. This is the total built floor area measured externally which is occupied exclusively by a retailer or retailers, excluding open areas used for the storage, display or sale of goods.”</u></p>
MM54	Policy LPD 54 – Food and Drink Outlets	<p>Delete all of Policy LPD 54 as follows: -</p> <p>“Planning permission will not be granted for development proposals for A5 uses within 400m of a secondary school unless it is located within an existing Town or Local Centre (as identified on the Policies Map).”</p> <p>Delete paragraphs 13.8.1 to 13.8.3, along with the Key Related Policies, Monitoring Information and Planning Application Information as follows: -</p>

Ref No	Policy/Paragraph	Main Modification						
		<p>“13.8.1 Obesity is one of the key issues facing society today, especially amongst children. Figures for 2013/14 show that 19.1% of children in Year 6 (aged 10-11) were obese and a further 14.4% were overweight³⁹. One of the principles of the planning system as set out in paragraph 17 of the NPPF is that it should support strategies to improve the health and wellbeing of communities.</p> <p>13.8.2 The Health and Wellbeing Board brings together a range of organisations that work to improve health and wellbeing in Nottinghamshire. The Board has a number of priorities including improving children and young people’s health and reducing the number of people who are overweight and obese. One of the actions the Board has identified is the development of a spatial planning policy framework to secure public health gain.</p> <p>13.8.3 The prevention of weight gain, beginning in childhood, offers the most effective means of achieving healthy weight in the population. This policy will ensure that new A5 uses do not open up within walking distance⁴⁰ of secondary schools unless they are located within the designated town or local centres. This, along with work at school and in the home, will reinforce the development of healthy eating.</p> <p>Key Related Policies</p> <ul style="list-style-type: none"> • ACS Policy 12: Local Services and Healthy Lifestyles • Policy LPD 48: Retail Hierarchy and Town Centre Boundaries • Policy LPD 49: Development within Town and Local Centres <p>Monitoring Information</p> <table border="1" data-bbox="674 1233 2018 1375"> <thead> <tr> <th data-bbox="674 1233 1245 1273">Indicator</th> <th data-bbox="1245 1233 1565 1273">Target</th> <th data-bbox="1565 1233 2018 1273">Collection</th> </tr> </thead> <tbody> <tr> <td data-bbox="674 1273 1245 1375">Percentage of planning permissions refused for A5 uses within 400m of a school.</td> <td data-bbox="1245 1273 1565 1375">100%</td> <td data-bbox="1565 1273 2018 1375">Monitoring of planning Permissions</td> </tr> </tbody> </table>	Indicator	Target	Collection	Percentage of planning permissions refused for A5 uses within 400m of a school.	100%	Monitoring of planning Permissions
Indicator	Target	Collection						
Percentage of planning permissions refused for A5 uses within 400m of a school.	100%	Monitoring of planning Permissions						

Ref No	Policy/Paragraph	Main Modification
		<p>Planning Application Information</p> <p>Where decisions will use this policy, it is likely that the following information will be required:-</p> <ul style="list-style-type: none"> • None" <p>Delete footnotes 39 and 40: -</p> <p>³⁹ http://www.noo.org.uk/NOO_about_obesity/child_obesity</p> <p>⁴⁰ 400m is usually seen as a distance that will be covered in 5 minutes of walking"</p>
MM55	Policy LPD 57 – Parking Standards	<p>Amend the policy to read: -</p> <p>"a) Planning permission for residential development will be granted where the development proposal meets the requirement for parking provision set out in <u>Appendix (new) the Parking Provision for Residential Development Supplementary Planning Document</u>, or otherwise agreed by the local planning authority.</p> <p>b) Planning permission for non-residential development will be granted where the development proposal meets the requirement for parking provision set out in <u>Appendix (new) the 6C's Design Guide</u>, or otherwise agreed by the local planning authority."</p> <p>Add a new Appendix to include residential and non-residential requirements for parking provision – see MM91 below.</p>
MM56	Policy LPD 60 – Local Transport Schemes – (Monitoring	<p>Amend the Target to read: -</p> <p><u>"All schemes delivered by 2028. In particular, the Council will closely monitor progress on the Gedling Access Road to identify any significant slippage or risk of no delivery and a</u></p>

Ref No	Policy/Paragraph	Main Modification
	Information)	<u>decision made as to whether this warrants an early review of the Local Plan by December 2018.</u> "
MM57	Policy LPD 62 – Comprehensive Development (New paragraph)	Add a new paragraph after paragraph 1.2 to read: - <u>"As safeguarded land may play a role in the provision of housing and/or other development at some time in the future, development of land adjoining safeguarded land should be planned in such a way so as not to prejudice future development on the safeguarded land. The decision to allocate safeguarded land for future development will be considered through the preparation of a Local Plan."</u>
MM58	Policy LPD 63 – Housing Distribution	Amend part 2. of the Policy to read: - "2. <u>Up to 1,265 homes around Hucknall;</u>"
MM59	Policy LPD 63 – Housing Distribution	Amend the Policy by adding: - "<u>5. Windfall allowance – 240 homes.</u>"
MM60	Policy LPD 63 – Housing Distribution (New paragraph)	Add a new paragraph after paragraph 2.1 to read: - <u>"The number of homes to be provided on the edge of Hucknall is limited to no more than 1,265 to accord with the requirement of the Inspector examining the Aligned Core Strategy in order to reduce the impact of new development on Hucknall."</u>
MM61	Policy LPD 63 – Housing Distribution (New paragraph)	Add a new paragraph after paragraph 2.3 to read: - <u>"The figures set out in Policy LPD 63 include homes which have already been built since 2011, sites with extant planning permission, sites below the threshold for allocation and sites allocated in the Aligned Core Strategy and Local Planning Document."</u>

Ref No	Policy/Paragraph	Main Modification
MM62	Policy LPD 64 – Urban Area	<p>Amend the title of Policy LPD 64 to read: -</p> <p>“Policy LPD 64 <u>Housing Allocations - Urban Area and edge of Hucknall</u>”</p> <p>Amend the policy to read: -</p> <p>“The following sites are allocated for residential development, as shown on the Policies Map:</p> <ul style="list-style-type: none"> • H1 - Rolleston Drive – 90 140 homes • H2 - Brookfields Garden eCentre – 105 90 homes • H3 - Willow Farm – 110 homes * • H4 - Linden Grove – 115 homes * • H5 - Lodge Farm Lane – 150 homes • H6 - Spring Lane – 150 homes # • H7 - Howbeck Road/Mapperley Plains – 205 homes • H8 - Killisick Lane – 215 230 homes • H9 - Gedling Colliery/Chase Farm – 1,050 homes # (of which it is anticipated that 660 will be delivered in the Plan period) • X1 – Daybrook Laundry – 50 homes • X2 – Land West of A60 A – 70 homes • X3 – Land West of A60 B – 150 homes • H10 – Hayden Lane – 120 homes <p>The following site is allocated for employment development as identified on the Policies Map:</p> <p>E1 – Gedling Colliery – 5 hectares</p> <p>Sites marked with a * will not be permitted to deliver homes prior to completion of the Gedling Access Road.</p>

Ref No	Policy/Paragraph	Main Modification
		<p><u>Sites marked with a # have already been granted planning permission and are therefore planning commitments rather than new allocations.</u></p> <p><u>Notes:</u></p> <p>Numbers provided are approximate. Planning permission may be granted for proposals with higher numbers of homes subject to the overall scheme being considered suitable."</p>
MM63	Policy LPD 64 – Urban Area (New paragraph)	<p>Add a new paragraph after paragraph 3.5 relating to the Brookfields Garden Centre site to read: -</p> <p><u>"Prior extraction of brick clay from the site should be considered through the planning application process. Consideration should be given to whether extraction is viable and feasible. Consultation with Nottinghamshire County Council as the Minerals and Waste Planning Authority will be required."</u></p>
MM64	Policy LPD 64 – Urban Area (Paragraph 3.8)	<p>Add a new sentence after the second sentence of paragraph 3.8 relating to the Lodge Farm Lane site to read: -</p> <p><u>"The north eastern corner of the housing allocation should be left open as a landscape buffer in order to minimise landscape and visual impact."</u></p>
MM65	Policy LPD 64 – Urban Area (New paragraph)	<p>Add a new paragraph after paragraph 3.8 relating to the Lodge Farm Lane site to read: -</p> <p><u>"Prior extraction of brick clay from the site should be considered through the planning application process. Consideration should be given to whether extraction is viable and feasible. Consultation with Nottinghamshire County Council as the Minerals and Waste Planning Authority will be required."</u></p>

Ref No	Policy/Paragraph	Main Modification
MM66	Policy LPD 64 – Urban Area (Paragraph 3.10)	<p>Add new text before the last sentence of paragraph 3.10 relating to the Howbeck Road/Mapperley Plains site to read: -</p> <p><u>“Based on the Affordable Housing SPD (adopted 2009) the site is expected to deliver 62 affordable homes. Contributions would also be expected towards education, health and open space.”</u></p>
MM67	Policy LPD 64 – Urban Area (New paragraph)	<p>Add a new paragraph after paragraph 3.10 relating to the Howbeck Road/Mapperley Plains site to read: -</p> <p><u>“The site lies close to existing mineral and waste operations at Dorket Head. To protect both these operations and residential amenity the phasing of the site should align with the expected extraction of minerals and development should maintain an appropriate standoff from active operations. Other forms of mitigation, such as bunds and screening, may also be required. Prior extraction of brick clay from the site should be considered through the planning application process. Consideration should be given to whether extraction is viable and feasible. Consultation with Nottinghamshire County Council as the Minerals and Waste Planning Authority will be required.”</u></p>
MM68	Policy LPD 64 – Urban Area (paragraph 3.15) (Extract)	<p>Amend paragraph 3.15 (Extract) relating to H8 Killisick Lane site to read: -</p> <p><u>“The site lies close to existing mineral and waste operations at Dorket Head. The company Ibstock Brick Limited is proposing to extend the quarry to the south of the existing workings. The housing site H8 will need to be phased to ensure that an appropriate standoff is maintained between the housing development and the active quarry operations. Subject to the necessary planning consent being obtained it is anticipated that the extraction of clay in the southern most area nearest the northern boundary of H8 could be worked out by 2021 with progressive restoration restoring the land by the early mid 2020s. Planning permission for housing on H8 will only be granted subject to a phasing policy which requires the site to be developed in two phases starting with the southern part of the site and progressing northwards. The first phase comprising approximately 65 units will be confined</u></p>

Ref No	Policy/Paragraph	Main Modification
		<p>to the south western part of the site to a line approximate to the extent of the existing built up area (aligning with Brechin Close). This first phase will then be phased to commence in 2019/20 <u>2020/21</u> progressing northwards and complete by 2021/22. Phase 2 will be commenced around 2022/23 progressing northwards at which point it is expected that the extraction of clay will have finished and the southern extension to the quarry progressively restored. <u>Other forms of mitigation, such as bunds and screening, may also be required.</u> <u>Prior extraction of brick clay from the site should be considered through the planning application process. Consideration should be given to whether extraction is viable and feasible. Consultation with Nottinghamshire County Council as the Minerals and Waste Planning Authority will be required."</u></p>
MM69	Policy LPD 64 – Urban Area (Paragraph 3.13)	<p>Amend paragraph 3.13 relating to the Gedling Colliery/Chase Farm site to read: -</p> <p><u>"Access to the site is dependent on the provision of the 3.8km long Gedling Access Road which will link Mapperley Plains to the north with the A612 further south. The Gedling Access Road was granted planning permission in December 2014 and a planning application (2015/1376) is currently being determined for the remainder of the development scheme planning permission for the remainder of the development scheme was granted in March 2017. Subject to planning permission, the site is expected to deliver 60 homes per year starting in 2017. This means that by 2028 (the end of the plan period covered by the Aligned Core Strategy and LPD) only 660 homes will have been built. Homes built after 2028 cannot contribute to achieving the target set by the Aligned Core Strategy of 7,250. In addition to the Gedling Access Road the application makes provision for a new school, a local centre, open space and 37 affordable homes within the first phase of development. <u>The land to the north of the Gedling Access Road is allocated for employment-led mixed use development which will provide sustainable employment opportunities close to the new housing provision. At the time of writing the site for residential development is under construction."</u></u></p>
MM70	Policy LPD 64 – Urban Area	Add a new paragraph after paragraph 3.13 relating to the Gedling Colliery/Chase Farm site to read: -

Ref No	Policy/Paragraph	Main Modification
	(New paragraph)	<p><u>"The Council will closely monitor progress on the Gedling Access Road to identify any slippage or risk of no delivery. If the Gedling Access Road cannot be delivered by Spring 2020, the Council is of the view that the risk to housing delivery both in terms of scale and location would be of such significance as to warrant an early review of the Local Plan. The trigger point for consideration of an early review would be conditional on confirmation from the promoters of the Gedling Access Road that the scheme is not to be delivered by that date. Whilst such a scenario is unlikely, a decision to undertake an early review of the Local Plan would be made by December 2018, by which time work should have begun on site."</u></p>
MM71	Policy LPD 64 – Urban Area (Paragraph 3.14)	<p>Delete paragraph 3.14 in its entirety as MM87 includes the Gedling Colliery site in the supporting text to the new Policy on employment allocations: -</p> <p>"3.14 The land to the north of the Gedling Access Road is allocated for 5 hectares of employment land and conforms with ACS Policy 4 (Employment Provision and Economic Development) and ACS Policy 7 (Regeneration) which require economic development and regeneration of this brownfield site. The employment allocation will provide sustainable employment opportunities close to the new housing provision and also contribute towards meeting the overall employment requirements for Gedling Borough. This site will have direct access to the new road making the site highly accessible. A Local Wildlife Site is located on the employment land but the need for employment and the aim of supporting regeneration by providing jobs on the Gedling Colliery/Chase Farm site are on balance considered to outweigh any adverse impact on the Local Wildlife Site. This position is subject to mitigation and the scope to compensate any loss through translocation of habitat to the adjoining Gedling County Park."</p>
MM72	Policy LPD 64 – Urban Area (paragraph 3.21) (Extract)	<p>Add text to the end of paragraph 3.21 (Extract) relating to X3 Land West of A60 B site to read: -</p> <p><u>"Prior extraction of brick clay from the site should be considered through the planning application process. Consideration should be given to whether extraction is viable and</u></p>

Ref No	Policy/Paragraph	Main Modification
		feasible. Consultation with Nottinghamshire County Council as the Minerals and Waste Planning Authority will be required."
MM73	Policy LPD 64 – Urban Area (Monitoring Information)	Amend the Target to read: - "All sites delivered by 2028, apart from the Gedling Colliery/Chase Farm site on which at least 660 dwellings should be delivered. <u>The Council will closely monitor progress on all allocated sites to identify any significant slippage or risk of no delivery and should this occur the Council will consider whether this warrants an early review of the Local Plan.</u> "
MM74	Policy LPD 64 – Urban Area (Maps)	Update the maps associated with Policy LPD 64 to reflect the boundary changes, deletions and additions in respect of the housing allocations as illustrated in Annex 3 to this document.
MM75	Policy LPD 65 – Bestwood Village	Amend the title of Policy LPD 65 to read: - " Policy LPD 65 <u>Housing Allocations</u> - Bestwood Village " Amend the policy to read: - " The following sites are allocated for residential development, as shown on the Policies Map: <ul style="list-style-type: none"> • H11 - The Sycamores – 25 homes [#]₋ • H12 - Westhouse Farm – 210 homes • H13 - Bestwood Business Park – 220 homes [#]₋ <u>Sites marked with a # have already been granted planning permission and are therefore planning commitments rather than new allocations.</u> Notes:

Ref No	Policy/Paragraph	Main Modification
		<p>Numbers provided are approximate. Planning permission may be granted for proposals with higher numbers of homes subject to the overall scheme being considered suitable."</p>
<p>MM76</p>	<p>Policy LPD 66 – Calverton</p>	<p>Amend the title of Policy LPD 66 to read: -</p> <p>"Policy LPD 66 <u>Housing Allocations</u> – Calverton"</p> <p>Amend the policy to read: -</p> <p>"The following sites are allocated for residential development, as shown on the Policies Map:</p> <ul style="list-style-type: none"> • H14 - Dark Lane – 70 homes # • H15 - Main Street – 75 homes • H16 - Park Road – 390 homes • X4 - Flatts Lane – 60 homes <p>The following site is allocated for employment development:</p> <ul style="list-style-type: none"> • E2 – Hillcrest Park – 1 hectare <p><u>Sites marked with a # have already been granted planning permission and are therefore planning commitments rather than new allocations."</u></p> <p>Notes:</p> <p>Numbers provided are approximate. Planning permission may be granted for proposals with higher numbers of homes subject to the overall scheme being</p>

Ref No	Policy/Paragraph	Main Modification
		considered suitable."
MM77	Policy LPD 66 – Calverton (Paragraph 5.7)	Amend paragraph 5.7 to read: - "The Park Road site lies to the north-west of the village and is largely agricultural land; a small area to the west is an unused car park. Access to the site would come via at least two access points from Park Road <u>and Collyer Road</u> . An additional access may be possible via North Green although the amenity of the existing homes here would need to be protected..."
MM78	Policy LPD 66 – Calverton (Hillcrest (employment allocation))	Delete heading "Hillcrest (employment allocation)" and paragraph 5.8 as MM85 includes the Hillcrest Park site in the supporting text to the new Policy on employment allocations: - "<u>Hillcrest</u> (employment allocation) 5.8 The site was allocated in the Gedling Borough Replacement Local Plan (2005) for employment uses. The site is located within an existing employment area off Flatts Lane. Access to the site is to the B6386 Oxton Road via Flatts Lane. This allocation will help support additional economic development at this Key Settlement where significant housing growth is planned and also contribute towards meeting Gedling Borough's overall employment land requirements."
MM79	Policy LPD 66 – Calverton (Map)	Update the map associated with Policy LPD 66 showing the boundary changes, deletions and additions in respect of the housing allocations as illustrated in Annex 4 to this document.
MM80	Policy LPD 67 – Ravenshead	Amend the title of Policy LPD 67 to read: - "Policy LPD 67 <u>Housing Allocations</u> - Ravenshead" Amend the policy to read: -

Ref No	Policy/Paragraph	Main Modification
		<p>“The following sites are allocated for residential development, as shown on the Policies Map:</p> <ul style="list-style-type: none"> • H17 - Longdale Lane A– 30 homes • H18 - Longdale Lane B – 30 homes • H19 - Longdale Lane C – 70 homes [#] – • X5 - Kighill Lane A – 20 homes • X6 - Kighill Lane B – 30 homes <p><u>Sites marked with a # have already been granted planning permission and are therefore planning commitments rather than new allocations.</u></p> <p>Notes:</p> <p>Numbers provided are approximate. Planning permission may be granted for proposals with higher numbers of homes subject to the overall scheme being considered suitable.”</p>
MM81	Policy LPD 67 – Ravenshead (Map)	Update the map associated with Policy LPD 67 showing the boundary changes, deletions and additions in respect of the housing allocations as illustrated in Annex 5 to this document.
MM82	Policy LPD 68 – Burton Joyce	<p>Amend the title of Policy LPD 68 to read: -</p> <p>“Policy LPD 68 <u>Housing Allocations - Burton Joyce</u>”</p> <p>Amend the policy to read: -</p> <p>“The following sites are allocated for residential development, as shown on the Policies Map:</p>

Ref No	Policy/Paragraph	Main Modification
		<ul style="list-style-type: none"> • H20 – Mill f[ield] Close – 20 homes # • H21 – Orchard Close – 15 homes <p><u>Sites marked with a # have already been granted planning permission and are therefore planning commitments rather than new allocations.</u></p> <p><u>Notes:</u></p> <p>Numbers provided are approximate. Planning permission may be granted for proposals with higher numbers of homes subject to the overall scheme being considered suitable."</p>
MM83	Policy LPD 68 – Burton Joyce (Paragraph 7.5)	<p>Add text to paragraph 7.5 relating to the Orchard Close site to read: -</p> <p>"The site is located to the east of Burton Joyce and will extend Orchard Close. The site is currently used for grazing. Given the topography, development of the site would be required to ensure that surface water runoff is carefully managed. It is expected that the site would provide four affordable homes. Contributions would also be expected towards education, health and open space. <u>The site forms part of a relatively steep sloping catchment and problems with surface water flooding have been associated with Orchard Close. A site specific flood risk assessment focussing on surface water flooding is required at the detailed planning stage to ensure the development does not increase the risk of flooding elsewhere.</u>"</p>
MM84	Policy LPD 69 – Newstead	<p>Amend the title of Policy LPD 69 to read: -</p> <p>"Policy LPD 69 <u>Housing Allocations - Newstead</u>"</p>
MM85	Policy LPD 70 – Woodborough	<p>Amend the title of Policy LPD 70 to read: -</p>

Ref No	Policy/Paragraph	Main Modification
		<p>"Policy LPD 70 <u>Housing Allocations - Woodborough</u>"</p> <p>Amend the policy to read: -</p> <p>"The following sites are allocated for residential development, as shown on the Policies Map:</p> <ul style="list-style-type: none"> • H23 - Ash Grove – 10 homes [#] • H24 - Broad Close – 15 homes <p><u>Sites marked with a # have already been granted planning permission and are therefore planning commitments rather than new allocations.</u></p> <p>Notes:</p> <p>Numbers provided are approximate. Planning permission may be granted for proposals with higher numbers of homes subject to the overall scheme being considered suitable."</p>
MM86	Policy LPD 70 – Woodborough (Map)	Update the map associated with Policy LPD 70 showing the boundary changes, deletions and additions in respect of the housing allocations as illustrated in Annex 6 to this document.
MM87	New Policy Employment Allocations and new supporting text	<p>Add a new policy setting out the employment allocations and its supporting text after Policy LPD 70 to read: -</p> <p><u>"Policy LPD (new) Employment Allocations</u></p> <p><u>The following site is allocated for employment-led mixed use development as shown on the Policies Map:</u></p>

Ref No	Policy/Paragraph	Main Modification
		<ul style="list-style-type: none"> • <u>E1 - Gedling Colliery – 5 hectares</u> <p><u>The following sites are allocated for employment development (B1, B2, and B8 Uses) as shown on the Policies Map:</u></p> <ul style="list-style-type: none"> • <u>E2 – Hillcrest Park – 1 hectare;</u> • <u>E3 – Top Wighay Farm – 8.5 hectares; and</u> • <u>E4 – Teal Close – 7 hectares *.</u> <p><u>* site has outline planning permission for B1, B2 and B8 uses.</u></p> <p><u>As explained in paragraph 12.1.2 of the Employment section in the Part A: Development Management Policies, the Borough Council is working to employment land and office floorspace targets which are to provide a minimum of 19 ha of industrial/warehousing land and a minimum of 10,000 sq. m of office space over the plan period to 2028. Policy LPD (new) allocates employment sites and in combination these four sites amount to about 21.5 hectares, which is sufficient to meet the employment targets.</u></p> <p><u>Gedling Colliery</u></p> <p><u>The Gedling Colliery/Chase Farm site is identified as a strategic location in the Aligned Core Strategy and required by Policy 4 of the Aligned Core Strategy to include significant economic development. Outline planning consent has been granted for up to 1,050 homes, a local centre and a primary school on the majority of this site; however, the former pit head part of the site allocated for employment uses in the Gedling Borough Replacement Local Plan (2005) is not included within this outline planning permission.</u></p> <p><u>The land to the north of the Gedling Access Road is allocated for 5 hectares of employment-led mixed use development. This is in recognition that a wider range of employment uses is required to help facilitate the development of this former colliery through an element of</u></p>

Ref No	Policy/Paragraph	Main Modification
		<p><u>“pump priming” as the site has remained undeveloped for a number of years. It also recognises that the site’s location adjoining the newly opened Gedling Country Park presents new opportunities for visitor related facilities that could provide significant levels of employment. The types of employment led mixed uses that the Borough Council would consider acceptable include an element of food and drink, such as pub/diner and coffee shop or other facilities connected with the Country Park. It is considered that the amount of pump priming development can be determined through the detailed planning process taking into account site viability. The site would be developed predominantly for suitable business (B1), storage and distribution (B8) and general industry (B2) uses, subject to the latter being appropriate in this location (which may require the imposition of suitable conditions on any planning permission).</u></p> <p><u>The employment allocation will provide sustainable employment opportunities close to the new housing provision and also contribute towards meeting the overall employment requirements for Gedling Borough. This site will have direct access to the new road making the site highly accessible.</u></p> <p><u>A Local Wildlife Site is located on the employment land but the need for employment and the aim of supporting regeneration by providing jobs on the Gedling Colliery/Chase Farm site are, on balance, considered to outweigh any adverse impact on the Local Wildlife Site. This position is subject to mitigation and the scope to compensate any loss through translocation of habitat to the adjoining Gedling County Park.</u></p> <p><u>Hillcrest Park</u></p> <p><u>The site was allocated in the Gedling Borough Replacement Local Plan (2005) for employment uses. The site is located within an existing employment area off Flatts Lane. Access to the site is to the B6386 Oxtan Road via Flatts Lane. This allocation will help support additional economic development at the Key Settlement of Calverton where significant housing growth is planned and also contribute towards meeting the Borough Council’s overall employment land requirements.</u></p>

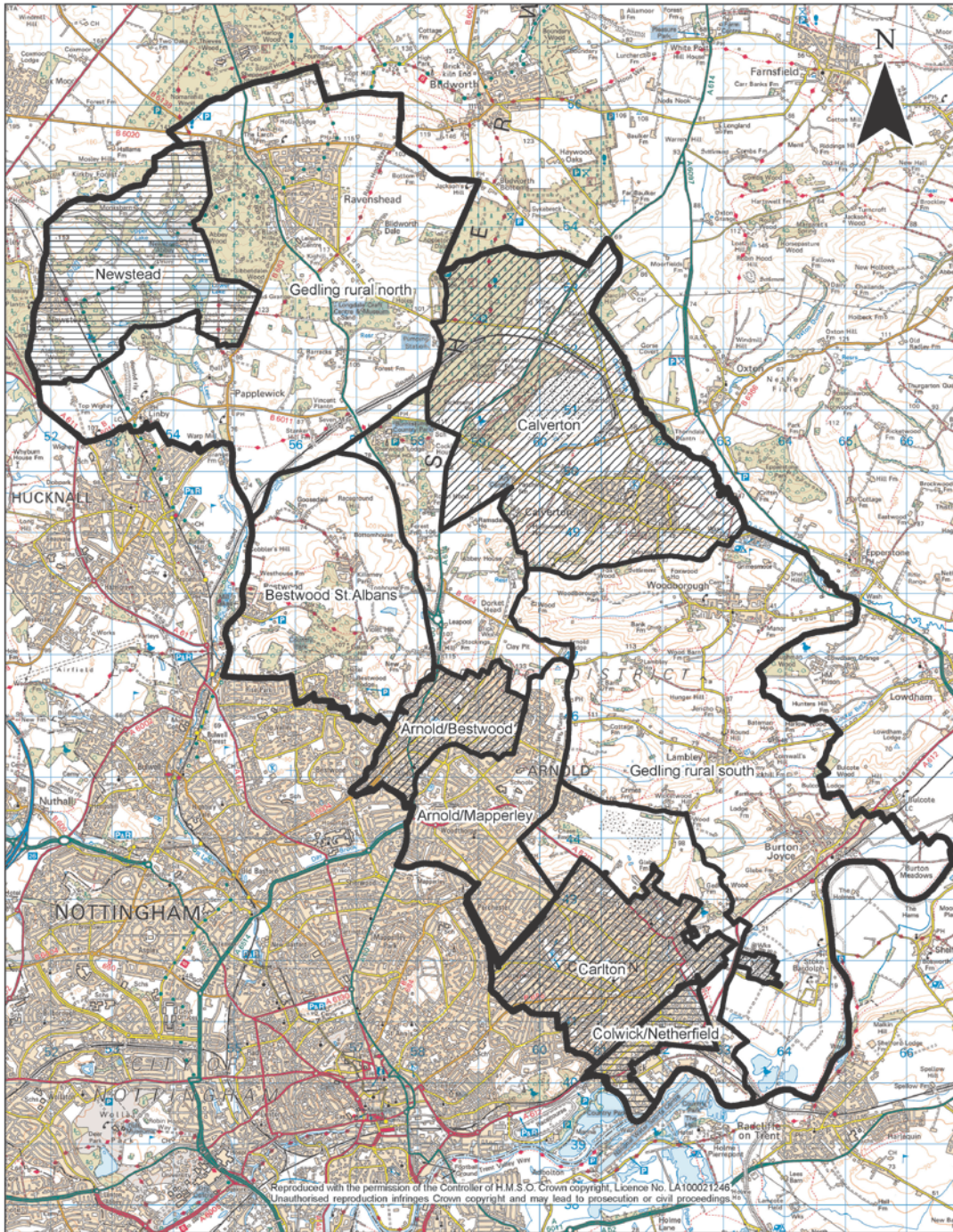
Ref No	Policy/Paragraph	Main Modification
		<p><u>Top Wighay Farm</u></p> <p><u>The Aligned Core Strategy allocates a strategic site at Top Wighay Farm which includes significant economic development in line with Policy 4 of the Aligned Core Strategy. Economic development, as defined in the glossary, includes uses within the B Use Classes, public and community uses and main town centre uses which are to be accommodated on the strategic sites. Appendix A of the Aligned Core Strategy sets out the type and quantity of uses to be accommodated on the strategic allocations.</u></p> <p><u>The Top Wighay Farm Development Brief Supplementary Planning Document (2017) provides more policy detail for the site and identifies an area of land for 8.5 hectares of employment land (B1, B2, B8 uses) with frontage to the A611 which reflects the strategic site schedule and plan included in Appendix A of the Aligned Core Strategy. Policy LPD (new) allocates site E3 at Top Wighay Farm amounting to 8.5 hectares for employment development. The site with its attractive frontage to the A611 has good accessibility to the M1 motorway and is considered to be an attractive location for significant amounts of B1 a) office and other B Class uses.</u></p> <p><u>Teal Close</u></p> <p><u>The Aligned Core Strategy allocates a strategic site at Teal Close which includes significant economic development in line with Policy 4 of the Aligned Core Strategy. Teal Close has outline planning permission for a local centre and primary school within the housing allocation and permission for B1 a) office, B2 and B8 uses on a separate part of the site. Policy LPD (new) allocates site E4 at Teal Close amounting to 7 hectares for employment development.</u></p> <p><u>Key Related Policies</u></p> <ul style="list-style-type: none"> • <u>ACS Policy 2: The Spatial Strategy</u>










Ref No	Policy/Paragraph	Main Modification						
		<ul style="list-style-type: none"> <u>ACS Policy 4: Employment Provision and Economic Development</u> <p><u>Monitoring Information</u></p> <table border="1"> <thead> <tr> <th><u>Indicator</u></th> <th><u>Target</u></th> <th><u>Collection</u></th> </tr> </thead> <tbody> <tr> <td><u>Progress on the delivery of the sites allocated in Policy LPD (new)</u></td> <td><u>All sites delivered by 2028</u></td> <td><u>Monitoring of site status"</u></td> </tr> </tbody> </table>	<u>Indicator</u>	<u>Target</u>	<u>Collection</u>	<u>Progress on the delivery of the sites allocated in Policy LPD (new)</u>	<u>All sites delivered by 2028</u>	<u>Monitoring of site status"</u>
<u>Indicator</u>	<u>Target</u>	<u>Collection</u>						
<u>Progress on the delivery of the sites allocated in Policy LPD (new)</u>	<u>All sites delivered by 2028</u>	<u>Monitoring of site status"</u>						
MM88	New Policy Employment Allocations (New Maps)	Add new maps associated with new Policy on employment allocations, after the supporting text to the policy, showing the employment allocations as illustrated in Annex 7 to this document.						
MM89	Appendix A – Local Planning Document Housing Trajectory	Replace housing trajectory with a new housing trajectory based on updated information as shown in Annex 8 to this document.						
MM90	New Appendix	Add a new Appendix after Appendix B as follows: - " <u>Appendix (new) – Map Showing Requirement for Affordable Housing</u> ", as illustrated in Annex 1 to this document.						
MM91	New Appendix	Add a new Appendix after the above New Appendix as follows: - " <u>Appendix (new) – Requirement for Parking Provision in Residential and Non-Residential Development</u> " as illustrated in Annex 2 to this document.						
MM92	Appendix D – Glossary of Terms and Abbreviations (New definition)	Add new definitions to read: - " <u>Clean Air Zone: Where certain types of vehicles cannot enter without meeting set emission standards or facing a penalty charge.</u> "						

Ref No	Policy/Paragraph	Main Modification
		<p><u>“Enabling Development:</u> Development that would usually be considered harmful to the historic environment but may be deemed acceptable because the resulting benefits outweigh the harm.”</p> <p><u>“Locally Important Heritage Assets:</u> Heritage Assets of more local value which are identified by the local planning authority.”</p> <p><u>“Minerals Consultation Areas:</u> Identify the areas within Nottinghamshire where the District and Borough authorities are required to consult the Minerals Planning Authority over non-minerals development.”</p> <p><u>“Minerals Safeguarding Areas:</u> Identify the mineral resources which are worthy of safeguarding.”</p>

Annex 1: New Appendix to Local Planning Document [MM90]

Appendix (new) – Map Showing Requirement for Affordable Housing



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

Requirements for Affordable Housing Provision

Annex 2: New Appendix to Local Planning Document [MM91]

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

Requirement for Parking Provision - Residential Standards

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

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

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

	<u>Number of allocated spaces</u>	
	<u>Built up</u>	<u>Rural</u>
<u>Up to 2 bedrooms</u>	<u>1</u>	<u>1</u>
<u>3 bedrooms</u>	<u>2</u>	<u>2</u>
<u>4 or more bedrooms</u>	<u>2</u>	<u>3</u>

Development of 6 or more dwellings

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

Flats

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

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

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

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

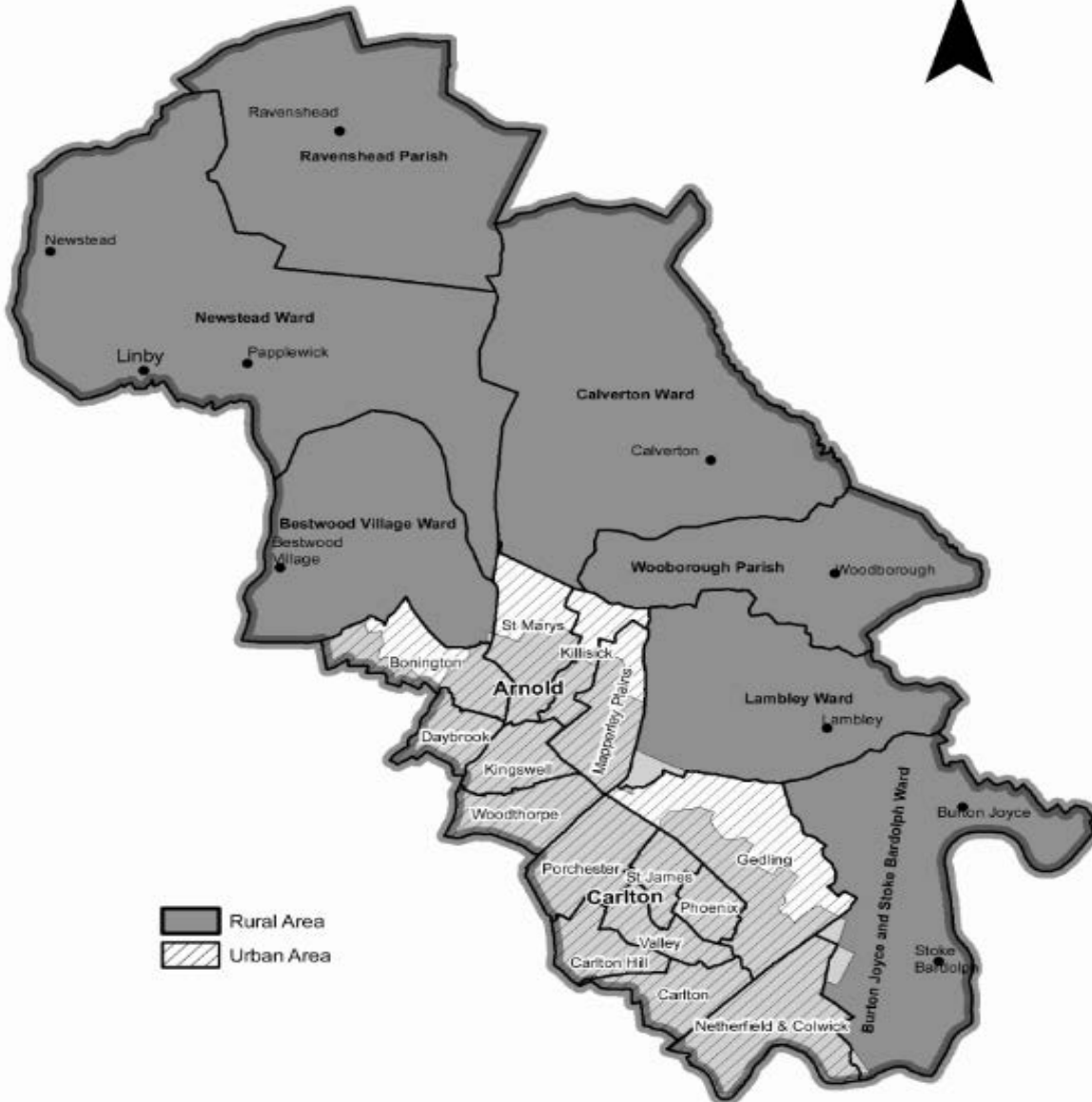
It is not intended that the guidance given is regarded as definitive; it is recognised that there are circumstances that require a departure and this will be addressed through negotiations involving the planning authority and the highway authority. For example where:-

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

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

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

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



Rural Area
 Urban Area

GEDLING
 BOROUGH COUNCIL

 P. Digby Baines, M.Sc., M.P.T.P.
 Head of Planning and Environment
 Civic Centre, Arnold Hill Park, Arnold
 Nottingham NG5 8JJ

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Requirement for Parking Provision - Non Residential Standards

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

Introduction

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

CLASS A1 – SHOPS

Small shops and supermarkets below 3,000 m²

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

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

Superstores

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

Retail warehouses

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

CLASS A2 – FINANCIAL AND PROFESSIONAL SERVICES

Offices

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

CLASS A3 – FOOD AND DRINK

Restaurants

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

Public Houses and licensed clubs

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

CLASS B1 – BUSINESS

Offices

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

Research and development

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

Light Industry

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

CLASSES B2 TO B7 – GENERAL AND SPECIAL INDUSTRIAL

Industry

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

CLASS B8 – STORAGE OR DISTRIBUTION

Warehouses

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

CLASS C1 – HOTELS

Hotels

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

CLASS C2 – RESIDENTIAL INSTITUTIONS

Nursing Homes

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

Residential homes for the elderly with communal facilities

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

CLASS C3 – DWELLING HOUSES

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

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

On-site warden controlled

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

CLASS D1 – NON-RESIDENTIAL INSTITUTIONS

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

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

Conference Centres

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

Exhibition Halls

One car space per 6 sq. metres.

Libraries

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

Schools

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

Day Nurseries

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

CLASS D2 – ASSEMBLY AND LEISURE

Sports grounds and clubs

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

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

Golf courses

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

NOTE:-

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

SIZE OF PARKING SPACES

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

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

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

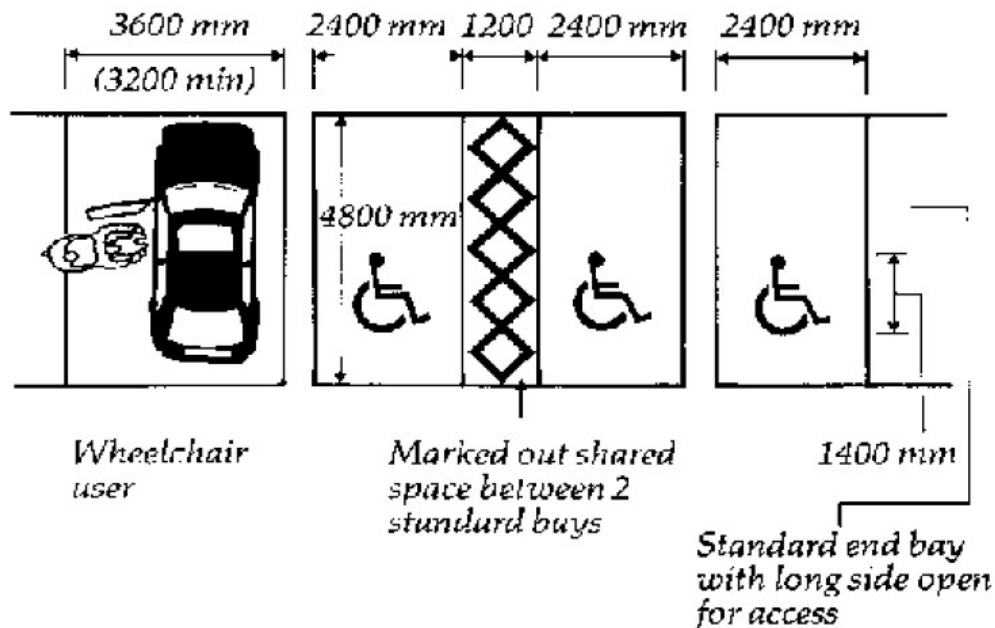
Where 50 or more car parking spaces are to be provided, a reduction in length to 4 metres may be permitted in up to 10% of parking bays which will then be for the use of small cars only.

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

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

PARKING FOR DISABLED PEOPLE

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

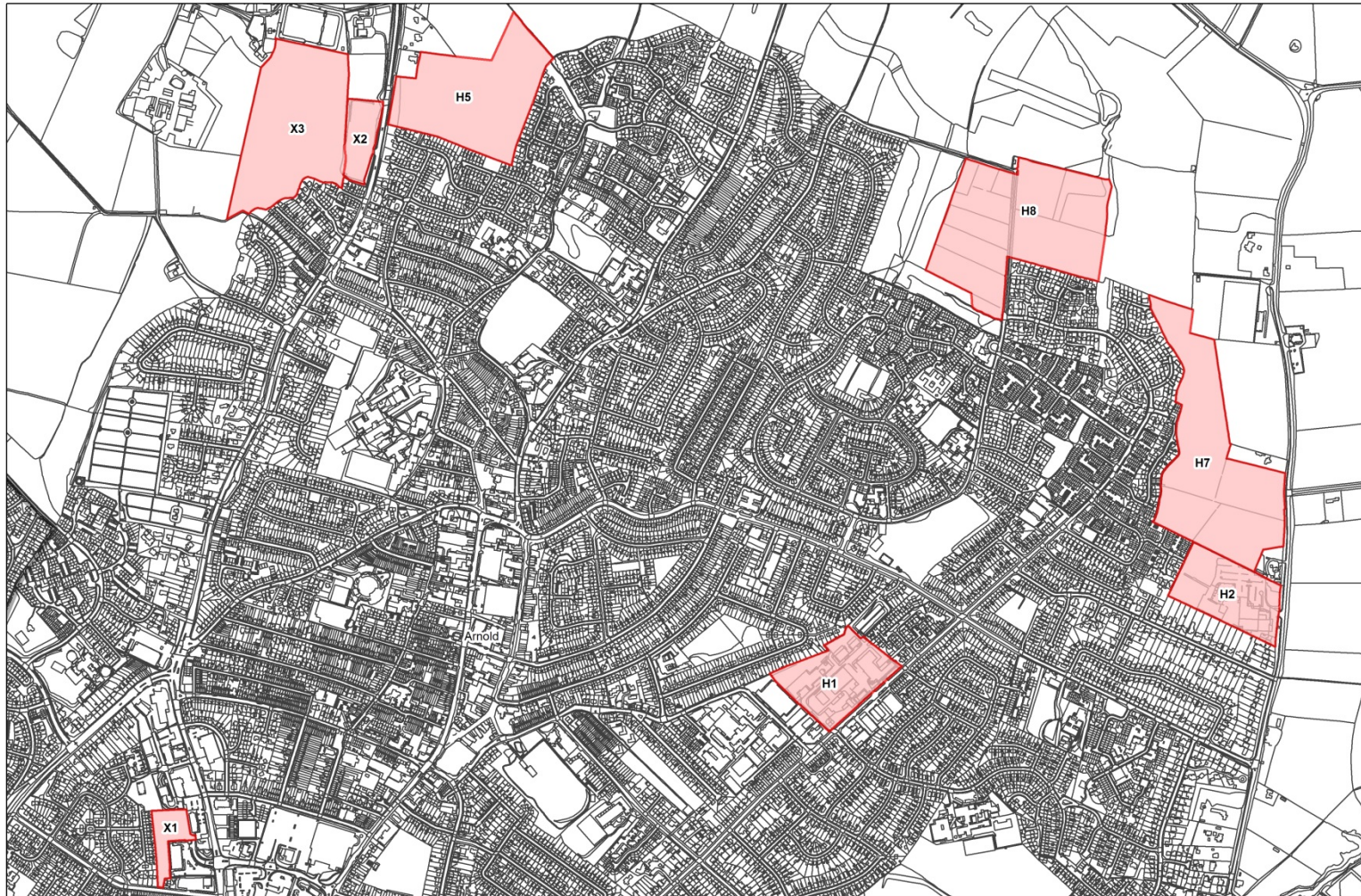


CYCLE PARKING STANDARDS

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

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

Annex 3: Maps Showing the Housing Allocations in LPD 64 Urban Area [MM74]



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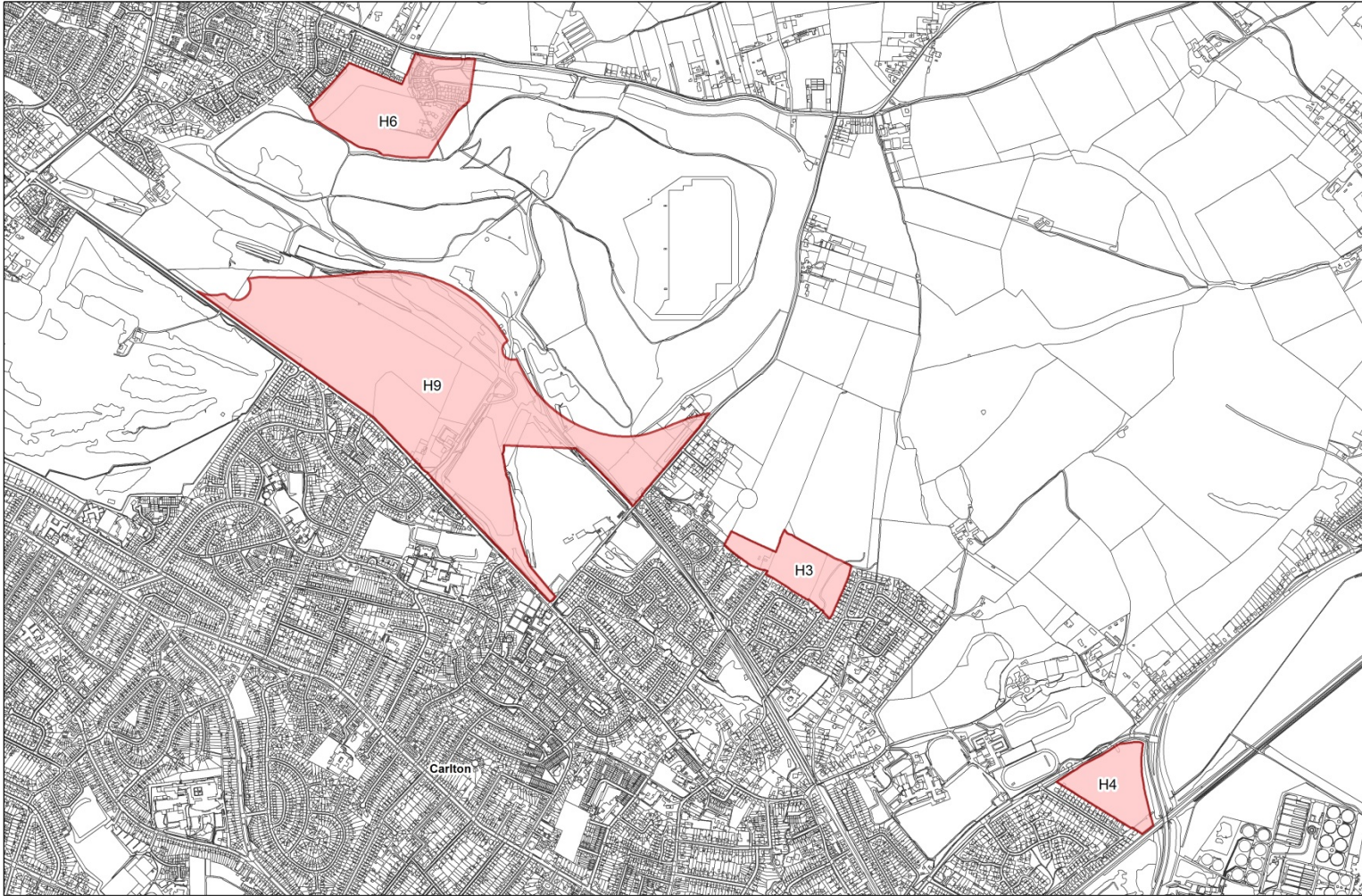


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Policy LPD 64
Urban Area - Arnold


 Housing Sites



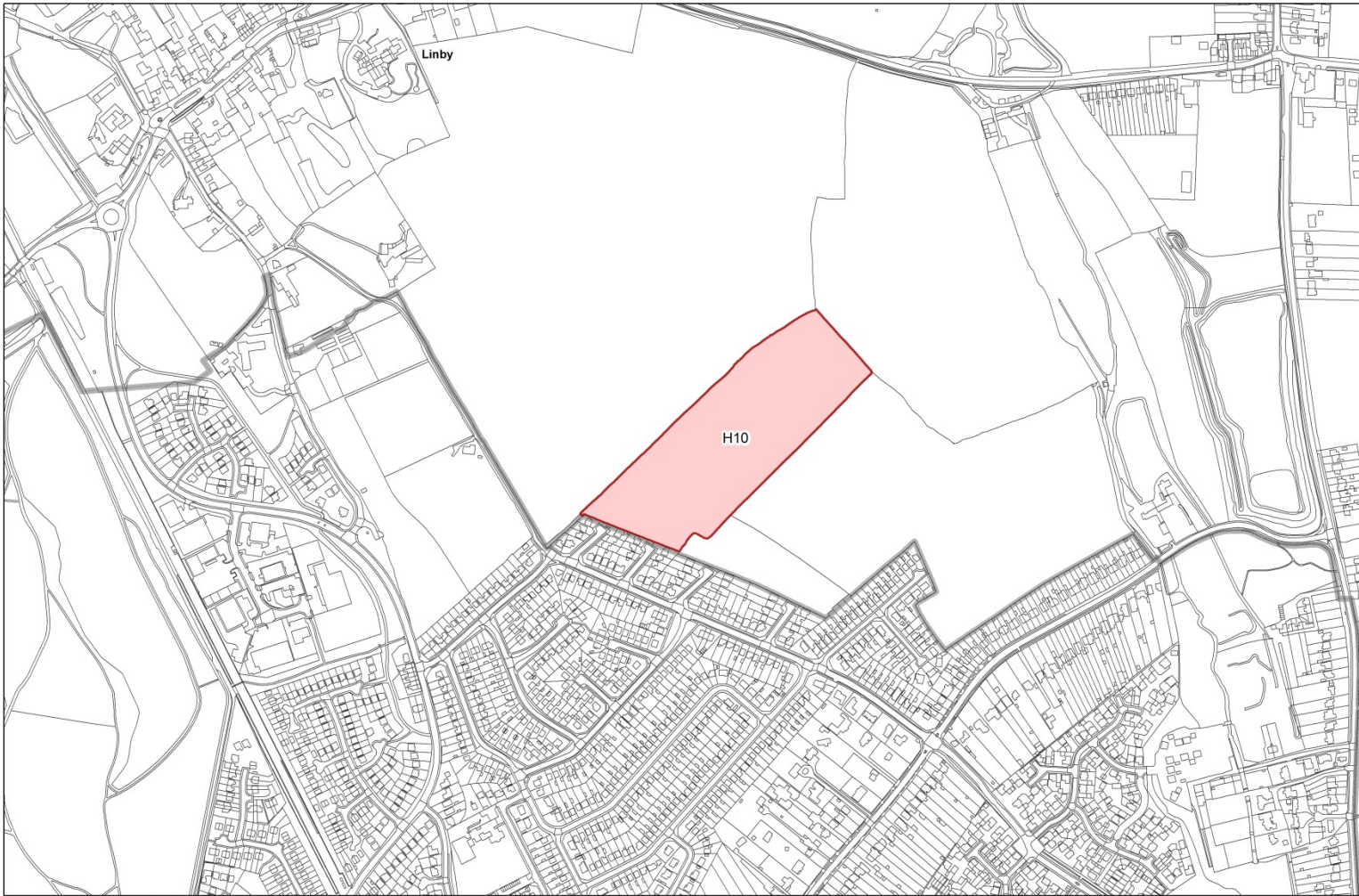


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Policy LPD 64
Urban Area - Carlton

 Housing Sites







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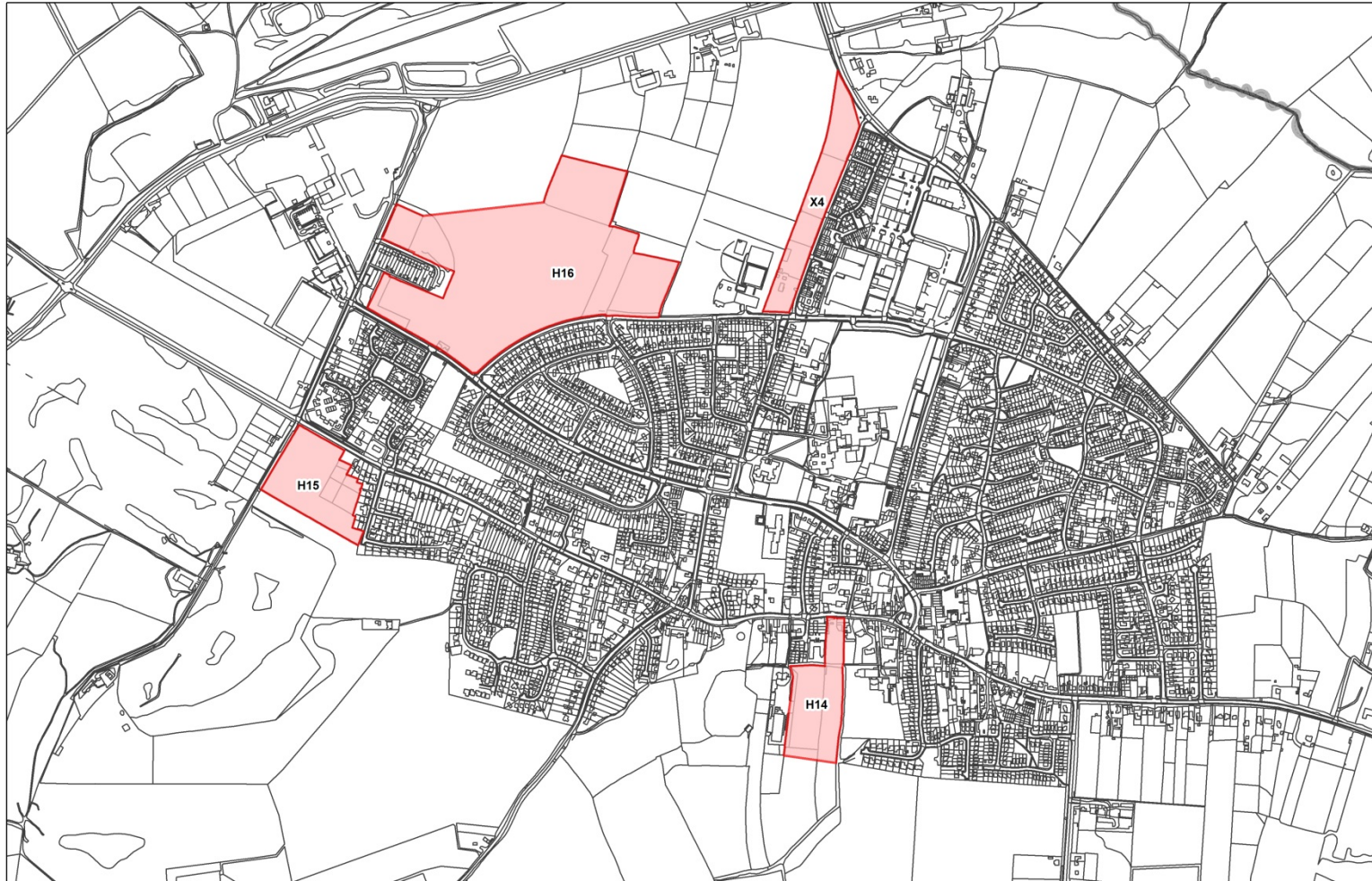
Gedling Borough Council
Civic Centre, Arnot Hill Park, Arnold,
Nottinghamshire, NG5 6LU

Policy LPD 64
Urban Area - Edge of Hucknall

-  Housing Sites
-  Borough Boundary



Annex 4: Map Showing the Housing Allocations in LPD 66 Calverton [MM79]





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Policy LPD 66
Calverton

 Housing Sites
 Borough Boundary





Annex 5: Map Showing the Housing Allocations in LPD 67 Ravenshead [MM81]



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Policy LPD 67
Ravenshead

 Housing Sites
 Borough Boundary



Annex 6: Map Showing Housing Allocations in LPD 70 Woodborough [MM86]





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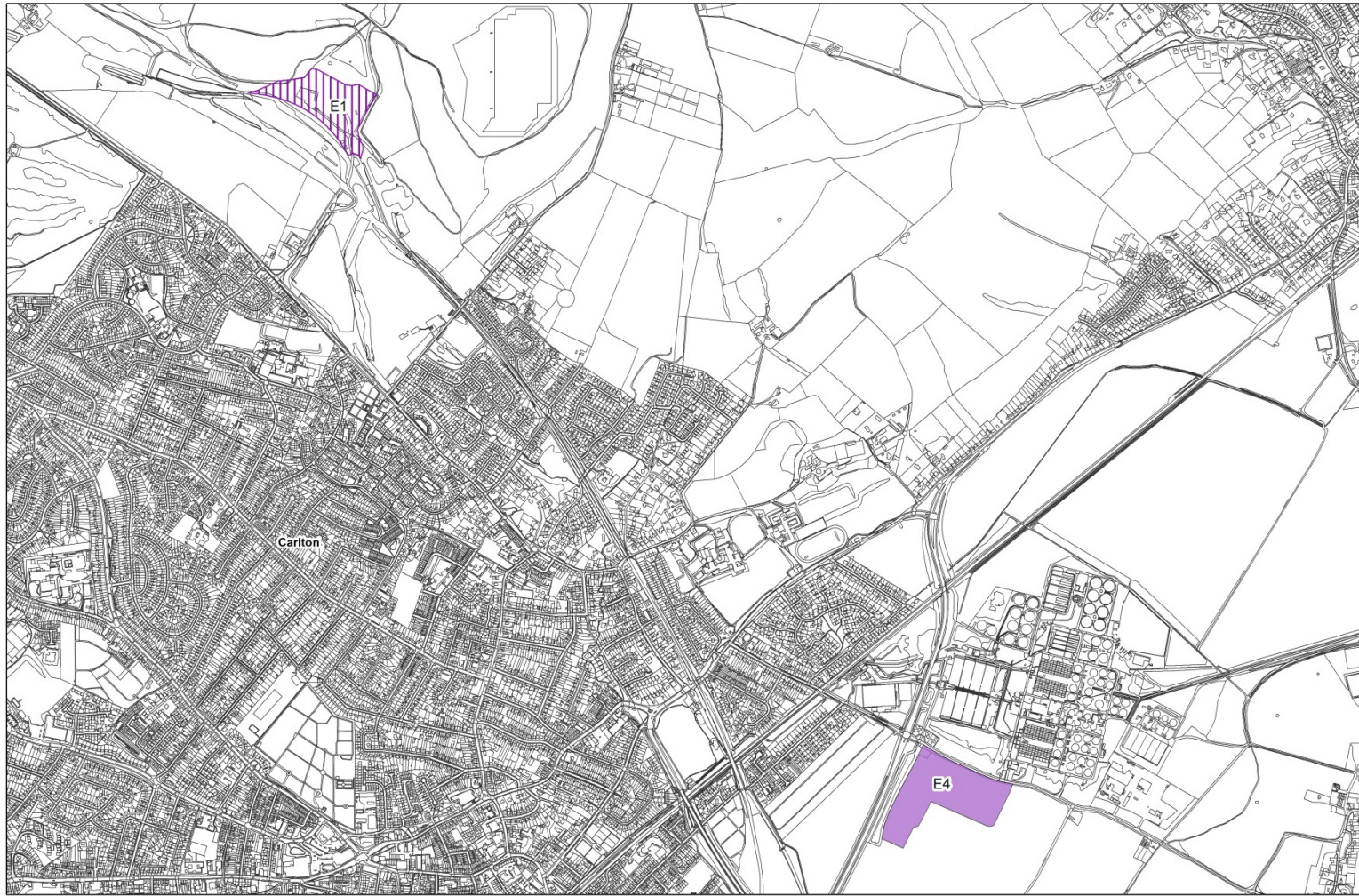
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Policy LPD 70
Woodborough

 Housing Sites
 Borough Boundary

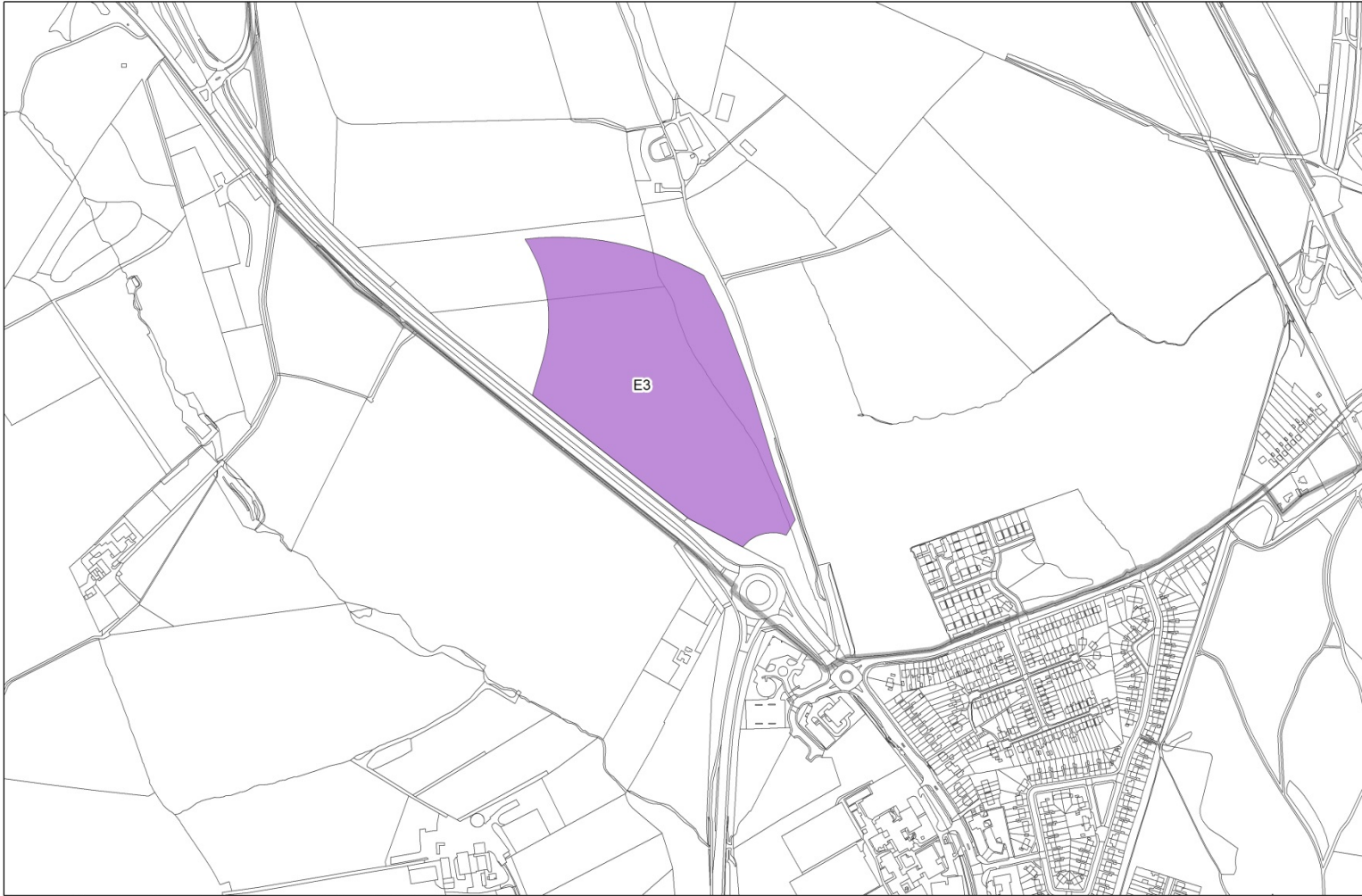


Annex 7: Maps Showing the Employment Allocations in New Policy [MM88]



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New Policy Urban Area - Edge of Hucknall

-  Employment Sites
-  Borough Boundary







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New Policy Calverton

-  Employment Sites
-  Borough Boundary



Annex 8: Appendix A - Local Planning Document Housing Trajectory [MM89]

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	TOTAL
Past Completions (net)	275	227	321	311	174	198												4434 1506
Urban area - planning permissions					146	43	14 183	45 91	53 54	17 48	24	3						318 403
Urban area - ACS and LPD allocations						30	245 91	245 285	362 409	392 507	361 575	265 428	170 340	140 285	140 178	140 155	140 55	2630 3308
Urban area - sites below threshold						3	4 5	10 5	16 18	9 23	67 21	76	26	15	17	10	15	265 72
Edge of Hucknall - planning permissions																		0
Edge of Hucknall - ACS and LPD allocations						45	110 2	190 60	230 90	185 165	140 192	100 120	100	100	65 100	100	100	1265 1129
Edge of Hucknall - sites below threshold																		0
Bestwood Village - planning permissions						6	6	4 3		7								10 16
Bestwood Village - LPD allocations						8	40	41 33	32 33	72 35	72 25	72 60	68 62	40 62	10 71	37	37	455
Bestwood Village - sites below threshold											7							7 0
Calverton - planning permissions					65	41	11 31	3 22	6 3	3	1	1	2					129 63
Calverton - LPD allocations						12	12	52 68	52 123	72 123	72 68	60 50	55 50	40 50	40 50	40 15	30	537 597
Calverton - sites below threshold																		0
Ravenshead - planning permissions					9	2	9 12	13 5	6 5	1								39 23
Ravenshead - LPD allocations								20 66	60 50	40 35	10							130 161
Ravenshead - sites below threshold										3								3 0
Other villages - planning permissions					9	8	2 7	14 22	8 15	3 8	9							44 61
Other villages - LPD allocations						10	35 1	12 36	2 18	2	2	2	2	2	2	2	2	65
Other villages - sites below threshold																		0
Windfall allowance												40	46 40	46 40	46 40	46 40	46 40	230 240
Total Projected Completions (net)					229	208	479 338	649 696	827 818	798 955	734 925	575 702	465 596	384 539	348 441	236 349	234 234	6427 6593
Cumulative Completions	275	502	823	1134	1363 1308	1574 1506	2050 1844	2699 2540	3526 3358	4324 4313	5055 5238	5630 5940	6095 6536	6476 7075	6794 7516	7030 7865	7261 8099	7261 8099
PLAN - Annual Housing Target	250	250	440	440	440	440	440	480	480	480	480	480	430	430	430	430	430	7250
PLAN - Housing Target (cumulative)	250	500	940	1380	1820	2260	2700	3180	3660	4140	4620	5100	5530	5960	6390	6820	7250	
MONITOR - No. dwellings above or below cumulative housing target	25	2	-117	-246	-457 -512	-689 -754	-650 -856	-481 -640	-134 -302	184 173	435 618	530 840	565 1006	516 1115	404 1126	210 1045	14 849	
MANAGE - Annual housing target taking account of past/projected completions	436	436	450	459	470	494 495	516 522	520 541	506 523	466 487	418 420	366 335	324 262	289 179	258 58	228 -133	220 -615	-44 -849
Remaining Years	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	